



WASHINGTON LOW INCOME  
**Housing Alliance**



Washington Housing Alliance  
**ACTION FUND**

Dear Advocate,

No matter what we look like, where we're from, or how much money we make, everyone needs a safe, affordable place to call home.

More than ever before, lawmakers from every part of the state are looking for solutions to the housing challenges in their communities. We know what those solutions are, and today you'll be making sure your legislators know them too.

We developed our policy priorities by talking with people all over Washington. We listened to what people struggling to afford a home said they need to stabilize their families, and what people experiencing homelessness told us they need to find a permanent home. We developed our priorities in collaboration with our member organizations, including housing providers and human services organizations, who know what they need to help folks in their communities.

In your materials, you have the tools you need to talk with your legislators about our shared policy priorities. The most important tool you have though, isn't anything we gave you. It's in your heart and your experience. The most important thing you can tell your legislators is why you're here and why you care. You made a sacrifice to be here today. You may have woken up earlier than you like, taken a day away from work or school, or left a shelter extra early to get here on time. We thank you for that – and your legislators should hear why you made that decision.

More than 600 of us are here today to send a loud and clear message to state lawmakers: **It's unacceptable to end this legislative session without making real progress to end homelessness and ensure that we can all live in a safe, affordable home.**

Thank you for being here to carry a message of housing justice!

Sincerely,

Liz Trautman  
Board President  
Washington Low Income Housing Alliance

Sheila Babb Anderson  
Board President  
Washington Housing Alliance Action Fund



***Where do we meet?***

The day starts 8 am at the Washington Center for the Performing Arts, 512 Washington St SE. Olympia, WA 98501. Enter through the front entrance to check-in and get your scarf and folder.

***Where can I park?***

Parking is limited in the area, and street parking will be the closest option to the venue. Plan to arrive early if you intend to find street parking or the Capitol paid parking lots. The Washington Center for the Performing Arts does not offer general parking to event guests.

Free, accessible DASH Shuttle (101) service to the Capitol running every 12 minutes is located at the bus stop feet from the Washington Center for the Performing Arts entrance on 11<sup>th</sup> Avenue.

- Use the [paybyphone app](#)
- [Street parking map](#)
- [Capitol pay parking map](#)

***Do I still need to check-in if I registered in advance?***

Yes, we want to know you're here and this is how you'll get your materials and updates for the day.

***What if I didn't register in advance?***

Day-of registration will be available from 8 am- 11:30 am, however we can't guarantee materials or a lunch. Any Left-over lunches will be saved in the kitchen on the ground floor of United Churches after 1 pm—day-of registrants are welcome to them!

***I have some mobility challenges—will Advocacy Day be accessible?*** United Churches does not have an accessible elevator. The Capitol campus buildings are ADA-compliant. There will be chairs at the base of the steps for the Rally-for-Homes.

Please identify your accessibility needs in your registration or emailing [teresac@wliha.org](mailto:teresac@wliha.org). An accessibility point-person will be available at check-in to talk through any accessibility challenges during your visit including:

- Getting morning refreshments from downstairs Social Hall
- Getting lunch at the Winged Victory/Sunken Garden lunch set-up
- Participating to Advocacy 101 workshop in the Social Hall downstairs
- Checking-in with your Legislative District Lead to prepare for lawmaker meetings

If you require an accessible parking spot within one block of the Center for the Performing Arts, please contact John Stovall at [johns@wliha.org](mailto:johns@wliha.org) or (206)442-9455 ext 200 to reserve a space ahead of time. We have bagged several metered spots along the street and will provide a permit for your car on the morning of HHAD.

***Do I need to make appointments with my legislators?***

No, the Housing Alliance has it covered. If you are interested in making additional appointments, reach out to Emily Strange to coordinate: [emilys@housingactionfund.org](mailto:emilys@housingactionfund.org).

***How do I know when and where my lawmaker meetings are, and what to say at the meetings?***

Every registrant will be grouped by the legislative district based on the address provided at registration, and will be guided by a Legislative District (LD) Lead.

It's the LD Leads' role to support you in lawmaker meetings. The morning program slot from 9:30 - 10:00 am is reserved for planning meetings with your LD Leads. Additionally, you can check-out who your LD Lead is or when your lawmaker meetings are scheduled on the poster in the United Churches foyer and mark them on the backside of your schedule in your materials folder.

Lawmaker meetings scheduled before 11:30 am will be flagged when you check-in.

Your LD Lead will help you and your neighbors identify roles and key talking points for your lawmaker meetings. Some legislative districts will have a lot of people, and some will have very few. This will shape what kind of role you'll have in your meeting—keep that in mind in deciding which workshop to attend!

***What issues will be discussed at the lawmaker meetings?***

Advocacy Day is our movement's opportunity to leave a clear, unified, action-oriented message about the key budget and policy priorities to increase access to affordable homes and address housing insecurity. That's why we encourage advocates to speak to the bills and budget requests that make up the [Housing Alliance 2020 Agenda](#) in your lawmaker meetings.

If you'd like to provide background on other legislation or issues, or represent your other affiliations, talk through some strategies with your LD Lead like leaving a personal note or scheduling an individual lawmaker meeting after Advocacy Day.

***I've finished my lawmaker meetings. Do I need to do anything else before I leave for the day?***

We want your feedback to make Advocacy Day better! Complete the feedback from in your materials folder, and drop it off before you leave. Your LD Lead will do the same with lawmaker meeting feedback forms, but if you have additional insights on your meetings, please share them on your feedback form.

***I've got extra time between my lawmaker meetings—what can I do?***

- Visit the Governor's office in the Legislative Building and leave a message of support for our key policies.
- Visit the Legislative Information Center in the Legislative Building to find out about current hearings, get printed info about the legislative process and your legislators, or sign up for a tour!

***Lunch didn't do it for me! Where can I get some grub?***

- Turkey subs are our only non-vegetarian option this year based on previous feedback, and more non-meat options will be offered.
- Registrants that have identified gluten-free, vegetarian, and/or vegan needs will be flagged and offered wristbands to pick up their options.
- Check out the Pritchard Building cafeteria or Capitol Dome Deli.
- Downtown Olympia also has [a lot to offer!](#)

***Is there a Lost and Found at Advocacy Day?***

Yes—inquire with Housing Alliance staff member or check at the information table in the foyer of United Churches.

***Is there wifi at the Washington Center for the Performing Arts?***

Yes—the password will be posted around the church. Service will be spotty because of the size of our group, and please respect important wifi needs with the program.

***If you have any additional questions, in advance, please contact Caroline Lopez: [caroline1@wliha.org](mailto:caroline1@wliha.org), 206-442-9455 x 201, or on Advocacy Day, ask any staff member, board member, or volunteer.***



## **Social Media Guide Housing and Homelessness Advocacy Day 2020**

### **About Social Media**

The Washington Low Income Housing Alliance utilizes Twitter, Facebook, and Instagram to share the latest information related to Housing and Homelessness Advocacy Day and our state and federal advocacy priorities. We also use these platforms to have a little fun. We encourage you to join us in publicly sharing about what's happening at Advocacy Day!

**There are only three rules:** Tag us when you can (@wliha/ @WAhousingaction (housing action account is only Twitter, no Instagram!)), use **#HHAD2020** in your posts, and have fun with it!

### **For Twitter**

First, follow us at: [twitter.com/WLIHA](https://twitter.com/WLIHA) and [twitter.com/WAhousingaction](https://twitter.com/WAhousingaction). There, we try to post interesting information relevant to affordable housing and homelessness issues. We encourage you to RETWEET, FAVORITE, and REPLY to our posts.

**Use #HHAD2020.** On Twitter, people use the hashtag symbol # before a relevant keyword or phrase (no spaces) in their tweet to categorize those posts and help the tweets display more easily in a Twitter search, like: **#HHAD2020**. Additionally, clicking on a hash-tagged word in any tweet shows you all other tweets marked with that keyword. For instance, in a Twitter search, you'd see all tweets related to the awesome fun we're having at Advocacy Day under the hashtag **#HHAD2020**.

**Want to tweet about something related to housing but it's not Advocacy Day related? No problem! Use #WAhomes. This is the hashtag we use for most other content.**

### **@Usernames**

If your lawmaker has a Twitter profile, you can tweet advocacy messages to them. Just find their username (it always has the @ symbol at the beginning—no spaces).

For instance, Housing Champion Senator Patty Kuderer's Twitter username is: **@senpattykuderer**

When you tag a lawmaker with their username, you may get a response, and you can inspire people following you to take action too!

## Sample Tweets for Advocacy Day (remember, tweets are limited to 280 characters)

I just met with @RepSoAndSo and she supports reforming our eviction system!  
**#HHAD2020 #WAhomes**

**#HHAD2020** is super inspiring! I'll be advocating all session to ensure @WLIHA legislative priorities are passed! Are you w/ me? **#WAhomes**

My Senator @RepSoAndSo agrees that we should be bold with investments in affordable homes. Go to <http://www.wliha.org/advocacy/state> for more info about **#HB1590 #SB6126 #WAhomes**

## Facebook

When you LIKE, SHARE, AND COMMENT on our Facebook posts, they will be shared more broadly: [facebook.com/WLIHA](https://www.facebook.com/WLIHA) and [facebook.com/WAHousingAction](https://www.facebook.com/WAHousingAction)

There is no cap on Facebook posts, but short and to the point is always best. Tag your posts with @HousingAlliance, and when our name comes up, click on it. This ensures we can see who is advocating! Hashtags are used less often on Facebook, but still work as a way to categorize content, so go ahead and use **#HHAD2020** and **#WAhomes** in your posts.

## Facebook: Sample Post

In WA, a tenant can be forced to leave their home with only a 20 day notice. We need to fix our "No Cause" eviction law so people aren't pushed into homelessness because of a emergency or short financial set-back! Tell **#waleg** to pass **#HB1656** and **#SB 6379** to end this unfair and destabilizing practice. Learn more at the **@WLIHA** website: <http://www.wliha.org/advocacy/state>.

## Instagram

Follow us on Instagram, **@wliha**. LIKE or COMMENT on our **#HHAD2020** related pictures, and post some to your own account! Tag us so we can use the RePost app, and share your pics with other advocates who follow us. Use **#HHAD2020** and **#WAhomes**. We will be posting pictures to Instagram, and linking those posts to Facebook and Twitter. If you haven't tried linking your accounts, give it a shot!

## Questions?

Contact Jamala Henderson, Communications Specialist at [jamalah@wliha.org](mailto:jamalah@wliha.org).



## Housing and Homelessness Advocacy Day 2020 Schedule

### Advocacy Day Program at Washington Center for the Performing Arts

- 8:00-8:30am      Check-in and Registration; coffee & snacks
- 8:45-9:30am      Morning Call to Action (Main Stage); late check-in continues (Lobby)
- |                                  |   |
|----------------------------------|---|
| <i>Welcome and Wrap-up</i>       | Caroline Lopez, WLIHA                             |
| <i>Land Acknowledgement</i>      | Chief Seattle Club Elder                          |
| <i>Opening Prayer</i>            | Chief Seattle Club Drummers                       |
| <i>Opening remarks</i>           | Liz Trautman, Housing Alliance Board President    |
| <i>Membership Drive</i>          | Sheila Babb Anderson, Action Fund Board President |
| <i>Legislative Agenda</i>        | Michele Thomas, Director of Policy and Advocacy   |
| <i>Collective Call to Action</i> | YWCA Firesteel & Housing Alliance Collaboration   |
| <i>Advocacy story</i>            | Resident Action Project Member                    |
| <i>Lawmaker Remarks</i>          | 2020 Housing Champions                            |
| <i>Chant Leaders</i>             |   |
- 9:40-10:00am      Legislative District Group Meetings (*locations TBA*)
- 10:10-11:10am      Morning Workshops  
*See reverse for workshop descriptions and locations.*
- 11:10am-12:00n      Pick Up Lunch for Pre-registered Advocates (Lobby)  
Take DASH Bus or Walk to Capitol

### Advocacy Day Activities at the Capitol Campus

- 9:30am-3:00pm      Meetings with Legislators - O'Brien (JLOB), Cherberg (JAC), Newhouse (INB), and Legislative Building (LEG)
- 12:00n-12:45pm      Rally For Homes! (Legislative Building, North Steps)
- |                            |   |
|----------------------------|---|
| <i>Welcome and Closing</i> | Kiki Serantes, RAP Community Organizer                  |
| <i>Remarks</i>             | Colleen Echohawk, Executive Director Chief Seattle Club |
| <i>Song</i>                | Chief Seattle Club Drummers                             |
| <i>Remarks</i>             | 2020 Housing Champions                                  |
| <i>Chant Leaders</i>       |   |
- 12:45-1:15pm      Lunches for Pre-registered Advocates (Winged Victory Monument)
- 1:30-3:30pm      Lawmaker Meeting Debrief – Housing Alliance/Action Fund Staff and Board (Location TBA) *Please share with staff and other advocates about*

successes, challenges and discussions from lawmaker meetings. LD Leads, drop off your reports here and tell us about your experience.

Information Table (Campus Deli)

Find information, drop off HHAD feedback forms or grab a snack.

**\*\*Bus Pick-ups will be at Capitol Campus**

My Lawmaker Meetings

**District #                      Legislative District Lead name(s):**

Lawmaker name:	Time:	Location:	Notes:

**Morning Workshops**

▪ **BIPOC Panel: Using an Intersectional Lens for Advocacy and Legislation** (Main Stage)

ChrisTiana ObeySumner, *Epiphanies of Equity*; Duaa-Rahemaah Williams, *Community Activist-Advocate*, Irma Magana, YWCA Clark County and League of United Latin American Citizens, Panelist from Chief Seattle Club, more panelists TBA

Black, Indigenous and People of Color (BIPOC) experience marginalization, discrimination, invisibility and violence on many levels and in varying ways, disproportionately to people from dominant culture. This BIPOC panel will share their experience of being excluded from housing opportunities and ways in which advocates can uplift issues that are often dismissed. In this way, we can learn to advocate for equitable policy that unequivocally includes every one of us.

▪ **Power from the Ground Up: Bringing the Resident Action Project to Your Community**

(Mezzanine – 3<sup>rd</sup> Flr.) Kiki Serantes, *Housing Alliance*; Ren Autry, *Resident Action Project*; Trish Collins, *Resident Action Project*

As private market rents skyrocket and families are struggling to stay housed, we need a massive investment in affordable housing to meaningfully address the issue. The only way we are going to get that is by building a movement led by residents of affordable homes, non-profit housing providers, and other advocates with direct experience with housing injustice. The Resident Action Project is a statewide network integrating tangible community-led organizing work with leadership development. Every day, we're building a housing movement where the folks most impacted by the issues are the ones developing and leading the solutions to solve them. This workshop explores how you can bring resident-led organizing to your community and offers a values-based storytelling tool that folks can use if they choose to share their personal stories around housing injustice.



- **Housing Justice Now!: What you need to know about the Housing Alliance's Legislative Agenda for 2020** (Black Box) Michele Thomas & Nick Federici, *Housing Alliance*

Get up-to-the-minute updates on the progress of housing and homelessness bills, the state budget process, and all things Olympia, straight from the well-informed perspectives of the Housing Alliance's Michele Thomas and Nick Federici.



## 2020 Lead Legislative Agenda Talking Points

Everyone should have the opportunity to live in a safe, healthy, affordable home. Yet, Washington's severe shortage of affordable homes is the primary driver of homelessness. For very low-income households in our state (those earning less than 50% of the area median income), there are just 50 affordable rental homes available for every 100 households and that number shrinks to just 29 affordable homes available for every 100 extremely low income households (those earning less than 30% of the area median income). This means many people are living in housing that they can't afford; in fact, 71% of Washington's extremely low-income households are spending more than half their income on housing each month. This is unsustainable and drives homelessness.

The affordable housing crisis especially harms some communities in particular. African American and Native American people are overrepresented among people experiencing homelessness and African American and Native American children are three times more likely to experience homelessness than white children. LGBTQ+ people, veterans, and people with disabilities are also disproportionately impacted by the housing crisis.

To solve this, we need **many more affordable homes, reduce impediments to building affordable homes, increase housing stability**, and take steps that **directly prevent and end homelessness**.

These priorities were developed by talking with people all across Washington, including housing developers, service providers, and people personally impacted by the lack of affordable housing.

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### INVEST IN AFFORDABLE HOMES FOR LOW-INCOME HOUSEHOLDS

#### Invest \$10 Million into the Housing Trust Fund for Preservation of Affordable Homes

- Washington is at-risk of losing significant numbers of deeply affordable homes due to their affordability requirements expiring. This includes federal US Department of Agriculture (USDA) properties, some tax credit properties, and other subsidized affordable homes.
- Between 2012 and 2019, for example, Washington lost 533 USDA Rural Development apartments, which are often the only affordable options for extremely low-income households in rural areas. We stand to lose over 5,000 more over the next 5 years if we do nothing.
- We cannot afford to lose affordable homes. It undermines our great progress and displaces more people into housing instability and homelessness.

## **HB 1590 & SB 6126 – Allow the Local Option for a 1/10<sup>th</sup> of 1% Sales Tax Increase for Affordable Housing to Be Implemented by Local Elected Officials**

- KEY SPONSORS: Rep. Doglio (22<sup>nd</sup> LD) and Sen. Hunt (22<sup>nd</sup> LD)
- In 2015, the legislature authorized local governments to levy a .1% sales tax for affordable housing, but a compromise required that it can only be implemented through an expensive and time-consuming public vote.
- Local jurisdictions want to enact more funding for affordable housing, but the cost of running a ballot campaign can be prohibitive. Since 2015, only three jurisdictions have passed an ordinance to enact this funding source.
- The .1% sales tax is considered a qualifying local tax and can be leveraged so that cities can maximize their affordable housing funding with funds from House Bill 1406.
- Local governments need more options to quickly secure more funding for affordable homes so they can get to work building the housing our communities need.

## **HB 2797 - Make Improvements to HB 1406 to ensure all cities can access these new housing funds**

- KEY SPONSORS: Rep. Robinson (38<sup>th</sup> LD)
- The legislature passed House Bill 1406 in 2019. If fully enacted, it could bring counties and cities over \$500 million over 20 years. However, technical fixes need to be made to ensure local governments can take full advantage.

## **REDUCE IMPEDIMENTS TO BUILDING AFFORDABLE HOMES**

### **HB 2634 & SB 6366 – Create a Real Estate Excise Tax (REET) Exemption for Selling Property to a Nonprofit or Public Housing Authority Who Acquires It for Affordable Housing**

- KEY SPONSORS: Rep. Walen (48<sup>th</sup> LD) and Sen. Mullet (5<sup>th</sup> LD)
- The Real Estate Excise Tax is a tax on the sale or transfer of a property, based on the value of the property. It is levied on the seller, but often passed on to the buyer.
- HB 2634 and SB 6366 would create a REET exemption on the sale of property to a nonprofit or public housing authority who agrees to record a covenant requiring it to be used for affordable housing.
- A REET exemption will act as an incentive to sell to a nonprofit or public housing authority – giving them an important leg up in the increasingly competitive market for land zoned for multifamily development.

### **HB 2384 & SB 6232 - Fix the Property Tax Exemption for Affordable Rental Housing for Very-Low Income Households**

- KEY SPONSORS: Rep. Doglio (22<sup>nd</sup> LD) and Sen. Kuderer (48<sup>th</sup> LD)  
These bills will provide flexibility in a property tax exemption that was created in 1999 to make it work better with today's affordable housing environment.
- Currently, affordable housing providers get charged property taxes if their tenants incomes rise beyond 50% of the AMI – this penalizes nonprofits for successfully stabilizing lives.
- HB 2384 and SB 6232 would remove the wildcard of future tax liability by allowing a tenant to increase their income without triggering tax liability for the nonprofit. The bills would also adjust the target income of tenants from 50% AMI to 60% AMI to apply to more affordable housing.

## **HB 2343 & SB 6334 – Make Improvements to HB 1923**

- KEY SPONSORS: Rep. Fitzgibbon (34<sup>th</sup> LD) and Sen. Salomon (32<sup>nd</sup> LD)
- The legislature passed HB 1923 in 2019, which tackled some cost drivers and impediments to building affordable homes. As a follow-up, these “trailer bills” (HB 2343 & SB 6334) improve limitations on expensive parking requirements that local cities can require of affordable housing developers, updates the definition of permanent supportive housing, and adds more options for cities to address increased density.

## **INCREASE HOUSING STABILITY**

### **HB 2453 & SB 6379 - Require landlords to have a legitimate reason to make someone move**

- KEY SPONSORS: Rep. Macri (43<sup>rd</sup> LD) and Sen. Kuderer (48<sup>th</sup> LD)
- In Washington, a landlord can force a tenant out of their home with just 20-days' notice, even if they have never violated the terms of their lease and never paid rent late.
- Landlords are not required to provide any reason for making someone move, which allows discrimination and retaliation to go unchecked and undermines Fair Housing protections.
- Oftentimes people who receive "no cause" 20-day notices receive them after asserting their tenant rights such as requesting a repair or challenging an illegal act by the landlord.
- This issue affects all renters, but particularly communities of color since 69% of black households, 66% of Native Hawaiian and Pacific Islander households, and 57% of Hispanic/Latinx households are renters in Washington -- compared to just 33% of white households.

### **Invest \$3.65 Million to Fund Foreclosure Counselors to Protect Homeowners**

- KEY CHAMPIONS: Rep Orwall (33<sup>rd</sup> LD) and Senator Mullet (5<sup>th</sup> LD)
- Washington is currently seeing the highest rates of foreclosures since 2014. As rents continue to rise and the ability to find an affordable rental home becomes less and less possible, seniors and fixed-income homeowners are put at higher risk of housing instability and homelessness when facing foreclosure.
- Additional funding is needed to maintain skilled counselors and mediators who connect homeowners to prevention resources and to information on homeowners' rights in the foreclosure process.

## **PREVENT AND END HOMELESSNESS**

### **Eliminate the ABD Shelter Penalty**

- KEY CHAMPIONS: Rep. Leavitt (28<sup>th</sup> LD)
- The Aged, Blind, or Disabled (ABD) cash grant program serves extremely low-income people with disabilities who are in the process of applying for Supplemental Security Income (SSI) assistance.
- The ABD cash grant was dramatically cut from \$339/month to \$197/month during the Great Recession and the shelter penalty was implemented, which lowers the cash grant even further to \$120/month for an individual who is deemed not to have out-of-pocket housing expenses. This affects roughly 15% of people on ABD.

- The ABD cash grant is a critical resource for addressing basic needs and every ABD recipient should be able to access the full \$197.
- This Operating Budget request was funded in the Governor’s budget and will cost the state \$2.5 million.

**HB 1694 - Require Landlords to Accept a Payment Plan for Move-in Costs When a Tenant Requests It**

- KEY SPONSORS: Rep. Morgan (29<sup>th</sup> LD)
- Moving costs, including first and last month’s rent, deposits, and fees can add up to thousands of dollars and is a major hurdle for people trying to transition out of homelessness or who have to move.
- Allowing tenants a payment plan to cover these move-in costs will help address this significant barrier.
- HB 1694 would not regulate fees or the cost of the deposits but requires a landlord to accept a tenant’s request for a payment plan for all the move in fees, deposits, and last month’s rent.

**Establish a Pilot Program to Provide Rental Assistance to Disabled Adults and Seniors to Prevent Homelessness**

- KEY CHAMPIONS: Rep. Macri (43<sup>rd</sup> LD)
- When disabled adults and seniors successfully complete the arduous process of securing federal supplemental social security income, they increasingly find themselves still far short of the income needed to meet today’s sky-high rents. \$783 is not enough even to afford a studio apartment in most areas of Washington.
- Receiving SSI makes these individuals ineligible for Housing & Essential Needs rental assistance which otherwise fills a housing gap for disabled adults.
- This budget proviso would establish a pilot program to provide immediate relief to prevent homelessness and study program options for cost-effective interventions for consideration in 2021.
- This is an Operating Budget request for \$5 million.