Housing Development Consortium of Seattle- King County 2017

ANNUAL REPORT

HOUSING DEVELOPMENT *consortium*

Celebrating 30 YEARS

1402 THIRD AVENUE #1230 | SEATTLE, WA | HOUSINGCONSORTIUM.ORG | (206) 682-9541

WHO WE ARE

OUR VISION

All people live with dignity in safe, healthy, and affordable homes within communities of opportunity

OUR MISSION

Through education, advocacy, and leadership, HDC supports and inspires its members as they work collaboratively to meet the housing needs of limited income residents throughout King County

OUR VALUES

Social equity, collaboration, impact, and integrity

OUR PRINCIPLES

We honor and support the entire affordable housing continuum

We act as responsible stewards of public resources and public trust

We engage in productive strategic alliances across sectors and industry

We respond to diverse community needs for affordable housing solutions

The Housing Development Consortium's first ever annual report gives us the opportunity to reflect on the past 12 months. Inevitably, that process leads to gratitude. Thank you first and foremost to our members. All that we undertake is on behalf of your missions.

Thank you to our foundation partners, event sponsors, and generous donors for fueling our work. We celebrate you and the work we're doing together in King County. Thank you to our partners in government: legislators, members of the administration, and staff members that recognize the relationship between government's effectiveness and a strong affordable housing sector. We have the privilege to experience all of your care and commitment as we all seek to realize our vision!

Brian Lloyd
Board President

Marty Kooistra
Executive Director

LEADERSHIP

STAFF

Daniel Burnett
Member Services Associate

Dan Cantrell
Operations Manager

Juli Genovesi
Business & Resource Development Manager

Nicki Olivier Hellenkamp
Mobilization & Policy Manager

Marty Kooistra
Executive Director

Loren Tierney
Member Services Director

Sara Wamsley
Policy Associate

Special thanks to the following staff and interns who have left HDC, but contributed to our work in 2017:

STAFF

Andrew Orlebeke
Kelly Rider
Kylie Rolf
Joy Scott

INTERNS

Molly Bauer
Dan Engstrom
Katie Fallon
Susanna Hans
Anna Hughes
Anne Pham
Garrett Schulz

BOARD

EXECUTIVE OFFICERS

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Kantor Taylor

Megan Hyla
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King County Housing Authority

Jill Fleming
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Capitol Hill Housing

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Bellwether Housing

Mark Ellerbrook
KIng County Housing & Community Development

Sibyl Glasby
Imagine Housing

Mark Gropper
Renton Housing Authority

Betsy Hunter
Plymouth Housing Group

Joel Ing
Edge Developers

Douglas Ito
SMR Architects

Grace Kim
Schemata Workshop

Ann-Marie Lindboe
Seattle Housing Authority

Michelle Morlan
Lotus Development Partners LLC

Miriam Roskin
Seattle Office of Housing

Kristin Pula
HomeSight

Rob Van Tassell
Catholic Housing Services

Diane Wasson
Homestreet Bank

Kira Zylstra
All Home

Lisa Hagen
2017 Board Fellow
Capitol Hill Housing

THROUGH THE YEARS

1988

Articles of Incorporation filed for the Seattle Housing Development Consortium (SHDC)

Carla Okigwe hired as first SHDC executive director

SHDC comprises 10 founding members

1991

SHDC's official name changed to Seattle/King County Housing Development Consortium

SHDC works with neighborhood advisory group to produce Guide to Neighborhood Housing book

1993

SHDC adopts siting notification protocol for its members

ARCH is created to promote housing affordability in East King Count

1995

$59.7M Seattle Housing Levy renewal adopted by voters

1998

SHDC government membership category created

City of Seattle created Office of Housing to manage levy funds and other resources

1999

SHDC changes its name to Housing Development Consortium of Seattle-King County (HDC)

2001

HDC organizes first Seattle Mayoral Candidates Forum on Housing with all 11 candidates

2002

HDC leads Seattle Housing Levy renewal at $86M over 7 years with 55% voter approval

2004

HDC holds televised South King County Housing Forum for local elected officials

New document recording fee for local funding of affordable housing secured

2005

HDC holds televised East King County Forum for local elected officials

King County adopts Ten Year Plan to End Homelessness with HDC members in lead roles

2006

HDC launches Leadership Development Program with informal mentorship groups

HDC adopts Incentive Zoning Principles to promote usage of newly adopted state authorization

2008

HDC membership structure moves to one organization-one vote after the Future of the Field strategy process

HDC succeeds in getting incentive zoning ordinance passed in City of Seattle

2009

Carla Okigwe reitres after 21 years of HDC leadership, Harry Hoffman hired as executive director.

HDC leads Seattle Housing Levy renewal at $145 M for 7 years with 66% voter approval

HDC holds Candidate Forum for King County Executive, Seattle Mayor, and Seattle City Council

THROUGH THE YEARS

2010

HDC guides affordable housing portion of $5M HUD Sustainable Communities grant

Three affordable housing tours for elected officials and city staff held in South King County

2011

HDC leads renewal campaign for Veterans and Human Services Levy with 69% voter approval

HDC expands suburban outreach to North King County in coordination with City of Shoreline staff

2012

HDC hosts four State Legislature Candidate Forums throughout King County

Three affordable housing site visits for elected officials and city staff held in South King County

2013

HDC celebrates 25 years of advocacy and education for King County's affordable housing community

HDC hires only our third executive director in over 25 years: Marty Kooistra

2014

HDC redesigns Leadership Development Program into a holistic initiative for all HDC member staff

City of Seattle initiates the Housing Affordability and Livability Agenda (HALA)

HDC creates a Racial Equity Initiative and Racial Equity toolkit

2015

HDC members are deeply involved in the Seattle Housing Affordability and Livability Agenda (HALA), yielding 65 recommendations including the city's first mandatory inclusionary zoning program

2016

The first ever Affordable Housing Week is launched to increase awareness and involvement county-wide

The South King County Housing & Homelessness Partnership (SKHHP) is launched to support South King County cities

King County Bonding legislation generates $87M for over 1,000 affordable homes

$290M Seattle Housing Levy renewal adopted with 70.6% yes votes

2017

Recruiting Diversity Task Force is launched to strengthen the affordable housing sector by attracting and retaining a more diverse workforce and ingrain the principles of racial equity into HDC's ongoing programs and services

With community partners, HDC leads campaign to renew the VSHSL, generating $350M for affordable homes

Mandatory Housing Affordability (MHA) becomes law in five Seattle neighborhoods for the first time

HDC SERVES AS

ADVOCATE, BROKER, & CONVENER

OF AND FOR OUR MEMBERS

HOUSING DEVELOPMENT *consortium*

Celebrating 30 YEARS

2017 PROGRAM ACHIEVEMENTS

ADVOCATING FOR SAFE, HEALTHY, AFFORDABLE HOMES FOR EVERYONE IN KING COUNTY

HDC uses our collective voice to advocate for policies that foster inclusive, affordable communities at the local, state, and federal levels.

6 **POLICY TASK FORCES**
support HDC's policy & advocacy work

HALA & MANDATORY HOUSING AFFORDABILITY

The Seattle City Council unanimously voted to activate Mandatory Housing Affordability (MHA)- in five neighborhoods.

MHA, the signature piece of Seattle's 65 HALA recommendations recommendations, is projected to generate over 6,000 new affordable homes in it's first ten years

WASHINGTON STATE CONVENTION CENTER EXPANSION

HDC and our partners in the Community Package Coaltion secured $29 million for affordable housing in Seattle as part of the WSCC expansion

100+
meetings with local and state
ELECTED OFFICIALS

ADVOCACY INTENSIVE

Our first ever Advocacy Intensive gave staff at our member organizations new skills to advocate on behalf of the affordable housing community. Participants learned about issues impacting their work, navigating the local policy environment, and got to test their skills on elected officials and city staff

54 Participants

25 Member organizations represented

4 Elected Officials

3 Sponsors

1 Nancy Amidei

ADVOCATE

ADVOCATING FOR SAFE, HEALTHY, AFFORDABLE HOMES FOR EVERYONE IN KING COUNTY

HDC uses our collective voice to advocate for policies that foster inclusive, affordable communities at the local, state, and federal levels.

AFFORDABLE HOUSING WEEK

Our second annual Affordable Housing Week brought cities across King County together to rally for affordable housing in our region, and what a success:

20 Sponsors

21 Proclamations from cities, King County, Seattle University, & Seattle Pacific University

40 Partners

595 Event attendees

1,000+

ADVOCATES
took action for safe, healthy, affordable homes for all

VETS, SENIORS, & HUMAN SERVICES LEVY PASSES

Voters approved $350 million for affordable housing and supportive services with 69% of the vote

16

South King County Housing & Homelessness Partnership
PARTNERS

EXPANDING SOURCE OF INCOME DISCRIMINATION PROTECTIONS

The cities of Auburn, Kent, and Tukwila all adopted new source of income discrimination protections and Renton made their source of income discrimination protections permanent

BROKER

ENGAGING IN STRATEGIC ALLIANCES ACROSS SECTORS AND INDUSTRIES

Since 1988, HDC membership has grown to encompass all the major nonprofit housing developers in King County, as well as the major financial institutions, architects, general contractors, attorneys, accountants, service providers, public housing authorities, and government agencies.

This membership-based network collaborates effectively to provide a wide range of stable and affordable housing opportunities for those who most need assistance. By uniting our shared values, we are better positioned to support the sector's ability to make a sustainable community-wide impact.

As a powerful network we engage in strategic alliances across sectors and industries to respond to diverse community needs – from homelessness to homeownership.

Through workshops, seminars, and trainings, HDC facilitates and provides skill-building opportunities, networking, and peer support, creating efficiencies in design and production to preserve and improve the sector's ability to act as responsible stewards of public resources.

158
CROSS-SECTOR
MEMBERS

KEY ALLIANCES

SKHHP
South King Housing and Homelessness Partnership

SEATTLE
for everyone

COMMUNITY
PACKAGE
COALITION

CONVENER

BRINGING TOGETHER ALL SECTORS, DISCIPLINES, & PROFESSIONS IN SERVICE TO AFFORDABLE HOUSING

HDC provides a range of member services, bringing together our broad member base and partners to discuss, deliberate, and act to increase the quality and availability of affordable housing.

The Housing Development Consortium provides a forum for member organizations to share ideas, reflect on lessons learned, and explore opportunities to better serve the community.

Each year, hundreds of HDC members participate in our menu of programs, events, and affinity groups that are relevant to their organization, professional role or interests, and type of membership. It is our goal to offer contextual programming from a variety of perspectives that reaches a broad constituency of our membership.

Our 13 Affinity and Peer Groups enable members to work collaboratively and share promising practices related to a variety of issues, in addition to developing policies, ideas, and solutions that reflect and promote our mission within each member organization and across the County.

AFFINITY GROUPS

Affordable Homeownership
Affordable Senior Housing
Asset Management & Property Management
Executive Directors
Practical Development Solutions
Resident Services
Tax Credits/ Bond Financing Programs

PEER GROUPS

Exemplary Building
Facilities Management
Recruiting Diversity
South-East Seattle

IN 2017, MEMBER SERVICES...

HOSTED attendees **1,000** at **17** **EVENTS**

CONVENER

BRINGING TOGETHER ALL SECTORS, DISCIPLINES, & PROFESSIONS IN SERVICE TO AFFORDABLE HOUSING

HDC provides a range of member services, bringing together our broad member base and partners to discuss, deliberate, and act to increase the quality and availability of affordable housing.

RACE, EQUITY, & INCLUSION

Our Racial Equity Initiative is an intentional effort to advance racial equity within the affordable housing sector of King County. HDC supports these efforts through educational and organizational development programming, and specifically through our Recruiting Diversity Task Force and Racial Equity Toolkit.

2017 was a year of firsts for this work:

FIRST convenings of the Recruiting Diversity Task Force to strengthen the affordable housing sector by attracting and retaining a more diverse workforce and ingrain the principles of racial equity into HDC's ongoing programs and services.

FIRST Racial Equity Symposiums to open up the challenging dialogue of creating truly inclusive and diverse work cultures. One symposium was tailored for HR and executive leaders, the other for staff in all other capacities.

LEADERSHIP DEVELOPMENT INITIATIVE

Effective leadership is critical to helping communities toward self-determination. Our Leadership Development Initiative (LDI) offers emerging leaders within HDC membership the tools they need to be effective. Participants get access to technical and professional management skills, and an understanding of the importance of leveraging partnerships across sectors.

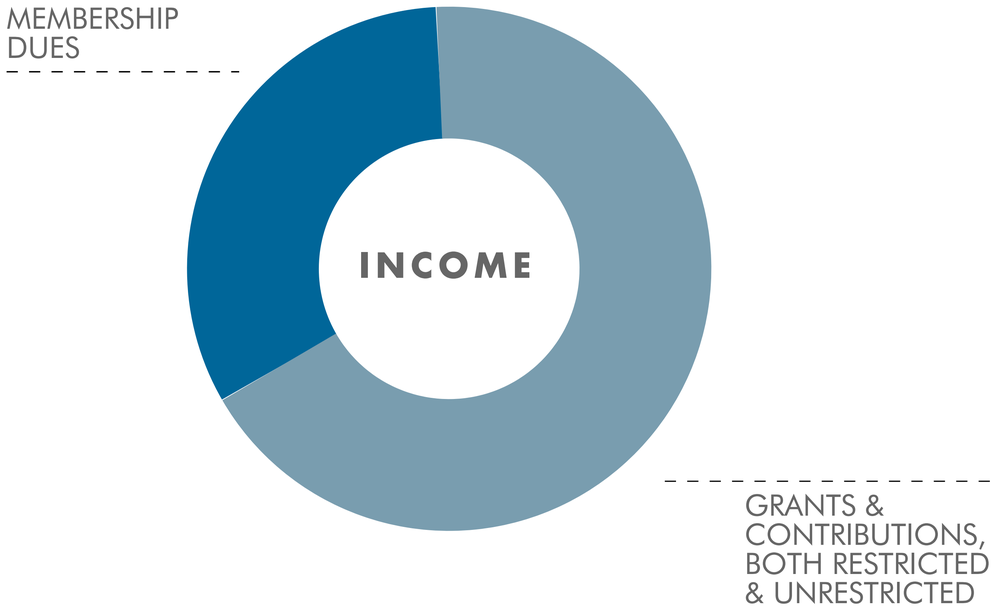
HDC will continue to spearhead this effort. Our in-house Leadership Development Survey Course (LDSC), has supported emerging leaders within our membership since 2008 with the support from Bank of America Merrill Lynch.

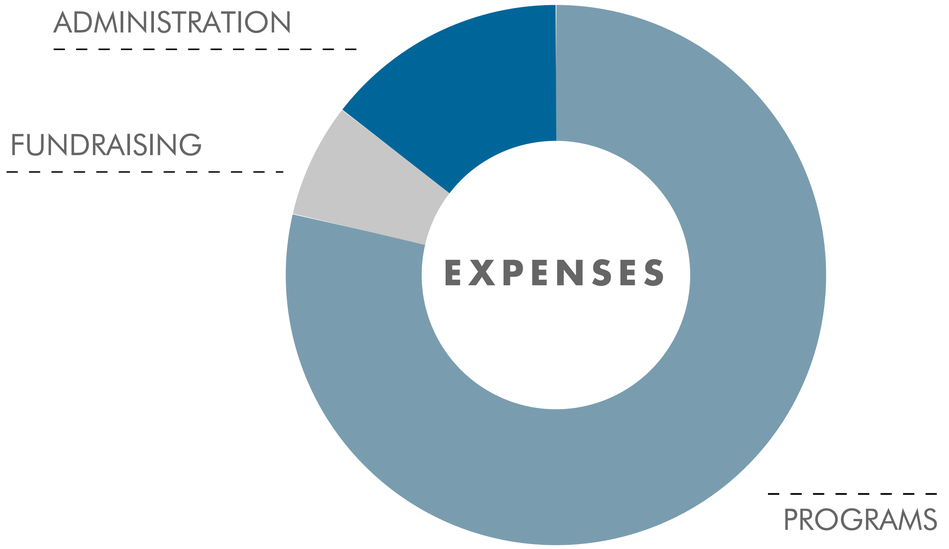
169 **GRADUATES**

of our in-house Leadership Development Survey Course since 2008

FINANCIALS

HDC works to provide a value proposition for members that earns their on-going support. Member Dues represented about a third of HDC's 2017 income, which is a greater proportion than comparable associations around the country. Restricted grant funding comprised a larger than usual percentage of total revenue in 2017, with over $200,000 being passed through HDC as a fiscal agent to partner organizations. HDC also passed through more than $50,000 to nonprofit members participating in the HDC Charity Federation.



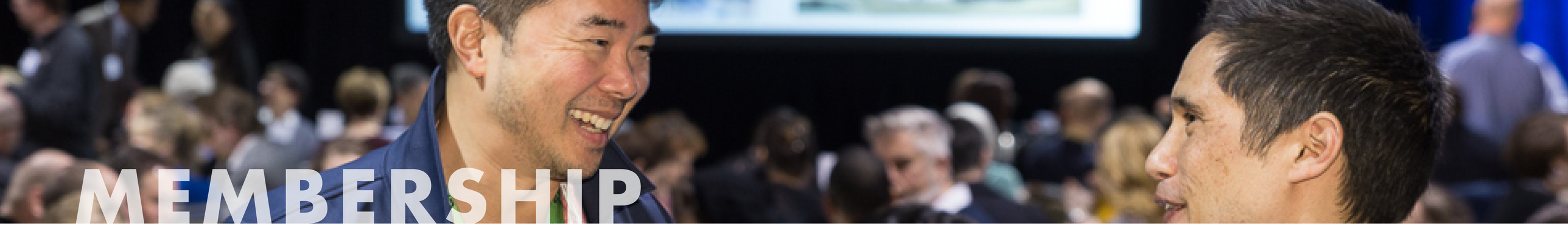


OPERATING INCOME

RESTRICTED CARRYOVER FROM 2016	$137,004	12%
MEMBER DUES	$371,260	33%
CONTRIBUTIONS - RESTRICTED	$519,855	46%
CONTRIBUTIONS - UNRESTRICTED	$325,487	29%
OTHER INCOME	$45,925	4%
RESTRICTED CARRYOVER TO 2018	($258,185)	-23%
TOTAL	**$1,141,346**	**100%**

OPERATING EXPENSES

PROGRAMS	$895,985	79%
FUNDRAISING	$77,942	7%
ADMINISTRATION	$165,505	14%
TOTAL	**$1,139,431**	**100%**
NET PROFIT/LOSS FOR 2017	**$1,915**	



MEMBERSHIP

HDC's membership encompasses all of the major nonprofit housing developers in King County, local housing authorities, financial institutions, service providers, consultants, architects, building contractors, attorneys, accountants, and government agencies. Our members work tirelessly to serve the many in our community who cannot afford market-level rents or home prices.

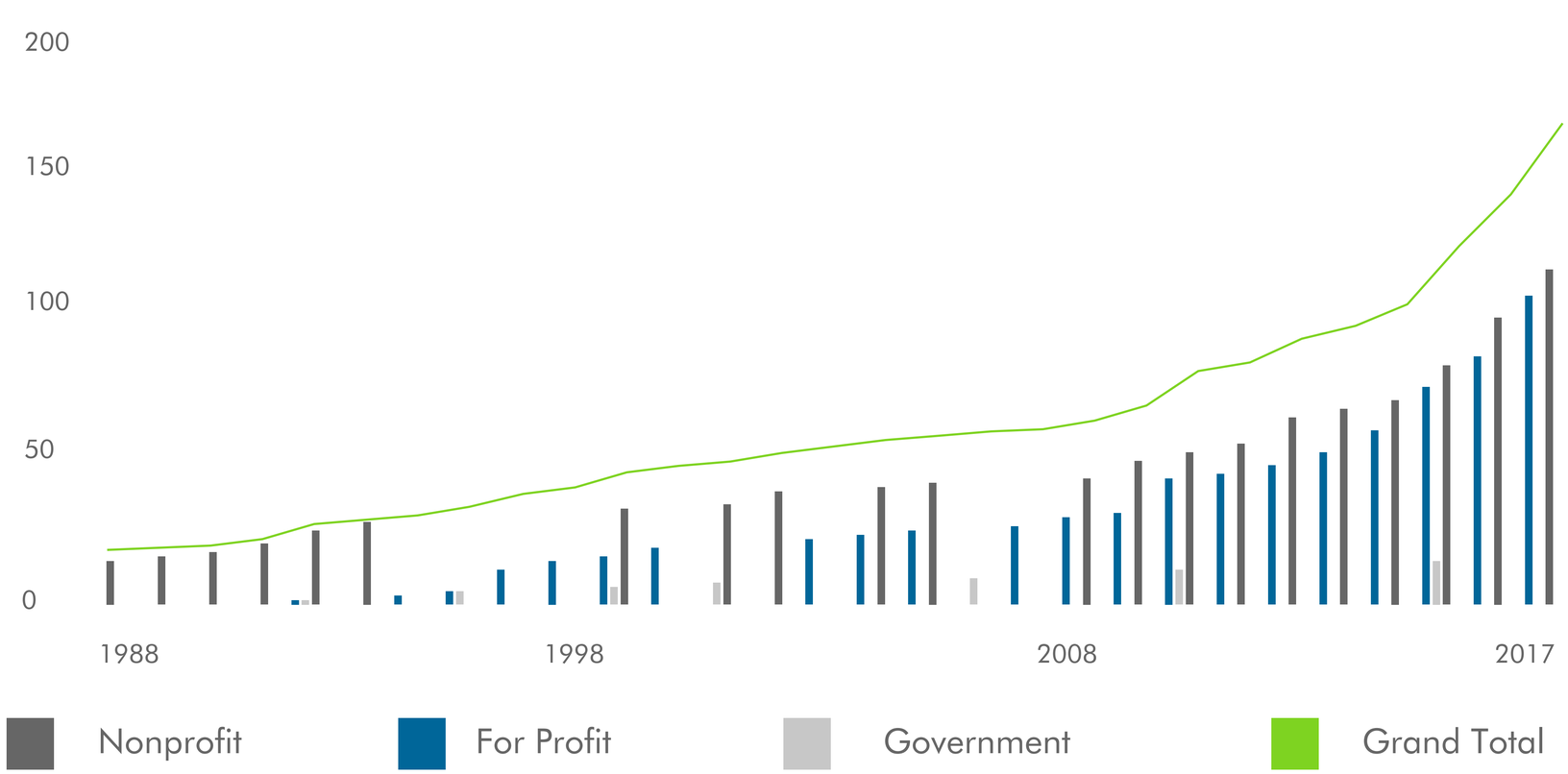
158
MEMBERS

24
NEW MEMBERS
in 2017

99.97%
MEMBER RETENTION RATE
in 2017

GROWTH OF MEMBERSHIP

By sector, 1988-2017



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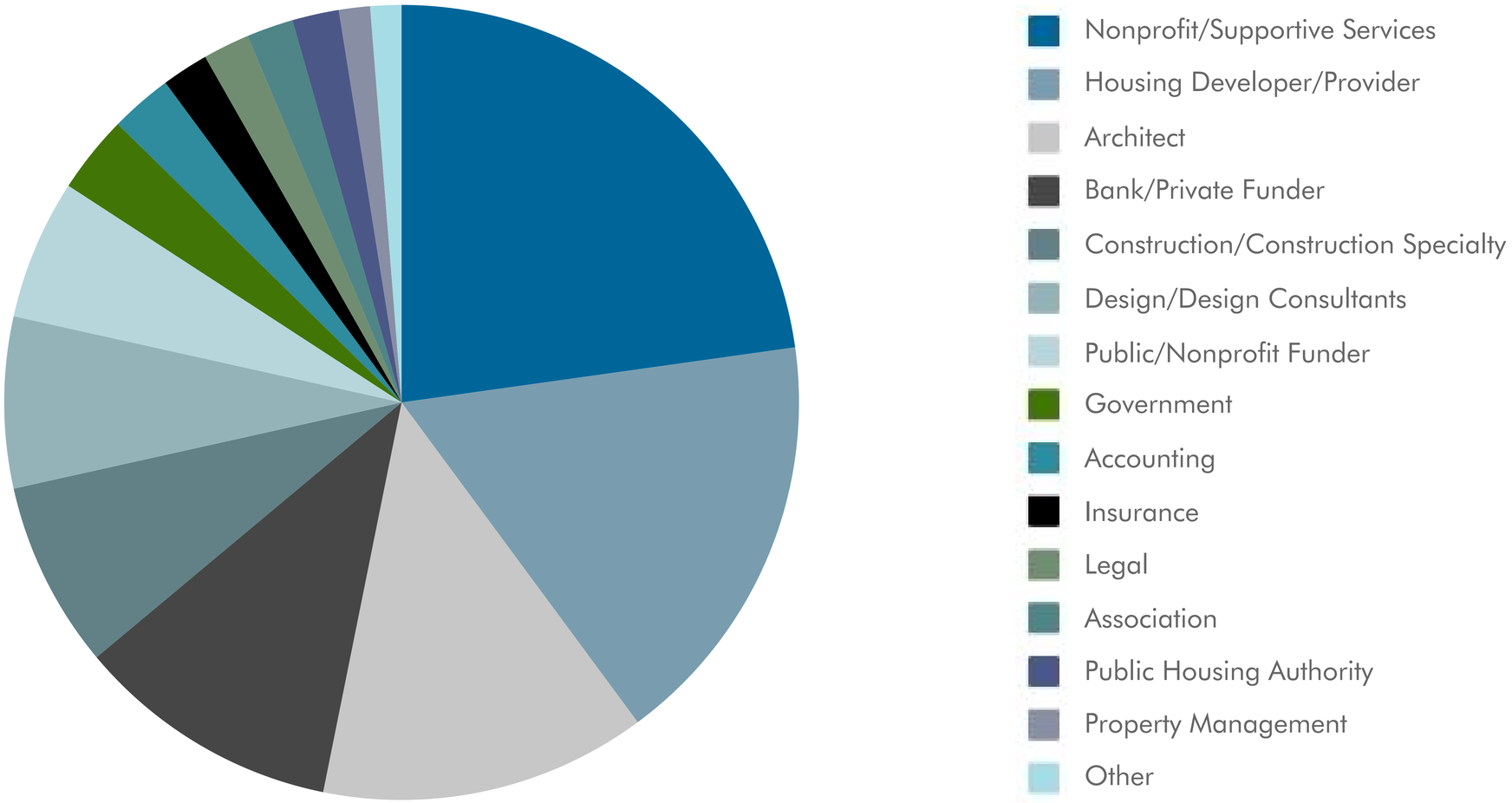
MEMBERS BY SECTOR



HDC MEMBERS'

ECONOMIC IMPACT

COUNTY & STATEWIDE

HOUSING DEVELOPMENT *consortium*

Celebrating 30 YEARS

2017 MEMBER IMPACT SURVEY RESULTS

ECONOMIC IMPACT

Affordable homes contribute to communities by adding vitality, increasing local purchasing power, and improving the quality of neighborhoods. HDC members are hard at work in communities within King County and beyond.

As of 2017, HDC members have collectively built and preserved:

45,300
AFFORDABLE HOMES

in
38 COMMUNITIES

covering
2,800 LOCATIONS THROUGHOUT KING COUNTY

HDC members provided
22,819 FEDERAL HOUSING SUBSIDIES
worth more than
$238 MILLION
which benefited local economies

$1.5 BILLION

TOTAL ESTIMATED ECONOMIC IMPACT IN 2017

of HDC member affordable housing activities in Washington State

Total individuals
in homes built
and preserved by
HDC members

Estimated number of
children

HDC members employed
20,300
people in King County
...which provided an estimated
$89.3 MILLION
in total labor income

WE ARE HDC

HOUSING
DEVELOPMENT
consortium

Celebrating
30 YEARS

2017 MEMBER DIRECTORY

WE ARE HDC

MEMBER	SECTOR	SEGMENT	JOINED
Affordable Housing Management Association	Nonprofit	Association	2008
Aging and Disability Services	Government	Government	2010
All Home	Nonprofit	Nonprofit/Supportive Services	2015
Ally Community Development	For Profit	Design/Development Consultants	2012
Ankrom Moisan Architects	For Profit	Architect	2013
ARC Architects	For Profit	Architect	2007
A Regional Coalition for Housing	Government	Public/Nonprofit Funder	2005
Artspace Projects, Inc	Nonprofit	Housing Developer/Provider	2004
Attain Housing	Nonprofit	Nonprofit/Supportive Services	2017
Bank of America	For Profit	Bank/Private Funder	1994
Banner Bank	For Profit	Bank/Private Funder	2014
Barry Hoyne Architects	For Profit	Architect	2017
Baylis Architects	For Profit	Architect	2016
HumanGood (formerly Beacon Communities)	Nonprofit	Design/Development Consultants	2014
Beacon Development Group	For Profit	Design/Development Consultants	1999
BECU	Nonprofit	Bank/Private Funder	2011
Bellwether Housing	Nonprofit	Housing Developer/Provider	1988
Blokable	For Profit	Design/Development Consultants	2017
BNBuilders	For Profit	Construction/Construction Specialty	2015
BRIDGE Housing	Nonprofit	Housing Developer/Provider	2016
Building Changes	Nonprofit	Nonprofit/Supportive Services	1993
Business Impact NW	Nonprofit	Public/Nonprofit Funder	2016

WE ARE HDC

MEMBER	SECTOR	SEGMENT	JOINED
Capital One	For Profit	Bank/Private Funder	2017
Capitol Hill Housing	Nonprofit	Housing Developer/Provider	1988
Cascade Affordable Housing Consultants	For Profit	Design/Development Consultants	2011
Cascade Management Inc	For Profit	Property Management	2013
Catholic Housing Services	Nonprofit	Housing Developer/Provider	1988
City of Kent	Government	Government	2015
City of Renton	Government	Government	2015
Clark Nuber	For Profit	Accounting	2017
Community Frameworks	Nonprofit	Housing Developer/Provider	2011
Community Homes, Inc	Nonprofit	Nonprofit/Supportive Services	2017
Community Psychiatric Clinic	Nonprofit	Nonprofit/Supportive Services	2009
Compass Housing Alliance	Nonprofit	Housing Developer/Provider	1991
Congregations for the Homeless	Nonprofit	Nonprofit/Supportive Services	2016
Custom Bed Bug	For Profit	Other	2017
Downtown Action to Save Housing	Nonprofit	Housing Developer/Provider	2000
Deacon Corp	For Profit	Construction/Construction Specialty	2016
Downtown Emergency Service Center	Nonprofit	Nonprofit/Supportive Services	2001
Delridge Neighborhood Development Association	Nonprofit	Housing Developer/Provider	2017
Edge Developers	For Profit	Design/Development Consultants	2016
El Centro de la Raza	Nonprofit	Nonprofit/Supportive Services	2012
Emerald Cities Seattle	For Profit	Design/Development Consultants	2014
Enterprise Community Partners	Nonprofit	Public/Nonprofit Funder	1998
Environmental Works	Nonprofit	Architect	1988
Express Credit Union	Nonprofit	Public/Nonprofit Funder	2015

WE ARE HDC

MEMBER	SECTOR	SEGMENT	JOINED
Falkin Associates	For Profit	Design/Development Consultants	2010
Federal Home Loan Bank Des Moines	For Profit	Bank/Private Funder	2014
First American Title Insurance Company	For Profit	Insurance	2010
Friends of Youth	Nonprofit	Nonprofit/Supportive Services	2012
GGLO	For Profit	Architect	1997
Habitat for Humanity Seattle-King County	Nonprofit	Housing Developer/Provider	1988
Harborstone Credit Union	Nonprofit	Bank/Private Funder	2017
Hawaii Housing Alliance	Nonprofit	Nonprofit/Supportive Services	2015
Heritage Bank	For Profit	Bank/Private Funder	2015
HERO House	Nonprofit	Nonprofit/Supportive Services	2017
HomeAid Puget Sound	Nonprofit	Construction/Construction Specialty	2015
HomeSight	Nonprofit	Housing Developer/Provider	1990
Homestead Community Land Trust	Nonprofit	Housing Developer/Provider	2003
HomeStreet Bank	For Profit	Bank/Private Funder	2015
Hopelink	Nonprofit	Nonprofit/Supportive Services	2012
Housing Resources Bainbridge	Nonprofit	Housing Developer/Provider	2013
Imagine Housing	Nonprofit	Housing Developer/Provider	1992
Impact Capital	Nonprofit	Public/Nonprofit Funder	1992
InterIm CDA	Nonprofit	Housing Developer/Provider	1988
International Rescue Committee	Nonprofit	Nonprofit/Supportive Services	2016

WE ARE HDC

MEMBER	SECTOR	SEGMENT	JOINED
JPMorgan Chase	For Profit	Bank/Private Funder	1992
JRS Engineering	For Profit	Construction/Construction Specialty	2017
Kantor Taylor Nelson Evatt & Decina PC	For Profit	Legal	1996
Key Bank	For Profit	Bank/Private Funder	1995
King County Housing and Community Development	Government	Government	1992
King County Housing Authority	Government	Public Housing Authority	1995
LifeWire	Nonprofit	Nonprofit/Supportive Services	2017
Lotus Development Partners, LLC	For Profit	Design/Development Consultants	2015
Loveridge Hunt & Co, CPA	For Profit	Accounting	2003
Low Income Housing Institute	Nonprofit	Housing Developer/Provider	1989
Marpac Construction LLC	For Profit	Construction/Construction Specialty	1996
Mary's Place	Nonprofit	Nonprofit/Supportive Services	2017
Mercy Housing Northwest	Nonprofit	Housing Developer/Provider	2001
Miller-Hull Partnership	For Profit	Architect	2017
Mithun	For Profit	Architect	2016
MLK-Seattle Black Veterans Housing & Human Services Group	Nonprofit	Nonprofit/Supportive Services	2016
Mt Baker Housing Association	Nonprofit	Housing Developer/Provider	1993
Multi-Service Center	Nonprofit	Nonprofit/Supportive Services	1998
Muslim Housing Services	Nonprofit	Nonprofit/Supportive Services	2015

WE ARE HPC

MEMBER	SECTOR	SEGMENT	JOINED
Nakano Associates	For Profit	Architect	2017
National Development Council	Nonprofit	Public/Nonprofit Funder	2012
National Equity Fund - Northwest Office	Nonprofit	Public/Nonprofit Funder	1998
National Housing Conference	Nonprofit	Association	2014
Navos	Nonprofit	Nonprofit/Supportive Services	2017
NK Architects	For Profit	Architect	2014
Novogradac	For Profit	Accounting	2015
O'Brien and Company	For Profit	Design/Development Consultants	2016
Omni America LLC	For Profit	Housing Developer/Provider	2015
Opportunity Council	Nonprofit	Nonprofit/Supportive Services	2017
Pacifica Law Group	For Profit	Legal	2016
Parker Smith & Feek	For Profit	Insurance	2015
Parkview Services	Nonprofit	Housing Developer/Provider	2001
Path with Art	Nonprofit	Nonprofit/Supportive Services	2016
Pike Place Market PDA	Nonprofit	Housing Developer/Provider	2012
Pioneer Human Services	Nonprofit	Housing Developer/Provider	1988
Plymouth Healing Communities	Nonprofit	Nonprofit/Supportive Services	2016
Plymouth Housing Group	Nonprofit	Housing Developer/Provider	1988
Quantum Management Services, Inc	For Profit	Property Management	2002

WE ARE HDC

MEMBER	SECTOR	SEGMENT	JOINED
Rafn Company	For Profit	Construction/Construction Specialty	2002
Rebuilding Together Seattle	For Profit	Construction/Construction Specialty	2015
Red Capital Group	For Profit	Bank/Private Funder	2017
Refugee Women's Alliance	Nonprofit	Nonprofit/Supportive Services	2017
Renton Housing Authority	Government	Public Housing Authority	2010
Rolluda Architects	For Profit	Architect	2015
Runberg Architecture Group	For Profit	Architect	2010
SAGE Architectural Alliance	For Profit	Architect	2010
Schemata Workshop	For Profit	Architect	2008
Seattle Chinatown International District PDA	Nonprofit	Housing Developer/Provider	1988
Sea Mar Community Health Centers	Nonprofit	Nonprofit/Supportive Services	2009
Seattle Housing Authority	Government	Public Housing Authority	1995
Seattle Office of Housing	Government	Government	1998
South East Effective Development	Nonprofit	Housing Developer/Provider	1988
Senior Housing Assistance Group	Nonprofit	Housing Developer/Provider	2010
Shelter Resources, Inc	For Profit	Design/Development Consultants	2004
Skyway Solutions	Nonprofit	Nonprofit/Supportive Services	2016
SMR Architects	For Profit	Architect	1996
Solid Ground	Nonprofit	Nonprofit/Supportive Services	2009
Sound Generations	Nonprofit	Nonprofit/Supportive Services	2013
Sprague Israel Giles, Inc	For Profit	Insurance	2014
Stoel Rives LLP	For Profit	Legal	2013
Studio Ectypos	For Profit	Architect	2017
Synergy Construction	For Profit	Construction/Construction Specialty	1999

WE ARE HDC

MEMBER	SECTOR	SEGMENT	JOINED
Third Place Design Cooperative	For Profit	Architect	2016
Tonkin Architecture	For Profit	Architect	1998
Umpqua Bank	For Profit	Bank/Private Funder	2015
Union Bank	For Profit	Bank/Private Funder	2008
United Way of King County	Nonprofit	Nonprofit/Supportive Services	2015
Urban Land Institute Northwest	Nonprofit	Association	2016
US Bank	For Profit	Bank/Private Funder	1996
Valley Cities	Nonprofit	Nonprofit/Supportive Services	2012
Venture General Contracting	For Profit	Construction/Construction Specialty	2017
Verity Credit Union	Nonprofit	Bank/Private Funder	2016
VIA Architecture	For Profit	Architect	2012
Vision House	Nonprofit	Nonprofit/Supportive Services	2017
Vitus Development Group	For Profit	Housing Developer/Provider	2017
Walsh Construction Company	For Profit	Construction/Construction Specialty	1996
Washington Community Reinvestment Association	Nonprofit	Public/Nonprofit Funder	1992
Washington Federal	For Profit	Bank/Private Funder	2017
Washington Homeownership Resource Center	Nonprofit	Nonprofit/Supportive Services	2015
Washington State Housing Finance Commission	Government	Public/Nonprofit Funder	2000
Watson & McDonell PLLC	For Profit	Accounting	2010
Weber Thompson	For Profit	Architect	2010

WE ARE HDC

MEMBER	SECTOR	SEGMENT	JOINED
Weinstein A|U	For Profit	Architect	2009
Wells Fargo	For Profit	Bank/Private Funder	1997
Wellspring Family Services	Nonprofit	Nonprofit/Supportive Services	2010
WG Clark Construction	For Profit	Construction/Construction Specialty	2010
William Wright Photography	For Profit	Construction/Construction Specialty	2010
Yesler Community Collaborative	Nonprofit	Nonprofit/Supportive Services	2016
YouthCare	Nonprofit	Nonprofit/Supportive Services	2009
YWCA Seattle-King Snohomish Counties	Nonprofit	Nonprofit/Supportive Services	1991

FOUNDATIONS & DONORS

We're so appreciative of our supporters, especially the following, who help make our work possible

FOUNDATIONS

Bank of America
Bill & Melinda Gates Foundation
Bullitt Foundation
Campion Foundation
JPMorgan Chase
Muckleshoot Tribes
Norcliffe Foundation
Seattle Foundation
Sheri & Les Biller Family Foundation
Tulalip Tribes
Union Bank

FRIENDS OF HDC

Donations of $250 or greater

$1,000+

Mina Choo
Bill Clapp
Maryann Crissey
Dan Fulton
Richard Harruff
Doug Ito
Mark Kantor & Jane Zalutsky
Marty & Shari Kooistra
Brian Lloyd
Kollin Min
Andrea Sato
David Thompson
Tom Tierney

$500-$999

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