Black Home Initiative (BHI) Network

Housing Development Consortium

Coordinated Land Banking: Understanding HB 1974

Housing Washington - October 21, 2026

Black Home Initiative NETWORK

HOUSING DEVELOPMENT consortium

Matt Hoffman

Principal Planner

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Land Workgroup Lead

Washington Starter Home Plan



Coordinated Land Banking

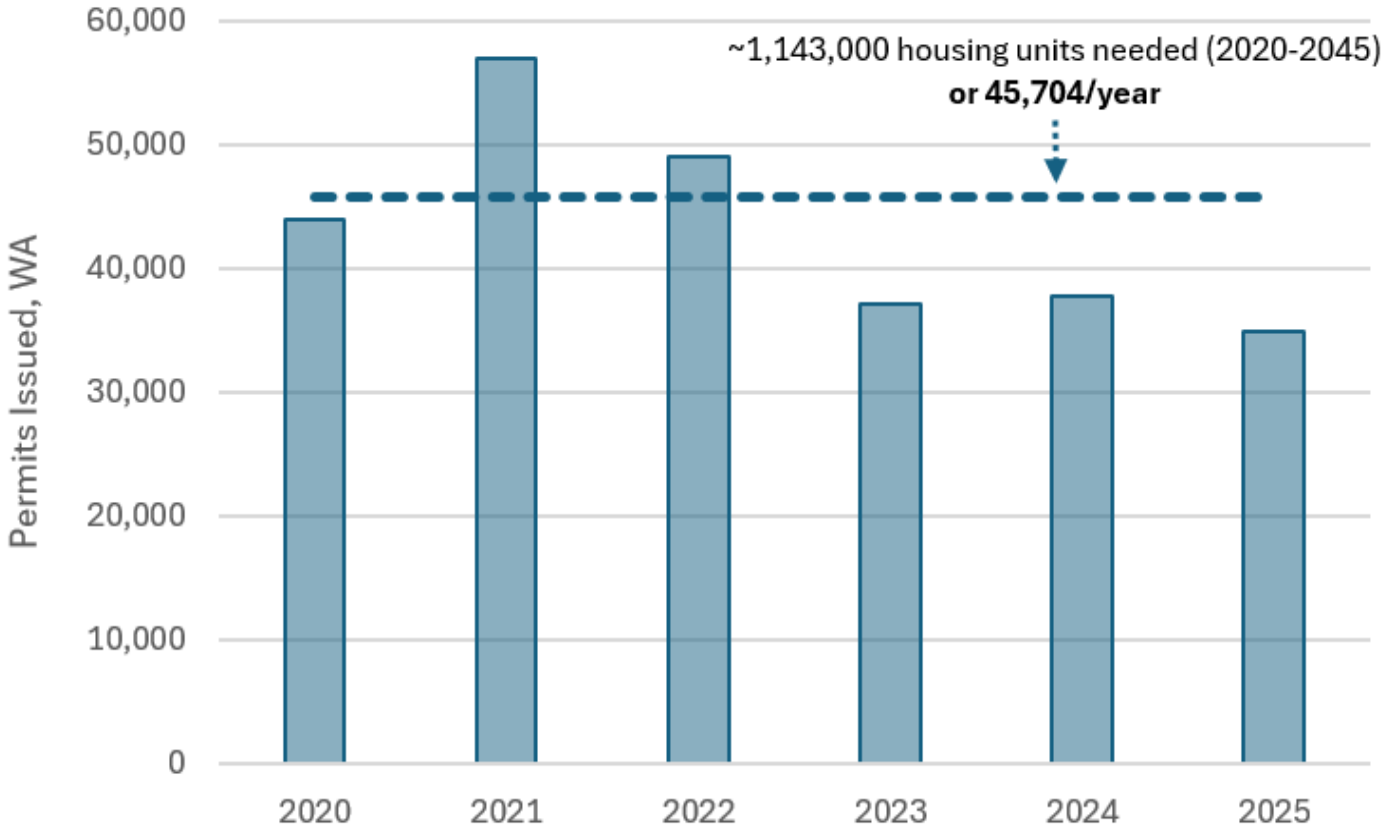
Understanding HB 1974



Current Environment

Housing Production Across **ALL LEVELS** of Affordability











Challenges Addressed by HB 1974



Underutilized Land



An Uneven Playing Field

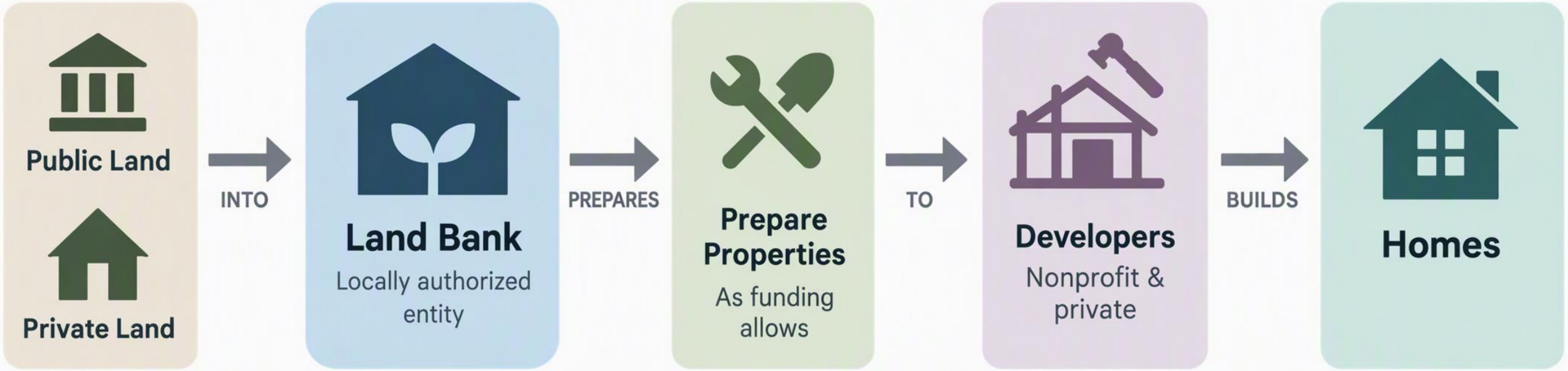


Need for Comprehensive Support



Barriers for Emerging Developers

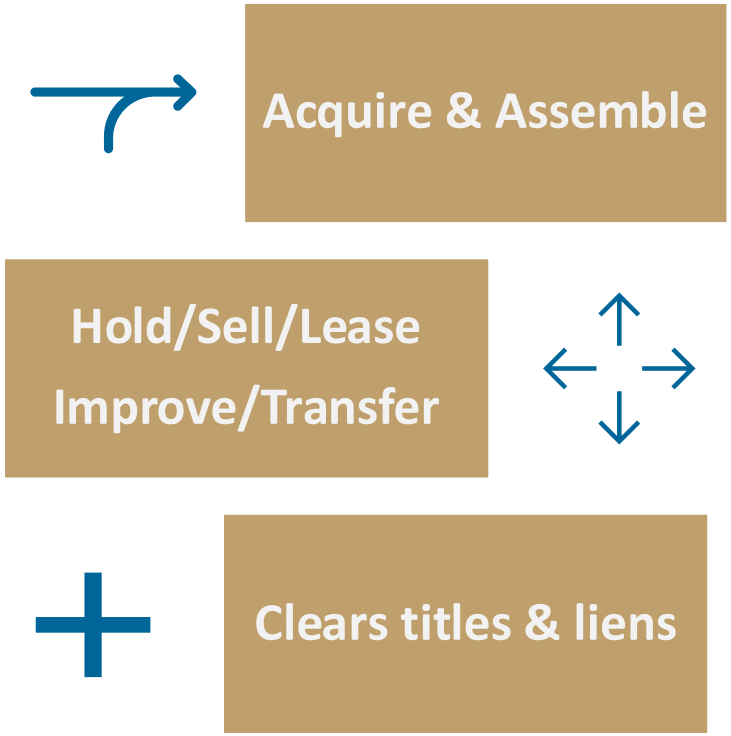
A Coordinated Path From Land to Community



Vacant, Abandoned, Underutilized, Deteriorated Land

Housing Units & Community Benefits

Coordinated Land Banking Gets Things Done



- **Acquires** and **assembles** property cost-effectively.
- **Holds** property tax-exempt.
- **Improves** property through predevelopment activities.
- Flexibly **sells** or **leases** property driven not by the highest price but by the outcome that most closely aligns with community goals.
- **Transfers** property to mission-aligned developers and public purpose entities.
- **Clears** titles and extinguishes liens.
- Receives **priority** transfer of tax foreclosed property.

In Washington, a land banking authority is a…

- **Public Corporation:** Public development authorities and community development corporations
- **Public Housing Authority**
- **501(c)(3) Nonprofit Entity**

A land banking authority may operate in…

- A single county
- Two or more contiguous counties may establish a land bank with an interlocal agreement approved by legislative authorities to address geographic or administrative challenges.

A land banking authority is…
AUTHORIZED by a city or county

Sources of Land



Flexibility Ensures Projects Pencil-Out

- HALF of land maintains affordability requirements for at least 30 years
- Area Median Income for rentals at 80% or below
- Area Median Income for homeownership at 120% or below

We have a shared responsibility to **move land** into the hands of those who are **ready and willing to build affordable housing solutions** for Washington State.



Future Directions

- **CAPITAL:** Acquisition + predevelopment fund
- **CAPACITY:** Funds for technical assistance + regional partnerships
- **PARTICIPATION INCENTIVE:** Real estate excise tax waiver
- **PIPELINE:** Improved public land and tax-foreclosure property access
- **PUBLIC AGENCY DESIGNATION:** Streamlined transfer from other government entities and funding
- **LIABLITY PROTECTION:** Integrate into state cleanup liability framework
- **OPERATIONAL SUSTAINABILITY:** Tax recapture + revolving funds

Other ideas are always welcome!

Panel Moderator



Our Vision

All people throughout King County live with dignity in safe, healthy, and affordable homes

Black Home Initiative NETWORK

HOUSING DEVELOPMENT consortium

Patience Malaba

Executive Director

Housing Development Consortium Seattle-King County

Core Team Leader &

Policy Sub-Network Lead

Black Home Initiative

Oversight Committee Member and First Chair

WA State Covenant Homeownership Program



Discussion Panel



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Natasha Hill

District 3 Representative

Washington State House of Representatives

Vice Chair

House Housing Committee

Committee Member

House Capital Budget

House Early Learning & Human Services



Laurie Olson

Chief Executive Officer

Housing Authority of Snohomish County (HASCO)



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