



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

\$175million investment in the Housing Trust Fund. (Capital budget)

\$175 million is provided for affordable housing projects under the Housing Trust Fund to build nearly 5,000 more permanently affordable homes across the state. This investment in the Housing Trust Fund will enable communities to build safe, healthy, affordable homes that are guaranteed to be affordable for at least 40 years.

- \$35 million is for housing projects that provide supportive housing and case-management services for persons with chronic mental illness;
- \$10 million is for competitively awarded modular housing grants;
- \$10 million is for competitively awarded grants for state matches on private contributions that fund affordable housing;
- \$10 million is for competitively awarded housing preservation grants;
- \$7 million is for ultra-high energy efficient housing grants;
- \$45 million is provided for 15 specific housing projects; and

\$57 million is for the following competitive housing projects:

- \$5 million for housing for veterans;
- \$5 million for housing that serves people with developmental disabilities
- \$5 million for housing that serves people employed as farmworkers;
- \$5 million for projects that benefit homeownership; and
- the remaining amount for projects that benefit low-income populations in need of housing

Provide counties with a state revenue stream for affordable and permanent supportive housing. ([HB1406](#) /Robinson)

Allowing local jurisdictions to keep a portion of the tax dollars they already collect and use them to build affordable homes is a smart use of existing resources. Allowing communities to bond against these dollars ensures a significant infusion of housing capital now. Local communities have gained \$51 million per year to build affordable homes

Ensure adequate funding for Housing & Essential Needs Program

Increase Housing and Essential Needs rental assistance program (Operating budget)

Adopted September 14th, 2018 | This is not a comprehensive list of all policies HDC intends to advocate for or support throughout 2019. For more information, contact Patience Malaba , Advocacy Mobilization Manager, patience@housingconsortium.org 206-682-9541 | www.housingconsortium.org | @HDC_SeaKC

HEN has a \$14.5 million increase. This should allow 1,000 more people to receive rental assistance from this important program. This is the first ever increase for HEN, despite rents soaring statewide since its inception in 2011.

Expand Homeownership Opportunities

Foster development of more condominiums, an affordable option for many stages of life ([SB 5334/Pedersen](#))

This new law will [stimulate the construction of condos](#) to increase home ownership options for people who can't afford a pricey detached house. The state's condo defect liability law has helped cause a condo construction drought by encouraging frivolous lawsuits. The new legislation tightens what qualifies as a warrantable defect, and it would more explicitly shield condo association board members from personal liability so they would be less inclined to file lawsuits just to protect themselves.

Progressively Increase Revenue to Fund Essential Services

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

The Capital Gains Tax Bills died.

Enact Strong Tenant Protections

Implement eviction reform to ensure that tenants are not unfairly evicted ([HB1453/Macri](#), [SB5600/Kuderer](#))

Reforming the eviction process to help keep people in their homes and out of homelessness. The eviction reform bill will allow tenants 14 days (instead of 3) to catch up on late rent before losing their homes, allow eviction court judges to use discretion and consider extenuating circumstances such as job loss or hospitalization, expand a mitigation fund to ensure landlords receive judgement payments promptly while giving tenants more time to pay, and limit the attorney fees tenants can be required to pay.

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

Wage Rates for Affordable Housing Development ([HB 1743/Ormsby](#))

Addressing the methodology for establishing the prevailing rate of wages for the construction of affordable housing, homeless and domestic violence shelters, and low-income weatherization and home rehabilitation public works.

Increasing urban residential building capacity and addressing impediments to building affordable housing

HB1923 removes barriers to building affordable homes by providing incentives to local jurisdictions to increase housing supply and reduce barriers like excessive parking requirements and impact fees. This bill included a new \$2.50 document recording fee which in 5 years will permanently fund the Operations and Maintenance of permanent supportive housing or other housing for extremely low-income households. This revenue will also provide for planning grants and admin funding for the Department of Commerce to administer the new program.

Adopted September 14th, 2018 | This is not a comprehensive list of all policies HDC intends to advocate for or support throughout 2019. For more information, contact Patience Malaba , Advocacy Mobilization Manager, patience@housingconsortium.org 206-682-9541 | www.housingconsortium.org | @HDC_SeaKC

Dead Bills

Make the state's Real Estate Excise Tax work for affordable housing. (HB 1921/Frame)

Reforming the Real Estate Excise Tax to decrease the rate on lower valued properties and increase it on higher valued properties would make the tax more progressive and raise additional revenue. This revenue should be invested in the Housing Trust Fund to help solve the affordable housing shortage and create an ongoing, dedicated fund stream.

Give local governments councilmanic authority to pursue revenue options suited for their local housing needs (HB 1590/Doglio)

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

Require legitimate cause to terminate tenancy. (Cause: [HB1656/Macri](#), [SB5733/Saldaña](#))

Limiting termination notices to legitimate business reasons and requiring longer notice will protect tenants from discrimination, retaliation, and displacement. Because people of color are more likely to be evicted, fixing Washington's broken eviction system will reduce racial disparities in homelessness.