

FACT SHEET: Preservation Property Tax Exemption

Preserves affordable housing and builds quality, equitable communities

Community members with critical occupations like pre-school teachers and healthcare workers, families and seniors currently struggle to afford housing in Washington.

- Over 390,000 (15%) of state residents are severely cost burdened and pay more than 50% of their income on rent.
- Rents are rising rapidly in communities throughout our state. Over the last three years rents have risen 29% in Seattle, 22% in Tukwila, 17% in Auburn, and 23% in Renton.

The **Preservation Tax Exemption** would create a local option in Washington for a 15-year tax exemption for property owners in the private market who agree to set aside 25 percent of their buildings for low-income tenants (earning less than 50-60 % of area median income) in order to:

- Maintain affordability for lower income community members
- Improve housing health and quality for very low-income residents
- Prevent displacement of long time community members in areas that are gentrifying near transit investments, high quality schools, and jobs

Properties enrolled in the program would be inspected and required to meet minimum health and quality standards.

Local communities can tailor the program to meet local needs including:

- Targeting to neighborhoods at risk of displacement, near transit, or job centers
- Energy and water conservation standards
- Cap on the number of units participating in the program

The Preservation Tax Credit would have a modest cost to taxpayers. In Seattle, an average homeowner would pay about \$12 per year to preserve 3,000 affordable homes. Costs would differ in other communities.

See back for list of supporters.

Supported by Landlords, Tenants, Labor, and Affordable Housing & Homelessness Advocates including:

