



Housing Development Consortium of Seattle-King County

Annual Report

2022



HOUSING
DEVELOPMENT
consortium

WHO WE ARE

Our Vision

All people throughout King County live with dignity in safe, healthy, and affordable homes

Our Mission

Build, sustain, and inspire a diverse network committed to producing, preserving, and increasing equitable access to affordable homes

Our Values

Equity, collective strength, community, and sustained impact

Our Guiding Principles

We disrupt, rather than perpetuate, the unjust and biased systems that have had disproportionate impacts on segments of our community.

We commit to the large-scale social change our region needs, which comes from effective multi-sector collaboration and the strength of networks.

We plan, design, develop, and operate affordable housing in a just manner that engages and empowers communities, especially those who have been historically disenfranchised or underserved.

We confront the complex and evolving affordable housing need with impactful and sustainable approaches.

As we write this letter in 2023, our 35th anniversary year, it is with a profound sense of pride and gratitude. In the face of a deepening affordable housing crisis, the 200+ members of HDC stepped up last year. **2022 was truly a year of coming together and getting things done.**

In 2022, we secured **\$440 million** in new funding for affordable housing at the state level and laid the foundation for the **2023 Seattle Housing Levy** renewal campaign at the local level. We marked a major leadership transition, honoring Marty Kooistra's legacy with a Carla Okigwe Award and welcoming **Patience Malaba** as our Executive Director. We built the capacity to support this year's King County Veterans and Human Services Levy renewal. We invested in the core work of addressing systemic racial inequities by advancing the **Black Home Initiative** partnership. We celebrated a landmark **300 graduates** from our Leadership Development programs.

Throughout the pages of this 2022 Annual Report, you'll find these success stories and more. They are only a handful of the many accomplishments our network realized last year. Your unwavering commitment to our grand collective vision of a livable, affordable, sustainable region has made change possible.

Every day, we do our work so that all of us—our neighbors, our families, and our communities—can come home. We know the need is urgent and the challenges are massive, *and* we know change is possible if we stand together, work together, and, most importantly, **build together.**

Thank you for your steadfast dedication to building our collective future: a region where all people can live with dignity in safe, healthy, and affordable homes.



Kate Smith
Board President



Patience Malaba
Executive Director

LEADERSHIP

Current HDC Staff

Dan Cantrell
Operations Manager

Bambi Chávez
Homeownership Policy Coordinator

Paige España
Executive Administrator and Board Liaison

Patience Malaba
Executive Director

Elan Robinson
Communications Manager

Jesse Simpson
Government Relations and Policy Manager

Loren Tierney
Member Services Director

Dani Turk
Membership, Programs, and Equity Manager

Chad Vaculin
Advocacy and Mobilization Manager

With special thanks to Nathan Antonio, who left HDC in 2022 but continues to advance housing equity for our communities.

2022 Board

Executive Officers

Brian Lloyd
President
Beacon Development Group

Grace Kim
Vice President
Schemata Workshop

Kate Smith
Vice President
SMR Architects

Elizabeth Rinehart
Secretary
WALSH Construction

Mark Gropper
Treasurer
Renton Housing Authority

Directors

Andrea Sato
Immediate Past President
Kantor Taylor

Derrick Belgarde
Chief Seattle Club

Sai Chaleunphonh
Marpac Construction

Terry Galiney
Seattle Housing Authority

Joel Ing
Edge Developers

Dan Landes
King County Housing
Authority

Alisa Luber
Mercy Housing Northwest

Sunaree Marshall
King County Housing,
Homelessness & Community
Development

Lindsay Masters
ARCH

Michelle Morlan
Lotus Development Partners

Darryl Smith
HomeSight

Stephanie Velasco
Seattle Office of Housing

Amanda Santo
Board Fellow 2022
Multi-Service Center



HDC Staff & Board, December 2022

Our Work

HDC serves as an advocate, broker, and convener of and for our members.

Advocate

We mobilize support for policy, funding, and systemic change for equitable, sustainable, affordable homes.

Broker

We foster cross-sector relationships to strengthen our affordable housing ecosystem.

Convener

We bring our members and communities together to learn, innovate, celebrate, and support one another.



ADVOCATE

Advocating for safe, healthy, affordable homes for everyone in King County.

Funding for Affordable Homes

Increasing funding for affordable homes is one of HDC's top advocacy priorities, because the public investments we make today will impact affordability for generations to come. Advocacy, dedication, and cooperation across our affordable housing ecosystem made these investments possible!

Statewide:

\$440 million

In partnership with state-level coalitions, we advocated for state budget investments that included \$114 million for the Housing Trust Fund and \$240 million for Rapid Housing Acquisition.

City of Seattle:

\$253 million

We led advocacy efforts to ensure protection for record investments in JumpStart, Mandatory Housing Affordability, and the Seattle Housing Levy.

South King County Housing Capital Fund

After years of coordination and advocacy, South King County Housing and Homelessness Partners (SKHHP) unveiled its \$1.5 million Housing Capital Fund. We celebrated this milestone investment for affordable housing in South King County.



ADVOCATE

Building Infrastructure for Future Advocacy

As we fought for legislative wins in 2022, we also committed ourselves to laying the groundwork for a robust 2023 advocacy agenda. Locally, HDC members took a leading role in shaping the Seattle Housing Levy proposal by participating in the Technical Advisory Committee and in HDC's Levy Taskforce. At the state level, we drafted 2 revenue bills in preparation for success during the 2023 legislative session.

Equitable Development

HDC was honored to join a Black, Indigenous, and other people of color (BIPOC)-led community coalition that successfully advocated for a countywide equitable development initiative. By investing in community-driven, community-owned solutions to displacement, the new equitable development initiative combats the continued effects of historic discriminatory policies and practices in our region.

Members and partners took over

533

advocacy actions in 2021 and 2022—

and thanks to your advocacy,

9

of our priority bills passed during the 2022 state legislative session!

ADVOCATE

Eastside Affordable Housing Coalition

East King County is home to some of our region's largest employers, massive transit investments, and excellent school systems. However, the soaring cost of housing prevents many from settling in this subregion.

HDC established the Eastside Affordable Housing Coalition (EAHC) to build a unified advocacy voice for homes in Eastside cities. As EAHC, community advocates, non-profits, businesses, and communities of faith have come together to advocate for bold solutions to the subregion's housing shortage.

In 2022, our continued presence and deepening relationships on the Eastside paid off. EAHC set a robust advocacy agenda to guide action into 2023, creating a foundation for long-term success. Alongside Eastside for All and the Stay Housed/Stay Healthy Coalition, HDC and EAHC mobilized advocates to pass meaningful tenant protections in Redmond, Kirkland, and Issaquah. These protections, including rent increase notices and caps on late fees, will help prevent evictions and displacement for the individuals and families most at risk.



BROKER

Brokering strategic relationships between partners in the housing sector and beyond.

Strategic Alliances Across Industries

Since 1988, HDC membership has grown to encompass all of the major nonprofit housing developers in King County, as well as 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 substantial community-wide impact.

15 new members

joined HDC in 2022...

... bringing us to

202 total members!

Sector-Wide Coordination

Building and participating in coalitions is a core priority for HDC because we believe that large-scale social change comes from effective cooperation. In 2022, we led in the following coalitions:

Black Home Initiative



Also in 2022, HDC members laid the groundwork for the Complete Communities Coalition, an alliance of community groups dedicated to realizing the future we need through Seattle's 2024 Comprehensive Plan.

BROKER

Blueprints for City Growth

Cities throughout King County are in the midst of their once-per-decade comprehensive plan updates. Comprehensive plans act as blueprints for city growth, and those under development now will guide decisions about what kinds of housing can be built where for the next ten years.

HDC led coalition work in both Seattle and Bellevue calling for comprehensive plan updates that allow more homes to be built and for the creation of more equitable, affordable, and green communities. Our letter to Seattle's Office of Planning and Development gained endorsements from a wide range of organizations, including affordable housing developers and operators, environmental advocates, climate activists, and grassroots housing advocates.



Faith-Based Housing on the Eastside

Land owned by faith-based organizations in Bellevue may soon be easier to use for multifamily affordable housing, thanks to truly broad-reaching cross-sector cooperation. The Eastside Affordable Housing Coalition, convened by HDC, worked with non-profit and for-profit developers, faith leaders, and the City of Bellevue toward implementing zoning changes to qualifying faith-owned land in 2022. Once finalized, these changes will make more properties feasible for residential development by allowing more affordable housing density.

HDC led or participated in

15

coalitions in 2022

BROKER

Black Home Initiative

What policies will be most effective at increasing Black homeownership?

The Black Home Initiative (BHI) is a regional effort to address racial inequities by increasing Black homeownership. This work is essential because generations of discriminatory policies and practices have led to a massive racial gap in who owns their home that persists today.

As the lead policy partner of BHI, HDC brought together 125 stakeholders and advocates to address the question of policy and Black homeownership. After months of research, feedback sessions, and deep dives into potential policies, the group formed a Homeownership Policy Framework that could focus advocacy priorities for the greatest impact.

This effort fed into the design of the historic Covenant Homeownership Account bill, which aims to redress some of the harm caused by racially restrictive covenants—and which, as of the creation of this report in the spring of 2023, has just been signed into law!



CONVENER

Bringing together all sectors, disciplines, and professions in service of affordable housing.

Programs for Growth and Connection

Each year, hundreds of HDC members participate in our menu of programs and affinity groups. Through workshops, seminars, and trainings, HDC's member programs provide skill-building opportunities, networking, and peer support for the affordable housing sector. Through these opportunities we foster a more connected sector, create efficiencies in design and production, and improve the sector's ability to responsibly steward public resources.

6 affinity groups:

- Affordable Homeownership
- Asset & Property Management
- Community-Based Organization Collaborative
- Practical Development Solutions
- Resident Services
- Tax Credits/Bond Financing Programs

7 peer/work groups:

- Affordable Housing Dashboard Work Group
- Exemplary Building Task Force
- Facilities Management Peer Group
- Home Repair Assistance Network
- Offsite Construction Task Force
- Policy Advisory Group
- Transit-Oriented Development Work Group

Race, Equity, and Inclusion

Racial equity is at the core of our work and vision. In 2022, we invested in racial equity by providing educational and organizational development opportunities, including two three-day Undoing Racism workshops by the People's Institute for Survival and Beyond (PISAB) for HDC members, as well as leadership development for BIPOC students through HDIP (see page 15). Our staff and board dedicated their time and energy to ongoing internal work that will serve as a foundation for supporting our full membership.

CONVENER



Coming Together On and Offline

We got back to hosting more in-person events in 2022—including our kickoff for the 7th Annual Affordable Housing Week! This gathering at the Wing Luke Museum was the first in a series of 14 education and advocacy events across King County, many hosted by our members and partners, ranging from Affordable Housing 101 to an in-depth discussion on the Seattle Housing Levy.

Learning & Growth for a Resilient Sector

Our HDC member network represents a vast wealth of knowledge and expertise—and that's why we work not just to convene, but to share learnings and best practices across the sector. A prime example of this was our 2022 Learn @ Lunch series on Building Performance Standards (BPS), led by our BPS Task Force. We convened the BPS Task Force to make policy recommendations to decrease costs for affordable housing, improve health and resiliency, and lower climate emissions amidst deepening and interconnected housing and climate crises. Bringing BPS Task Force members to Learn @ Lunch sessions not only gave our wider membership a chance to learn about opportunities and challenges, but also provided a venue for all to have a voice in the Task Force's policy recommendations.

Hosted

29

events and trainings in 2022

with

833

unique member attendees

CONVENER

Supporting a New Generation of Affordable Housing Leaders

We believe that leadership development is key to sustaining a thriving affordable housing sector. Our Leadership Development Initiative offers emerging leaders the tools to develop technical skills, hone their professional management, and experience first-hand the importance of leveraging cross-sector partnerships. In 2022, our Leadership Development Survey Course had 15 new participants and passed the milestone of 250 total program participants since its inception.

Simultaneously, we welcomed eight new interns to our Housing Development Internship Program last year. HDIP aims to provide a launch pad for college and graduate students from communities of color seeking a career in affordable housing development. Over the course of their nine-month internship, the driven members of the 2022-23 HDIP cohort have gained hands-on experience in the affordable housing sector, honed job skills, and built relationships with employers and each other.

We are grateful to the intern hosts, trainers, sector professionals, and program participants who engaged in LDSC and HDIP last year. The time, energy, and passion you committed is truly an investment in the future of our sector.



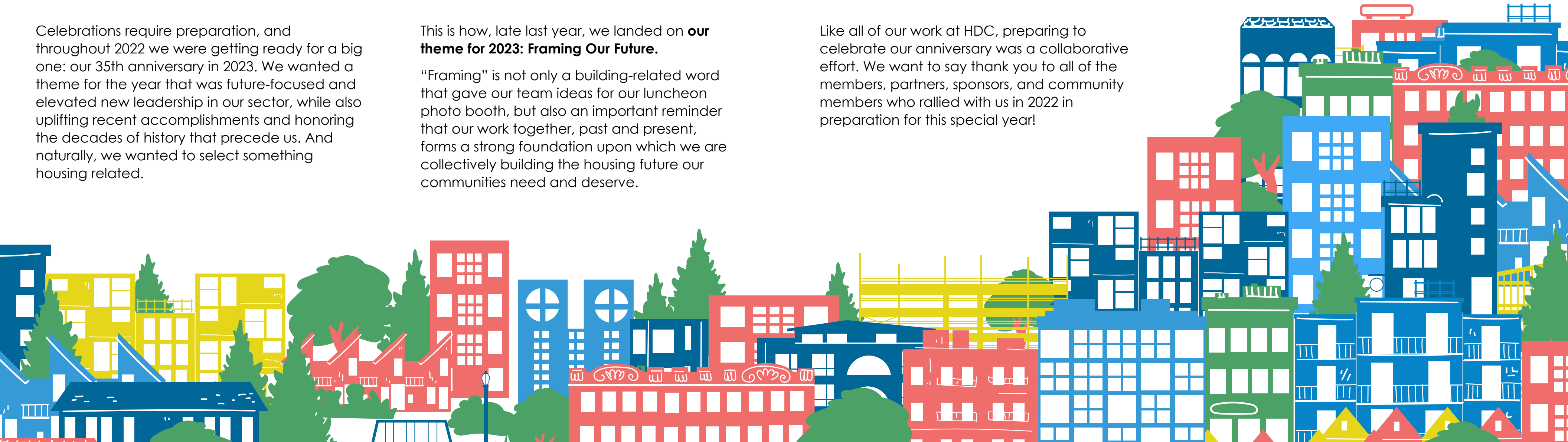
Laying the Foundation to *Celebrate* 35 Years

Celebrations require preparation, and throughout 2022 we were getting ready for a big one: our 35th anniversary in 2023. We wanted a theme for the year that was future-focused and elevated new leadership in our sector, while also uplifting recent accomplishments and honoring the decades of history that precede us. And naturally, we wanted to select something housing related.

This is how, late last year, we landed on **our theme for 2023: Framing Our Future.**

“Framing” is not only a building-related word that gave our team ideas for our luncheon photo booth, but also an important reminder that our work together, past and present, forms a strong foundation upon which we are collectively building the housing future our communities need and deserve.

Like all of our work at HDC, preparing to celebrate our anniversary was a collaborative effort. We want to say thank you to all of the members, partners, sponsors, and community members who rallied with us in 2022 in preparation for this special year!



Sustaining Our Work

HDC was founded in 1988 by 10 organizations who recognized the obstacles of creating affordable housing for their communities alone. They made the radical choice to stand together.

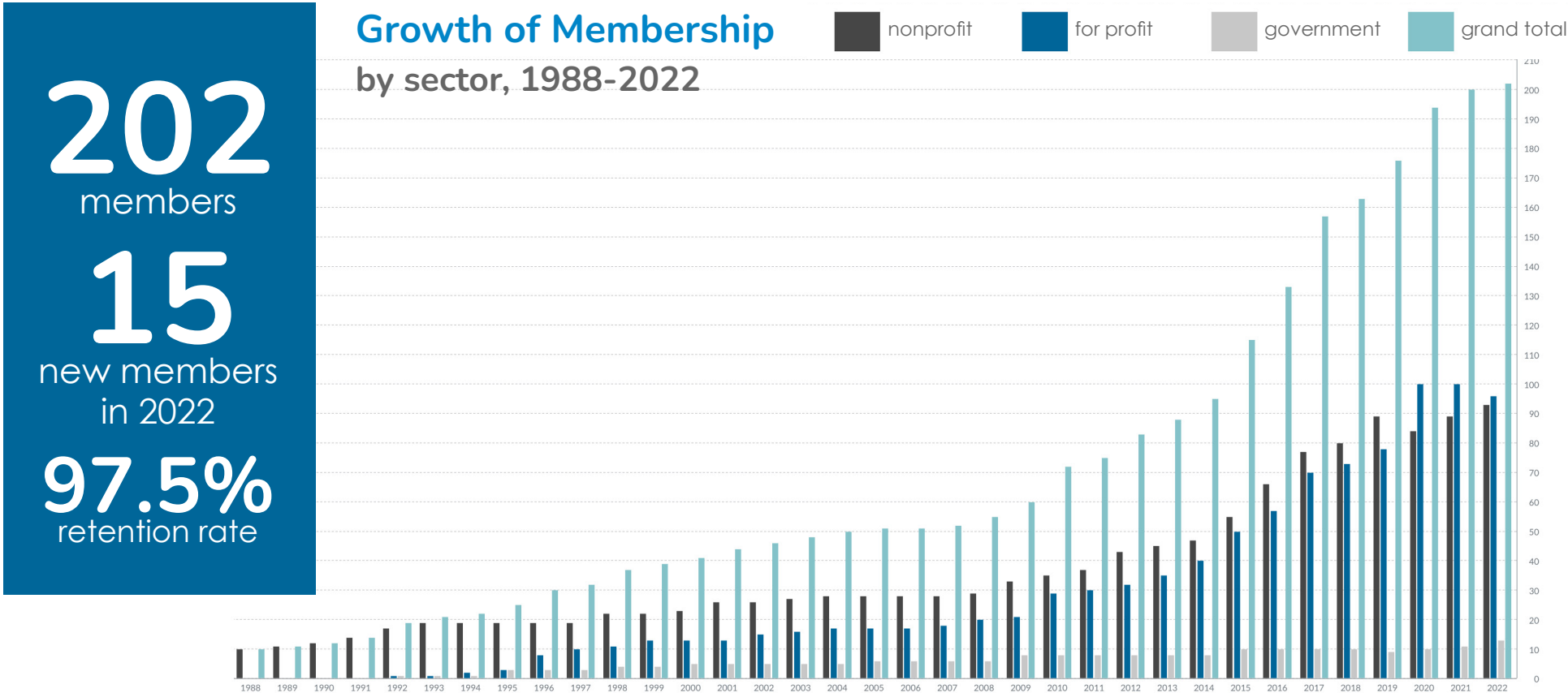
Today, with you and our 200+ members working alongside us, we are stronger than ever.

Our achievements would not be possible without you, the members, donors, sponsors, and partners who make up our HDC community. *Thank you!*



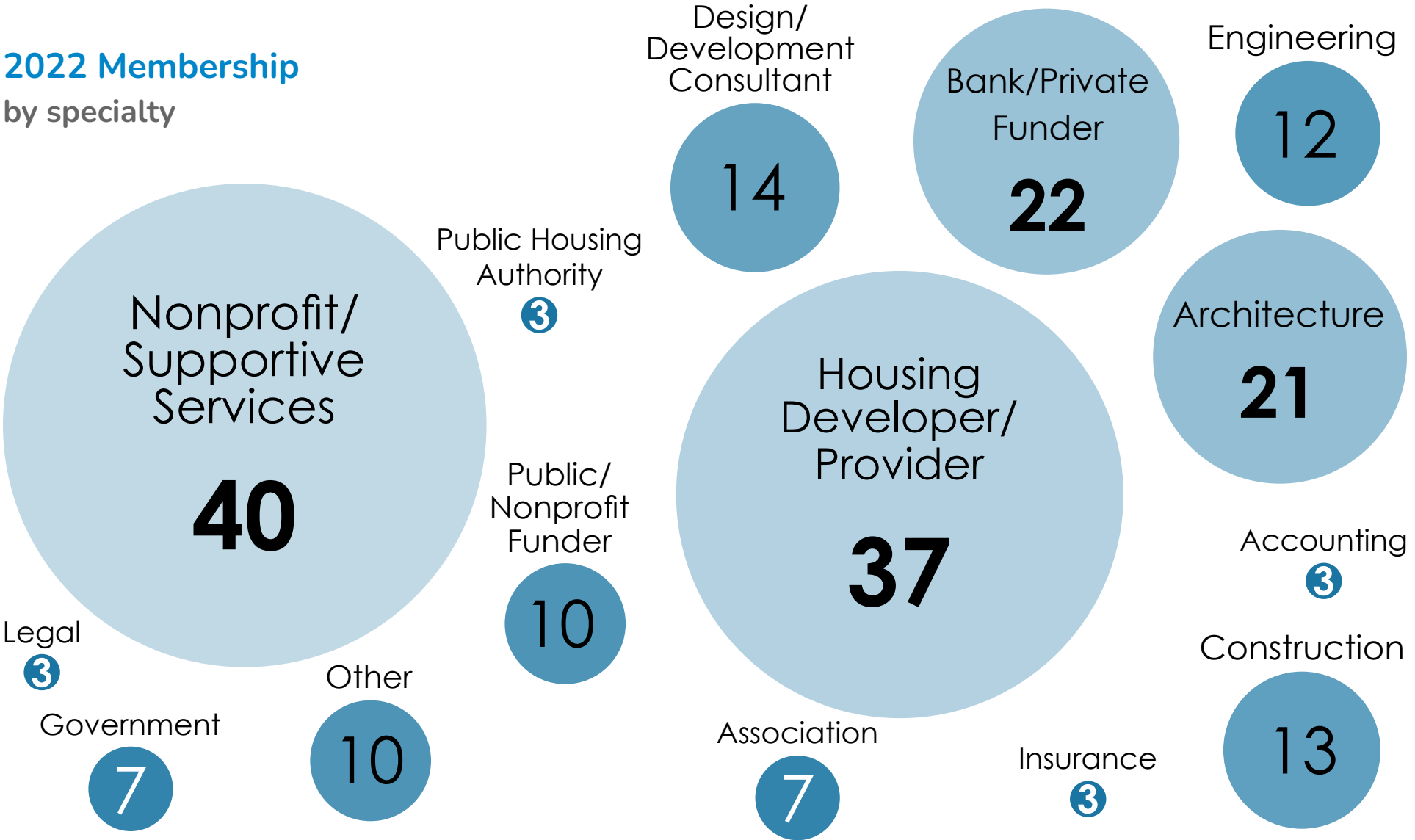
MEMBERSHIP

HDC is its members, and at more than 200 strong, our network continues to expand its reach, engagement, and capacity to create change.



MEMBERSHIP

2022 Membership
by specialty



2022 MEMBERS

Member	Sector	Segment	Joined
4EA Building Science	Engineering	For Profit	2017
Advanced Architectural Products	Design/Development Consultants	For Profit	2021
Affordable Housing Management Association of Washington	Association	Nonprofit	2008
African Community Housing and Development	Nonprofit/Supportive Services	Nonprofit	2020
Africatown Community Land Trust	Housing Developer/Provider	Nonprofit	2021
Aging and Disability Services	Government	Government	2010
Aging and Long-Term Support Administration	Government	Government	2020
AIA Seattle	Association	Nonprofit	2018
Ally Community Development	Design/Development Consultants	For Profit	2012
Ankrom Moisan Architects	Architecture	For Profit	2013
ARC Architects	Architecture	For Profit	2007
ARCH	Public/Nonprofit Funder	Government	2005
Aspect Consulting	Engineering	For Profit	2018
Attain Housing	Nonprofit/Supportive Services	Nonprofit	2017
AXIS/GFA Architecture & Design	Architecture	For Profit	2022
Bank of America	Bank/Private Funder	For Profit	1994
Banner Bank	Bank/Private Funder	For Profit	2014

2022 MEMBERS

Member	Sector	Segment	Joined
barrientos RYAN	Design/Development Consultants	For Profit	2019
Baylis Architects	Architecture	For Profit	2016
Beacon Development Group	Design/Development Consultants	For Profit	1999
BECU	Bank/Private Funder	Nonprofit	2011
BEE Consulting	Engineering	For Profit	2021
Bellwether Housing	Housing Developer/Provider	Nonprofit	1988
Beneficial State Bank	Bank/Private Funder	For Profit	2021
Blueline	Engineering	For Profit	2021
BNBuilders	Construction/Construction Specialty	For Profit	2015
Brawner	Design/Development Consultants	For Profit	2019
BRIDGE Housing	Housing Developer/Provider	Nonprofit	2016
Building Changes	Other	Nonprofit	1993
Business Impact NW	Public/Nonprofit Funder	Nonprofit	2016
Byrd Barr Place	Nonprofit/Supportive Services	Nonprofit	2018
Capital One	Bank/Private Funder	For Profit	2017
Cascade Affordable Housing Consultants	Design/Development Consultants	For Profit	2011
Catholic Housing Services	Housing Developer/Provider	Nonprofit	1988

2022 MEMBERS

Member	Sector	Segment	Joined
Chief Seattle Club	Nonprofit/Supportive Services	Nonprofit	2018
City of Renton	Government	Government	2015
City of Seattle Office of Housing	Government	Government	1998
Clark Nuber	Accounting	For Profit	2017
Community Frameworks	Housing Developer/Provider	Nonprofit	2011
Community Homes	Nonprofit/Supportive Services	Nonprofit	2017
Community Roots Housing	Housing Developer/Provider	Nonprofit	1988
Compass Construction	Construction/Construction Specialty	For Profit	2019
Compass Housing Alliance	Housing Developer/Provider	Nonprofit	1991
Congregations for the Homeless	Nonprofit/Supportive Services	Nonprofit	2016
Coughlin Porter Lundeen	Engineering	For Profit	2021
CSH	Nonprofit/Supportive Services	Nonprofit	2022
DASH	Housing Developer/Provider	Nonprofit	2000
DCI Engineers	Engineering	For Profit	2020
Deacon Construction	Construction/Construction Specialty	For Profit	2016
DESC	Housing Developer/Provider	Nonprofit	2001
DevCo	Housing Developer/Provider	For Profit	2020

2022 MEMBERS

Member	Sector	Segment	Joined
DNDA	Nonprofit/Supportive Services	Nonprofit	2017
EcoTHRIVE Housing	Housing Developer/Provider	Nonprofit	2022
Ecotope	Engineering	For Profit	2019
Edge Developers	Design/Development Consultants	For Profit	2016
El Centro de la Raza	Nonprofit/Supportive Services	Nonprofit	2012
Emerald Cities Seattle	Other	Nonprofit	2014
Encore Architects	Architecture	For Profit	2019
Enterprise Community Partners	Public/Nonprofit Funder	Nonprofit	1998
Environmental Works	Architecture	Nonprofit	1988
Express Credit Union	Bank/Private Funder	Nonprofit	2015
Federal Home Loan Bank of Des Moines	Bank/Private Funder	For Profit	2014
First American	Insurance	For Profit	2010
Forterra	Other	Nonprofit	2018
Friends of Youth	Nonprofit/Supportive Services	Nonprofit	2012
GGLO	Architecture	For Profit	1997
GMD Development	Housing Developer/Provider	For Profit	2018
Great Expectations LLC	Housing Developer/Provider	For Profit	2021

2022 MEMBERS

Member	Sector	Segment	Joined
GS Consulting	Design/Development Consultants	For Profit	2020
Habitat for Humanity Seattle-King & Kittitas Counties	Housing Developer/Provider	Nonprofit	1988
Harborstone Credit Union	Bank/Private Funder	Nonprofit	2017
Hawaii Housing Alliance	Nonprofit/Supportive Services	Nonprofit	2015
Heritage Bank	Bank/Private Funder	For Profit	2015
HERO House NW	Nonprofit/Supportive Services	Nonprofit	2017
Home in Place	Housing Developer/Provider	Nonprofit	2022
HomeSight	Housing Developer/Provider	Nonprofit	1990
Homestead Community Land Trust	Housing Developer/Provider	Nonprofit	2003
HomeStreet Bank	Bank/Private Funder	For Profit	2015
Hopelink	Nonprofit/Supportive Services	Nonprofit	2012
Horizon Housing Alliance	Housing Developer/Provider	Nonprofit	2019
Housing Resources Bainbridge	Housing Developer/Provider	Nonprofit	2013
HumanGood	Housing Developer/Provider	Nonprofit	2014
Imagine Housing	Housing Developer/Provider	Nonprofit	1992
Impact Capital	Public/Nonprofit Funder	Nonprofit	1992
Interlm CDA	Housing Developer/Provider	Nonprofit	1988

2022 MEMBERS

Member	Sector	Segment	Joined
International Living Future Institute	Other	Nonprofit	2018
International Rescue Committee	Nonprofit/Supportive Services	Nonprofit	2016
JPMorgan Chase	Bank/Private Funder	For Profit	1992
Kantor Taylor PC	Legal	For Profit	1996
KeyBank	Bank/Private Funder	For Profit	1995
King County HHCDD	Government	Government	1992
King County Housing Authority	Public Housing Authority	Government	1995
Knit	Architecture	For Profit	2019
Langan	Engineering	For Profit	2021
LeadingAge Washington	Association	Nonprofit	2018
LIHI	Housing Developer/Provider	Nonprofit	1989
LISC Puget Sound	Public/Nonprofit Funder	Nonprofit	2021
Lockton	Insurance	For Profit	2022
Lotus Development Partners	Design/Development Consultants	For Profit	2015
Loveridge Hunt & Co.	Accounting	For Profit	2003
Lument	Bank/Private Funder	For Profit	2017
Marpac Construction	Construction/Construction Specialty	For Profit	1996

2022 MEMBERS

Member	Sector	Segment	Joined
Maul Foster & Alongi	Engineering	For Profit	2020
Mercy Housing Northwest	Housing Developer/Provider	Nonprofit	2001
Method Homes	Construction/Construction Specialty	For Profit	2018
Microsoft	Other	For Profit	2020
Miller Hull	Architecture	For Profit	2017
Mithun	Architecture	For Profit	2016
MLK-Seattle Black Veterans Housing and Human Services Group	Nonprofit/Supportive Services	Nonprofit	2016
Mt. Baker Housing	Housing Developer/Provider	Nonprofit	1993
Multicultural Community Coalition	Nonprofit/Supportive Services	Nonprofit	2022
Multi-Service Center	Nonprofit/Supportive Services	Nonprofit	1998
Muslim Housing Services	Nonprofit/Supportive Services	Nonprofit	2015
Nakano Associates	Architecture	For Profit	2017
National Development Council	Public/Nonprofit Funder	Nonprofit	2012
National Equity Fund - Northwest Office	Public/Nonprofit Funder	Nonprofit	1998
Natural and Built Environments	Housing Developer/Provider	For Profit	2022
Navos	Nonprofit/Supportive Services	Nonprofit	2017
Nehemiah Initiative Seattle	Design/Development Consultants	Nonprofit	2021

2022 MEMBERS

Member	Sector	Segment	Joined
Northwest EcoBuilding Guild	Association	Nonprofit	2018
Novogradac	Accounting	For Profit	2015
O'Brien360	Other	For Profit	2016
Opportunity Council	Nonprofit/Supportive Services	Nonprofit	2017
Pacifica Law Group	Legal	For Profit	2016
Parkview Services	Housing Developer/Provider	Nonprofit	2001
Path with Art	Nonprofit/Supportive Services	Nonprofit	2016
Pike Place Market PDA	Housing Developer/Provider	Nonprofit	2012
Pioneer Human Services	Housing Developer/Provider	Nonprofit	1988
Plymouth Housing	Housing Developer/Provider	Nonprofit	1988
Rafn Company	Construction/Construction Specialty	For Profit	2002
RBC Capital Markets	Bank/Private Funder	For Profit	2020
RDH Building Science	Engineering	For Profit	2019
Rebuilding Together Seattle	Nonprofit/Supportive Services	Nonprofit	2015
Red Stone Equity Partners	Bank/Private Funder	For Profit	2020
Refugee Women's Alliance	Nonprofit/Supportive Services	Nonprofit	2017
Renton Housing Authority	Public Housing Authority	Government	2010

2022 MEMBERS

Member	Sector	Segment	Joined
Robin Amadon Consulting	Design/Development Consultants	For Profit	2021
Rolluda Architects	Architecture	For Profit	2015
Runberg Architecture Group	Architecture	For Profit	2010
Schemata Workshop	Architecture	For Profit	2008
SCIDpda	Housing Developer/Provider	Nonprofit	1988
Sea Mar Community Health Centers	Nonprofit/Supportive Services	Nonprofit	2009
Seattle Bank	Bank/Private Funder	For Profit	2021
Seattle CityClub	Other	Nonprofit	2018
Seattle Credit Union	Bank/Private Funder	Nonprofit	2022
Seattle Housing Authority	Public Housing Authority	Government	1995
SEED Seattle	Housing Developer/Provider	Nonprofit	1988
SHAG	Housing Developer/Provider	Nonprofit	2010
Shelter Resources, Inc.	Design/Development Consultants	For Profit	2004
Sider + Byers	Engineering	For Profit	2022
Simkin Search	Other	For Profit	2018
SKHHP	Public/Nonprofit Funder	Government	2020
SKL Architects	Architecture	For Profit	2019

2022 MEMBERS

Member	Sector	Segment	Joined
SMR Architects	Architecture	For Profit	1996
Solid Ground	Nonprofit/Supportive Services	Nonprofit	2009
Sound Generations	Nonprofit/Supportive Services	Nonprofit	2013
Sound Transit	Government	Government	2022
Spectrum Development Solutions	Construction/Construction Specialty	For Profit	2020
Sprague Israel Giles	Insurance	For Profit	2014
Square Peg Development / Pallet SPC	Construction/Construction Specialty	For Profit	2020
SRM Development	Design/Development Consultants	For Profit	2021
Stoel Rives LLP	Legal	For Profit	2013
Synergy Inc.	Construction/Construction Specialty	For Profit	1999
The Riley Group	Engineering	For Profit	2022
The Salvation Army Northwest Division	Nonprofit/Supportive Services	Nonprofit	2019
The Sophia Way	Nonprofit/Supportive Services	Nonprofit	2015
Third Place Design Co-operative	Architecture	For Profit	2016
Tiscareno Associates	Architecture	For Profit	2020
TWG Development	Housing Developer/Provider	For Profit	2020
Umpqua Bank	Bank/Private Funder	For Profit	2015

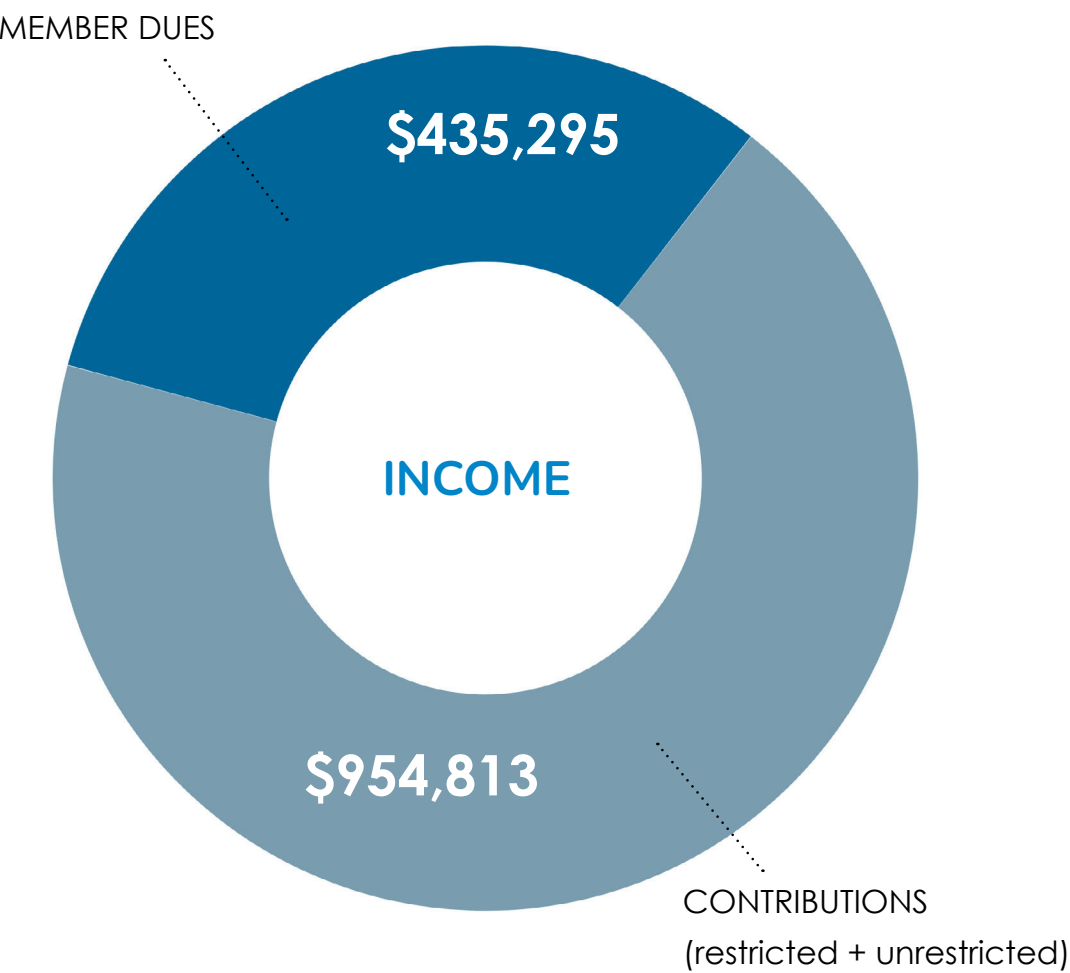
2022 MEMBERS

Member	Sector	Segment	Joined
United Way of King County	Nonprofit/Supportive Services	Nonprofit	2015
Urban League of Metropolitan Seattle	Nonprofit/Supportive Services	Nonprofit	2018
US Bank	Bank/Private Funder	For Profit	1996
Valley Cities	Nonprofit/Supportive Services	Nonprofit	2012
Venture General Contracting	Construction/Construction Specialty	For Profit	2017
Verity Credit Union	Bank/Private Funder	Nonprofit	2016
VIA - A Perkins Eastman Studio	Architecture	For Profit	2012
Villa Comunitaria	Nonprofit/Supportive Services	Nonprofit	2018
Vine Maple Place	Nonprofit/Supportive Services	Nonprofit	2019
Vintage Housing	Housing Developer/Provider	For Profit	2022
Vision House	Nonprofit/Supportive Services	Nonprofit	2017
Vitus	Housing Developer/Provider	For Profit	2017
WaFd Bank	Bank/Private Funder	For Profit	2017
Wallace Properties	Housing Developer/Provider	For Profit	2021
WALSH Construction	Construction/Construction Specialty	For Profit	1996
Washington Community Reinvestment Association	Public/Nonprofit Funder	Nonprofit	1992
Washington Homeownership Resource Center	Nonprofit/Supportive Services	Nonprofit	2015

2022 MEMBERS

Member	Sector	Segment	Joined
Washington State Department of Commerce	Government	Government	2022
Washington State Housing Finance Commission	Public/Nonprofit Funder	Government	2000
We Are In	Other	Nonprofit	2022
Weber Thompson	Architecture	For Profit	2010
Weinstein A+U	Architecture	For Profit	2009
Weld Seattle	Nonprofit/Supportive Services	Nonprofit	2020
Wells Fargo	Bank/Private Funder	For Profit	1997
Wellspring Family Services	Nonprofit/Supportive Services	Nonprofit	2010
WG Clark Construction	Construction/Construction Specialty	For Profit	2010
Whitley Evergreen	Construction/Construction Specialty	For Profit	2020
William Wright Photography	Other	For Profit	2010
YMCA Social Impact Center	Nonprofit/Supportive Services	Nonprofit	2018
YouthCare	Nonprofit/Supportive Services	Nonprofit	2009
YWCA Seattle King Snohomish	Nonprofit/Supportive Services	Nonprofit	1991
Zillow Group	Residential Real Estate	For Profit	2022

FINANCIALS



2022 Operating Income

Restricted carryover from 2021	\$137,013
Member dues	\$435,295
Contributions (restricted)	\$44,682
Contributions (unrestricted)	\$910,131
Restricted carryover to 2023	(\$78,086)
<hr/>	
TOTAL	\$1,449,035

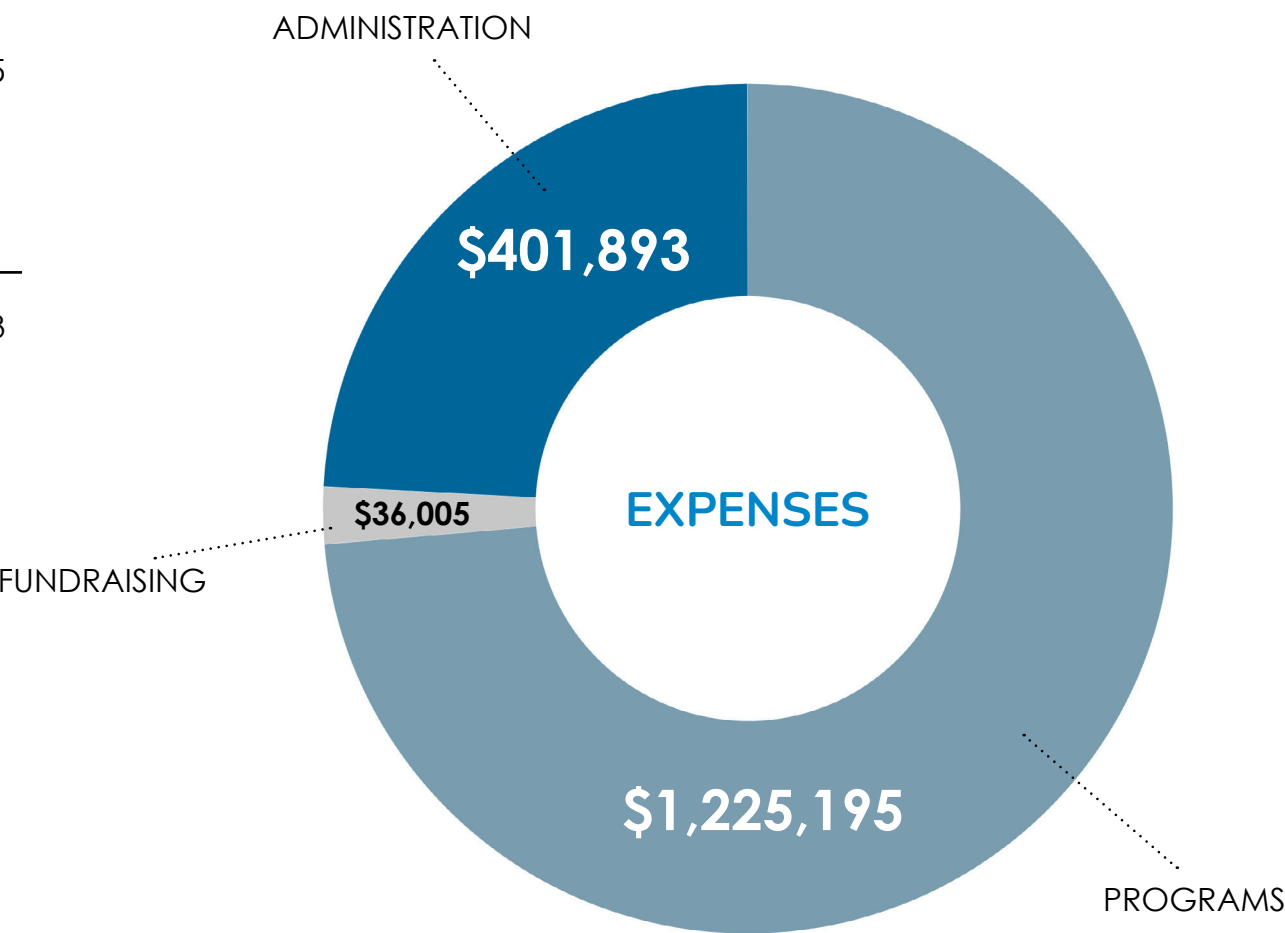
2022 Assets

Net assets at beginning of period	\$1,052,858
Net assets at end of period	\$770,235
<hr/>	
CHANGE IN NET ASSETS	(\$282,622)

FINANCIALS

2022 Operating Expenses

Programs	\$1,225,195
Fundraising	\$36,005
Administration	\$401,893
<hr/>	
TOTAL	\$1,663,093



2022 SUPPORTERS

We are so appreciative of all of the supporters who made our work possible in 2022!

Individual Supporters

Brian Abramson
David Albers
Aaron Allan
Emily Alvarado
Robin Amadon
Obi Amobi
Geoff Anderson
Denys Antipenko
Nathan Antonio
Lydia Assefa-Dawson
Nancy Backus
Hannah Bahnmler
Mark Barbieri
Jeremy Barksdale
Denise Barrera
Derrick Belgarde
Yelias Bender
Becky Bicknell
Mindy Black
Eric Blank
Jim Bodoia
Beth Boram

Jalair Box
Dave Boyd
Susan Boyd
Karen Braitmayer
Alex Brennan
Amy Broska
Chris Buchanan
Heather Bunn
Heather Burns
Allison Butcher
Andrew Calkins
Dan Cantrell
AJ Cari
Brad Carmichael
Sue Cary
Evan and Alyssa Caulley
Cliff Cawthon
Sai Chaleunphonh
Bambi Chávez
Richard Conlin
Dave Cook
Robin Corak
Jeanne Coronado
Marc Cote
Kathy Creahan and David Funke

Jessie Culbert Boucher
Nader Dabestani
McCaella Daffern
Leah Davidson
Mark Davies
Michael Davis
Pam Derry
Paul DuPuy
Jae Easterbrooks
Greg Elkerton
Megan Espinoza
Brooklyn Evans
Dana Fontes
Nancy Ford
Jeff Foster
Syd Fredrickson
Ben Frizzell
Rachel Fyall
Nhial Gach
Terry Galiney
Veronica Gallardo
Jacob Gelb
George Gibbs
Jim Gillespie
Saph Gomez

Marty Goodman
Nicole Grant
Mark Gropper
Sarah Haase
Lisa Hagen
Jon Hall
Linda Hall
Shannon Harper
Sarah Hartung
Lisa Herbold
Caroline Herre
Matt Hoffman
Brian Hortelius
Kathleen Hosfeld
Erin House
Alex Hudson
Megan Hyla
Tina Ilvonen
Thatcher Imboden
Joel Ing
Doug Ito
Tom Jacobi
Joshua Janet
Cynthia Jay
Nora Johnson

Duane Jonlin
Antione Jordan
Chris Jowell
Vitaly Kalchik
Zane Kanyer
David Kelley
Valerie Kendall
Bill Kirlin-Hackett
MJ Kiser
Cindy Klettke
Dee Knoff
Rachel Koller
Marty and Shari Kooistra
Maureen Kostyack
Dean Kralios
Marieke Lacasse
Paul Lambros
Dan Landes
Kelli Larsen
Tory Laughlin Taylor
Jamie Lee
Kristina Lee
M.A. Leonard
Pearl Leung
Al Levine
Douglas Levy
Nate Lichti
Tracey Lightburn
Ann-Marie Lindboe

Shawn Lipton
Amy Liu
Maria Llobet
Brian Lloyd
Richard Loo
Alison Lorig
James Lovell
Alisa Luber
Seth Lundgaard
Simba Mafundikwa
Dennis Malaba
Patience Malaba
Sandra Mallory
Amy Mandell
Nancy Mariano
Sirikul Marshall
Sunaree Marshall
JoAnna Martin
Lindsay Masters
Jess Mauer
Marcia and David McCracken
Jennifer McDougall Watt
Ryan McIrvin
Mollie Means
Ann Melone
Michelle Merriweather
Rachel Mokry
Bob Moore
Colin Morgan-Cross

Michelle Morlan
Chris Moxon
Jackie Moynahan
Brock Mullins
Elizabeth Murphy
Brady Nordstrom
Philippa Nye
Laurie Olson
Narda Olson
Ann Oserberg
Ida Ottesen
Alex Pace
Jola Paliswiat
Briana Peretti
Sarah Perry
Claire Petersky
Bob Peterson
Karen Peterson
Faith Pettis
Karen Pfeiffer Bush
Maria Pintar
Andy Post
Bob Powers
Kristin Pula
Paul Purcell
David Puszczewicz
John Putre
Katie Randall
Whitney Rearick

Jeff Reibman
Bill Reid
Jeremy Richard
Allison Riese
Elizabeth Rinehart
Brent Robinson
Denise Rodriguez
Allison Rollison
Bill Rumpf
Cindy Ryu
Wolf Saar
Amanda Santo
Mark Santos-Johnson
James Saper
Lindsey Sargent
Kim Sarnecki
Andrea Sato
Dan Say
Emma Scalzo
Robert Schur
Allison Schwartzman
Melissa Scott
Monica Scott
Ignasius Seilie
Michael Seiwera
Heidi Shepherd
Alice Shobe
Linny Simkin
Jesse Simpson

2022 SUPPORTERS

2022 SUPPORTERS

Christian Sinderman
Bill Singer
Craig Skipton
Darryl Smith
Kate Smith
Silje Sodal
Scott Starr
Ranjana Sterling
Darlene Storti
Anna Strahan
Rumi Takahashi
Jessie Templeton
Joe Thompson
Loren Tierney
Tom Tierney
Patrick Tippy
Yasuhi Tomita
Nathan Torgelson
Kimberly Toskey
Vanessa Tran
Roger Tucker
Dani Turk
Judy Twedt
Michelle Umandhay
Chad Vaculin
Mallory Van Abbema
Lisa Vatske
Stephanie Velasco
Tina Vlasaty

Mark Wainwright
Steve Walker
Christine Walsh Rogers
Dale Wamsley
Cynthia Weaver
Mike Weller
David Wertheimer
Janine Westby
Amy Wheelless
Keri Williams
Ann Williamson
Maiko Winkler-Chin and Tyler
Chin
John Woodworth
Jess Zimbabwe
Rich Zwicker
Kira Zylstra

Foundation, Business & Organizational Supporters

4EA Building Science
African Community Housing and Development
Amazon
Ankrom Moisan Architects
Atlas Design Group
Bank of America
Banner Bank
Beacon Development Group
BECU
Bellwether Housing
Best Plumbing
BNBuilders
Bullitt Foundation
Campion Foundation
Cathay Bank
Catholic Housing Services
City of Renton
Communities of Opportunity
Compass Housing Alliance
Deacon Construction
Downtown Seattle Association
Edge Developers
Enterprise Community Partners
Environmental Works
Foster Garvey

2022 SUPPORTERS

GGLO
GMC-CMI
GMD Development
Google
Henry M. Jackson Foundation
Heritage Bank
HomeSight
HomeStreet Bank
HumanGood
JPMorgan Chase
Kantor Taylor PC
KeyBank
King County GreenTools
King County Housing Authority
Latitude 48
Lotus Development Partners
Loveridge Hunt & Co.
Marpac Construction
Master Builders Association of King & Snohomish Counties
Mercy Housing Northwest
Meta
Microsoft
Mithun
Mt. Baker Housing
Multi-Service Center
National Development Council
National Equity Fund - Northwest Office
Novogradac

Open Doors for Multicultural Families
Pacifica Law Group
Parkview Services
Perkins Coie LLP
Pine Street Group
Plymouth Housing
Renton Housing Authority
Runberg Architecture Group
Schemata Workshop
SCIDpda
Seattle City Light
Seattle Foundation
SEED Seattle
Share the Cities Action Fund
Share the Cities Community Education
Shelter Resources, Inc.
Sider + Byers
SMR Architects
Sound Transit
SRM Development
Stoel Rives
Theo Chocolate
Tulalip Tribes Charitable Fund
TWG Development
Union Bank
US Bank
Valtas
Verity Credit Union
VIA - A Perkins Eastman Studio

Vulcan
WaFd Bank
WALSH Construction
Washington Community Reinvestment Association
Washington Homeownership Resource Center
Washington Housing Alliance Action Fund
Washington Low Income Housing Alliance
Washington State Housing Finance Commission
Washington Trust Bank
Weber Thompson
Wells Fargo
William Wright Photography
Wright Runstad & Company
Zillow Group



Thank you!



HOUSING
DEVELOPMENT
consortium

Special thanks to William Wright Photography for donating many of the photographs for this report and throughout the year.

1326 FIFTH AVENUE, SUITE 230 | SEATTLE, WA 98101 | HOUSINGCONSORTIUM.ORG | (206) 682-9541