

The Housing Development Consortium of Seattle-King County (HDC) is the nonprofit membership association of 200+ 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 the 2024 legislative session.

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### FUND AFFORDABLE HOMES

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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 affordable housing is a top priority for us. In 2024, HDC will:

- **Lead advocacy for an expanded Real Estate Transfer Tax for affordable housing funding.**
  - **Advocate to fund the State Housing Trust Fund (HTF) at a historically high level.**
  - **Support funding and policy solutions to advance affordable homeownership, including:**
    - Invest in affordable homeownership to create new homes for buyers eligible for the Covenant Homeownership Account Program, among other programs.
    - Reforms to allow jurisdictions increased flexibility to allocate affordable housing funding for affordable homeownership and operations, maintenance, and service needs.
    - Expanding the real estate excise tax exemption to all affordable homeownership models.
  - **Support exempting affordable housing projects from sales taxes on construction materials.**
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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 transit. This must be accompanied by recognizing that the segregation created by government policies, like redlining and other discriminatory practices, resulted in long-lasting racial inequities in housing. In 2024, HDC will:

- **Support a transit-oriented development bill, to allow more homes near transit.**
- **Support efforts to accelerate housing production and reduce the cost to build housing.**
- **Support removing barriers to co-living housing, a low-cost housing option in which individual rooms are rented with shared kitchen & bathroom facilities.**

- **Support a bill to ease the lot-splitting process for homeowners.**
- **Support reforms to parking requirements, including reduced or eliminated requirements near transit and for affordable housing.**

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

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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. 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 2024, HDC will:

- **Advocate for operations stabilization funding at the state level to address the operating challenges faced by affordable housing providers.**
- **Promote incentives and funding to support affordable housing in decarbonizing buildings, increasing energy efficiency, and optimizing for the health and safety of residents.**
- **Lead education and advocacy work to ensure affordable housing providers can obtain reliable and affordable property and liability insurance.**
- **Support well-calibrated rent stabilization, among other tenant protections, to increase resident stability while ensuring housing providers can sustainably operate affordable housing and create new housing.**
- **Support funding of housing counselors working to prevent foreclosures and assist first-time homebuyers.**