



The Housing Development Consortium Seattle-King County (HDC) is a nonprofit membership organization of over 150 private businesses, nonprofit organizations, and public partners dedicated to the vision that all people should be able to live with dignity in safe, healthy, affordable homes in communities of opportunity. HDC will advocate for these policies in 2018*. We invite you to join us.

FUND AFFORDABLE HOMES

Currently, 127,000 King County households are paying more than half their income for housing costs, placing them at great risk of homelessness. In the midst of our region's unprecedented population and economic growth, robust public funding is even more critical to ensure everyone can have a safe, healthy, affordable home. Further, as we grapple with uncertain or reduced funding at the federal and state levels, it is essential that we both seek new revenue sources and equitably align current and future revenue sources. In 2018, HDC will advocate to:

- ❖ Support the county-wide effort to enact a .1 percent regional sales tax increase to fund affordable housing and homelessness services
 - ❖ Fund the State Housing Trust Fund
 - ❖ Increase funding for the Eastside Housing Trust Fund
 - ❖ Authorize new local funding options, including an additional Real Estate Excise Tax for affordable housing
 - ❖ Expand the Federal Low Income Housing Tax Credit
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BUILD & MAINTAIN INCLUSIVE COMMUNITIES

The benefits of King County's current growth should be shared equitably across our region, but communities of color and low-income residents are particularly vulnerable to displacement in this quickly changing market. To promote equitable growth and prosperity for all, King County and our many cities should implement best practices that ensure low-income residents can live or remain in communities of opportunity near jobs, services and access to transit. HDC supports the following goals to build and maintain inclusive communities:

- ❖ Implement Seattle's Mandatory Housing Affordability program
- ❖ Enact and implement appropriate, effective Inclusionary Housing tools in rezone and station area plans across King County cities
- ❖ Enact and Expand Source of Income Discrimination Protections
- ❖ Enact and Expand local policies that strengthen equitable, common sense Tenant Protections particularly in those areas throughout the region where protection gaps exist

Adopted September 15th, 2017

* This is not a comprehensive list of all policies HDC intends to advocate for or support throughout 2018.

- ❖ Enact and Support local tools and policies that seek to prevent displacement particularly within areas most at risk of experiencing physical, cultural and economic displacement
 - ❖ Demand affordable housing development on under-utilized, publicly owned property when such development is cost-effective and feasible and support other appropriate uses that maximize public benefit
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IMPROVE HEALTH OF HOUSING

Households faced with high cost burdens, housing instability and homelessness may see the impacts of those experiences on both their physical and mental health. In addition, the housing quality itself can have a significant impact on health. Too many homeowners and renters are currently living in unhealthy or substandard homes, particularly in areas of South King County. Renters in these homes may be unable or afraid to report their inadequate housing conditions. King County residents need more tools to improve the health and quality of affordable housing while protecting renters from displacement and preserving affordability as housing conditions improve. In 2018, HDC will advocate to:

- ❖ Implement local Rental Registration & Inspection programs
 - ❖ Support other local policies that promote healthy homes
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SUPPORT HOUSING STRATEGY PLANS THROUGHOUT KING COUNTY

HDC applauds and supports elected leaders who work to create AND implement comprehensive housing affordability plans. In 2018, HDC will advocate to:

- ❖ Implement Seattle's Housing Affordability & Livability Agenda
- ❖ Support the work of King County's Regional Affordable Housing Task Force and associated workgroups as a Regional Plan for Affordable Housing is developed and executed
- ❖ Create and Implement strong Housing Strategy Plans for cities within King County that place an emphasis on equitable development

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