

# SENATE BILL REPORT

## HB 1975

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As of February 15, 2022

**Title:** An act relating to property management services provided to housing authority properties.

**Brief Description:** Concerning property management services provided to housing authority properties.

**Sponsors:** Representatives Wylie, Harris, Berry, Chopp, Stonier, Ryu, Peterson and Macri.

**Brief History:** Passed House: 2/11/22, 96-1.

**Committee Activity:** Housing & Local Government: 2/16/22.

### Brief Summary of Bill

- Allows a public housing authority (PHA) to contract with a property management services company for the operation of a housing project.
- Requires that rent and other housing project revenues collected by a property management services company from PHA tenants to pay its operating and maintenance costs must be treated as private funds.

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## SENATE COMMITTEE ON HOUSING & LOCAL GOVERNMENT

**Staff:** Brandon Popovac (786-7465)

**Background:** Public housing authorities (PHAs) are chartered under state law, and are an autonomous, non-profit public corporation. The 37 PHAs in the state work in conjunction with local governments and agencies to develop long-term housing strategies for communities, including building homes and administering a variety of housing programs for working families, children, seniors, veterans, and persons with disabilities.

PHAs are required to follow federal regulations and primarily serve as a conduit for federally funded housing programs, such as tenant-based vouchers and publicly owned

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housing. PHAs also own and operate other rental housing, such as emergency and transitional housing, senior housing, and properties funded through low-income housing tax credits. The PHAs have no taxing authority, and a majority of their funding is provided by the federal government.

**Summary of Bill:** A PHA may contract with a property management services company to operate a housing project. Rental and other project revenues collected by a property management services company from the housing project's tenants and used to pay operating and maintenance costs must be treated as private funds until net operating revenues are distributed to the PHA for its use and control.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Creates Committee/Commission/Task Force that includes Legislative members:** No.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.