

# HHAD 2025 Hot Sheet

This is the latest information about where key bills that will advance housing justice stand right now. The Housing Alliance supports all of these bills.

- **EHB 1217/Macri rent stabilization** is scheduled for a hearing in the Senate Housing Committee on March 19 at 1:30pm. We need everyone to sign in PRO to support rent stabilization before 12:30pm on March 19.

**Use the QR code below to sign in PRO, not wishing to testify:**



- **HB 1858/Scott**  
**Status:** Passed out of the House and has been referred to the Senate Ways & Means Committee. It has not yet been scheduled for a hearing.  
**What it does:** Closes a loophole that allows financial institutions to get out of paying the document recording fee that funds homeless services and the Covenant Homeownership Program.
- **1491/Reed**  
**Status:** Scheduled for a hearing today in Senate Housing Committee meeting from 10:30 – 12:30!  
**What it does:** Requires local governments to upzone to allow more housing around frequent transit stops, referred to as “transit oriented development” or “TOD”. Includes a mandatory minimum amount of the new units be affordable to prevent displacement.
- **5232/Claire Wilson**  
**Status:** Has a hearing today in the House Committee on Early Learning & Human Services at 8:00 AM!  
**What it does:** Authorizes helpful changes to the Housing & Essential Needs (HEN) rental assistance program, including the ability to prevent loss of rental support when a disabled person receives federal SSI.
- **5313/Pedersen (prohibited provisions in rental agreements)**  
**Status:** Scheduled for hearing in the House Committee on Housing on March 17<sup>th</sup> at 1:30 PM  
**What it does:** Prohibits residential leases from including certain terms including nondisclosure of rent, terms that deny a tenant from joining a class action lawsuit or that require arbitration unless the landlord pays for the full cost. Also prevents tenants from being forced to agree to pay for services such as “valet garbage” when the service is otherwise available at no cost to the tenant.
- **5469/Salomon**  
**Status:** Passed the Senate on March 12<sup>th</sup>. Not yet referred to a House Committee.  
**What it does:** Bans the use of algorithms such as RealPage to set rent increases
- **5184/Bateman:**  
**Status:** Scheduled for hearing in the House Committee on Local Government 10:30 – 12:30 today! **What it does:** Removes minimum parking requirements for affordable housing, making it less expensive to build. Also reduces parking requirements for other types of development.

- **5298/Frame**  
**Status:** Scheduled for hearing in the House Committee on Housing on March 17<sup>th</sup> at 1:30 PM  
**What it does:** Modifies landlord requirements on notice of manufactured housing opportunity to purchase.
- **5686/Orwall**  
**Status:** Scheduled for hearing in the House Committee on Housing on March 18<sup>th</sup> at 4:00 PM  
**What it does:** Expands who is protected by the Foreclosure Mediation program and establishes a new \$80 fee to fund the foreclosure fairness program.
- **1696/Taylor**  
**Status:** Scheduled for a hearing in the Senate Housing Committee on March 19 at 1:30pm  
**What it does:** Modifies the Covenant Homeownership Program to allow more people to qualify based on income and allows the loans to be forgiven after 5 years for people earning no more than 80% of the AMI.
- **5148/Bateman**  
**Status:** Passed the Senate and has been referred to House Housing, not yet scheduled for a hearing.  
**What it does:** Strengthens the Growth Management Act housing element requirements and prohibits a city or county from denying an affordable housing development under certain circumstances if their housing element is not in compliance after review by the Department of Commerce.
- **1791/Paul**  
**Status:** Scheduled for hearing on March 18<sup>th</sup> in the Senate Committee on Ways & Means at 4:00 PM  
**What it does:** Improves local government Real Estate Excise Tax (REET) options for affordable housing by removing the expiration date on the ability to the funds for shelters or for affordable housing and for operations, and also removes a \$1 million limit on the annual use of such funds.
- **HB 1380/Gregerson**  
**Status:** Failed to move forward from the House and is done for this year.  
**What it does:** Creates a mechanism to challenge harsh local government laws that penalize people trying to survive unsheltered homelessness.
- **HB 1195/Peterson**  
**Status:** Failed to move forward from the House and is also done for this year.  
**What it does:** Prevents local governments from blocking the development of shelter, permanent supportive housing or transitional housing.

### **Budgets**

- Budget proposals from former Governor Jay Inslee and current Governor Bob Ferguson both would provide \$536 million for the Housing Trust Fund and fully backfill funding to address the \$253 million document recording fee shortfall to fund homeless services.
- The House and Senate budgets have not been released yet.
- A new revenue forecast is expected to be released on March 18.
- Progressive revenue proposals are expected to be released soon and will be needed to prevent terrible cuts to human services, housing and homelessness, healthcare and more.