

Memo

To: King County Affordable Housing Committee Members
From: Penny Lipsou, Government Relations Manager, King County Department of Community and Human Services
cc: Housing Interjurisdictional Team
Date: March 10, 2023
Re: 2023 AHC State Legislative Priorities Update

Background

The Affordable Housing Committee (the AHC or Committee) adopted [2023 State Legislative Priorities](#) on November 3, 2022. At the March 16 AHC meeting, King County Department of Community and Human Services staff tracking the 2023 state legislative session will brief the Committee on priorities still under consideration by the state legislature. These 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. Following the briefing, members will have ten minutes to share information about and discuss relevant bills.

2023 Bill Tracker

Affordable Housing Committee 2023 Legislative Priority	Bill Numbers
1. Increase capital and operating resources for affordable housing	
<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">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.ii. Projects that promote access to opportunity, anti-displacement, and wealth building opportunities for Black, Indigenous, and People of Color communities most disproportionately impacted by housing cost burden.	<ul style="list-style-type: none">• HB 1628 - Increasing the supply of affordable housing by modifying the state and local real estate excise tax. Currently in House Finance.• SB 5334 - Providing a local government option for the funding of essential affordable housing programs. Voted out of the Senate, in House Local Gov.• HB 1149 / SB 5202 - Reducing homelessness in Washington State through capital expenditures for programs that address housing insecurity. This is the Governor's referendum bill. Did not get out of committee in either chamber yet.

Affordable Housing Committee 2023 Legislative Priority	Bill Numbers
2. Support local jurisdictions planning for increasing affordable housing	
<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><i>Dependent on budget</i></p>
3. Support housing stability through increased financial support to low-income households, tenant protections, and civil legal assistance	
<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"> • SB 5413 - Concerning housing for essential needs and aged, blind, and disabled assistance programs. Did not make it out of Senate Human Services. • HB 1260 - Accelerating stability for people with a work-limiting disability or incapacity. Passed out of the House, in Senate Human Services. <p><i>Note: many of these priorities will depend on the budget, which has not yet been released by the House or Senate</i></p>
4. Preserve the supply of affordable housing	
<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"> • HB 1771 - Concerning relocation assistance for tenants of closed or converted manufactured/ mobile home parks. Passed out of the House, in Senate Housing. • SB 5198 - Concerning the sale or lease of manufactured/ mobile home communities and the property on which they sit. Passed out of the Senate, in House Housing.

Other Relevant Legislation

Housing Stability

- [HB 1389](#) - Concerning residential rent increases under the residential landlord-tenant act and the manufactured/ mobile home landlord-tenant act.
 - Did not make it out of the House (died in 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.
 - Did not make it out of the House (died in Rules).
- [HB 1349](#) - Concerning foreclosure protections.
 - Passed out of the House, in Senate Housing.
- [SB 5197](#) - Addressing landlord-tenant relations by providing technical changes to eviction notice forms and modifying certain eviction processes.
 - Passed out of the Senate, in House Housing Committee.

Land Use

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

Revenue

- [HB 1670](#) - Raising the limit factor for property taxes.
 - As of March 10: Referred to Rules 2 Review.
- [SB 5386](#) - Reducing administrative complexity by increasing transparency of revenue flows for activities funded by document recording fees.
 - Passed out of the Senate, referred to House Housing.

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.
 - Passed out of the House, referred to Senate Housing.