



SB 5600 bill signing, May 9th, 2019!

Eviction Reform

5600/Kuderer and HB 1453/Macri



Eviction reform is critical in advancing racial equity:

- Black adults are 5.5 times more likely to be evicted than white adults in King County and 6.8 times more likely in Pierce County.
- 1 in 5 black adults had an eviction in Pierce County between 2013 and 2017, and 1 in 10 black adults had an eviction in King County.
- Latinx adults are 1.9 times more likely to be evicted than white adults in King County and 1.4 times more likely to be evicted in Pierce County.

Eviction Reform

5600/Kuderer and HB 1453/Macri



Quick overview:

- Tenants will have 14-days notice to pay the rent or vacate instead of 3,
- Tenants cannot be evicted for monetary costs other than rent,
- Late fees in an eviction judgement are capped at \$75 and attorney fees that tenants can be charged are limited,
- Judges are allowed discretion when considering eviction cases,
- Language access is improved, and more.

Eviction Reform

5600/Kuderer and HB 1453/Macri



Special thanks to Representative Nicole Macri (43rd LD, Seattle) and Senator Patty Kuderer (48th LD, Redmond) for their incredible leadership!

Thanks also to Representative Laurie Jenkins (27th LD, Tacoma) and Representative Melanie Morgan (29th LD, Lakewood) for their key roles.

Partners:

Housing Justice Project, King County Bar Association

Washington CAN

Tacoma Tenants Organizing Committee

Tenants Union of Washington State

Columbia Legal Services

Dr. Tim Thomas, University of Washington

Northwest Justice Project

Association of Washington Housing Authorities

And many others who testified, organized throughout the interim and contacted their lawmakers throughout the session!

Funding for Affordable Homes

HB 1406/Robinson



Quick overview:

- Provides a new source of local funding for homes that will be affordable to households earning less than 60% of the area median income.
- Counties and cities can each use, but the maximum authority in any jurisdiction is .0146 percent.
- Counties and cities can split the maximum authority.
- Expires after 20 years.
- Get ready with our upcoming webinar!
Organizing for Implementation of HB 1406 in Your Community! June 6th 12:00pm - 1:00pm.
Register here: bit.ly/30IA4h9

Impediments & Cost Drivers of building affordable homes



Quick overview:

- HB 1743/Ormsby adjusts the prevailing wage rate methodology for affordable housing, domestic violence and homeless shelters, and weatherization programs.
- HB 1923/Fitzgibbon addresses cost drivers and impediments. Prevents cities from requiring parking if housing is for seniors or people with disabilities.
- HB 1923/Fitzgibbon also establishes a permanent fund source for the operations and maintenance costs of permanent supportive housing and affordable housing for very low income households.

Additional tenant protections



WASHINGTON LOW INCOME
Housing Alliance

Quick overview:

- HB 1440/Robinson requires 60-days notice of rent increases up from 30- days,
- HB 1462/Barkis requires 120-days notice of termination of tenancy for demolition, substantial rehabilitation or change of use (kudos to you all for our work with the Tiki tenants which was the impetuous behind this bill!)
- HB 1582/Gregerson improves the rights of manufactured home owners including by providing 14-days notice to pay rent or vacate, limits rent increases if the landlord has given a notice of closure, and other important protections.

And more!



Quick overview:

- HB 1219/Walen authorizes counties and cities to use certain funds from local real estate excise taxes to be used for affordable homes and homeless shelters,
- HB 1377/Walen requires cities to allow a density bonus for affordable housing development owned by a religious organization.
- HB 1603/Senn requires DSHS to add homelessness to the hardship rules that allow a family to continue to receive TANF beyond the 5-year limit.
- SB 5324/Frockt improves the homeless student stability act by requiring all public schools to have a point of contact and other improvements.

Significant Budget Investments!



\$175 million for the Housing Trust Fund for affordable homes across Washington State! **Biggest investment in affordable homes in state legislative history!**

Highlights:

- \$35 million for Permanent Supportive Housing,
- \$57.05 for affordable housing for special needs populations including veterans, people with developmental disabilities and farmworkers,
- \$5 million for homeownership.

Significant Budget Investments!



- \$14.5 million increase to Housing & Essential Needs rental assistance! This is the first increase since the program was created in 2011 and will serve an estimated additional 1,000 people across the state.
- \$7 million for the operations and maintenance of permanent supportive housing.
- Overall investment of \$44 million from the general fund for homelessness and affordable housing programs.

What's next for 2020?



- HB 1656/Macri to require a legitimate business reason to make someone move.
- HB 1694/Morgan to require move in fee payment plans.
- HB 1590/Doglio to allow the local sales and use tax for affordable housing to be imposed with a vote of the local lawmakers.

What's next for 2020?



- Housing Alliance listening tours during the interim! We will be in touch to hear from you!
- Meet with your lawmakers during the interim to educate and motivate! The Housing Alliance can help!
- Watch up for upcoming webinars and federal action alerts
- Next week watch for an important action opposing the proposed HUD rule that will separate or evict families if any member doesn't have certain documentation.
- Save the date for the annual Conference on Ending Homelessness November 6 – 7th in Spokane!

The Washington Low Income Housing Alliance

Everyone should have the opportunity to live in a safe, healthy and affordable home.



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