

2022 State Legislative Priorities

The King County Affordable Housing Committee of the Growth Management Planning Council is charged with recommending actions and assessing regional progress to advance affordable housing solutions recommended by Regional Affordable Housing Task Force in December 2018. The Task Force estimated that by 2040 King County will need to add a total of 244,000 affordable units to ensure that no low-income household pays more than 30 percent of its income on housing. In 2019, the region added 1,595 affordable units. That means King County needs to build or preserve, on average, 11,543 affordable units every year for the remaining 21 years to meet the need. In light of this, the committee of 19 elected, nonprofit, and business leaders adopted this state legislative agenda, which calls for additional resources and legislation to build and preserve affordable housing, support housing planning and community engagement, ensure that people remain stably housed, increase housing access, and support populations experiencing chronic homelessness.

2022 State Legislative Priorities

1. Increase capital resources for affordable housing

- 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.
- b. Ensure new housing revenue tools retain local flexibility to support uses including:
 - 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.
 - ii. Projects that promote access to opportunity, anti-displacement, and wealth building opportunities for Black, Indigenous, and People of Color communities.
- c. Support a bill giving authority to counties and cities to establish a housing benefit district for affordable low- and middle-income housing projects ([HB 1128](#)).

2. Support local jurisdictions planning for increasing affordable housing

- 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](#).
- 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](#).

3. Support housing stability through increased financial support to low-income, tenant protections and COVID-19 recovery

- 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

- 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.
- b. Support housing stability as part of COVID-19 recovery by maintaining and strengthening current pandemic-related renter protections.
 - c. Pass the Housing Justice Act to ban discrimination against renters based on a prior criminal record ([SB 6490](#)/[HB 2878](#) from 2020).

4. Preserve the supply of affordable housing

- 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.
- b. Preserve manufactured housing communities. Support state policies that provide tenants and nonprofit organizations the opportunity to purchase manufactured housing communities ([HB 1100](#)) and require longer notices for closures of manufactured housing communities ([SB 5079](#)). 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.

5. Increase capital, services, and operations & maintenance resources for permanent supportive housing for populations experiencing chronic homelessness

- a. Support the Health & Homes Act of 2022
 - 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 the rapid acquisition of currently available housing units for quick conversion into transitional or affordable housing, for populations experiencing chronic homeless.
 - 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.

Approved November 17, 2021 by the Affordable Housing Committee of the King County Growth Management Planning Council with three abstentions.

To learn more about the Affordable Housing Committee, please visit: www.kingcounty.gov/AHC.

Committee Members

- **Council Chair Claudia Balducci (Committee Chair)**, *King County Council*
- **Susan Boyd (Committee Vice Chair)**, *Bellwether Housing*
- **Robin Koskey (on behalf of Mayor Jenny Durkan)**, *City of Seattle Office of Housing*
- **Don Billen**, *Sound Transit***
- **Alex Brennan**, *Futurewise*
- **Jane Broom**, *Microsoft Philanthropies*
- **Caia Caldwell**, *Master Builders Association of King and Snohomish Counties**
- **Kelly Coughlin**, *SnoValley Chamber of Commerce*
- **Deputy Mayor Claude DaCorsi**, *Auburn, Sound Cities Association*
- **Councilmember Reagan Dunn**, *King County Council***
- **Mark Ellerbrook (on behalf of Executive Dow Constantine)**, *King County Department of Community and Human Services*
- **Niki Krimmel-Morrison**, *Northwest Justice Project**
- **Councilmember Ryan McIrvine**, *Renton, Sound Cities Association*
- **Councilmember Teresa Mosqueda**, *Seattle City Council***
- **Stephen Norman**, *King County Housing Authority*
- **Michael Ramos**, *Church Council of Greater Seattle*
- **Mayor Lynne Robinson**, *Bellevue, Sound Cities Association*
- **Councilmember Nancy Tosta**, *Burien, Sound Cities Association*
- **Brett Waller**, *Washington Multi-Family Housing Association**

Alternate Non-voting Members

- **Councilmember Zach Hall**, *Issaquah, Sound Cities Association*
- **Deputy Mayor Nigel Herbig**, *Kenmore, Sound Cities Association*
- **Councilmember Marli Larimer**, *Kent, Sound Cities Association*
- **Council President Tanika Padhye**, *Redmond, Sound Cities Association*
- **Councilmember Dan Strauss**, *Seattle City Council*

* Abstained from vote

**Absent for vote