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## Housing, Human Services & Veterans Committee

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### HB 1511

**Brief Description:** Defining affordable housing for purposes of using surplus public property for public benefit.

**Sponsors:** Representatives Bergquist, Taylor, Santos, Thai, Ormsby, Slatter, Hackney and Lekanoff.

<p><b>Brief Summary of Bill</b></p> <ul style="list-style-type: none"><li>• Amends the definition of "affordable housing" for purposes of surplus public property used for public benefit.</li></ul>
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**Hearing Date:** 2/12/21

**Staff:** Dawn Eychaner (786-7135).

**Background:**

A state agency or local government that has the authority to dispose of surplus public property may transfer, lease, or otherwise dispose of surplus property if the purpose is for a public benefit. Exceptions to this authority include the sale or transfer of any state forestlands, any state lands or property granted to the state by the federal government for the purpose of common schools or education, or otherwise subject to a legal restriction that would be violated through the disposition.

In this context, a “public benefit” refers to affordable housing for low-income and very low-income households, and related facilities that support the goals of affordable housing development in providing economic and social stability for low-income persons.

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*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.*

“Affordable housing” means residential housing that is rented or owned by a person who qualifies as a very low-income, low-income, or moderate-income household, or who is from a special needs population and whose monthly housing costs, including utilities other than telephone, do not exceed 30 percent of the household's monthly income.

A household is considered "low-income" when the household income is more than 50 percent, but at or below 80 percent of the median income where the housing is located.

A household is considered "very low-income" when the household income is at or below 50 percent of the median income of the county where the housing is located.

**Summary of Bill:**

Affordable housing is defined as residential housing that is rented or owned by a person who qualifies as a very low-income or low-income household, or who is from a special needs population, and whose monthly housing costs do not exceed:

- for rental housing, 30 percent of the household's monthly income. Monthly housing costs include utilities other than a telephone; or
- for owner-occupied housing, 38 percent of the household's monthly income and the total household debt is no more than 45 percent of the monthly household income. Housing costs include mortgage principal, interest, property taxes, homeowner's insurance, homeowner's association fees, and land lease fees, as applicable. Total debt includes other debt and utilities.

A household is considered "low-income" when the household income is more than 50 percent, but at or below 80 percent of the median income where the housing is located.

A household is considered "very low-income" when the household income is at or below 50 percent of the median income of the county where the housing is located.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Effective Date:** The bill takes effect 90 days after adjournment of the session in which the bill is passed.