

The Housing Development Consortium of Seattle-King County (HDC) is the 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 supports the following state legislative priorities for 2021.

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

As the nation and our state face an economic downturn, austerity budget cuts are on the horizon. The Department of Commerce, which oversees our state homelessness programs, submitted a \$16 million budget reduction to the Housing and Essential Needs rental assistance program. These losses will affect extremely low-income people with disabilities, people who rely on emergency shelter to remain safe throughout the pandemic, and those who are unstably housed. HDC will advocate to:

- **Fund the State Housing Trust Fund at a historically high level in the biennial Capital Budget and establish a permanent funding source for the HTF**
- **Advocate for a state revenue stream for the preservation of affordable housing in the Capital Budget**
- **Prevent drastic cuts to our state affordable housing, homelessness, and safety net programs**
- **Increase the document recording fee surcharge to increase funding for homelessness, with a portion dedicated to Operation & Maintenance and services for Permanent Supportive Housing and deeply affordable housing targeting Extremely Low-Income Households**
- **Revise the hotel-motel lodging tax income range to allow the use of revenue to include 0-30% AMI**
- **Advocate for giving authority to counties and cities to establish a housing benefit district (HBD) for affordable low-income and middle-income housing projects (HB 2898)**
- **Revise HB1590 and allow flexibility for acquisition costs with sales tax expenditures**

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 advocates for efforts to increase homeownership opportunities for low-income communities.

- **Support foreclosure prevention by advocating for funding for foreclosure counselors**
- **Advance policy solutions that reflect the role of affordable home ownership in ensuring wealth building for individuals and families affected by racial and ethnic segregation, marginalization, and discrimination in compliance with Fair Housing laws.**

PROGRESSIVELY INCREASE REVENUE TO FUND ESSENTIAL SERVICES

Our state has an estimated \$7 to \$8 billion budget shortfall over the next 3 years. Even if the State used the entire budget stabilization account, projections show a dire need. We need progressive revenue that has a scale of investment that matches the scale of the need. HDC believes that the state is best positioned to address the needs of people with modest incomes when revenues are sourced equitably.

- **Adopt progressive revenue that will ease the burden on low-income and working households, adequately fund affordable housing and homelessness programs, and make our economy more resilient in the long-term. (payroll tax HB 2907, income tax etc.)**
- **Enact a state capital gains tax and dedicate a portion of the revenue stream to affordable housing**

ENACT TENANT PROTECTIONS THAT INCORPORATE BROAD STAKEHOLDER VOICE

Once the governor ends the moratorium, thousands of residents could be facing eviction. 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).

- **Support passage of a statewide Just Cause Eviction policy that protects tenants from unfair and arbitrary evictions**
- **Support state legislation that addresses the arbitrary barriers that people exiting the criminal justice system face in acquiring rental housing**
- **In coalition with climate, health, and labor advocates promote policies, practices, funding, and incentives that accelerate the widespread development of Affordable Housing that aligns with state, county and local climate strategies by reducing energy and water use, utilizing renewable energy, minimizing greenhouse gas emissions and optimizing the health and safety of residents**