



Action Request

Significantly invest in the Housing Trust Fund, including a Developmental Disabilities (DD) set-aside, and other revenue options for local communities to increase housing supply appropriate for people with disabilities and their families.

Invest at Least \$200 Million in the Housing Trust Fund

The Washington State Housing Trust Fund (HTF) provides funds for the construction, acquisition or rehabilitation of housing units every year, creating rental and homeownership opportunities throughout the state for people below 80 percent of the average median income. The HTF is a primary state source of equity for developing affordable housing and an important source of leverage for housing programs in King County. When the HTF is increased, the result is additional permanent housing to reduce homelessness and support vulnerable populations.

In 1993, the Legislature created DD set-aside as a pilot project within the HTF, and this has been an essential funding source for housing for individuals with intellectual and developmental disabilities (I/DD) over the past two decades. Prior to 1993, only a few units of housing were created for people with I/DD. Since 1993, the DD set-aside has been a valuable resource, utilizing approximately \$21.5 million to provide 1,200 units of affordable, community based housing for persons with I/DD.¹

Inclusion and Independence

The DD set-aside is a critical resource needed to develop community-based housing for individuals with I/DD who desire to live in the community and be as independent as possible.

Expand Washington's Lifeline for Adults with Disabilities

Adults with disabilities are in dire need of rental assistance under the Housing and Essential Needs (HEN) rental assistance program. **The HEN funds are oversubscribed across the state and need to be increased.** Individuals with I/DD have a difficult time

finding affordable housing in King County. Social Security Income (SSI) is the primary income source for many individuals with I/DD. The 2019 monthly SSI payment will be \$771 per month in Washington State whereas the 2019 U.S. Department of Housing and Urban Development fair market rate for a one bedroom apartment in King County will be \$1,557. This is more than **200 percent** of their income!

Accessible Housing Near Public Transportation

Housing needs to be close to public transportation as many people with I/DD do not drive. There is also a need for more accessible housing units that offer specific features or technologies to accommodate people with disabilities, such as lowered kitchen counters and sinks, roll-under stoves, widened doorways, wheel-in showers and raised electrical outlets. For people who use wheelchairs or other mobility devices, finding housing with even basic accessibility features (e.g., an entrance with no steps) can be very challenging. Accessible units can be very costly to rent or purchase.

Increase Local Housing Options

Allow local jurisdictions to keep a portion of the sales tax dollars they already collect and use them to build affordable homes. A significant investment in the HTF, along with maintaining the DD set-aside and investing in significant new resources for local communities will help increase the number of single family homes, apartment units of varying sizes and types in multi-family, mixed-income developments, and homeownership opportunities for individuals with disabilities and their families statewide and in King County.

¹ 2017 Advocate's Notebook—The Arc of Washington State.