
SUBSTITUTE SENATE BILL 5375

State of Washington

67th Legislature

2021 Regular Session

By Senate Housing & Local Government (originally sponsored by Senators Warnick, Fortunato, Rolfes, Van De Wege, and Wilson, J.)

READ FIRST TIME 02/11/21.

1 AN ACT Relating to the provision of technical assistance for low-
2 income housing development in rural locations; amending RCW
3 43.185.080; and creating a new section.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** The legislature finds that affordable
6 housing is reaching crisis levels in rural areas. Rural counties
7 appear to be at a disadvantage to be competitive for public housing
8 tax money. The legislature finds that in order to appropriately
9 address such issues, it is important that rural communities be
10 provided with the appropriate levels of technical assistance in order
11 to maximize the number of and financing available for affordable
12 housing projects in such rural areas.

13 **Sec. 2.** RCW 43.185.080 and 1991 c 356 s 6 are each amended to
14 read as follows:

15 (1) The department may use moneys from the housing trust fund and
16 other legislative appropriations, but not appropriations from capital
17 bond proceeds, to provide preconstruction technical assistance to
18 eligible recipients seeking to construct, rehabilitate, or finance
19 housing-related services for very low and low-income persons. The
20 department shall emphasize providing preconstruction technical

1 assistance services to rural areas and small cities and towns. The
2 department may contract with nonprofit organizations to provide this
3 technical assistance. The department may contract for any of the
4 following services:

5 (a) Financial planning and packaging for housing projects,
6 including alternative ownership programs, such as limited equity
7 partnerships and syndications;

8 (b) Project design, architectural planning, and siting;

9 (c) Compliance with planning requirements;

10 (d) Securing matching resources for project development;

11 (e) Maximizing local government contributions to project
12 development in the form of land donations, infrastructure
13 improvements, waivers of development fees, locally and state-managed
14 funds, zoning variances, or creative local planning;

15 (f) Coordination with local planning, economic development, and
16 environmental, social service, and recreational activities;

17 (g) Construction and materials management; and

18 (h) Project maintenance and management.

19 (2) The department shall publish requests for proposals which
20 specify contract performance standards, award criteria, and
21 contractor requirements. In evaluating proposals, the department
22 shall consider the ability of the contractor to provide technical
23 assistance to low and very low-income persons and to persons with
24 special housing needs.

25 (3) During the 2021-2023 fiscal biennium, and subject to the
26 availability of amounts appropriated for this specific purpose, the
27 department shall contract with one or more affordable housing
28 development consultants to provide technical and preconstruction
29 assistance to rural communities in eastern and western Washington.
30 The consultant contracts must include performance measures, such as
31 increases in the number of low-income housing projects well
32 positioned for competitive funding rounds under the housing trust
33 fund program or other capital financing programs, the success of such
34 project applications in obtaining capital financing awards, and the
35 development of new affordable housing units in rural communities.

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