



HOUSING
DEVELOPMENT
consortium

2026 Advocacy Agenda

The **Housing Development Consortium of Seattle-King County (HDC)** is a 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. We work with and on behalf of our members and community partners to advocate for and implement policies to produce, preserve, and increase equitable access to affordable homes throughout King County.

Increase Funding for Affordable Homes

King County has a critical shortage of affordable housing. Families and individuals struggle to afford rent, are locked out of homeownership, deal with long commutes, and face displacement from their communities. To ensure everyone can afford a place to call home, King County needs to add over 195,000 homes affordable to people earning 80% or less of the Area Median Income by 2044. Despite recent progress in scaling up investments, current investments still fall well short of this need. Our sector has a pipeline of tens of thousands of affordable homes across the continuum—including permanent supportive housing, affordable rental housing, and affordable homeownership—that need funding to move forward. At the same time, looming federal cuts threaten programs that fund essential operations and services for low-income households.

We advocate for bold, collaborative investments in affordable housing at the city, county, state, and federal level to close the gap and unlock the full potential of our sector. We support initiatives to reduce construction costs and ensure efficient use of public resources.

Build Equitable, Sustainable, and Complete Communities

To address King County's housing shortage and the climate crisis, we need equitable and environmentally sustainable growth. We need more abundant and affordable housing, near transit, jobs, and opportunity, to give people options to travel where they need to without, depending on cars. We need a variety of housing choices, to let people from all walks of life find stable homes within their communities, raise families, and age in place.

We advocate for policies to remove barriers to housing production, through bold Comprehensive Plan Updates, zoning reforms, land banking, and streamlined permitting. We support equitable and community-led development and policies to affirmatively address displacement, segregation, the racial wealth gap, and economic and racial inequities.

Ensure Housing is Healthy, Stable, and Safe

Affordable, safe, quality housing is foundational for individual and community health. We advocate for a holistic approach to housing stability and safety for renters and low-income homeowners.

We advocate for the maintenance, preservation, and retrofitting of affordable housing, to ensure buildings are well-maintained, healthy, and minimize energy and water usage. We support flexible and robust operations, maintenance, and services funding, alongside increased rental assistance and housing vouchers, to support residents' well-being and help all our neighbors thrive.

Our Achievements

HDC and our partners have played a pivotal role in spearheading a series of incredible victories for housing affordability and supportive services in King County—**and your voices made a difference!** Together, we secured more funding for affordable homes, built and maintained inclusive communities, and improved the health and stability of housing throughout our region.

Some of our major recent victories include:

- Led the charge on the **Seattle Housing Levy**—playing a pivotal role in shaping and delivering \$970 million to create over 3,100 affordable homes over the next seven years.
- Championed and secured passage for the groundbreaking **Covenant Homeownership Account**—a first-in-the-nation Special Purpose Credit Program aimed at addressing historic, generational housing discrimination.
- Partnered with the WA Low Income Housing Alliance to advocate for a historic **\$527 million investment in the Housing Trust Fund** over the 2023-2024 biennium.
- Partnered with Futurewise to support passage and implementation of the Middle Housing bill, legalizing **duplexes, triplexes, and fourplexes** in cities across Washington.
- Supported the transit-oriented development bill, allowing for **midrise and multifamily** in areas served by light rail and bus rapid transit.
- Supported passage of the parking reform bill, **eliminating arbitrary mandates** for affordable housing and most multifamily housing in cities across Washington.
- Spearheaded the condo liability reform bill, **removing barriers** to these lower-cost homeownership options.
- Mobilized support for other major levies, including the **Crisis Care Centers Levy** and the King County Veteran and Human Services Levy.
- Removed policy barriers to affordable housing construction in the City of Seattle through a **permanent design review exemption legislation** and a balanced update to the tree protection ordinance.
- Convened affordable housing stakeholders to shape and support passage of the Building Emissions Performance Standards policy.
- Led the Eastside Affordable Housing Coalition in negotiations and advocacy for the landmark passage of a **well-calibrated affordable housing requirement** in the Wilburton subarea in Bellevue.



Keep up-to-date with HDC's policy work and the latest actions you can take to advance and support affordable housing throughout Washington State.

housingconsortium.org/advocacy

