

Memo

To: King County Affordable Housing Committee Members

From: Sunaree Marshall, Housing Policy and Special Projects Manager, King County DCHS

cc: Housing Interjurisdictional Team

Date: February 4, 2022

Re: State Legislative Priorities Update

Background

The Affordable Housing Committee (the AHC or Committee) adopted 2022 State Legislative Priorities in November 2021. At the February 9 AHC meeting, members will be briefed on priorities still under consideration by the state legislature. Staff compiled a list of relevant bills that surfaced this session and their progress as of the date of this memo related to the Committee's priorities as a resource for reference during and after the briefing.

2022 Bill Tracker

AHC Priority	Bill #s
<p>1. Increase capital resources for affordable housing</p> <p>a. Increase existing funding sources like the Housing Trust Fund, to include creating a permanent funding source like that provided for in SB 5138, and authorize new, progressive sources that do not disproportionately burden low-income households, to the greatest extent possible. In particular, allocate at least \$400 million of one-time federal ARPA funds available in the 2022 State budget to fund affordable housing.</p> <p>b. Ensure new housing revenue tools retain local flexibility to support uses including:</p> <p>i. Capital investments and ongoing operating and services support for new and existing projects serving 0-50% AMI households. This includes support for permanent supportive housing and workforce 0-30% AMI housing.</p> <p>ii. Projects that promote access to opportunity, anti-displacement, and wealth building opportunities for Black, Indigenous, and People of Color communities.</p> <p>c. Support a bill giving authority to counties and cities to establish a housing benefit district for affordable low- and middle-income housing projects.</p>	<ul style="list-style-type: none">• SB 5138 (no progress to date)• HB 1781 Gov's capital budget^{1 2} • HB 1880 (in House Finance Committee)

¹ \$100M to Housing Trust Fund - Dept of Commerce, Housing Trust Fund Investment in Affordable Housing, Sec. 1020, pg. 47

² \$334.7M for Rapid Capital Acquisition - Department of Commerce, Rapid Capital Housing Acquisition, Sec. 1019, pg. 44

AHC Priority	Bill #s
<p>2. Support local jurisdictions planning for increasing affordable housing</p> <p>a. Provide funding for jurisdictions to update their comprehensive plans to increase opportunities for affordable housing and counter displacement. This funding would support implementation of 2021's E2SHB 1220.</p> <p>b. Provide funding for community-based organizations from impacted communities to engage in the comprehensive plan process and shape local strategies to prevent displacement and undo racially biased exclusionary policies. This funding would support implementation of 2021's E2SHB 1220.</p>	<ul style="list-style-type: none"> • HB 1816 Gov's Operating Budget³ • SHB 1782 (incl. CBO funding provision)
<p>3. Support housing stability through increased financial support to low-income, tenant protections and COVID-19 recovery</p> <p>a. Give our lowest income community members expanded access to housing by increasing payment levels under the Aged, Blind and Disabled (ABD) program (State program that bridges the financial assistance provided by SSI while individuals are going through the 2 lengthy federal Supplemental Security Insurance (SSI) application process); and continue the existing Housing and Essential Needs (HEN) voucher pilot program, which allows individuals to retain HEN vouchers even though they have moved from ABD to SSI.</p> <p>b. Support housing stability as part of COVID-19 recovery by maintaining and strengthening current pandemic-related renter protections.</p> <p>c. Pass the Housing Justice Act to ban discrimination against renters based on a prior criminal record.</p>	<ul style="list-style-type: none"> • HB 1816 Gov's Operating Budget⁴ • HB 2017 (did not progress)
<p>4. Preserve the supply of affordable housing</p> <p>a. Pass a Real Estate Excise Tax Exemption for affordable housing. The legislature passed HB 2634 in 2020, but it was vetoed due to pandemic-related budget concerns. Enacting this exemption would contribute to the committee's efforts to preserve the existing supply of affordable housing in King County by incentivizing property sales to non-profit or public entities and lowering the cost of property purchases.</p> <p>b. Preserve manufactured housing communities. Support state policies that provide tenants and nonprofit organizations the opportunity to purchase manufactured housing communities and require longer notices for closures of manufactured housing communities. There are currently over 8,600 households living in manufactured housing communities—almost entirely in suburban King County. These communities represent a vital affordable housing resource for low-income people in King County and many are at risk of closure, redevelopment, or substantial pad rent increases.</p>	<ul style="list-style-type: none"> • HB 1643 (In House Approps) • SB 5642 (In Senate Ways & Means) • HB 1100 (House Approps) • SSB 5079 (Rules Committee)
<p>5. Increase capital, services, and operations & maintenance resources for permanent supportive housing for populations experiencing chronic homelessness</p> <p>a. Support the Health & Homes Act of 2022</p> <p>i. Immediately expand the supportive housing supply statewide by prioritizing a substantial portion of ARPA dollars for a dedicated fund to reduce unsheltered homelessness through</p>	<ul style="list-style-type: none"> • SHB 1866 (passed Policy Committee)

³ Department of Commerce, Sec. 127, (131), pg. 85 - \$19.4 M

⁴ Department of Social and Health Services-Economic Services Program, Sec. 205 (20), pg. 188

AHC Priority	Bill #s
<p>the rapid acquisition of currently available housing units for quick conversion into transitional or affordable housing, for populations experiencing chronic homeless.</p> <ul style="list-style-type: none"> ii. Increase case management by investing \$60 million for services, such as substance use disorder and mental health treatment, and expand case management to assist in navigating persons experiencing homelessness into emergency shelters and permanent housing solutions. iii. Expand Apple Health state funding to establish an ongoing revenue stream for medically necessary supportive housing by authorizing select doctors and nurse practitioners to write a prescription for income qualified affordable housing, including capital construction, services, and operations & maintenance dollars. Partner with Housing Authorities, Public Development Authorities, and certified non-profit housing developers to bond against the revenue stream and develop and operative medically prescribed permanent supportive housing programs for populations experiencing chronic homeless. 	

Other Legislation:

Comprehensive Planning

[HB 1241](#) - Comprehensive planning timelines and reporting

Tenant protections:

[HB 1904](#) - longer notice of rent increases

[HB 2023](#) (did not progress) - summary proceedings for tenants