



Washington Housing Alliance
ACTION FUND

2024 Candidate Questionnaire

Thank you for your interest in an endorsement. Please return your completed form to teresac@housingactionfund.org.

- **Return by May 12** for early endorsement consideration (announced by May 20)
- **Return by May 31** for primary endorsement consideration (announced June 24)
- Additional post-primary endorsements may be announced Sept 12

Name:

Position running for:

Email:

Campaign website:

1. Please tell us about why you are running and what your highest priorities will be if elected?

2. If we endorse you, we'd like to share a statement from you on our website so our members and supporters can learn more about you. Please provide a statement by answering the following question (no more than 250 words): If elected, what will you do to advance the policies and funding investments needed to protect renter households, to prevent and end homelessness and to ensure that more people have access to safe, healthy, affordable homes?

3. People of color, especially Black and Native American people, are overrepresented as renters and experience disproportionately high rates of homelessness, housing insecurity, and evictions. What policies will you advance to address these disproportionate impacts on Washington's communities of color?

4. As Washington moves to increase density near transit, properties in upzoned areas become more valuable. This incentivizes redevelopment and can lead to higher rents and home prices. But living near transit is extremely important for low-income households, for seniors, and for people with disabilities. Where do you stand on mandatory inclusion of affordable rental and homeownership in state-required up-zones near transit?

5. According to the 2024 Gap Report by the National Low Income Housing Coalition, Washington is short over 171,981 homes affordable to extremely low-income households (those earning 30% and below of the area median income) and over 236,596 homes affordable for very low-income households (those earning 50% or below of the area median income).

What will you do to ensure that more resources are secured for the state Housing Trust Fund to build, acquire, and preserve the permanently affordable homes that our communities need?

6. HB 2276 and SB 6191 were introduced in 2024 to create a permanent fund source for affordable housing for low-income households and for people with disabilities by adding an additional real estate transfer tax (RETT) of one percent on the value of properties selling for over \$3.025 million. The bills reduced the Real Estate Income Tax (REET) for most low- and middle-income households selling property in Washington. The revenue generated from the new tax would have funded the state Housing Trust Fund, Apple Health and Homes Account (permanent supportive housing), the Affordable Housing for All Account (homeless services), and a new Developmental Disabilities Housing and Services Account, as well as provided support for the ongoing cost of running affordable housing.

Would you support a similar bill in 2025?

Yes

No

7. Although budget leaders have consistently supported our request to fill gaps in homelessness prevention funding with state general fund dollars, state investments in homelessness prevention continue to fall short of the need in our local communities. Programs such as the Housing and Essential Needs rental assistance program are not able to help many who qualify. What will you do if elected to increase funding for homelessness prevention?

8. Nonprofit front-line workers who deliver critical services to people experiencing homelessness are underpaid and overworked. There are many systemic reasons for this, but the state has a responsibility to ensure that the workers our community relies on are adequately compensated. A strong homelessness workforce helps build stronger communities and ensures that state-funded services are expertly and efficiently deployed. If elected, what will you do to support frontline workers?

9. Affordable homeownership helps move households out of the precarious situation of renting and provides more stable, equity-building financial opportunity. But home ownership is out of reach for many current renters, and people of color are more likely to be renters because of current and past discriminatory and racist policy.

If elected, what will you do to increase access to homeownership for low- and moderate-income households and for people of color?

10. HB 2114 and SB 5961 were introduced in 2024 to provide residential renters and manufactured homeowners with protection against excessive rent increases. HB 2114 advanced out of the House with a 7% cap on annual rent increases for existing tenants. This would be a monthly increase of \$122 per month on the statewide average rent of \$1,748 (as of the end of 2023), or \$1,464 per year.

Would you support a bill in 2025 that included:

A 5% monthly increase as the bill was introduced (\$87 per month/\$1,044 per year):

Yes

No

A 7% monthly increase as the bill passed the House (\$122 per month/\$1,464 per year):

Yes

No

11. Important tenant protections against evictions and discrimination have been enacted by the state legislature over the last several years, including just cause termination and right to counsel for low-income tenants in eviction court. Will you oppose legislation to roll-back existing tenant protections or that creates new loopholes such as exempting landlords of four or fewer units from landlord responsibilities?

12. The U.S. Supreme Court could make it easier for municipalities to fine, ticket, or arrest people for sleeping outside, even if there is no shelter available. Some local governments have also created barriers that prevent, delay, or drive-up costs to build shelter and affordable housing. Such actions make it much harder to prevent and end homelessness and trap individuals in a cycle of homelessness and jail.

Will you support legislation that would limit the ability of local governments to take such actions?