



# Affordable Housing Issue Brief

**Support existing programs, invest new resources, and remove barriers to increase affordable housing**

Communities across the state are facing a housing affordability crisis. There is a growing need for additional resources to invest in housing for those with low incomes, and for supported housing for those in need of intensive assistance. Lack of supply of market rate housing is compounding the problem.

Cities need the Legislature to tackle this problem from multiple directions. We recognize that the state cannot address this crisis through subsidies alone. We are committed to finding ways to help the private market deliver more affordable units.

## Strong cities need:



### **Invest in existing subsidized housing programs**

Make an ongoing \$200 million investment in the Housing Trust Fund. This existing program is the preeminent tool in the state to fund capital construction of affordable housing.



### **Provide greater flexibility for programs that support affordable housing**

- Extend the authority to use REET for affordable housing
- Expand and refine the Multifamily Tax Exemption Program
- Strengthen city decision-making role in allocating resources provided to counties to address housing and homelessness in cities
- Provide greater authority and reimbursements to exempt affordable housing projects from development fees



### **Create new local authority options**

- Invest \$20 million per year in a new local government revenue sharing proposal (like **HB 2437** in 2018 session)
- Invest \$1.5 million per year for a pilot to allow for reinvestment of the sales tax from the construction of multifamily development modeled on **HB 1797** (2018 session)



### **Remove barriers**

- Support voluntary densification and infill development solutions
- Explore opportunities for shared housing
- Address condo liability to expand housing options

[more details on back](#) 

**For every \$100 increase in rents, there is an increase of 6-32% in homelessness.**

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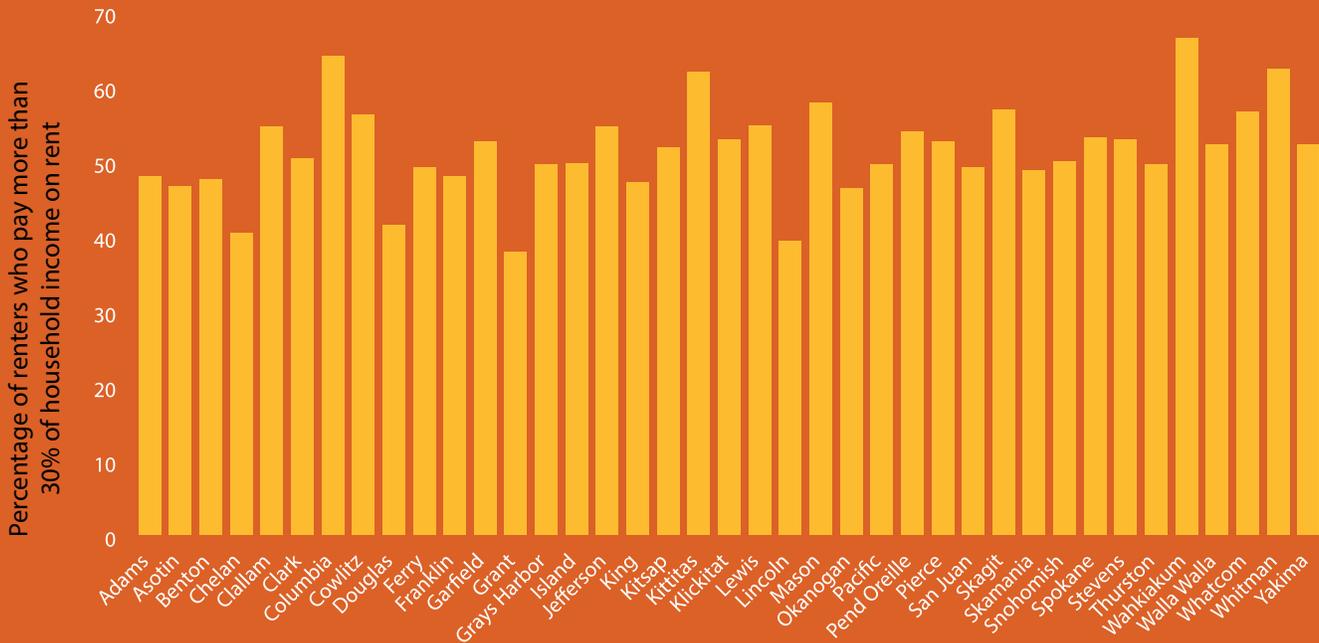
The average rental cost of a one bedroom apartment has increased 47% since 2011 to \$1,499/month



Washington ranked dead last in the country for rental vacancy rates (as of Dec. 2017)



More than half of Washington renters are cost-burdened: 51% of renters statewide



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