

Legislative Priorities 2009

Jobs

Homes

Communities



Solutions for Economic Recovery

Jump-start the housing market



Restoring vitality to the real estate market and the state's economy is the top priority.

A vigorous housing industry is critical to economic recovery:

- ✓ Every 1,000 first-time home sales generates \$126 million in other economic activity: purchases and services.
- ✓ Every 1,000 home sales creates 935 jobs and \$37.5 million in wages.

Washington depends on the real estate industry.

Until the housing market recovers, the hole in the state budget will only grow. Real Estate Excise Tax collections are 28% lower in 2008 than 2007. That means \$278 million less for the State's General Fund.



Housing Economic Stimulus Plan

addressing supply and demand for economic recovery

Step 1: Bolster Demand—*help first-time home buyers.*

1. **Provide down payment assistance** to help first-time homebuyers (41% of the current market share) become home owners. Helping first time home buyers creates a powerful ripple through the general economy.
2. Increase the Washington State Housing Finance Commission's bond capacity to expand down payment assistance.

Step 2: Prevent Over-supply—*help families hold on to their homes.*

1. **Prevent foreclosures** by expanding homebuyer education and counseling programs and expanding refinancing options.
2. **Clarify the distressed properties law** to remove roadblocks to home sales.

Step 3: "Do No Harm" *to our struggling real estate market.*

1. **Stop taxes** on real estate, business, or services that would further harm the housing and commercial sectors.
2. **Do not create additional barriers to home sales.**
3. **Don't allow good intentions on issues such as climate change to generate unnecessary new rules** and regulations that add to the cost of housing and stifle economic activity.