

# HDC 2011 Advocacy Agenda

	Goals	Jurisdiction	Importance & How to get involved
High Priority/ HDC Lead	Increase Housing Trust Fund	State	<ul style="list-style-type: none"> <li>Restore \$200 million in HTF as key capital source for affordable housing development.</li> <li>HDC take lead as King County advocates in alignment with Alliance’s strategies.</li> <li>Jan – May (during State legislative session) respond to action calls to contact your legislators, go to Olympia on Housing &amp; Homeless Advocacy Day. (2-14-2011)</li> </ul>
	Allocate Stadium Taxes for Housing	State	<ul style="list-style-type: none"> <li>Extend taxes for King County stadiums and direct portion towards housing (est. \$8M/year).</li> <li>HDC, in partnership with Healthy Communities Coalition will take lead on bill in State legislature.</li> <li>Jan – May (during State legislative session), specific actions TBD.</li> </ul>
	Preserve ARCH Funding	ARCH Jurisdictions	<ul style="list-style-type: none"> <li>Preserve the \$2 million of capital from ARCH cities for housing development.</li> <li>Members who have partnered in ARCH funded projects and residents of ARCH cities can advocate to city councils.</li> <li>Aug – December (city budget sessions)</li> </ul>
	Support Veterans and Human Services Levy Renewal	County	<ul style="list-style-type: none"> <li>Renew the levy that provides significant capital and service dollars for homeless housing.</li> <li>HDC to take significant role in design of levy and advocacy for renewal.</li> <li>Campaign efforts TBD, Levy will be on the ballot November 2011</li> </ul>
	Implement Inclusionary Housing in re-zones throughout County.	Seattle & Suburban Cities	<ul style="list-style-type: none"> <li>Ensure that as cities re-zone, code includes provision that affordable housing is included in all new development.</li> <li>During planning and public hearings on re-zones, advocate to Planning Commissions and City Councils, participate in Countywide Planning Policies process.</li> <li>Ongoing advocacy as cities plan for rezones.</li> </ul>
Medium Priority	Amend Sound Transit’s Surplus Land Practices	Regional	<ul style="list-style-type: none"> <li>Ensure that Sound Transit’s surplus land disposition prioritizes and is favorable for affordable housing development.</li> <li>HDC to play role on Surplus Property Bill in 2011 and strengthening relationship with ST.</li> <li>Jan – May (during State legislative session), and follow up as light rail expand.</li> </ul>
	Improve Seattle Permitting Process	Seattle	<ul style="list-style-type: none"> <li>Improve the review and permitting process for development, strengthening the OH – DPD relationship.</li> <li>HDC to form task force within membership to address the issue.</li> <li>Actions TBD and ongoing</li> </ul>

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<b>HDC Supportive Role</b>	<b>Funding for Commercial Spaces</b>	Various Localities	<ul style="list-style-type: none"> <li>• Develop strategies to fund the land-use required commercial spaces in mixed-use affordable housing projects.</li> <li>• HDC will support efforts, lead unidentified as of 11-2010</li> <li>• Timeframe TBD.</li> </ul>
	<b>Change Impact Fee Waiver Legislation</b>	State	<ul style="list-style-type: none"> <li>• Clarify language in State statute allowing cities to waive impact fees for affordable housing without needing to fund from other sources.</li> <li>• HDC will support efforts, lead unidentified as of 11-2010.</li> <li>• Jan – May, if bill is sponsored in 2011 legislative session.</li> </ul>
	<b>Amend State B&amp;O Tax Rules</b>	State	<ul style="list-style-type: none"> <li>• Legislation to clarify the B&amp;O taxes paid on site-based personnel (building managers, etc.) for tax credit limited partnerships.</li> <li>• HDC will support efforts lead by a group of HDC members</li> <li>• Jan – May, support during state session, actions TBD.</li> </ul>
	<b>Reduced King County Sewer Fee for Green projects</b>	County	<ul style="list-style-type: none"> <li>• Amend the fee schedule so that fees are commensurate with green building/water conservation design.</li> <li>• HDC will support current resolution efforts, lead unidentified as of 11-2010</li> <li>• Timeframe TBD.</li> </ul>
<b>Investment through Member Services</b>	<b>Research housing levy in suburban cities</b>	Suburban Jurisdictions	<ul style="list-style-type: none"> <li>• Seek a dedicated source of funds for affordable housing outside of Seattle.</li> <li>• Integrate as research item in potential suburban jurisdictions during 2011.</li> </ul>
	<b>Explore Commercial Designation in Prevailing Wage</b>	State	<ul style="list-style-type: none"> <li>• Explore options to amend “commercial space” designations for non-residential space in affordable housing developments that trigger commercial vs. residential wage rates</li> <li>• Participate in the Housing Trust Fund Policy Advisory Team efforts in this regard</li> </ul>
	<b>Amend State Property Tax Exemption</b>	State	<ul style="list-style-type: none"> <li>• Fix the property tax exemption at the state level which currently takes a property that was exempt at rent up and begins to impose taxes on a proportional basis if/when tenant incomes increase.</li> <li>• Bring to HDC’s Asset Management &amp; Property Management Affinity Group</li> </ul>
	<b>Reduced Parking Requirements in Seattle</b>	Seattle	<ul style="list-style-type: none"> <li>• Reinstate reduced parking requirements for 30%/50% AMI units in the City of Seattle land use code.</li> <li>• Bring to HDC’s Efficient Quality Design Affinity Group.</li> </ul>
	<b>In-home Stabilization Services Funding</b>	County	<ul style="list-style-type: none"> <li>• Create a funding source for in-home services to help seniors stay in their own home.</li> <li>• Bring to HDC’s Senior Housing Affinity Group (launching in 2011)</li> </ul>