

Advocacy Works! Organizing for the 2019 State Legislative Session

A group of diverse people are walking across a city street, likely participating in a rally or parade. They are wearing red scarves and holding red signs, which are part of the advocacy effort. The background features a large, historic stone building with the inscription "THURSTON COUNTY COURTHOUSE" visible on its facade. The scene is set on a cloudy day with bare trees, suggesting a cool climate.

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

2018 Legislative Outcomes for Affordable Housing & Homelessness

- ✓ Biennial Capital Budget with \$107 Million for the Housing Trust Fund = *passed*
- ✓ HB 1570/Macri = *passed*
- ✓ HB 2578/Riccelli = *passed*
- ✓ HB 2667/Macri = *passed*
- ✓ HB 2444/Slatter = *passed*
- ✓ HB 2382/Ryu = *passed*
- ✓ HB 1239/Sullivan = *passed*
- ✓ HB 1831/Pettigrew = *passed*
- ✓ HB 2437/Robinson = *not passed (made it to Senate Floor)*



WASHINGTON LOW INCOME
Housing Alliance

Our ask: Pass the Biennial Capital Budget *as soon as possible* with at least \$106 million for affordable housing.

Outcome: SB 6090/Frockt passed on January 18th (Governor signed January 19th) with \$106.77 million for the Housing Trust Fund.



WASHINGTON LOW INCOME Housing Alliance

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HOUSING FOR HOMELESS YOUTH IS AT RISK. Washington Housing Alliance ACTION FUND

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

Pierce County deputy fatally 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.' 

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 



Oprah Winfrey accepts the Cecil B. DeMille Award on Sunday. (Paul Drinkwater / The Associated Press)

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

HOUSING FOR HOMELESS YOUTH IS AT RISK. Washington Housing Alliance ACTION FUND

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



Housing Trust Fund highlights:

- **\$106.77 million = total**
- \$74.207 = earmarks + categories
- \$32.563 = open pool

- \$24.37 = for Permanent Supportive Housing
- \$10 = for preservation of HTF funded homes
- \$5 = for people displaced by natural disaster
- \$1 = for Communities of Concern
- \$4.34 = for veterans
- \$4.34 = homeownership
- \$2.17 = housing for people with developmental disabilities



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Our Ask: Pass HB 1570/Macri to eliminate the sunset of state homelessness dollars, increase the Homeless Housing Assistance Surcharge, and fix the 45% mandate.

Outcome: HB 1570 passed, adding \$22 to the Homeless Housing & Assistance Surcharge, eliminating sunsets and fixing the mandate.

HB 1570, aka the Washington Housing Opportunity Act:

- Removes all sunsets – all fees are permanent.
- Adds \$22 to the Homeless Housing & Assistance Act for a total of \$62 (overall total with other fees is \$83). Increase is \$54 million per biennium.
- Adds nonprofits to the definition of “private market” for the purposes of the 45% set-aside for private market rental assistance.
- Updates reporting requirements for state and counties.
- Increases amount that counties keep upfront from 60% to about 63%.

Year	Bill Number	Amount	Total	Description
2002	HB 2060	\$10	\$10	Affordable Housing For All Surcharge. For housing, shelter, O&M. Funds split with 40% to state and 60% to the county.
2005	HB 2163	\$10	\$20	Homeless Housing & Assistance Act. To implement plans to end homelessness and to reduce homelessness.
2007	HB 1359	\$8	\$28	To support programs that prevent & end homelessness and to implement plans.
2009	HB 2331	\$20*	\$48*	Added \$20 to the Homeless Housing & Assistance Act, but sunsets it in 6/2013.
2012	HB 2048	\$10*	\$58*	Added another \$10 but sunsets it in 2015, and extends the \$20 sunset to 2017.
2014	SB 5875	NA	\$58*	Extends sunset of both fees (\$30) to 6/2019.
2017	SB 5254	NA	\$58*	Extends sunset to 2023
2019	HB 1570 & HB 2578	\$25	\$83	Homeless Housing and Assistance surcharge increased by \$22 to total \$62, and sunsets removed. Affordable Housing for All surcharge increased by \$3 to total \$13. State portion funds the statewide mitigation fund.



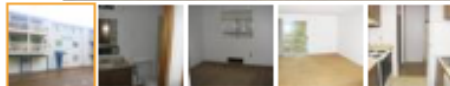
WASHINGTON LOW INCOME
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Our Ask: Outlaw discrimination against tenants using income or rental assistance to help pay the rent.

Outcome: HB 2578/Riccelli passed making discrimination illegal and creating a new statewide mitigation fund while increasing local resources for affordable housing.

★ **\$975 / 1br - One bedroom Apt in Renton near Bus 169 (Renton)**

image 1 of 5



One Bedroom \$995/mo (3rd floor) top floor
Security Deposit \$600 oac

Application fee is \$35 per person

We cover water, sewer & garbage!
Sorry no section 8 or rental assistance programs.

Address:
19235 108th Ave SE, Renton 98055

HB 2578:

- Outlaws discrimination with very broad definition of “source of income”.
- If source of income requires inspection of the property and repairs exceed \$1,500, landlord doesn’t have to accept the tenant unless they access the mitigation fund to help pay for the repair cost.
- If a landlord requires a threshold level of income, any source of income in the form of a rent voucher or subsidy must be subtracted from the total of the monthly rent prior to calculating if the income criteria have been met.
- Landlords in violation of this act are subject to up to four and half times the monthly rent, court costs and reasonable attorney fees.



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HB 2578: Definition of “source of income”

Source of income includes benefits or subsidy programs including housing assistance, public assistance, emergency rental assistance, veterans benefits, social security, supplemental security income or other retirement programs, and other programs administered by any federal, state, local, or nonprofit entity. "Source of income" does not include income derived in an illegal manner.

HB 2578 and the Mitigation Fund

- State acts as guarantor for landlords renting to tenants with rental assistance. This helps equalize the private market since low income tenants don't have any or much cash for deposits.
- Incentivizes landlords to rent to subsidized tenants because \$5,000 in damages or lost rent is covered, up to \$1,000 for repairs identified by an inspection required by the rental program and up to two weeks of lost rent if there is delay in the tenant moving in due to the inspection.
- If a landlord utilizes this program, they are prohibited from going after the tenant for any additional claim and cannot send the tenant to a collection agency.



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Ask: Allow extremely low income adults with permanent disabilities, and adults with a substance use disorder to access Housing & Essential Needs rental assistance.

Outcome: HB 2667/Macri passed with an emergency clause to immediately save the housing of people being moved from HEN to ABD.



HB 2667:

- Allows people with permanent disabilities and who qualify for the Aged, Blind & Disabled cash program (up to \$197) to receive rental assistance from Housing & Essential Needs.
- Included an emergency clause to immediately save the housing of people being transferred to the ABD program because their disability status changed from temporary to permanent.
- Removes exemption for people with a primary disability of a substance use disorder from Housing & Essential Needs.
- Improves data sharing between state departments (DSHS and Commerce) to ensure that county-based HEN providers can conduct outreach to people who may qualify for HEN rental assistance.



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Ask: Help people successfully apply for federal disability benefits by improving access to medical records.

Outcome: HB 1239/Sullivan passed to allow people appealing a denial of SSI or SSDI to have free access to their own medical records once every two years.

HB 1239:

- Health facilities, health care providers, and health insurance issuers are required to provide one free copy of a person's health care information if the person is appealing the denial of federal Supplemental Security Income or Social Security disability benefits.
- Provider determines if the records are supplied electronically or in paper.



Ask: Update qualification rules for people applying to public assistance programs in order to protect modest assets.

Outcome: HB 1831/Pettigrew passed which allows people to keep a greater portion of their resources and still be eligible for public assistance (such as the Housing and Essential Needs and Temporary Assistance for Needy Families programs).

HB 1831:

- Cars valued up to \$10,000 are exempted (previous limit was \$5,000) and,
- All other resources up to \$6,000 are exempted (previous limit was \$1,000, or \$3,000 for TANF applicants).



Ask: Encourage donations of surplus government properties for affordable housing.

Outcome: HB 2382/Ryu passed to clarify and promote the transfer of underutilized surplus properties for affordable housing development.



HB 2382:

- The property may be transferred (leased, sold or otherwise disposed of) on mutually agreeable terms, including at no cost.
- Commerce must keep an inventory of surplus properties and determine which are suitable for affordable housing.
- Authorizes local government to also dispose of public property for public benefit, but requires rules to be made and must be consistent with the GMA.
- Department of Transportation land is not included.



Ask: Clarify that affordable housing funded with federal Low Income Housing Tax Credits are not subject to the Real Estate Excise Tax when the ownership structure changes due to federal rules.

Outcome: HB 2444/Slatter passed to clarify that REET does not apply to LIHTC projects changing ownership at year 15.

HB 2444:

- Creates an exemption from REET which expires in 17 years (2035)
- Requires WSHFC to gather data on the properties subject to the exemption & JLARC is required to perform a tax preference study due to the legislature in 2033.
- Applies to properties transferred after effective date of the legislation, July 1st, 2018.



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Questions?



Why these victories were possible:

- ✓ Persistent advocacy for Years.
- ✓ Voices statewide demanded action.
- ✓ Lawmakers heard from local advocates throughout the year.
- ✓ Advocates delivered a consistent & strategic message.
- ✓ Housing champions have been elected to state level offices.



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Why these victories were possible:

Actions taken online	2,677
Emails to lawmakers	5,481
Advocacy Day Attendees	630



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Advocating during session is critical,
but the interim offers special opportunities.





Interim: The intervening time between legislative sessions

Interim advocacy: Leveraging the opportunity that the interim provides to educate lawmakers in their own legislative district



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- ✓ Lawmakers have more time: Meetings are usually much longer than when based in Olympia during session.
- ✓ In-district advocacy offers opportunity to educate on how the lack of affordable housing and homelessness impact the local community.

Work with a nonprofit 501c3 organization? No problem!

- ✓ Advocacy: Educating on an issue = **No limits.**
- ✓ Lobbying: Advocating for a specific piece of legislation or budget = **Some (generous) limits.**
- ✓ Campaigning: Helping get someone elected = **Not allowed!** But you can do this on your own time!



Work with a nonprofit 501c3 organization? No problem!

- ✓ Two IRS options: “Substantial Part” test and 501(h) election.
- ✓ Free lawyers and good information:
Alliance For Justice - Bolder Advocacy at
www.afj.org.

Helpful Information to Know Before Meeting With a Lawmaker

- ✓ What's the lawmaker's position on homelessness and affordable housing issues?
- ✓ Does the lawmaker serve on any key policy committees? Do they hold a leadership position within their caucus?

Helpful Information to Know Before Meeting With a Lawmaker

- ✓ What's the lawmaker's voting record on the legislation you care about?
- ✓ What policy issues does the lawmaker have a history of supporting and opposing?



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A very valuable resource! www.leg.wa.gov



**Senator Andy
Billig (D)**

Majority Deputy
Leader

3rd Legislative
District

Email
Details

Olympia Office

412 Legislative Building
PO Box 40403
Olympia, WA 98504
(360) 786 - 7604

District Office

25 W Main Ave.
Suite #237
Spokane, WA 99201-5090
(509) 209 - 2427

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Know what you want to accomplish!

- ✓ Develop a relationship
- ✓ Introduce an issue
- ✓ Educate the lawmaker
- ✓ Make a specific request



Who should attend the meeting?

- ✓ People directly impacted by the issue have important and unique expertise to share with lawmakers.
- ✓ Non-profit board members often have valuable perspectives about why these issues matter to the public.

Who should attend the meeting?

- ✓ Local elected officials can be effective messengers and can help increase local accountability.
- ✓ Unexpected messengers representing sectors outside of homelessness and affordable housing can help illustrate nexus between housing and other issues.



The Housing Alliance is a resource for engagement:

- Interim “Learn at Lunches”
- Advocacy tools on-line at www.wliha.org
- Staff are available to provide support
- Sign up for our emails and follow us on social media to stay engaged!



The Housing Alliance advocacy programs:

- Resident Action Project
- Board Advocacy Project
- Legislative District Leads
- Share your story!
- Help send housing champions to Olympia!

You are invited! Housing &
Homelessness Advocacy Day!
January 31st, 2019 in Olympia!





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Q & A

Any questions?



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**Please contact the Housing Alliance
with any questions:**

Michele@wliha.org