

# Memo

**To:** King County Affordable Housing Committee Members  
**From:** Xochitl Maykovich, Housing Policy and Special Projects Manager, King County Department of Community and Human Services  
**cc:** Housing Interjurisdictional Team  
**Date:** April 26, 2023  
**Re:** 2023 State Legislative Session Wrap-up

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## Background

The Affordable Housing Committee (AHC) adopted [2023 State Legislative Priorities](#) on November 3, 2022. At the March 16 AHC meeting, King County Department of Community and Human Services staff briefed the AHC on priorities still under consideration by the state legislature as well as other relevant bills. The 2023 state legislative session closed on April 23. At the May 1 AHC meeting, King County staff will brief the AHC on the final status of the bills of interest to the AHC listed in the 2023 Bill Tracker. Following the briefing, members will have 25 minutes to discuss relevant bills and identify legislation members think necessitate AHC staff analysis and further Committee discussion.

## 2023 Bill Tracker (Current as of April 26)

AHC 2023 Legislative Priority	Bill Numbers and Final Status
<b>1. Increase capital and operating resources for affordable housing</b>	
<p>a. Increase existing funding sources like the Housing Trust Fund, including creating a permanent funding source and authorizing new, progressive sources that do not disproportionately burden low-income households, to the greatest extent possible.</p> <p>b. Ensure new housing revenue tools retain local flexibility to support uses including:</p> <ul style="list-style-type: none"><li>i. Capital investments and ongoing operating and services support for new and existing projects serving 0-50% area median income (AMI) households. This includes support for permanent supportive housing and workforce 0-30% AMI housing.</li><li>ii. Projects that promote access to opportunity, anti-displacement, and wealth building opportunities for Black, Indigenous, and People of Color</li></ul>	<ul style="list-style-type: none"><li>• House Bill (<a href="#">HB 1628</a>) - Increasing the supply of affordable housing by modifying the state and local real estate excise tax. Referred to House Rules. Did not pass.</li><li>• Senate Bill (<a href="#">SB 5334</a>) - Providing a local government option for the funding of essential affordable housing programs. Voted out of the Senate, referred to House Rules which then returned to Senate Rules. Did not pass.</li><li>• <a href="#">HB 1149/SB 5202</a> - Reducing homelessness in Washington State through capital expenditures for programs that address housing insecurity. This is the Governor's referendum bill. HB 1149 heard in House Capital Budget Committee. SB 5202 referred to Ways and Means. Neither bill passed.</li></ul>

AHC 2023 Legislative Priority	Bill Numbers and Final Status
<p>communities most disproportionately impacted by housing cost burden.</p>	
<p><b>2. Support local jurisdictions planning for increasing affordable housing</b></p>	
<p>a. Fund community-based organizations from impacted communities to engage in the comprehensive plan process and shape local strategies that prevent displacement and undo racially biased exclusionary policies. This funding would support implementation of Engrossed Second Substitute House Bill 1220 (2021).</p>	<p>Budget analysis still ongoing, but it appears there is no funding for community-based organizations to engage in comprehensive plans, but rather \$2.5 million in 2024 and \$2.5 million in 2025 for cities and counties to support the work to amend comprehensive plans and develop regulations to:</p> <ul style="list-style-type: none"> <li>• determine the extent of amendments required to authorize middle housing types on at least 30 percent of lots currently zoned as single family housing;</li> <li>• support planning work to facilitate transit oriented development; and</li> <li>• support planning work to accommodate housing that is affordable to households below 50 percent AMI.</li> </ul>
<p><b>3. Support housing stability through increased financial support to low-income households, tenant protections, and civil legal assistance</b></p>	
<p>a. Maintain or expand the Housing and Essential Needs program to keep up with rising rents for the lowest income community members.</p> <p>b. Support legislation that increases equitable opportunities for tenants to learn about and enforce their rights.</p> <p>c. Increase legal assistance funding to fully implement Right to Counsel created by Senate Bill 5160 (2021).</p> <p>d. Pass the Housing Justice Act to ban discrimination against renters based on a prior criminal record.</p>	<ul style="list-style-type: none"> <li>• <a href="#">SB 5413</a> - Eliminates requirement that Aged, Blind, and Disabled (ABD) Cash Assistance recipients repay ABD benefits when they get Supplemental Security Income (SSI) for the same period. Made other changes to improve Housing and Essential Needs (HEN) Referral program such as: <ul style="list-style-type: none"> <li>○ ensuring HEN recipients get 12 months of support;</li> <li>○ allowing HEN recipients to get HEN if they move outside of county service area;</li> <li>○ redesigned HEN application; and</li> <li>○ other improvements.</li> </ul> <p>Bill heard in Senate Human Services but did not move forward.</p> </li> <li>• <a href="#">HB 1260</a> - Eliminates requirement that ABD Cash Assistance recipients repay ABD benefits when they get SSI for same period. Allows Commerce to determine HEN income requirements via rule instead of statute. Clarifies recipient eligibility to</li> </ul>

AHC 2023 Legislative Priority	Bill Numbers and Final Status
	<p>reflect that a person is eligible for ABD benefits when they are ineligible for SSI, Refugee Cash Assistance, Temporary Assistance for Needy Families, or State Family Assistance benefits and meet other criteria, rather than when they are ineligible for federal aid assistance other than basic food and medical assistance. Delivered to Governor for signature.</p>
<p><b>4. Preserve the supply of affordable housing</b></p>	
<p>a. Preserve manufactured housing communities through 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. Over 8,600 households live in manufactured housing communities, a vital affordable housing resource for low-income people in King County, and many communities are at risk of closure, redevelopment, or substantial pad rent increases.</p>	<ul style="list-style-type: none"> <li>• <a href="#">HB 1771</a> - Improved relocation assistance requirements for tenants of closed or converted manufactured/ mobile home parks. House concurred on Senate amendments. Delivered to Governor for signature.</li> <li>• <a href="#">SB 5198</a> - Concerning the sale or lease of manufactured/mobile home communities and the property on which they sit. Governor signed bill. Effective July 23, 2023.</li> </ul>

**Other Relevant Legislation**

*(Current as of April 26)*

Housing Stability

- [HB 1389](#) - Concerning residential rent increases under the residential landlord-tenant act and the manufactured/mobile home landlord-tenant act.
  - Died in House Rules.
- [HB 1124](#) - Protecting tenants from excessive rent and related fees by providing at least six months' notice for rent increases over a certain amount, allowing tenants the right to terminate a tenancy without penalty, and limiting late fees.
  - Died in House Rules.
- [HB 1349](#) - Concerning foreclosure protections.
  - Delivered to Governor for signature.
- [SB 5197](#) - Addressing landlord-tenant relations by providing technical changes to eviction notice forms and modifying certain eviction processes.
  - Delivered to Governor for signature.

Land Use

- [HB 1110](#) - Increasing middle housing in areas traditionally dedicated to single-family detached housing.
  - Delivered to Governor for signature.
- [SB 5466](#) - Promoting transit-oriented development.
  - Passed out of the Senate, died in House Rules.

#### Revenue

- [HB 1670](#) - Raising the limit factor for property taxes.
  - Died in House Rules.
- [SB 5770](#) - Providing state and local property tax reform.
  - Died in Senate Ways and Means.
- [SB 5386](#) - Reducing administrative complexity by increasing transparency of revenue flows for activities funded by document recording fees.
  - Delivered to Governor for signature.

#### Other

- [HB 1474](#) - Creating the covenant homeownership account and program to address the history of housing discrimination due to racially restrictive real estate covenants in Washington state.
  - Delivered to Governor for signature.

#### **Budget Highlights** *(staff still analyzing budget; below are preliminary findings)*

- Housing Trust Fund - \$400M total
  - Specific Set-Asides
    - Developmental/Intellectual Disability Affordable Housing - \$25M
    - Apple Health and Homes - \$95M
    - Low-income First Time Homebuyer (up to 120% AMI) - \$40M
    - Affordable Housing Preservation - \$25M
  - King County Earmarks
    - African Diaspora Cultural Anchor Village (SeaTac) - \$4M
    - Kenmore Supportive Housing - \$1M
    - Mary's Place Shelter Replacement (Burien) - \$6M
    - Mount Zion Housing (Seattle) - \$1M
    - Multicultural Village Design (Kent) - \$550K
    - New Hope Family Housing (Seattle) - \$1M
    - Skyway Affordable Housing (Skyway) - \$3M
- Affordable Housing Auditing Program - \$500K in 2024 and \$500K in 2025 - Department of Commerce will publish data needed to complete housing needs assessment, including data to assess racially disparate impacts
- HB 1110 Implementation - \$1.3M in 2024 and \$995K in 2025
- Permanent Supportive Housing Operations, Maintenance, and Services - \$62M total, increase of \$25M
- HB 1474 Homeownership Covenant Account and Administrative Costs - \$150.5M
- Emergency Housing and Shelter Capacity - \$111M
- Right of Way Encampment Program - \$150M