

The Housing Development Consortium Seattle-King County (HDC) is a nonprofit membership organization 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 supports the following state legislative priorities for 2020.

FUND THE STATE HOUSING TRUST FUND & EXPAND FUNDING FOR HOUSING & HOMELESSNESS SERVICES

The growing need for affordable housing calls for innovative and practical tools to ensure a wide range of projects serve a diverse array of low-income populations. It is essential that we utilize revenue sources and incentives to acquire, rehabilitate, and preserve affordable homes for those who are most in need.

- **Invest in a state revenue stream for preservation of affordable housing**
 - **Expand the State Property Tax Exemption qualification from 75 percent of units occupied by households at 50 percent AMI and below to 75 percent of units occupied by households at 60 percent AMI and below**
 - **Ensure that public dollars are used efficiently by pursuing measures that lower the costs of producing, acquiring, and/or rehabilitating affordable housing**
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EMPOWER LOCAL GOVERNMENTS TO ADDRESS THEIR CONSTITUENTS' AFFORDABLE HOUSING NEEDS

King County's many moderate- and low-wage workers should be able to live affordably near their jobs, transit, and other resources rather than endure long, expensive, and polluting commutes that place them far from family and community for too much of the working day. Local governments need empowerment to increase local resources for more affordable homes within their communities.

- **Give local governments councilmanic authority to pursue revenue options suited for their local housing needs**

EXPAND HOMEOWNERSHIP OPPORTUNITIES

Homeownership is a driver of both personal and community wellbeing. Owning a home offers stability and enables a household to build wealth, yet this opportunity has been increasingly difficult for many as median home sale prices around Washington State have increased more than 60 percent since 2012, and by even greater amounts in areas of concentrated growth like King County. HDC supports efforts to further the promise of increasing homeownership opportunities for low-income communities.

PROGRESSIVELY INCREASE REVENUE TO FUND ESSENTIAL SERVICES

Everyone deserves a top-notch education and quality mental health care, but they also need to have stable housing, healthy foods, and other basic needs to help them succeed. Additional revenues are needed to ensure Washington State can meet its paramount duty to fund education while maintaining our commitment to health, safety, and opportunity for all our residents. HDC believes that the state is best positioned to address the needs of people with modest incomes when revenues are sourced equitably.

- **Adopt an equitable and responsible budget that increases revenue progressively and expands vital human services**

ENACT REASONABLE TENANT PROTECTIONS THAT INCORPORATE BROAD STAKEHOLDER VOICE

The legislature should continue to work on ways to ensure that low-income people are not unfairly evicted from or denied housing. HDC encourages the legislature to incorporate views from a range of stakeholders (including non-profit/affordable housing landlords, tenants, private landlords, and legal aid organizations) on issues such as good cause eviction protections, the use of criminal histories in determining admittance to housing, and new policies for security deposits.

- **Ensure that tenants are not unfairly evicted**
- **Ensure that people exiting the criminal justice system are not unfairly denied housing**