



## 2019 State Legislative Priorities

The Housing Development Consortium Seattle-King County (HDC) is a nonprofit membership organization of 175+ private businesses, nonprofit organizations, and public partners dedicated to the vision that all people live with dignity in safe, healthy, affordable homes in communities of opportunity. HDC supports the following state advocacy priorities\* for 2019:

### Fund the State Housing Trust Fund & Expand Funding for Housing & Homelessness Services

**Invest in the Housing Trust Fund at historic levels in the 2019-20 biennium to address the growing need for homes affordable to low-income families and individuals**

[\\$600million for homes](#) -This year our build affordable homes package ask is **\$600 million**. **\$200m** for the **Housing Trust Fund**. **\$400m** from a combination of **Progressive REET** and allowing local communities to retain **a portion of the state's sales tax**.

[SB5582](#) The sponsors are Senators Saldaña, Hunt, Keiser, Kuderer, Nguyen. This bill requires a tiered percentage on Real Estate Excise Tax. It establishes a requirement of 1.28% of the selling price if less than one million dollars and 2% if the selling price is equal to or greater than 1 million dollars.

Rep. Frame is working on a bill that will not be a companion bill to the senate bill and would establish a **Progressive REET**. The proposal is to raise new revenue and make the REET more progressive by reducing the rate for lower-valued properties and increasing it for higher-valued properties. This would be dedicated as a funding stream for the HTF.

### **Ensure adequate funding for Housing & Essential Needs Program**

The Legislature has an opportunity to address the **\$360 million-410 million per year gap** in funding for HEN **this budget session**. The HEN program has demonstrated its ability time and time again as an effective intervention tool and cornerstone in our communities. The program is ready and available to help as soon as funding hits the doors. Here is a [sign on letter](#) for organizations, groups and individuals speaking up for more funding for HEN. Please sign on, share and call the state's toll-free Legislative hotline at **1-800-562-6000** to tell the Governor that this is an emergency and funding is required to help those in need now.

## Empower Local Governments to Address Their Constituent's Affordable Housing Needs

### Provide counties with a state revenue stream for affordable and permanent supportive housing

[HB1406](#) The sponsors are Rep. Robinson, Macri, Chapman, Valdez, Senn, Peterson, Kloba, Tharinger, Gregerson, Stanford, Walen, Doglio, Frame. This is a [local sales tax options](#) bill that would offer a significant sales tax credit to local jurisdictions to build affordable housing. It is scheduled for a hearing **February 1st**, at **10am** in the House Committee on **Housing, Community Development & Veterans** chaired by Rep Ryu.

#### Senate Companion Bill

[SB5646](#) Sponsored by Senator Kuderer referred to the Housing Stability & Affordability Committee. It is scheduled for a hearing on Jan 30 Scheduled in the Senate Committee on **Housing Stability & Affordability** at 1:30 PM

### Give local governments councilmanic authority to pursue revenue options suited for their local housing needs

[HB 1590](#) The sponsors are Rep Beth Doglio, Dolan, Macri, Cody, Gregerson, Wylie, Appleton, Robinson, Ormsby, Frame, Davis. It is currently in the **Housing and Community Development Committee**. This would give local governments councilmanic authority to pursue revenue options suited for their local housing needs. Counties and cities have the authority to impose a .1% sales tax to benefit mental health and affordable housing. Requiring councilmanic action rather than a vote of the people would likely lead to greater utilization of this authority.

A senate companion bill is in the works.

## Expand Homeownership Opportunities

### Support legislation that fosters development of more condominiums, an affordable option for many stages of life

[SB 5334](#) Senator Pedersen's Condominium Liability Reform bill co-sponsored by Padden, Mullet, Fortunato, Carlyle, Rivers, Kuderer, Dhingra, Palumbo, Frockt, Wellman, Salomon, Saldaña, Keiser, O'Ban, Billig, Holy, and Darneille. There is no direct connection to affordability, but the main objective is to address the liability issue which is expected to bring down the cost of the insurance and indirectly help with affordability.

## Progressively Increase Revenue to Fund Essential Services

### Adopt an equitable and responsible budget that increases revenue progressively and expands vital human services

**Capital Gains Tax** was proposed by the Governor in his budget proposal. **All in for Washington** presented to the **Policy Advisory Group** in December on their work on this.

## Enact Strong Tenant Protections

### Ensure that tenants are not unfairly evicted

[HB1453](#) Rep Macri's bill co-sponsored by Jenkins, Morgan, Dolan, Frame, Peterson, Thai, Doglio, Gregerson, Pellicciotti, Orwall, Davis, Lekanoff, Senn, Kloba, Stanford, and Ortiz-Self. It was referred to the Civil Rights & Judiciary Committee This would implement eviction reform. There is a current action alert to help [pass eviction reform](#) legislation.

#### Senate Bill Companion

[SB5600](#) Senator Kuderer's bill co-sponsored by Das, Nguyen, Frockt, Cleveland, Darneille, Saldaña, Hasegawa, Wilson, C., Conway, Randall, Wellman, Keiser, Hunt, Pedersen, and Liias. It was referred to the Housing Stability & Affordability Committee and is scheduled for a public hearing on Jan 28 at 1:30pm.

Other upcoming **tenants protection** bills include one that would require cause to terminate tenancy by Rep Macri and a senate companion by Senator Saldana. These are expected to roll out this week and complete the tenant package

### Ensure that people exiting the criminal justice system are not unfairly denied housing

Other **Relevant Bills** included in our Broader Advocacy Priorities

### Enact and implement appropriate, effective Inclusionary Housing tools in rezone and station area plans across King County cities

[SB5440](#) Senator Palumbo's Growth Management Act (GMA) bill relating to the housing element of comprehensive plans.

**Rep Fitzgibbon** is working on a bill to remove impediments to affordable housing. Our members and friends at **Futurewise, Enterprise and WLIHA** will meet with the AWC to discuss details. The bill would seek to expedite financing, permitting, impact fee waivers, and other factors that can impede timely construction of affordable housing.

### Good news on Wage Rates for Affordable Housing Development

Rep Macri will be introducing an "**Emergency Bill**" that will date wage rates back to August 1<sup>st</sup>. The bill will do the following;

- I. Carve out affordable housing and weatherization from the CBA-prevalent wage rates;
- II. Require L&I to use wage surveys every 5 years, and if there are insufficient responses, allow L&I to use other methods, which is currently allowed in the law;
- III. Require L&I to set the initial interim wage rates using BLS data.

This has come as a result of negotiations by our housing advocates with the labor community. Special mention and thanks to our **Policy Advisory Group Chair Andrew Calkins** for his tremendous work and commitment in developing the interim methodology and helping reach to a solution.