

The Housing Development Consortium of Seattle-King County (HDC) is a nonprofit membership association of 180 private businesses, nonprofit organizations, and public partners dedicated to the vision that all people live with dignity in safe, healthy, affordable homes in communities of opportunity. HDC invites you to join us as we advocate for the following policies in 2020.

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 critical. In 2020, HDC will work to:

- **Ensure that public dollars are used efficiently by pursuing measures that lower the costs of producing, acquiring, and/or rehabilitating affordable housing**
- **Advocate for a state revenue stream for preservation of affordable housing**
- **Increase funding for the East King County Housing Trust Fund**
- **Coordinate on local implementation of HB 1406, a local option to recapture and use existing sales tax revenue to create, preserve, or maintain affordable homes**
- **Increase funding for the East King County Housing Trust Fund through a Housing Levy in identified cities**
- **Support the creation of a Housing Capital Fund for the South King Housing and Homelessness Partners (SKHHP)**
- **Advocate for significant increases in capital funding and operating support to increase the production of permanent housing that is affordable to lower income households within Seattle**
- **Give local governments councilmanic authority to pursue revenue options suited for their local housing needs**
- **Advocate for streamlining the permitting process for affordable housing production**

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 across King County cities, with emphasis on advocating for mandatory inclusionary zoning in East and North King County cities**
- **Leverage HB 1923 to educate and advocate for siting of permanent supportive housing as a proven solution for homelessness throughout King County**
- **Support the implementation of the Regional Affordable Housing Task Force recommendations *(RAHTF Action plan includes many of the priorities in this list)**
- **Advance funding and policy solutions that reflect the role of affordable homeownership in securing economic equity for those affected by racial and ethnic segregation, marginalization, and discrimination**
- **Support local tools and policies that seek to reverse historic and current patterns of racial and ethnic segregation and prevent displacement particularly within areas most at risk of experiencing physical, cultural, and economic displacement through effective strategies like community ownership or preference, just cause eviction, first right of refusal, etc.**
- **Support and advocate for policies to ensure housing for veterans, seniors, LGBTQ and people with disabilities in Transit-Oriented Development planning, station-area planning, and other land-use plans**
- **Advocate for policies updating the zoning and land use codes for single-family zones to increase and diversify housing choice**
- **Support programs to help ensure commercial affordability**

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, housing quality itself can have significant impacts 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. Affordable, safe, quality housing is a social determinant of health and a key element in creating an overall healthy community. In addition, the climate crisis' intersection with housing calls for a proactive approach to ensure a sustainable built environment for healthier and livable places. In 2020, HDC will advocate to:

- **Implement local Rental Registration and Inspection programs, and support other local policies that promote healthy homes**
- **Support sub-regional and various entities' efforts to design and implement acquisition rehabilitation programs for preservation and maintenance of naturally occurring affordable housing that ensures quality and health standards, and strives to comply with healthy building material recommendations, with requirements to maintain affordability**
- **Advocate for policies that enable a more sustainable built environment through funding and programs that incentivize building strategies that save or produce energy and other resources, improve durability, promote occupant health and resiliency, decrease long term carbon footprint, and create equity in the health of homes**

EMPOWER THE BROADER SOCIETY & STRENGTHEN THE UNDERSTANDING OF THE SPECTRUM OF AFFORDABLE HOUSING ACROSS KING COUNTY

HDC empowers the community and supports elected leaders who work to create AND implement comprehensive housing affordability plans aligned with other regional efforts. In 2020, HDC will advocate to:

- **Build support for regional and local strategies, and ensure implementation of investments in planning for affordable housing to bring solutions to scale**
- **Prepare advocacy materials, make presentations, and collaborate in efforts to engage the community, elected officials, and others regarding affordable housing definitions, needs, and programs to help support equitable development**