2020 Home and Hope State Legislative Agenda

Enterprise Community Partners (ECP) is a national nonprofit that seeks to advance opportunity for low-income families through affordable housing. ECP is committed to advancing and supporting policies that support the construction, financing, and preservation of affordable homes for low- and moderate-income people in diverse, thriving communities.

**LEAD**

Support Stable, Quality, and Affordable Homes & Early Learning for Children

- **Clarify the surplus lands statute** to provide clear guidance on the expanded authority of local municipalities and jurisdictions to discount land for affordable housing. [HB 2774](#)

- **Support Community & Technical College staff and faculty housing** by making it easier for Career & Technical Colleges to build employer-owned housing via availability of surplus lands, tax exemptions, and/or addressing fair housing solutions. [HB 2382](#)

- Expand authority for cities and counties to **utilize councilmanic authority to approve a 0.1% sales tax increase** for affordable housing. [HB 1590/SB 6126](#)

- Provide clarity for King County to **bond against the lodging tax for homeless youth facilities** and adjust the AMI for allowable lodging tax uses to 0-80% to ensure it can serve low-income households. [HB 2110](#)

**SUPPORT**

Increase and Identify New Revenue Sources for Affordable Housing

- **Invest $10M in the Housing Trust Fund in the 2020 supplemental budget to preserve affordable homes already subsidized but at risk of loss.**

- **Fix the property tax exemption for affordable rental housing** by increasing the 50% AMI threshold to 60% AMI, allowing tenants to increase their income without causing a nonprofit to lose the exemption. [HB 2384/SB 6232](#)

- **Reform the Multi-Family Tax Exemption** policy to require affordability for the 8-year exemption, increase overall affordability, and improve reporting requirements. [HB 2746](#)

- **Create a Regional Housing Finance Authority** to create equitable housing developments areound high capacity transit in King County.

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Eliminate Impediments to Creating More Affordable Homes

- **Exempt Affordable Housing Acquisitions from the Real Estate Excise Tax** to address the inability of nonprofits & public agencies to compete with for-profit developers on acquisition. **HB 2634/SB 6366**
- Requires municipal utilities to **waive connection charges** for properties used by a nonprofit organization, local agency, or any other legal entity that provides emergency, transitional, or permanent supportive housing. **HB 2629/SB 6414**

Promote Strong and Fair Policies that Protect Tenants, Remove Barriers to Housing, and Prevent Homelessness

- Ensure that tenants are **not unfairly evicted** by requiring landlords have a legitimate business reason for making someone move. **HB 2453/SB 6379**
- Implement sensible **rent stabilization** to provide protection for renters and relief to those struggling to keep up with the rising cost of rents. **HB 2779**

Invest in Early Learning to Support Families and Enhance Opportunity for the Next Generation

- **Sport new state investment in early learning, including early learning facilities**, to ensure all Washington children have access to affordable, high quality child care and preschool. **HB 2661**
- **Increase the reimbursement rate for Working Connections Child Care** to expand access to quality, affordable child care for Washington families and improve pay and conditions for early learning providers.
- **Extend the Working Connections Child Care Homeless Grace Period from 4 to 12 months** for families experiencing homelessness to remove barriers to accessing child care. This extension will maintain access to the high-quality early learning environments for homeless children and provide continuity of care for kids. **HB 2456/SB 6351**
- **Protect the Puget Sound Taxpayer Accountability act funds** to ensure they are preserved for their intended purpose to serve vulnerable youth.