

The Housing Development Consortium of Seattle-King County (HDC) is the nonprofit membership association of 190+ 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 2022.

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## FUND AFFORDABLE HOMES

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Despite significant progress on funding at the state and local levels in recent years, great and unaddressed needs remain. Affordable housing and homelessness service providers are successfully creating pathways into stability – but for every person they serve, there’s another to take their place. COVID-19 has exacerbated the existing housing and homelessness crisis and yet, we have been woefully behind in adequately investing in housing for our community, and the combined crises of COVID-19, housing unaffordability, and homelessness are threatening to set us back even further. Not only has it significantly increased housing insecurity overall, but it also disproportionately impacts Black, Indigenous and People of Color communities.

The King County Affordable Housing Committee found the region needs an estimated \$18 billion in public capital investments to produce 44,000 additional income-restricted units at or below 50% AMI by 2024. Existing public capital resources for income-restricted affordable housing creation in King County are projected to total roughly \$2.7 billion between 2019 and 2024, enough for 7,000 affordable units. This means that the region needs \$15.3 billion in additional public revenue for capital funding and \$2 billion for operating funding by 2024 to meet the Regional Affordable Housing Task Force’s short-term goal of building or preserving 44,000 affordable homes.

Addressing the affordable housing crisis will take a comprehensive and holistic approach and cannot be solved without vastly increasing the funding for affordable housing. Because our need for housing is tremendous, we need funding at every level: local, state, and federal to collaborate and think creatively about leveraging resources. In times of uneven economic growth, this robust public funding is critical. In 2022, HDC will work to:

- **Build a local coalition and campaign to support state-level work on a Local Option Real Estate Excise Tax (REET) for affordable housing in preparation for a successful 2023 state bill**
- **Develop a framework for coalition building and leading the advocacy work to renew and expand the Seattle Housing Levy in 2023**
- **Lead the work in advancing a Housing Levy campaign for true regional investment in affordable housing and run ballot initiatives in 2022**
- **Increase funding for the East King County Housing Trust Fund**

- Significantly increase capital and operating dollars to support the production of permanent housing options affordable to lower-income households in the City of Seattle

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## **BUILD & MAINTAIN INCLUSIVE COMMUNITIES**

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To promote equitable growth and prosperity for all, King County and our cities should implement best practices and policies that ensure low-income residents can live or remain in communities of opportunity near jobs, services, and access to transit. This must be accompanied by recognizing that housing segregation achieved by the government policies, such as redlining and other discriminatory practices, resulted in long-lasting racial inequities in housing. In 2022, HDC will:

- Lead legislators' education efforts on the Residential Prevailing Wage rates impact and work towards a new methodology that supports the affordable housing need
- Support advocacy efforts to secure local funding for HB1220, a landmark bill that will update the Growth Management Act housing element to help address the housing crisis in our state and work to end housing policies that perpetuate housing inequities that disadvantage lower-income households and BIPOC communities.
- Advocate for giving authority to counties and cities to establish a housing benefit district (HBD) for affordable low- and middle-income housing projects (HB1128)
- Advocate for effective mandatory inclusionary zoning that leverages Bellevue's commercial and residential development growth
- Advocate for regulatory reform that reduces the costs to build housing by increasing densities, reducing minimum sizes, efficient permitting and design review, and reducing/eliminating parking requirements to make it less costly per unit to build homes
- Lead efforts to address the direct, deep impact of historic, structural, and systemic racism namely single-family zoning reform through the Seattle Major Comprehensive Plan update process with bold coalition partnership
- Partner in leading and continuing support for the BIPOC Homeownership Initiative policy and regulatory reform recommendations
- Support and advocate for the implementation of the Health through Housing Initiative in King County through advocacy and mobilization
- Advocate for siting of permanent supportive housing as the proven solution for homelessness throughout King County

- **Where needed, advocate for a fee-in-lieu program with a meaningful exchange rate that ensures the inclusion of support for affordable housing in some of Bellevue’s commercial development growth**

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## **IMPROVE HEALTH, STABILITY & SUSTAINABILITY OF HOUSING**

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King County is experiencing explosive growth and unprecedented inequity in access to housing. We face an affordable housing shortfall of 156,000 homes today and a projected deficit of 244,000 homes by 2040. Capital dollars currently available to King County’s affordable housing developers are nowhere near what is needed.

Far too many low-income King County households – disproportionately people of color – are now perpetually housing insecure or pushed into homelessness. Enveloping everything is the climate crisis. In recognition of the issue’s urgency and the effects of the built environment, HDC looks at housing unaffordability, the inequity that leads to housing insecurity, and climate change as fundamentally interdependent and not as issues in isolation of each other. Affordable, safe, quality housing is a social determinant of health and a key element in creating an overall healthy community. This calls for a proactive approach to ensure housing stability for renters and low-income homeowners, and a sustainable built environment for healthier and livable places. In 2022, HDC will:

- **Advocate for increased funding for rental assistance**
- **Implement local Rental Registration and Inspection programs, and support other local policies that promote healthy homes**
- **Support foreclosure prevention by advocating for funding for foreclosure counselors**

## 2022 Support Advocacy Agenda

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- **Support federal funding advocacy including for LIHTC provisions in the Affordable Housing Credit Improvement Act**
  - **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 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**
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### BUILD & MAINTAIN INCLUSIVE COMMUNITIES

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To promote equitable growth and prosperity for all, King County and our cities should implement best practices and policies that ensure low-income residents can live or remain in communities of opportunity near jobs, services, and access to transit. This must be accompanied by recognizing that housing segregation achieved by the government policies, such as redlining and other discriminatory practices, resulted in long-lasting racial inequities in housing. In 2022, HDC will:

- **Support the creation of a countywide Equitable Development Initiative fund to prevent and mitigate displacement within areas most at risk of experiencing physical, cultural, and economic displacement**
- **Advance funding and policy solutions that reflect the role of affordable homeownership in ensuring wealth building for individuals and families affected by racial and ethnic segregation, marginalization, and discrimination**

**Adopted 2022 Advocacy Agenda** | This is not a comprehensive list of all policies HDC intends to advocate for or support throughout 2022. For more information, contact [patience@housingconsortium.org](mailto:patience@housingconsortium.org) | 206-682-9541

- **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 use of HDC’s recommended Anti-Displacement Strategies like community ownership or preference, Just Cause Eviction, right of first refusal, etc.**
- **Advocate for King County to proactively utilize new tools and expanded authority to dispose of County-owned surplus or underutilized property at reduced or no cost when used for affordable housing**

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## **IMPROVE HEALTH, STABILITY & SUSTAINABILITY OF HOUSING**

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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 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 2022, HDC will:

- **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**
- **Support state policies that address the arbitrary barriers that people exiting the criminal justice system face in acquiring rental housing**
- **Support the Just Cause Eviction fix bill to address the lease term loophole**