



Housing Development Consortium of Seattle – King County

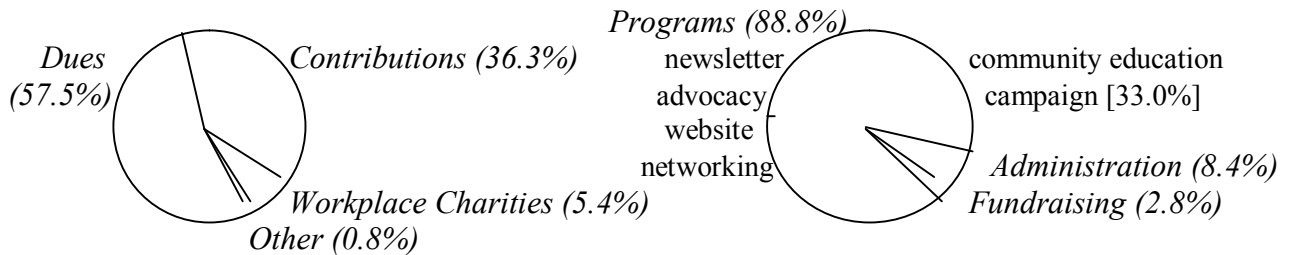
2003 Annual Report

Accomplishments

- ❖ **Controlling Insurance Costs for Nonprofit Housing Development and Properties:** HDC led a statewide effort to raise awareness that increased insurance costs are hurting nonprofit low income housing. HDC coordinated educational panels for the State’s Affordable Housing Advisory Board and for HDC members, and met with the State Insurance Commissioner, legislators and insurance industry representatives. HDC helped gain passage of SB 5869 --legislation to allow nonprofit self-insurance pools.
- ❖ **Strengthened partnerships for affordable housing advocacy:** HDC helped form the Coalition for Healthy Communities, a broad-based coalition of environmental, transportation, smart growth, and housing organizations, to encourage affordable housing and sustainability in large new developments such as Port of Seattle and South Lake Union redevelopment. By year-end, the CHC began negotiations with the City and a major developer to gain a community benefits agreement for South Lake Union. HDC added a new partner to participate in our affordable housing television advertising--the Washington State Housing Finance Commission, along with the Master Builders of King and Snohomish Counties and the Seattle King County Association of Realtors. HDC was a key player in assisting the merger of two statewide low income housing organizations, and HDC’s executive director was elected to chair the new Washington Low Income Housing Alliance.
- ❖ **State Housing Subsidy:** Coordinating with the Washington Low Income Housing Alliance, HDC met with all King County legislators to gain support to continue funding for State Housing Trust Fund. It was increased to \$80 million in an exceptionally tight supplemental budget session.
- ❖ **Community Education and Awareness Campaign:** HDC engaged Phinney Bischoff Design House to research and develop an identity and strategy for our campaign to gain new non-traditional funding resources for low income housing. HDC intensified coverage of nonprofit housing through direct placement of stories and television advertising, including coordinating the production and airing of paid advertisements on KIRO-TV in the fall.

HDC Revenues and Programs

Fiscal Year 1/1/03 – 12/31/03



Total Revenue \$293,769

Total Expenses \$262,713

**Major contributors:** Washington Mutual Foundation (in 2002 for 2003), Washington Mutual Foundation (in 2003 for 2004), Paul G. Allen Charitable Foundation (in 2002 for 2003-4), and Fannie Mae Foundation (in 2003 for 2004), DiscounTech (in-kind software)



## HOUSING DEVELOPMENT CONSORTIUM OF SEATTLE-KING COUNTY

HDC is the trade association for the diversity of nonprofit housing developers in the Seattle-King County area. Created by its members in 1988, HDC enables nonprofits to work collaboratively on ways to increase housing production to serve all types of low and moderate income housing needs. HDC's members include the most experienced nonprofit developers in the state. Its associate members include representatives from the most active lenders, contractors and architects for nonprofit housing development in this region, as well as the Seattle and King County housing authorities who work innovatively in partnership with nonprofit developers.

### MISSION

HDC is a 501(c)(3) nonprofit corporation. Its mission is to improve the environment for the development of low- and moderate-income housing and to increase the capacity of nonprofits to build, rehab and manage low- and moderate-income housing.

HDC members have developed nearly 16,000 units of low income housing in the Puget Sound area. These units serve a range of needs – elderly people, families, disabled and special populations. Most of the housing is either newly constructed or rehabilitated rental homes in downtown or suburban locations, but some of the units are single-family homes or townhomes for first-time homebuyers. Most members own and manage the rental housing they develop. Some of HDC's members develop housing as part of a community development strategy in their neighborhood or as the foundation to help those in shelters get back on their feet.

### 2003 MEMBERSHIP

**Total membership:** 30 nonprofit members, 35 associate members, 2 government members.

HDC's 30 voting members are nonprofit organizations developing housing primarily in the Puget Sound area. All have their main offices in Seattle or in suburban King County.

HDC also has 36 associate members who support the mission, but are not nonprofit housing developers. Associate members include lending institutions, architects, general contractors, attorneys, and consultants. Additionally, HDC has two government members.

The attached photo brochure contains a list and descriptions of HDC's membership at the time of its production in January 2004.

### NEW MEMBERS DURING 2003

**Nonprofits:** Artspace Projects, Inc. and Homestead Community Land Trust

**Associates:** Blume Loveridge & Company; Fannie Mae Washington State Partnership Office; Freeman Fong Architecture; Homestead Capital, Pyatok Architects, and Seattle-Northwest Securities Corporation

### BOARD OF DIRECTORS

HDC's 15-member board is elected from its membership. The board is charged with oversight of HDC's operations and dealing with issues between monthly meetings of the full membership. The full membership retains the ability to adopt the annual budget, elect the board and officers, and approve positions on policy issues. Each director spends approximately 2 hours per week on HDC activities. No director is compensated. No director receives contributions to employee benefit plans or expense allowances from HDC.

## 2003 HDC Directors and Officers

**President: Chuck Weinstock**, Capitol Hill Housing Improvement Program  
1406 10th Avenue, Suite 201, Seattle, WA 98122  
206-328-7303, 110

**Vice-President: Linda Hall**, St. Andrews Housing Group  
2650 148th Avenue SE, Bellevue, WA 98007-6452  
425-746-1699, x838

**Treasurer: Susan Duren**, Washington Community Reinvestment Association  
1200 Fifth Avenue, Suite 1406, Seattle, WA 98111  
206-292-2922

**Secretary: Melora Hiller**, Impact Capital  
401 Second Avenue South, Suite 301, Seattle, WA 98104  
206-587-3200, x107

**Lynn Davison**, Common Ground  
110 Prefontaine Place South #504, Seattle, WA 98104  
206-461-4500, x117

**Jim Ferris**, Housing Resource Group  
1651 Bellevue Avenue, Seattle, WA 98122  
206-623-0506, x226

**Paul Lambros**, Plymouth Housing Group  
2209 First Avenue, Seattle, WA 98121  
206-374-9409, x101

**Sharon Lee**, Low Income Housing Institute  
2407 First Avenue, Suite 200, Seattle, WA 98121-1311  
206-443-9935, x 111

**Al Levine**, Seattle Housing Authority  
120 6th Avenue North, Seattle, WA 98109  
206-615-3416

**Betsy Lieberman**, AIDS Housing of Washington  
2014 E. Madison, Suite 200, Seattle, WA 98122  
206-322-9444, x12

**Philippa Nye**, Delridge Neighborhoods Development Association  
5411 Delridge Way SW, Seattle, WA 98106  
206-923-0917, x5

**Bill Rumpf**, Seattle Office of Housing  
618 Second Avenue, 8th Floor Seattle, WA 98104-2232  
206-615-1577

**Dan Watson**, King County Housing Authority  
600 Andover Park West, Tukwila, WA 98188  
206-574-1193

**Linda Weedman**, YWCA  
1118 Fifth Avenue, Seattle, WA 98101  
206-490-4354

**Sue Yuzer**, Lutheran Alliance To Create Housing (LATCH)  
8757 15th Avenue NW, Seattle, WA 98117  
206-789-1536

## HDC STAFF

*Executive Director:* Carla Okigwe

*Communications Director:* Joyce Halldorson

*Program Coordinator:* Nat Delafield

## OFFICE

811 First Avenue, Suite 408, Seattle WA 98104.

HDC  
**2003 Financial Statement of Activities**  
**Year Ended December 31, 2003**

	<b>Member Services</b>	<b>Community Education Campaign</b>	<b>TOTAL</b>
<b>REVENUE</b>			
Membership dues	\$168,903	-	\$168,903
Contributions - Unrestricted	4,594	-	4,594
Contributions – In-kind	2,040	-	2,040
Contributions - Restricted	-	\$100,000	100,000
Charity income retained	15,760	-	15,760
Other Income	2,472	-	2,472
<b>TOTAL REVENUE</b>	\$193,769	\$100,000	\$293,769
<b>EXPENSES</b>			
Salaries, payroll taxes & benefits	\$115,432	\$ 47,109	\$162,541
Copying-Net	2,770	904	3,674
Depreciation	2,041	-	2,041
Insurance	329	96	425
Memberships & subscriptions	679	222	901
Mileage & parking	2,470	385	2,855
Miscellaneous	6,222	376	6,598
Office supplies - Net	5,249	2,051	7,300
Postage - Net	2,786	951	3,737
Printing & copying – Outside	121	1,205	1,326
Professional fees	21,268	21,160	42,428
Rent – Net	9,545	5,065	14,610
Special projects - Net	-	5,363	5,363
Telephone-Net	3,928	1,282	5,210
Training, Travel & Retreats	3,321	383	3,704
<b>TOTAL EXPENSES</b>	\$176,161	\$ 86,552	\$262,713
Change in Net Assets	\$ 17,608	\$ 13,448	\$ 31,056
Net Assets – Beginning of Year	\$111,508	\$125,000	\$236,508
Net Assets- End of Year	\$129,116	\$138,448	\$267,564