The Washington Low Income Housing Alliance

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



Today's Agenda

- Welcome and webinar logistics
- The role of advocacy in getting these bills passed
- Overview of HB 1570/Macri the Washington Housing Opportunities Act
- Overview of HB 2578/Riccelli outlawing source of income discrimination











RAP is a statewide network led by people who have experienced housing injustice. Together, we're building power to change state policy through storytelling, organizing, and civic action.



WASHINGTON LOW INCOME Housing Alliance





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.



"The legislature recognizes that all of the people of the state should have the opportunity to live in a safe, healthy, and affordable home.

The legislature further recognizes that homelessness in Washington is unacceptable and that action needs to be taken to protect vulnerable households including families with children, youth and young adults, veterans, seniors, and people at high risk of homelessness, including survivors of domestic violence and people living with mental illness and other disabilities."

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.



HB 1570, the Washington Housing Opportunity Act overview:

- 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. \$42 m retained locally, \$12 m for the state.
- 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%.



HB 1570, updated state reporting requirements:

- State Homeless Housing Strategic Plan is now required to a be a 5-year plan instead of 10.
- Due July 1, 2019 and each 5 years thereafter.
- Must also provide yearly updates and reports due to the legislature each December.
- Must include performance measures, identification of best practices, analysis of drivers of homelessness, and more.
- Must coordinate with Office of Homeless Youth



HB 1570, updated county reporting requirements:

- Local Homeless Housing Plan is now required to a be a 5-year plan instead of 10. First is due December 2019.
- Commerce must issue guidance for these plans by December 2018 and must collaborate with local government to determine performance measures that local government will be held accountable to.
- Must also provide annual reports on performance in meeting local goals in the Homeless Housing Plan.



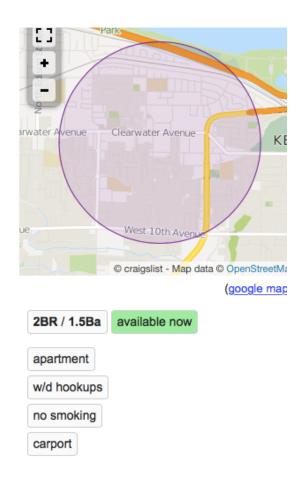
Questions?



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.

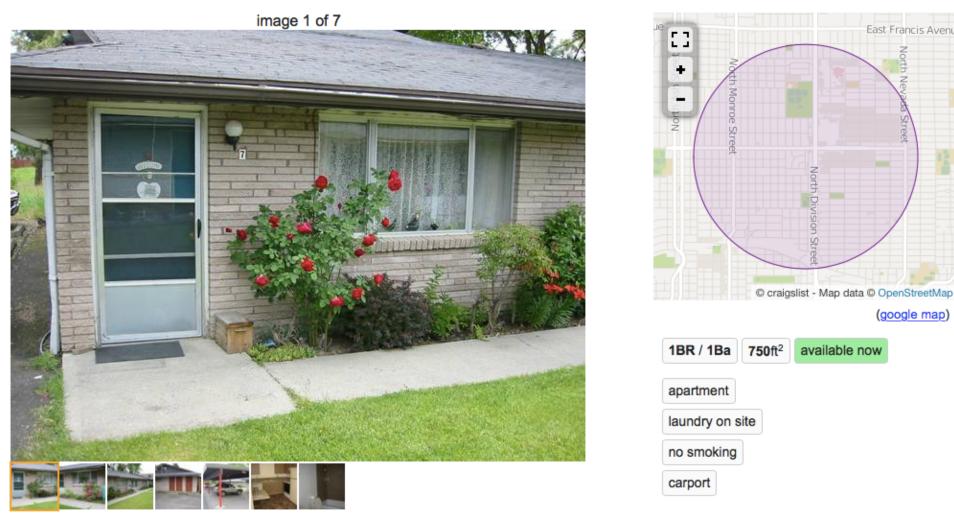




Upstairs unit has 2 bd., 1.5 baths and has a covered parking space. Baseboard heating, wall unit a/c. Large 2 bedroom also has back deck. Unit is available now and there will be an open house on Friday, December 29th 12:30 to 1:30 for those interested. Sorry no Section 8 vouchers in no pets allowed. Must have 3x the amount of rent (\$775.00/month, 12 month lease agreement), and deposit is \$775.00. Renters pay for electricity, owner pays for water, sewer and garbage service. Close to schools, grocery stores, etc.. drive by 4108 Albany in Kennewick to verify location. It is Unit C upstairs. Has washer/dryer hookups inside unit. Pictures may not be of actual unit, however floor plan is the same just different colors of cabinets, flooring, etc.

Jerry D. Abrams Co. Property Management

☆ \$600 / 1br - 750ft² - Atlantic Senior Apts (Atlantic and Dahlke) 🛞



Come join us at the Atlantic Senior Garden Apts, an Age 55+ active senior complex for NON SMOKERS/no pets . They are ground level units with covered parking, patios and storage,, community laundry. This unit was just renovated. Close to Northtown, medical facilities and shopping. Extremely quiet good quality of life senior living. Walking distance to new Trader Joes grocery. Call LJ Enterprises for showing if you qualify .minimum income requirement. \$1500 mo .no section 8 .

* \$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: Broad Overview

- Outlaws discrimination based on "source of income".
- Goes into effect September 30th, 2018
- Establishes the new statewide Landlord Mitigation Program, administered by the Washington State Department of Commerce.
- Funding source is a \$3 increase to a document recording fee on real estate related documents, split 40/60 with counties who retain 60% of funds to invest in affordable housing (known as "2060 funds).



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.



Enforcement

- Landlords in violation of this act are subject to up to four and half times the monthly rent, court costs and reasonable attorney fees.
- The act is in the Residential Landlord Tenant Act. It is not under the purview of the Human Rights Commission.



More details

- If the 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.



Landlord Requires Tenant Income be 3x the Level of Rent or More Renter A Qualifies for Housing

Renter Income:
Rent:\$600 per month
\$1,000 per monthValue of rental or
income assistance\$800 per monthLandlord's income
requirement:3 times the amount of rent after the subsidy is
subtracted from rent total = \$200 per month x 3
(\$600/month). Tenant Qualifies.



Landlord Requires Tenant Income be 3x the Level of Rent or More Renter B Does Not Qualify for Housing because landlord has not substracted value of rental/income assistance. Renter Income: \$600 per monent Rent: \$1,000 per month Value of rental or income assistance: \$800 per month Landlord's income requirement: \$3,000 per month, or 3 times the amount of rent



Mitigation Program Overview

- 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.
- \$5,000 in damages beyond normal wear & tear, and/or in lost rent or utilities are covered.
- Repairs identified by an inspection that was required by the rental program are covered landlord must put in first \$500 in order to seek reimbursement for up to \$1,000.



Mitigation Program additional details

- Up to two weeks of lost rent if there is a delay in the tenant moving in due to the inspection.
- Program is reimbursement only (not a grant program).
- This portion of the bill went into effect on June 7.
- Department of Commerce is establishing the program and hopes to get it underway as soon as possible.



Questions?



Keep Advocating!





Please contact the Housing Alliance with any questions:

- Resident Action Project, Nick Wood: nickW@wliha.org
- State Policy Agenda, Michele Thomas: michele@wliha.org
- Board Advocacy Project & LD Lead Program, Dimitri Groce: dimitriG@wliha.org
- Voter Registration and Housing Alliance Action Fund, Teresa Clark: TeresaC@wliha.org

www.wliha.org I 206-442-9455