



Affordable housing

HB 1590, HB 2343/SB 6334, HB 2620/SB 6411, SB 6126

Support tailored solutions to increase affordable housing and reject one-size-fits-all approaches.

1 The affordable housing crisis looks different in every city.

2 Policy solutions must be tailored to address a variety of challenges.

3 The Legislature should invest in new and existing programs and remove barriers to affordable housing.

1 Our cities face affordable housing challenges across the income spectrum. The need for each city is different based on its residents and surrounding communities. Local leaders are in a unique position to appreciate the complexity of the affordable housing challenges facing their city. Elected officials see firsthand how these diverse issues affect their community and are dedicated to finding effective solutions. Washington's mayors and councilmembers know that a multipronged approach is required to meet the complex challenge of affordable housing.

2 Cities need infrastructure to support housing—including water, wastewater, electric, gas, and transportation. Even when cities have upzoned, they find that costly infrastructure upgrades stand in the way of development. In other cities, the lack of economic development hinders housing growth.

80% of cities need additional resources to support affordable housing programs and local planning efforts.*

*2019 AWC City Conditions Survey

3 Strong cities need...

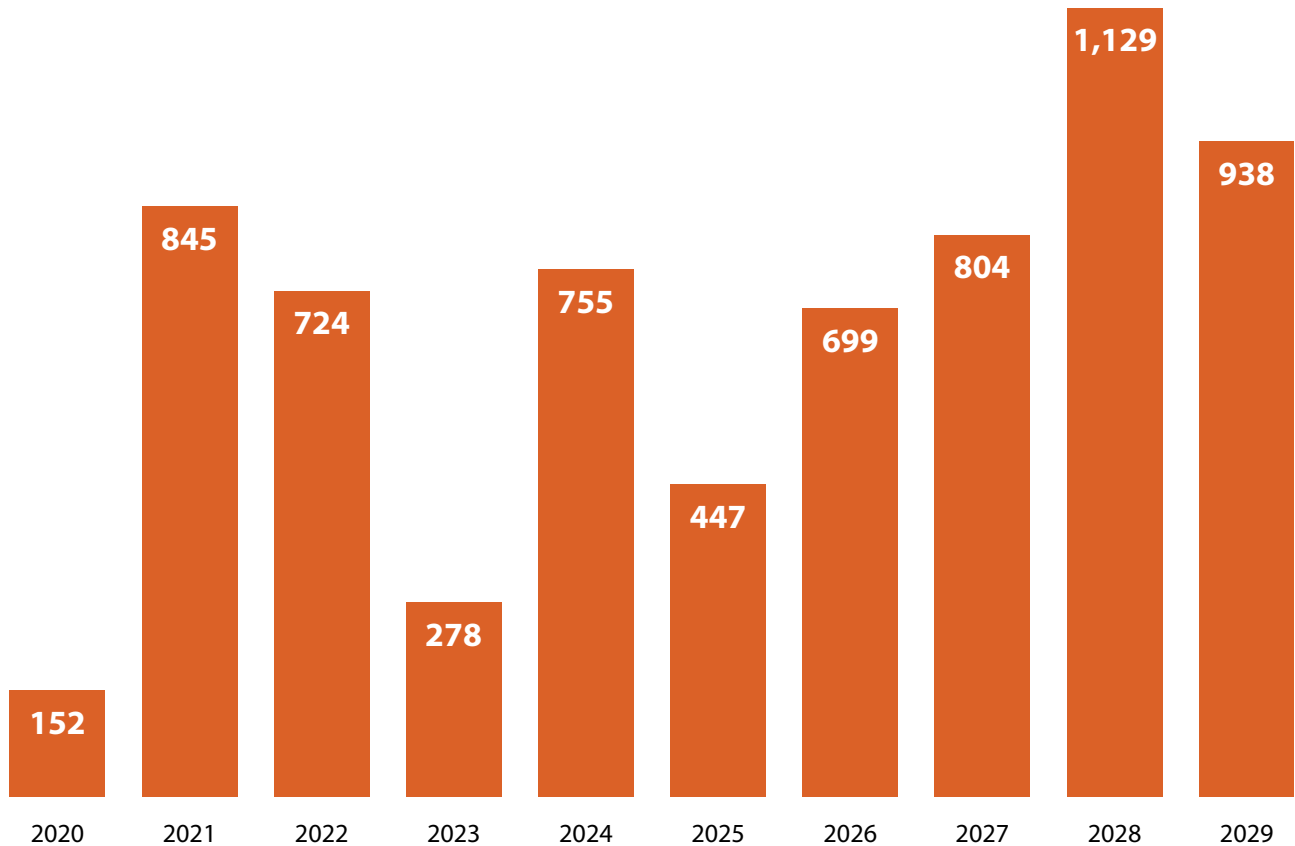
- Changes to the Multifamily Tax Exemption program to allow eligibility for smaller cities, extend the tax exemption for continued affordability (see back page), and extend the ability to preserve existing affordable housing (**HB 2620/SB 6411**).
- Support and incentives for cities that want to pursue a greater variety of housing types in traditional single-family neighborhoods, such as missing middle or ADU ordinances (**HB 2343/SB 6334**).
- New councilmanic taxing authority for affordable housing, such as optional sales taxes (**HB 1590, SB 6126**).

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Nearly 7,000 affordable housing units will expire out of MFTE projects in the next 10 years unless the program is extended.



Source: Up for Growth National Coalition.

The Multifamily Tax Exemption (MFTE) program is an optional property tax abatement to incentivize multifamily apartment construction. The tax exemption on a qualifying property lasts for eight consecutive years. However, the exemption is extended to a 12-year period if the owner commits to renting or selling at least 20% of the units as affordable housing to low- and moderate-income households. Further extending this incentive program will keep more affordable housing units available for low-income households.

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