Opportunities and Risks: Affordable Housing & Homelessness Priorities for the 2019 State Legislative Session

The Washington Low Income Housing Alliance - Everyone should have the opportunity to live in a safe, healthy and affordable home.
Today’s agenda

• Welcome
• Risks and Opportunities
• Setting the stage: 2019 budget & session preview
• The story behind the Housing Alliance 2019 lead agenda
• In the weeds: The affordable housing package
• In the weeds: Eviction reform
• In the weeds: Increase the Housing & Essential Needs program
• Advocacy commitments: Share Your Truth! and Legislative District Leads
• 2019 Housing & Homelessness Advocacy Day
HOUSING FOR HOMELESS YOUTH IS AT RISK.

Tell your State Senator to vote for the Capital Budget before it’s too late.

Pierce County deputy fatality shot after responding to home invasion; manhunt underway
Updated 7:25 am

Dozens evacuate before potential Yakima landslide; ‘Oso. We don’t want to feel what they feel.’  
WATCH

Q&A: Gov. Jay Inslee talks carbon pricing, Trump and open state government
New 6:00 am

Feds strike deal with Alaskan village for road through National Wildlife Refuge

As Alaska Air cuts costs, employee discontent grows and passenger loyalty is at risk

Bannon tries to make amends as aides defend Trump’s fitness  
VIEW

Oprah and ‘Three Billboards’ triumph at black-draped Golden Globes

With a red carpet dyed black by actresses dressed in a color-coordinated statement, the Golden Globes were transformed into an A-list expression of female empowerment in the post-Harvey Weinstein era. Oprah Winfrey led the charge, Updated 6:23 am

Winfrey says ‘time is up’ for abusive men in Globes speech

Gallery: The 75th Annual Golden Globe
Seattle struggles with sweep of homeless

By Mike Baker The Seattle Times  Aug 20, 2016

Homeless campers relocate their belongings as maintenance workers from the state Department of Transportation clear encampments under Interstate 5 in Seattle. (Bettina Hansen/The Seattle Times)
Seattle evicts residents of filthy, ‘inhumane’ Sodo homeless camp ‘The Field’

Originally published March 7, 2017 at 7:03 am Updated October 9, 2017 at 4:36 pm

1 of 17 A man moves his belongings out of the homeless camp known as “The Field” as police began to clear the camp Tuesday morning. (Steve Ringman / The Seattle Times)
Setting the stage: 2019 budget & session preview

• Capital Budget is constrained.
• Operating Budget deficit.
• Big priorities impacting the budget include mental health, K – 12 education and funding state employee contracts.
• Opportunity – The upcoming November election.
• Opportunity – significant interest in affordable housing because of effective advocacy across the state!
Questions?
AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS

Source: NLIHC tabulations of 2016 ACS PUMS
HOUSING COST BURDEN BY INCOME GROUP

- **Extremely Low Income**: 86% Cost Burdened, 71% Severely Cost Burdened
- **Very Low Income**: 79% Cost Burdened, 34% Severely Cost Burdened
- **Low Income**: 44% Cost Burdened, 6% Severely Cost Burdened
- **Middle Income**: 17% Cost Burdened, 2% Severely Cost Burdened

Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.

Source: NLIHC tabulations of 2016 ACS PUMS.
Housing Alliance 2019 Priorities

• Deeply invest in the Housing Trust fund.
• Allow local communities to retain a portion of the state’s sales tax to invest directly into affordable homes. (HB 2437 in 2018.)
• Implement eviction reform and “just cause” termination protections.
• Significantly increase the Housing and Essential Needs rental assistance program for adults with disabilities.
In the weeds: The affordable housing package

- At least $200 million for the Housing Trust Fund,
- Allow local communities to retain a portion of the state’s sales tax to invest directly into affordable homes. (HB 2437 in 2018),
- Remove impediments to building affordable homes.
Multiple Counties (scattered-site projects)
358 homes
$6.7 M

Statewide Totals:
39,833 homes + 3,293 Beds
$1.1 Billion includes:
HTF $946.3M + HOME $120.7M

“Beds” refer to shelters, group-home, seasonal farmworker, barrack-style beds. Not all counties include beds.
“homes” refer to all types of rental homes such as studios, 1-bedroom, 2-bedrooms, etc.
Wolcott Homes
Seattle/Rainier Beach Neighborhood

These vacant lots and unfinished houses were transformed into 15 single-family detached homes for low-income families and first-time homebuyers

Sponsor: Homestead Community Land Trust
Riverpoint II
Spokane

51 apartments, with a community building – 20% of the homes reserved for families recovering from homelessness, another 20% for families affected by disability, and an additional 20% for large families

Sponsor: Spokane Neighborhood Action Partners
St. Martha Plaza
George/Grant County

50 units of permanent housing and a community building for low-income families with 3/4 set aside for families of agricultural workers

Sponsor: Catholic Charities Housing Services
Redirect sales tax to affordable homes.

HB 2437/Robinson (38th LD)

• Allows counties or cities to capture a portion of the state sales tax and use it for local affordable housing needs.
• Not a sales tax increase.
• Gives local communities a fund source for local housing needs.
Questions?
In the weeds: Eviction reform

- Require landlords to have a legitimate business reason to make someone move aka “just cause”.

- Give tenants more opportunity to pay the rent before facing a court eviction process.
Currently, landlords can make tenants move with 20 days notice and don’t even have to provide a reason.

NOTICE TO TERMINATE TENANCY

TO:

________________________________________

AND ALL OTHERS OCCUPYING THE PROPERTY LOCATED AT:

[Enter property address.]

YOU ARE NOTIFIED that your tenancy of the premises is terminated on
__________________________________ (last day of rental period) and on that day you will be
required to surrender possession of the premises to the Landlord. Judicial proceedings may be
instituted for your eviction if you do not surrender possession of these premises on or before
the date set forth above.
Give tenants more opportunity to pay the rent before facing a court eviction process.

Key points:
• Give tenants more than 3 days,
• Prohibit adding late fees to rent,
• Give the court some discretion to prevent an eviction.
Questions?
Significantly increase the Housing and Essential Needs rental assistance program for adults with disabilities.

- HEN rental assistance is part of the solution to Washington’s mental health care crisis.
- 80% of HEN clients and 75% of ABD clients are identified to have mental illness.
- Communities across the state need more rental assistance dollars for this population.
Questions?
Personal stories have power.

Do you have personal experience with eviction, unstable housing, or homelessness? Has your life greatly improved as a result of living in a home that you can afford?

If so, your personal story is powerful. And, it has the potential to influence the way lawmakers think about affordable homes and tenant rights.
Personal stories have power.

www.wliha.org/shareyourtruth
Join us for Housing & Homelessness Advocacy Day!
February 28th, 2019 in Olympia!
Please contact the Housing Alliance with any questions:

Michele@wliha.org
Dimitrig@wliha.org