



Affording Opportunity in King County

It All Starts at Home

The Housing Development Consortium of Seattle - King County

HDC's mission is to improve the environment for the creation and preservation of affordable housing for low and moderate income workers, seniors, and people with special needs. HDC works to expand the capacity of non-profit housing developers to produce, finance and manage housing through its programming, advocacy, building of public awareness and by working with government and the private sector.



Commitment to excellence

HDC membership is made up of nonprofit housing developers and other organizations and businesses working in the affordable housing field. It includes the most experienced nonprofit housing developers in the state, plus bankers and lenders, private sector firms, architects, contractors, lawyers, consultants, local housing authorities and government agencies all committed to preserving the livability of our region. Together HDC members have produced more than 19,000 units of affordable housing in King County.



Working in partnership

HDC provides a way for members to network with their peers and to work collaboratively on issues affecting the development and financing of affordable housing. Monthly membership meetings provide an opportunity for members to network and hear speakers with a variety of expertise and backgrounds.



Courtesy of YWCA of Seattle-King Co-Snohomish Co

The Future of the Field

HDC identified the need for 155,000 additional affordable homes in King County by 2015. HDC's membership has committed to doubling their production of affordable housing over 10 years via increasing efficiencies and creating new subsidy resources. This will achieve about 40,000 of the needed units. HDC also set out to build a broad alliance in support of housing affordability, encouraging more for-profit builders and private businesses to become involved in preserving the livability of our region.





**HOUSING
DEVELOPMENT**
consortium

Voting Members

AIDS Housing of Washington
Archdiocesan Housing Authority
Artspace Projects, Inc.
Capitol Hill Housing
Central Area Development Association
Common Ground
Community Psychiatric Clinic
Delridge Neighborhoods Development Association
Downtown Action to Save Housing
Downtown Emergency Service Center
Habitat for Humanity of Seattle/South King County
HomeSight
Homestead Community Land Trust
Housing Resources Group
Intercommunity Mercy Housing
Inter*im Community Development Association
King County Housing Authority
Low Income Housing Institute
Lutheran Alliance to Create Housing
Mt. Baker Housing Association
Multi-Service Center
Parkview Services
Pioneer Human Services
Plymouth Housing Group
St. Andrew's Housing Group
Seattle Chinatown/International District Preservation
and Development Authority
Seattle Housing Authority
South East Effective Development
YWCA Seattle-King County-Snohomish County

Government Members

King County Housing & Community Development Program
ARCH (A Regional Coalition for Housing)
Seattle Office of Housing

Associate Members

AF Evans Development, Inc.
A R C Architects
ArchEcology, LLC
Bank of America
Beacon Development Group
Buck & Gordon
Enterprise Community Investment, Inc.
Environmental Works Community Design Center
Evergreen Housing Development Group, LLC
Fannie Mae, WA State Community Business Center
Federal Home Loan Bank of Seattle
GGLO
Homestead Capital
Impact Capital
Kantor Taylor McCarthy P.C.
Key Bank National Association
Kovalenko Hale Architects
Lorig & Associates, LLC
Loveridge Hunt
Marpac Construction, LLC
Mithūn
National Equity Fund - Northwest Office
OTAK, Inc.
Quantum Management Services, Inc.
Rafn Company
Seattle-Northwest Securities Corporation
Shelter Resources, Inc.
SMR Architects
Synergy Construction, Inc.
Tonkin Hoyne Lokan Architects
United Way of King County
U.S. Bank
Walsh Construction Company
Washington Community Reinvestment Association
Washington Homeownership Center
Washington Mutual
Washington State Housing Finance Commission
Weinstein A/U Architects + Urban Designers
Wells Fargo Bank
W G Clark Construction
Williams & Associates
Wiss Janney Elstner

How to get involved

- If you need affordable rental housing and earn less than 60% of area median income, visit **www.housingconsortium.org** for rental information available from HDC nonprofits.
- To prepare for first-time homeownership, visit **www.housingconsortium.org** for homebuyer education opportunities.
- If you're interested in developing affordable housing, call HDC at **206.682.9541**.
- If you would like to contribute funds, expertise, land, or anything else to affordable housing, call **206.682.9541** or visit **www.housingconsortium.org**.

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For more information contact us at hdc@housingconsortium.org

Meeting the needs of our region's residents while preserving our natural environment

To be sustainable, communities must meet the basic needs of their residents. Access to affordable housing, healthcare, schools, and services while preserving open space are critical components of maintaining livability - ensuring that our cities remain places where we live, work and play for years to come.



Creating livable cities that are green *and* affordable

The natural beauty of our region is unquestionable. HDC supports Smart Growth principles that preserve our natural environment, while: (a) increasing density in urban cores, (b) maintaining open space, (c) revitalizing dilapidated areas, and (d) utilizing innovative land use policies. HDC collaborates with local municipalities and environmental organizations to ensure low- and moderate-income earners have access to high quality affordable homes.



Utilizing "green" design

One requisite for HDC membership is the use of environmentally friendly materials in a housing development whenever possible. In the 1990s HDC members worked with the City of Seattle to develop SeaGreen standards for all nonprofit housing. Later, HDC served on the advisory committee creating the new statewide green building standard "Evergreen" for all projects receiving funding from the Washington State Housing Trust Fund.



Housing & sustainable development

Since 2002, HDC members have developed or are in the process of completing over 33 affordable housing developments *in Seattle alone* which have met SeaGreen, Green Communities, or LEED standards of environmental sustainability. Sustainable development standards include: (1) Energy efficiency, (2) Health & indoor air quality, (3) Water conservation, (4) Use of materials beneficial to the environment, and (5) Recycling.





Did you know?

- ◆ A worker earning the minimum wage (\$7.93) in King County must **work 96 hours per week** in order to afford the average two-bedroom apartment (\$985 fall 2006).
- ◆ 50 percent of **all renters** in King County cannot afford the average rent for a two-bedroom apartment.
- ◆ On an average night, **over 7,900 people** are homeless in King County.
- ◆ HDC members have added over **19,000 units** of affordable housing in King County with a **local annual economic impact of over \$77 million**.

...In East King County

- ◆ The **Housing Wage in Bellevue is \$22.40**. This is the amount a full-time (40 hours per week) worker must earn per hour in order to afford the average two-bedroom apartment rent of **\$1,165**.
- ◆ The average rent for a one-bedroom apartment in Bellevue is **\$972** which is **37% higher** than the average rent in King County (\$710).

...In South King County

- ◆ The **Housing Wage in Federal Way is \$14.92** to afford the average two-bedroom apartment rent of **\$776**.
- ◆ The average one-bedroom rent in Federal Way **\$642** which is **10% less** than the King County average.

..In Seattle

- ◆ The **Housing Wage in Seattle is \$21.78** to afford the average two-bedroom apartment rent of **\$1,133**.
- ◆ The average rent for a one-bedroom apartment in Seattle is **\$839** which is **18% higher** than the King County Average.

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