

Advocate.
Educate.
Celebrate.



January 3, 2024

2024 Legislative Session Preview Webinar

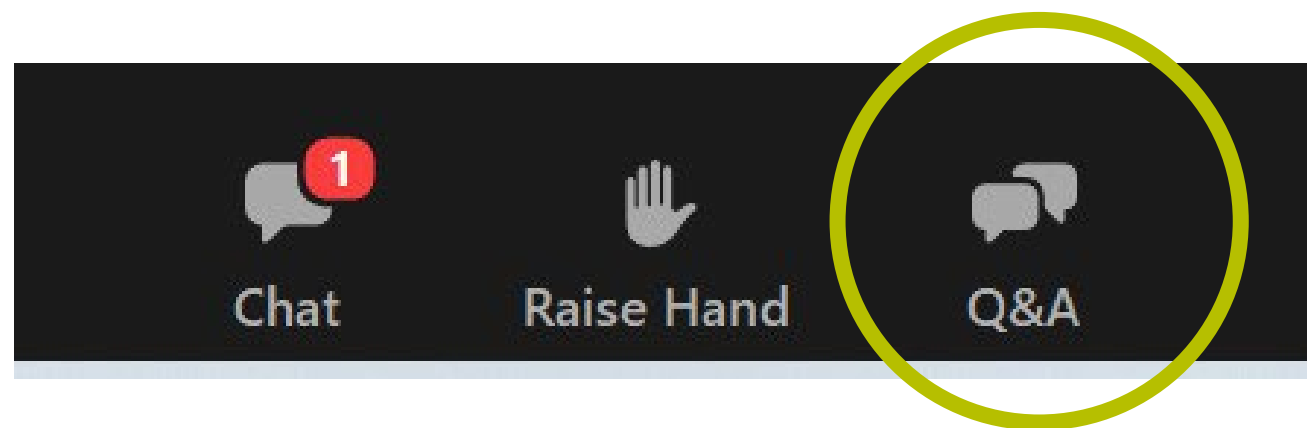


www.wmfha.org



Housekeeping

- Slides will be provided following the presentation.
- Recording will be available to attendees after the presentation.



Agenda

- Introductions
- Special Guests Sen. Mark Mullet and Rep. April Connors
 - Sen. Mullet Brief Words
 - Q & A
 - Rep. Connors Brief Words
 - Q&A
- Legislature 101
- WMFHA Legislative Agenda
- Bills Still in Play, What's New, What to Expect
 - Q&A
- Wrap-up and 2024 Day on the Hill



WMFHA Gov't Affairs Team



Ryan
Makinster



Carter
Nelson



Krystelle
Purkey



Kathryn
Hedrick

Special Guests

Senator Mark Mullet (LD-5)
D - Issaquah



Representative April Connors (LD-8)
R - Kennewick



Washington State Legislature

Preview of the
68th Legislature
Second Session



68th Legislature Overview

House of Representatives

**Majority Caucus – Democrats
(58 seats)**

Speaker of the House
Laurie Jinkins (27 - Tacoma)

**Minority Caucus – Republicans
(40 seats)**

Minority Leader
Drew Stokesbary (31 - Auburn)



68th Legislature Overview

Senate

**Majority Caucus – Democrats
(29 seats)**

Majority Leader
Andy Billig (3 – Spokane)

**Minority Caucus – Republicans
(20 seats)**

Minority Leader
John Braun (20 – Centralia)



WA State Legislature

- 2-year cycle
- Begins the second Monday in January
- Odd (budget) years 105 days
- Even (supplemental budget) 60 days
- Deadlines
 - Policy Cutoff
 - Fiscal Cutoff
 - House of Origin
 - Opposite Chamber

| | Date | Day of Week | Day of Session | |
|-----------------|------|-------------|--|--|
| January | 8 | M | 1 | ← First day of session |
| | 9 | T | 2 | |
| | 10 | W | 3 | |
| | 11 | Th | 4 | |
| | 12 | F | 5 | |
| | 13 | S | 6 | |
| | 14 | Su | 7 | |
| | 15 | M | 8 | |
| | 16 | T | 9 | |
| | 17 | W | 10 | |
| | 18 | Th | 11 | |
| | 19 | F | 12 | |
| | 20 | S | 13 | |
| | 21 | Su | 14 | |
| 22 | M | 15 | | |
| 23 | T | 16 | | |
| 24 | W | 17 | | |
| 25 | Th | 18 | | |
| 26 | F | 19 | | |
| 27 | S | 20 | | |
| 28 | Su | 21 | | |
| 29 | M | 22 | | |
| 30 | T | 23 | | |
| 31 | W | 24 | | |
| February | 1 | Th | 25 | |
| | 2 | F | 26 | ← Policy Committee Cutoff - House of Origin |
| | 3 | S | 27 | |
| | 4 | Su | 28 | |
| | 5 | M | 29 | |
| | 6 | T | 30 | ← Fiscal Committee Cutoff - House of Origin |
| | 7 | W | 31 | |
| | 8 | Th | 32 | |
| | 9 | F | 33 | |
| | 10 | S | 34 | |
| | 11 | Su | 35 | |
| | 12 | M | 36 | |
| | 13 | T | 37 | |
| | 14 | W | 38 | ← House of Origin Cutoff |
| | 15 | Th | 39 | |
| | 16 | F | 40 | |
| | 17 | S | 41 | |
| | 18 | Su | 42 | |
| 19 | M | 43 | | |
| 20 | T | 44 | | |
| 21 | W | 45 | | |
| 22 | Th | 46 | | |
| 23 | F | 47 | ← Policy Committee Cutoff - Opposite House | |
| 24 | S | 48 | | |
| 25 | Su | 49 | | |
| 26 | M | 50 | ← Fiscal Committee Cutoff - Opposite House | |
| 27 | T | 51 | | |
| 28 | W | 52 | | |
| March | 1 | Th | 53 | |
| | 2 | F | 54 | ← Opposite House Cutoff |
| | 3 | S | 55 | |
| | 4 | Su | 56 | |
| | 5 | M | 57 | |
| | 6 | T | 58 | |
| | 7 | W | 59 | |
| | 8 | Th | 60 | ← Last day allowed for regular session under state constitution. |

Legislative Committees

House of Representatives

- Ag & Natural Resources
- **Appropriations**
- Capital Budget
- Civil Rights & Judiciary
- Consumer Protection & Business
- Education
- Environment & Energy
- **Finance**
- Health Care & Wellness
- **Housing**
- Human Services, Youth & Early Learning
- Innovation, Community & Economic Dev. & Veterans
- Labor & Workplace Standards
- Local Government
- Postsecondary Education & Workforce
- Regulated Substances & Gaming
- **Rules**
- State Government & Tribal Relations
- **Transportation**



Legislative Committees

Senate

| | | | |
|--------------------------------------|--|---|------------------------------------|
| Ag, Water, Natural Resources & Parks | Business, Financial Services, Gaming & Trade | Early Learning & K-12 Education | Environment, Energy & Technology |
| Health & Long-Term Care | Higher Education & Workforce Development | Housing | Human Services & Behavioral Health |
| Labor & Commerce | Law & Justice | Local Government, Land Use & Tribal Affairs | State Govt & Elections |
| Transportation | Ways & Means | Rules | |



PRIORITIES

- 1.
- 2.
- 3.



2024 LEGISLATIVE PRIORITIES

WHO

The **Washington Multi Family Housing Association (WMFHA)** is WA State's most trusted community partner and foremost rental housing resource. WMFHA represents over 2,500 members with **329k doors** that comprise residential properties, suppliers, property management, and non-profit entities.



LEARN
MORE

WHAT

We **actively influence** the legislative process and **advocate equitably for our industry** and the communities we serve.

This year we aim to support housing creation by holding the line on rent control and tenant protections, advancing efforts to decrease burdensome costs and regulations on housing, and support incentives to achieve the housing stock we need.



LEGISLATIVE POLICY



Remove & oppose barriers to the creation of rental housing including efforts to enact rent control

Rent cap of 7% in Seattle would put over 20,000 new units at risk for being produced
The State must encourage continued investment in rental housing to meet the demand needed to house Washington



Collaboratively balance the process of enforcing terms of an apartment lease contract

Housing providers, employees, and neighbors must have certainty the court process works efficiently to enforce the law and an apartment lease contract



Invest in existing rental housing by expanding access to resources for housing providers/residents

Promote increasing supportive services for residents in need
Support investments of the construction of multifamily and incentives for increasing housing supply



Maintain multifamily industry growth as it contributes to the economy, remains a critical job creator, while bolstering workforce development.

Advocate for more supportive services for residents in need
WA apartments and their residents contribute \$80.1 billion to the state economy annually, supporting 322,000 jobs

Legislative Agenda

- High level legislative policy document
 - To guide efforts
 - To inform members
 - Public document
- Highlights WMFHA positions on issues and policies
 - Not specific bills
 - Allows flexibility in Olympia and future discussions
- Supported by [webpage](#) with stats, specifics and details



Legislative Agenda - What

- **We actively influence the legislative process and advocate equitably for our industry and the communities we serve.**
 - This year we aim to support housing creation by leading advocacy efforts on rent control and tenant protections, advancing efforts to decrease burdensome costs and regulations on housing, and support incentives to achieve the housing stock we need

Legislative Agenda - Policy

- Invest in existing rental housing by expanding access to resources for housing providers/residents
 - Promote increasing supportive services for residents in need
 - Support investments in the construction of multifamily and incentives for increasing housing supply



Legislative Agenda - Policy

- Maintain multifamily industry growth as it contributes to the economy, remains a critical job creator, while bolstering workforce development
 - Advocate for more supportive services for residents in need
 - Washington apartments and their residents contribute \$80.1 billion to the state economy annually, supporting 322,000 jobs



Legislative Agenda - Policy

- Collaboratively balance the process of enforcing terms of an apartment lease contract
 - Housing providers, employees, and neighbors must have certainty the court process works efficiently to enforce the law and an apartment lease contract



Bills from 2023 Session

Rent Control
Tenant Protections
Real Estate Excise Tax
Housing Supply



Rent Control & Tenant Protections

Rent Control Bills:

- HB 1388/HB 1389/SB 5435
 - Rent Stabilization
- HB 1625/ SB 5615
 - Remove state pre-emption of local rent control



Tenant Protection Bills:

- HB 1124
 - Increased rent increase notification, lease break, late fee limit
- SB 5060
 - Rental registration with a per unit fee
- SB 5707
 - Housing Court

Housing Supply, Gap Voucher & REET

Housing Supply Bills:

- SB 5466/ HB 1517
 - Transit-Oriented Development
- HB 1245
 - Lot-splitting
- HB 1350
 - Multifamily Unit Conversion



Housing Gap Voucher Pilot Bill:

- HB 1817/ SB 5741
 - Creates a “housing gap” voucher program for low-income, seniors and marginalized

Real Estate Excise Tax Bill:

- HB 1628
 - Increases REET for properties over \$3,025,000

Residential Electrician Certification

Multifamily Operations Bill:

- HB 1594
 - Allows maintenance experience to substitute for “apprenticeship” experience for maintenance specialty electrician certificate
 - Brought to legislature and WMFHA by Donn Garret with Avenue5
 - Common sense solution to existing inequity
 - Labor support

2024 Legislative Session

What to Watch



Rent Control in 2024

- Narrative is now revolving around rent stabilization and how it is needed until we get supply online.
 - AKA: Short-term rent stabilization.

Pre-filed Bills - Oppose

- HB 1885/ SB5832 – Campaign Finance
 - Lowers foreign investment threshold (prohibition on “foreign investment”) in PACs

Pre-filed Bills - Neutral

- SB 5899 – Provisions Not Allowed in Rental Agreements
 - Prohibition on class action lawsuits participation
 - Tenants to pay landlord attorney fees unless required by law or court order
 - Mandatory arbitration
 - Must allow tenant to opt out of “non-essential” services

Pre-filed Bills - Support

- **HB 1998/ SB 5901 – Concerning Co-living Housing**
 - Prohibits counties and cities from prohibiting or making it harder to build co-living communities in areas zoned for multi-family
- **HB 2008 - Creating a Task Force on Housing Cost Driver Analysis**
 - A task force of broad representation to study housing cost drivers and make recommendations
- **HB 2033 – Creating a Rental Relief Program**
 - A program to offer property tax incentives for holding steady or decreasing rents
- **SB 5792 – Concerning the Definition of Multiunit Residential Buildings**
 - Adds three story buildings to commercial property exemptions if first floor contains, retail, commercial or mixed use

Not Filed - What Is Out There

- Bed Bug Infestation
 - Early discussions with bill sponsor and have been assured we will be kept in the loop prior to anything being filed
 - Have met and sent concerns and suggested language change to sponsor
- Electronic Notification Allowed for Required Notifications
 - Expect to see a bill, mobile home manufacturers taking lead
- RLTA Workgroup
 - Create a workgroup for comprehensive RLTA updates
 - Working with bill sponsor to make sure it will do what is intended and our industry is fully represented
 - Expect it to be filed soon
- Eviction process fix
 - Contemplated by a few minority Senate and House members
 - No current bill draft

Not Filed - The Gorilla in the Room

- Rent Stabilization Bill - Sen. Yasmin Trudeau/ Rep. Emily Alvarado
 - Expect bill to be released during first two weeks of session
 - Possible press conference
 - Highlights
 - Covers Renters and Manufactured Homes
 - Caps rent increases at 5% each year
 - Fees count as rent for purposes of increase
 - 6 months notice if rent increase is at max (5%)
 - Tenants can break lease if increase is at max (5%)
 - Tenant advocates pushing for no compromise
 - Believe they can get everything they want
 - Threat of statewide initiative

What We Are and Will Be Doing

- Continue to work with those sponsoring problematic bills
- Working with allies to address bills in committee and plans should they move
- The Effects of Rent Control in Washington Study (PAH)



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What We Are and Will Be Doing

- Weekly legislative updates (Zoom)
 - **Fridays' from 1:30-2:00 starting Jan 12**
- GAC meets monthly and as needed to address legislative issues
- Olympia testimony: In-person and written
- Action alerts to members with clearly stated steps to help



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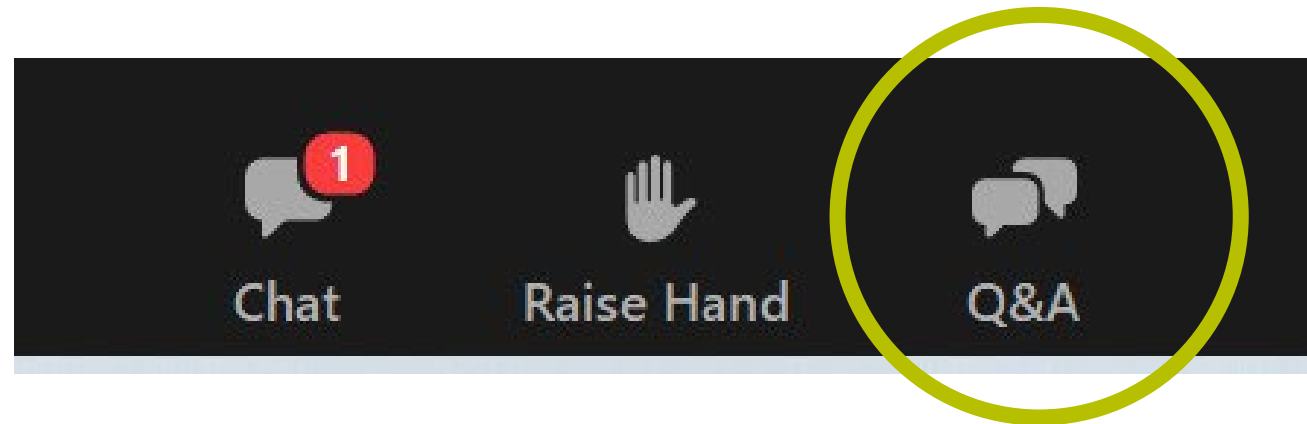


Krystelle
Purkey



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Hedrick

Q&A



Legislative Links & Communications

Look for our monthly “Advocate” E-newsletter,
Action Alerts and more

Resources:

- [WMFHA.org website](https://www.wmfha.org)
- [WMFHA.org/2024-legislative-agenda](https://www.wmfha.org/2024-legislative-agenda)
- [WMFHA.org/legislative-update](https://www.wmfha.org/legislative-update)
- [WMFHA.org/news/advocacy-news](https://www.wmfha.org/news/advocacy-news)
- [WMFHA.org/news/action-alerts](https://www.wmfha.org/news/action-alerts)
- <https://leg.wa.gov>

WMFHA Political Action Committee (PAC)

- A PAC is a platform for political fundraising. WMFHA Members can elect to contribute to the PAC.
 - These funds help create and maintain relationships with elected leaders and candidates who are friendly to multifamily issues. **With damaging legislation on the rise, it is more important than ever to stay involved!**



By participating in races across the state, WMFHA can continue to be a policy leader with a seat at every table, both locally and statewide.

Unlike many PACs, we are non-partisan. Which means, we don't support republicans or democrats, ***we support champions of the industry.***



Day on the Hill

January 30th

This is your opportunity to meet one-on-one with lawmakers and advocate about the critical role multi-family housing plays in our state's economy.

Agenda

- 8:30 AM - 9:30 AM
Arrival and Brief
Red Lion Governor Hotel
- 10:00 AM - 5:00 PM
Meetings with Legislators
Capitol Hill
- 6:00 PM - 8:00 PM
Reception with Legislators
Octapas Restaurant

- You'll meet with state elected officials who represent you and your business to discuss important policies and issues being considered by the Legislature this session.
- Don't worry! You won't be going in alone- participants will be briefed and will attend meetings with experienced members of our advocacy team.

**REGISTER
HERE** →



First WMFHA Wednesdays of
2024:

Managing Chaos- Time
Management Tips & Tricks
January 10th - 9am

Fair Housing 101- Back To
Basics!
January 24th - 9am

Registration Link in the Chat



Thank you

Thank you for joining WMFHA's Legislative Pression Webinar

This presentation and recording will be sent to all attendees and available on our website