
SENATE BILL 6546

State of Washington

66th Legislature

2020 Regular Session

By Senators Zeiger, Fortunato, and Warnick

1 AN ACT Relating to incentivizing shared housing; and amending RCW
2 43.185.050.

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

4 **Sec. 1.** RCW 43.185.050 and 2018 c 223 s 4 are each amended to
5 read as follows:

6 (1) The department must use moneys from the housing trust fund
7 and other legislative appropriations to finance in whole or in part
8 any loans or grant projects that will provide housing for persons and
9 families with special housing needs and with incomes at or below
10 fifty percent of the median family income for the county or standard
11 metropolitan statistical area where the project is located. At least
12 thirty percent of these moneys used in any given funding cycle must
13 be for the benefit of projects located in rural areas of the state as
14 defined by the department. At least five percent of these moneys used
15 in any given funding cycle must be for the benefit of shared housing
16 projects that increase the number of unrelated persons able to reside
17 within a home. If the department determines that it has not received
18 an adequate number of suitable applications for rural projects during
19 any given funding cycle, the department may allocate unused moneys
20 for projects in nonrural areas of the state.

1 (2) Activities eligible for assistance from the housing trust
2 fund and other legislative appropriations include, but are not
3 limited to:

4 (a) New construction, rehabilitation, or acquisition of low and
5 very low-income housing units;

6 (b) Rent subsidies;

7 (c) Matching funds for social services directly related to
8 providing housing for special-need tenants in assisted projects;

9 (d) Technical assistance, design and finance services and
10 consultation, and administrative costs for eligible nonprofit
11 community or neighborhood-based organizations;

12 (e) Administrative costs for housing assistance groups or
13 organizations when such grant or loan will substantially increase the
14 recipient's access to housing funds other than those available under
15 this chapter;

16 (f) Shelters and related services for the homeless, including
17 emergency shelters and overnight youth shelters;

18 (g) Mortgage subsidies, including temporary rental and mortgage
19 payment subsidies to prevent homelessness;

20 (h) Mortgage insurance guarantee or payments for eligible
21 projects;

22 (i) Down payment or closing cost assistance for eligible first-
23 time home buyers;

24 (j) Acquisition of housing units for the purpose of preservation
25 as low-income or very low-income housing;

26 (k) Projects making housing more accessible to families with
27 members who have disabilities; and

28 (l) Remodeling and improvements as required to meet building
29 code, licensing requirements, or legal operations to residential
30 properties owned and operated by an entity eligible under RCW
31 43.185A.040, which were transferred as described in RCW
32 82.45.010(3)(t) by the parent of a child with developmental
33 disabilities.

34 (3) Preference must be given for projects that include an early
35 learning facility.

36 (4) Legislative appropriations from capital bond proceeds may be
37 used only for the costs of projects authorized under subsection
38 (2)(a), (i), and (j) of this section, and not for the administrative
39 costs of the department.

1 (5) Moneys from repayment of loans from appropriations from
2 capital bond proceeds may be used for all activities necessary for
3 the proper functioning of the housing assistance program except for
4 activities authorized under subsection (2)(b) and (c) of this
5 section.

6 (6) Administrative costs associated with application,
7 distribution, and project development activities of the department
8 may not exceed three percent of the annual funds available for the
9 housing assistance program. Reappropriations must not be included in
10 the calculation of the annual funds available for determining the
11 administrative costs.

12 (7) Administrative costs associated with compliance and
13 monitoring activities of the department may not exceed one-quarter of
14 one percent annually of the contracted amount of state investment in
15 the housing assistance program.

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