

The Housing Development Consortium Seattle-King County (HDC) is a nonprofit membership organization of over 170 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 equitable communities of opportunity.

HDC invites you to join us as we advocate for the following policies in 2019.*

FUND AFFORDABLE HOMES

In a prosperous region such as King County, it should be possible for everyone to live in a safe, healthy, and affordable home and still have enough money for basic expenses like groceries, transportation, and childcare. Our region's unprecedented economic growth has benefitted many, however housing production has not kept pace with the growth, resulting in a market that leaves more and more people housing cost burdened or homeless.

It is essential that we utilize new, progressive revenue sources and equitably align current and future sources, not only to build the affordable homes our region needs, but ensure adequate education, mental health, and other services are available when they are needed. In times of uneven economic growth, robust public funding is especially critical. In 2019, HDC will advocate to:

- **Invest in the State Housing Trust Fund at a historically high level**
- **Increase funding for the East King County Housing Trust Fund**
- **Implement existing and authorize new local funding options**
- **Pursue progressive revenue reform**
- **Support county-wide efforts for additional funding for housing & homelessness services**
- **Support efforts to remove impediments to efficient development**
- **Expand the Federal Low Income Housing Tax Credit**

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:

- **Enact and implement appropriate, effective Inclusionary Housing tools in rezone and station area plans across King County cities**
- **Advance funding and policy solutions that reverse historic and current patterns of racial and ethnic segregation, marginalization and discrimination in the purchase or rental of an affordable home**
- **Advance funding and policy solutions that reflect the role of affordable homes for rent or ownership in securing economic equity for those affected by racial and ethnic segregation, marginalization and discrimination**
- **Implement Seattle's Mandatory Housing Affordability program**
- **Enact and expand local, regional, and state policies that strengthen equitable, common sense tenant protections particularly in those areas where protection gaps exist**
- **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**

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 2019, HDC will advocate to:

- **Implement local Rental Registration & Inspection programs and support other local policies that promote healthy homes**
- **Advance interlocal collaboration for the benefit of maintaining and expanding healthy housing in South King County**

SUPPORT HOUSING STRATEGY PLANS THROUGHOUT KING COUNTY

HDC applauds and supports elected leaders who work to create AND implement comprehensive housing affordability plans, aligned with other regional efforts. In 2019, HDC will advocate to:

- Coordinate regional strategies and investments in affordable housing and support the implementation of county-wide strategies that bring solutions to scale
- Create and implement strong Housing Strategy Plans for cities within King County that place an emphasis on equitable development
- Urge cities to continue to affirmatively further fair housing even absent federal guidance