

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 throughout King County live with dignity in safe, healthy, and affordable homes. HDC invites you to join us as we advocate for the following policies in 2023.

FUND 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. Significantly increasing capital and operating dollars to support the production of permanent housing options affordable for low-income households is a priority for us. In 2023, HDC will lead state efforts to:

- **Authorize an expanded Real Estate Excise Tax (REET) for affordable housing**
- **Create a framework for subregional investments in affordable housing at the state level**
- **Create a Covenant Reinvestment Account, which would address historic racism in housing policies by funding down-payment assistance for first-time homebuyers with a document recording fee***

Further, HDC will support efforts to:

- **Fund the State Housing Trust Fund (HTF) at a historically high level in the biennial Capital Budget and establish a permanent funding source for the HTF**

BUILD & MAINTAIN INCLUSIVE COMMUNITIES

To promote equitable growth and prosperity for all, jurisdictions 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 government policies, such as redlining and other discriminatory practices, resulted in long-lasting racial inequities in housing. In 2023, HDC will lead efforts to:

- **Lead education and coalition building efforts on a state bill allowing counties and cities to establish housing benefit districts (HBD) for the acquisition of land for affordable homes**
- **Partner in leading and continuing support for the Black Home Initiative policy framework and regulatory reform recommendations**

Draft 2023 State Legislative Advocacy Agenda | This is not a comprehensive list of all policies HDC intends to advocate for or support throughout 2023. For more information, contact jesse@housingconsortium.org 206-682-9541

Further, HDC will support efforts to:

- **Allow duplexes, triplexes, fourplexes and sixplexes by right within all urban growth areas**
- **Facilitate the disposition of publicly owned surplus or underutilized land for affordable homeownership**
- **Increase allowed residential density near transit**
- **Reform regulations to accelerate housing production and reduce the cost to build housing.**
This includes:
 - **Capping local permit approval times**
 - **Prohibiting growth moratorium by local governments**
 - **Reforming condo development regulations and liability laws**
 - **Advancing utility waivers for affordable homes**
 - **Reducing or eliminating parking requirements**

IMPROVE HEALTH, STABILITY & SUSTAINABILITY OF HOUSING

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 2023, HDC will support efforts to:

- **Advocate for increased funding for rental assistance at the state level**
- **Support state policies that address the arbitrary barriers that people exiting the criminal justice system face in acquiring rental housing**
- **Support reforms to the state Home Repair Loan Program, including authorizing loans for all counties in Washington State, and capping the interest rate charged to low-income homeowners**
- **Support funding of housing counselors working to prevent foreclosures and assist first-time homebuyers**