**Comparison of Local Affordable Housing Funding Options**

|  |
| --- |
| **Regular Housing Levy** |
| **RCW:** [84.55](http://apps.leg.wa.gov/rcw/default.aspx%3Fcite=84.55)  **Maximum Statutory Levy Rate:** $0.50/$1,000 Assessed Value  **Voter Approval Required:** Yes  **Affecting Levy Limits:** Levy Limit Statutory Rate District budget  1% Ballot  **Governing Body:** City and/or County  **Time Period:** 7 Years  **Purpose:** Finance affordable housing and O&M for low-income (80% AMI) households  **Potential Stakeholders:** Affordable housing/homelessness advocates, nonprofit development corporations, architects, banks and other financial institutions, community groups and organizations including faith groups, labor groups, and school organizations |

|  |
| --- |
| **Emergency Housing Levy** |
| **RCW:** [84.52.105](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.105)  **Maximum Statutory Levy Rate:** $0.50/$1,000 Assessed Value  **Voter Approval Required:** Yes  **Affecting Levy Limits:** Levy Limit ~~Statutory Rate~~ District budget  1% Ballot  **Governing Body:** City and/or County  **Time Period:** 10 Years  **Purpose:** Finance affordable housing and O&M for very low-income (50% AMI) households.  **Note:** This amount can exceed the levy lid/aggregate limit of $5.90  **Potential Stakeholders:** Same as the regular housing levy. |

|  |
| --- |
| **HB 2263 “Local Option” Sales Tax** |
| **RCW:** [82.14](http://app.leg.wa.gov/rcw/default.aspx%3Fcite=82.14)  **Maximum Rate:** 1/10th of 1% Sales Tax Increase  **Voter Approval Required:** Yes  **Governing Body:** Counties; Cities outside of King County on 10/9/2017, Cities in King County on 10/9/2018  **Time Period:** N/A  **Purpose:** At least 60% of the funds At least 60% of the funds for affordable housing; mental health facilities; and/or O&M. Must serve 60% AMI or below within certain population groups.  Remaining funds would be used for behavioral health treatment programs and services or housing-related services.  **Potential Stakeholders:** Same as for the regular and emergency housing levies. Because of the mental health linkages, mental health service providers and constituencies that advocate for mental health could be particularly key stakeholders. |

|  |
| --- |
| **Mental Illness and Drug Dependency Tax** |
| **RCW:** [82.14.460](http://apps.leg.wa.gov/rcw/default.aspx%3Fcite=82.14.460)  **Maximum Rate:** 1/10th of 1% Sales Tax Increase  **Voter Approval Required:** No  **Governing Body:** Counties and Cities  **Time Period:** N/A  **Purpose:** Operation or delivery of chemical dependency or mental health treatment programs and services and for the operation or delivery of therapeutic court programs and services. “Programs and services,” includes, but is not limited to, treatment services, case management, and housing that are a component of a coordinated chemical dependency or mental health treatment program or service. |

|  |
| --- |
| **[PROPOSED] Real Estate Excise Tax or “REET 3”** |
| **RCW:** [84.25](http://apps.leg.wa.gov/rcw/default.aspx%3Fcite=84.25)  **Maximum Rate:** Potentially ¼ of 1 percent of the selling price on the purchase and sale of real property  **Voter Approval Required:** Current REET options are councilmatic (do not require additional voter approval)  **Governing Body:** Counties and Cities  **Time Period:** N/A  **Purpose:** To finance the development of affordable housing, including the acquisition, building, rehabilitation, and the operations and maintenance of housing. |

|  |
| --- |
| **HB 2263 “Cultural Access Program” [NOT FOR AFFORDABLE HOUSING]** |
| **RCW:** [82.14](http://app.leg.wa.gov/rcw/default.aspx%3Fcite=82.14)  **Maximum Rate:** Counties can choose either a 1/10th of 1% sales tax increase **OR** property tax levy that would generate an amount equal to what the 1/10th of 1% sales would generate, subject to the $5.90 local tax limit. Note: King County can only implement the sales tax.  **Voter Approval Required:** Yes  **Governing Body:** Counties  **Time Period:** 7 Years  **Purpose:** Advancement or preservation of science or technology, the visual or performing arts, zoology, botany, anthropology, heritage, or natural history.  **Note:** Although HB 2263 also authorized this option, it is not linked in any other way to the affordable housing/mental health funding option. The two options are entirely separate from one other. |