



Tacoma-Pierce County Affordable Housing Consortium Advocacy Positions for 2019:

November 11, 2018

The Board of the Tacoma-Pierce County Affordable Housing Consortium (AHC) chooses the AHC’s advocacy priorities each year. Most of them pertain to the state legislative session. Some to local issues in Pierce County. Occasionally, the AHC will express a view on national issues. The AHC assigns each policy proposal to one of the following priorities:

Priority Support	Support	Neutral	Oppose
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Many of the proposals that show below come from the agenda of the Washington State Low Income Housing Alliance (Alliance). The AHC is an Alliance member. In that capacity, the AHC helps devise the agenda. An important purpose of the Alliance is to help coordinate, and unify, the housing advocacy in the State. This purpose influences the Board’s views in two ways. **First**, the Board appreciates the value of aligning its views with those of the Alliance if doing so is congenial to the Board’s judgments. **Second**, many proposals can be technical. The Board values the Alliance’s expertise and due diligence. Also for this reason, as the list below shows for some issues, Board will await the views of the Alliance before adopting its own position.

Bill or Proposal	Some Details	AHC Position
LOCAL PROPOSALS:		
City of Tacoma’s Affordable Housing Action Strategy	The City Council of Tacoma the “Affordable Housing Action Strategy”. http://cms.cityoftacoma.org/cedd/housing/affordablehousingactionstrategy.pdf . It recommends policies and initiative to preserve and create affordable housing in Tacoma. AHC supports these recommendations. In particular, AHC strongly supports those initiatives that do the following: <ol style="list-style-type: none"> 1. Create a reliable and meaningful source of local funding for the purchase, construction and preservation of affordable housing. 2. Establish and strengthen programs that require developers throughout the city to include affordable housing in their market rate mix. 3. Establish and strengthen programs that provide developers with incentives to include affordable housing in their market rate mix. 	<b style="color: red;">Priority Support

Bill or Proposal	Some Details	AHC Position
<p>City of Tacoma's Efforts to Find a Permanent Site for:</p> <ul style="list-style-type: none"> • Homeless Young Adult Shelter • Drop-In Center for Homeless Youth and Young Adults 	<p>The City of Tacoma is seeking a permanent location for its shelter for homeless young adults ages 18 – 24 years and for its drop-in center for homeless youth and young adults, ages 12 to 24 years. It has been looking for nearly 5 years.</p> <p>The AHC, and others, will strongly support the City's efforts in at least two ways:</p> <ul style="list-style-type: none"> • help the City with strong public support as necessary to find and establish a site • contribute a full measure of impatience on behalf of the homeless young people that the City get this done. 	<p>Priority Support</p>
<p>STATE PROPOSALS</p>		
<p>State Housing Trust Fund Investment</p>	<p>Support the proposal for \$200 million for the State Housing Trust Fund</p>	<p>Priority Support</p>
<p>Cities or counties keep a portion of state sales tax (HB 2437 in 2018)</p>	<p>Local cities and counties will have the ability to retain a portion of the state sales tax (.030) to use for acquiring, rehabilitating, or constructing affordable housing, funding the operation & maintenance costs of affordable or supportive housing, or to provide rental assistance to tenants. The funds may only be used for persons at or below 60% AMI. Expiration of the tax is 20 years after its adoption by the city or county.</p>	<p>Priority Support</p>
<p>Family Unification Program</p>	<p>Create a state-funded family unification program (FUP) vouchers with housing navigation and support services. It will put vouchers at the disposal of DCYF case managers and the dependency court to prevent the need for foster care placement, reunify a family, get a child out of foster care, and help youth stay out of homelessness as they age out of the foster care system</p>	<p>Priority Support</p>
<p>State funding for services for homeless youth and young adults</p>	<p>THA's Arlington Drive Campus for Homeless Youth and Young Adults will need state funding for its services, in two categories. (1) It needs funding for 6 more Crisis Residential Center/HOPE beds to supplement the 6 beds the state already funds in THA's present CRC; (2) It needs funding for services for homeless young adults.</p> <p>To allow for this, the legislature needs to increase appropriation for present programs that fund these services including:</p> <ul style="list-style-type: none"> ● Crisis Resident Center/HOPE beds ● Young Adult Housing Program ● Independent Youth Housing Program. 	<p>Priority Support</p>

Bill or Proposal	Some Details	AHC Position
Fund the Anchor Community Initiative	A request in the state capitol budget for \$4 million for the four Anchor Communities to serve homeless youth and young adults. Pierce County is one of four Anchor Communities. Funding would assist with homeless prevention, emergency response, long-term housing, and support services for youth and young adults in the four communities.	Priority Support
Fund and Reform the Homeless Student Stability Program (HSSP)	Fund and enact changes to the Homeless Student Stability Program (\$6 million). The funding request would provide more money in grant funding to school districts to support homeless youth (housing navigation, support services, rent assistance). Proposed changes would allow partial grant funding to go directly to housing providers to provide services to students in that district. Tacoma School District was awarded \$85,000 in the 2018-2019 school year to support students experiencing homelessness. This program is fashioned after THA's Elementary School Housing Assistance Program.	Support
Fund the Washington Youth and Families Fund	Fund the Washington Youth and Families Fund (\$6 million, \$4M for maintenance + \$2M in new money). Funding for Building Changes to continue making grants across the state for homeless youth and families. This amount would bring them back to their pre-recession funding level.	Support
Housing Trust Fund set aside for homeownership	Create a 20% statutory (permanent) set-aside of HTF dollars for home ownership	Neutral
Housing Trust Fund set aside for developmental disabilities	Create a statutory (permanent) set-aside in the Housing Trust Fund for housing for people with developmental disabilities	Neutral
PROPOSALS WAITING BOARD REVIEW		
Good Cause Evictions	Statewide requirement that landlords have "good cause" to terminate a month to month tenancy.	Board discussion pending.
Statewide Fair Chance Housing	Eliminate discrimination against tenants based on a prior criminal record	TBD after Alliance determines its position

Bill or Proposal	Some Details	AHC Position
Prevent displacement from manufactured housing communities	This new bill proposes to be an omnibus bill and to include elements of HB 1514, HB 1798, and HB 1884 since they all address loss of manufactured housing communities. By combining them all in one bill we may be able to make some headway in addressing the problem of displacement from manufactured housing communities.	TBD after Alliance determines its position
Expand the use of relocation assistance for owners of manufactured housing to allow use for future housing payments	HB 1884 relates to relocation assistance for manufactured being displaced. It would allow displaced homeowners to put any leftover relocation funds (after they'd moved their home to the dump) towards any alternative housing. Right now if there are leftover funds these can only be used to purchase another manufactured home.	TBD after Alliance determines its position
Extend the MFTE to non-GMA planning cities	We need a tax exemption for affordable housing similar to what the law allows for jurisdictions planning under the Growth Management Act. Several developments are underway without using LIHTC because they are relying on the local tax deferral/exemption allowed for affordable housing development in GMA jurisdictions. Affordable housing shortages are statewide. ALL counties and cities should be able to use this tool to encourage affordable housing development!	TBD after Alliance determines its position
Adjust the per project funding cap for Homeownership projects to 30% of per project multifamily housing cap	The per project funding cap for multifamily rental is \$3M and the per-project fund cap for homeownership projects is \$600k. We'd like to see something like homeownership per project fund caps at no less than 35% of the multifamily per project funding cap. The homeownership cap de-incentives larger projects.	TBD after Alliance determines its position
REET exemption for self-help homeownership housing	Would provide a sales and use tax for labor and materials exemption (\$2 million biannually). Sunsets in 10 years.	TBD after Alliance determines its position
Encourages sale of manufactured housing communities to a nonprofit for preservation (cost estimated roughly between \$58 - \$150 million)	HB 1798 encourages, but does not require, community owners who plan to sell their manufactured housing community to give an opportunity to purchase to any eligible organization (non-profit, HA, land trust, etc). Preserving affordable homeownership in manufactured housing communities (MHCs) could really help address some of the affordable housing crisis in W	TBD after Alliance determines its position

Bill or Proposal	Some Details	AHC Position
Extends the notice to close a manufactured housing community	HB 1514 extends the length of time that homeowners in manufactured housing communities are given when the landlord chooses to close the community or change its use. Current law requires 12 months' notice. We want to increase that to 5 years so that homeowners get some return on their equity, since when the community closes their homes are virtually worthless, and the homeowners may find themselves homeless.	TBD after Alliance determines its position
Communities of Concern Commission (\$20 million, Capital Budget - Building Communities Fund)	State investment in community self-determined assets through a capital fund of \$20 million can begin to capitalize poor communities of color and rural communities with essential housing, healthcare, after-school centers, cultural facilities, and other assets in their respective communities.	TBD after Alliance determines its position
ABD Increase	Increase to monthly cash grant for Aged, Blind, and Disabled (\$57m/biennium)	TBD after Alliance determines its position
Match CSBG Dollars	State match for Community Service Block Grant dollars (~\$8.4m)	TBD after Alliance determines its position
Working Families Tax Rebate	Expand and fund the Working Families Tax Rebate (Dollar ask TBD), similar to EITC	TBD after Alliance determines its position
Child Support Pass-Through	Reinstate a "child support pass-through" for families on TANF to allow families to actually receive a portion of the child support payment instead of all it going to the state to off-set the TANF cash grant.	TBD after Alliance determines its position
TANF Reform	Enact and fund administrative changes to TANF to prevent families from losing TANF support (Dollar ask TBD)	TBD after Alliance determines its position
Capital Gains Tax	New excise tax on capital gains	TBD after Alliance determines its position