



Affordable housing

2019

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. Cities also 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.

2 Local leaders are in a unique position to appreciate the complexity of the affordable housing challenges facing their city. Elected officials see first hand how these diverse issues affect their community and are dedicated to finding effective solutions. Washington's mayors and councilmembers know that a multi-pronged approach is required to meet the complex challenge of affordable housing.

70% of cities need additional resources to support affordable housing.*

*2018 AWC City Conditions Survey.

Strong cities need...

- An ongoing \$200 million investment in the Housing Trust Fund. This program is critical to fund housing development that is affordable at income levels that the market will not be able to serve.
- New local tools, including local government revenue sharing for housing (**HB 1406/SB 5646, HB 1219/SB 5195**); authorization for small cities to use the multifamily tax exemption program (**SB 5366**); voluntary densification and infill development solutions (working to change **HB 1923** and **SB 5769** to support cities rather than mandate density requirements); and opportunities for shared housing.
- Support for cities looking to promote housing development (**HB 1680, SB 5788**).
- Condo liability reform (**HB 1306/SB 5334, HB 1576**).

Contact:

Carl Schroeder
Government Relations Advocate
carls@awcnet.org

Shannon McClelland
Legislative & Policy Analyst
shannonm@awcnet.org

Additional information

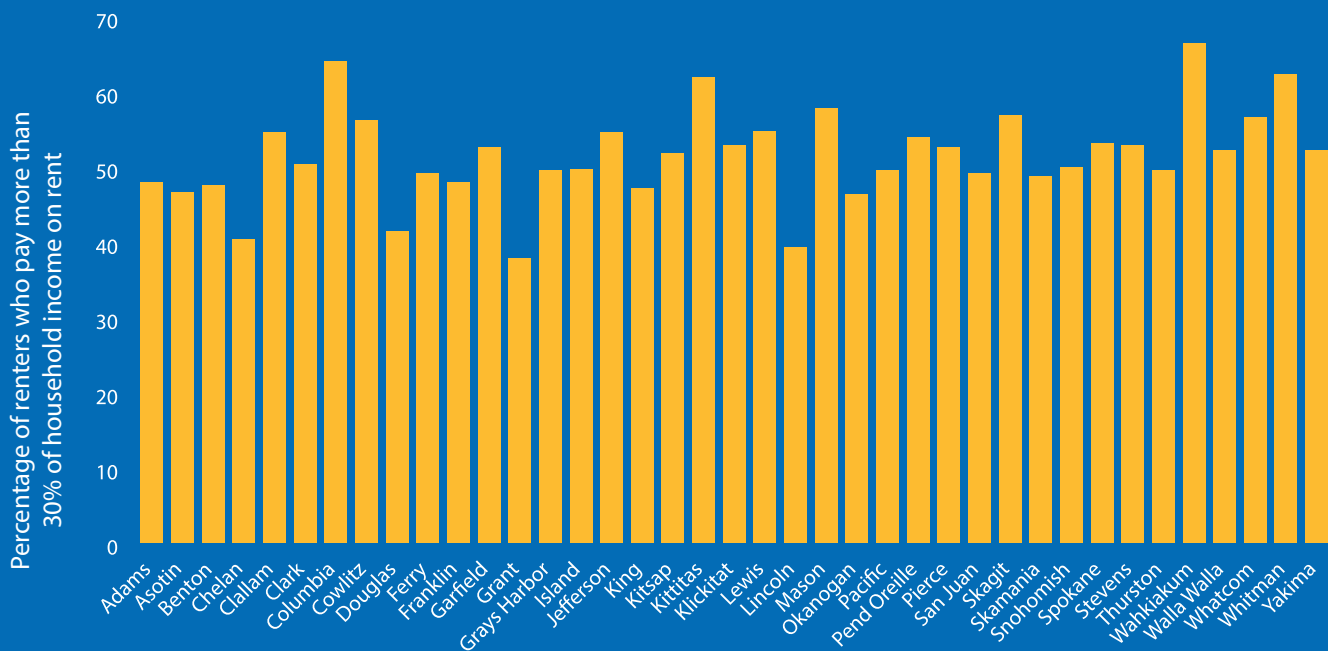
The average rental cost of a one bedroom apartment has increased 47% since 2011 to \$1,499/month



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



Contact:

Carl Schroeder
Government Relations Advocate
carls@awcnet.org

Shannon McClelland
Legislative & Policy Analyst
shannonm@awcnet.org

