



HOUSING  
DEVELOPMENT  
*consortium*

# ANNUAL REPORT

2023



Dear friends,

The past year has been truly exceptional for HDC. At the Housing Development Consortium, we firmly believe that everyone deserves to live with dignity in safe, healthy, and affordable homes. Housing is the foundation for human health, success, and equitable communities. For over 36 years, our mission has been to build, sustain, and inspire a diverse network committed to producing, preserving, and increasing equitable access to affordable homes.

2023 saw a series of tremendous victories for housing affordability in our region. As a collective, we successfully led and delivered the renewal of the historic Seattle Housing Levy, securing this and other significant regional and state wins for affordable housing in King County. We worked to pass the Covenant Homeownership Act, a first-in-the-nation program, to address historic and generational housing discrimination in Washington. Our work also continued in developing the future leadership of the sector, with HDC's Housing Development Internship Program growing substantially, further opening the door to opportunities within the sector for students from diverse racial and socio-economic backgrounds.

Last year was also exceptional for another reason: it was HDC's 35th anniversary. Rather than look back, we chose to look forward—framing our collective movement and decades of shared effort through a lens aimed firmly at the future. We couldn't have asked for a better embodiment of this than Mayor Harrell announcing the \$970 million Seattle Housing Levy at our Annual Celebration in March—charging us collectively to continue the work done since 1986 so that we may move our region forward. We closed the year by delivering on this success.

As we celebrate these milestones, we do so with a renewed sense of energy and purpose, preparing for the challenges that lie ahead. HDC is actively engaging its members to tackle emerging and pressing sector issues such as rising operating costs and the effects of failures within our behavioral health systems. Our focus is on ensuring that our sector sees the benefits of the legislative victories reflected on the ground for residents. Throughout the year, we also laid the groundwork to leverage consequential land use decisions through the comprehensive plan updates, with a primary emphasis on housing affordability.

HDC is more than an organization; we are a **movement**. Our members' collective voice and action are essential to ensuring that all people live with dignity in safe, healthy, and affordable homes across King County. The future we aspire to build, one where everyone can come home, can only be built together.

Thank you for your steadfast dedication.



A handwritten signature in dark ink, appearing to read 'Kate Smith'.

**Kate Smith**  
Board President



A handwritten signature in dark ink, appearing to read 'Patience Malaba'.

**Patience Malaba**  
Executive Director

# Leadership

## Current HDC Staff

**Dan Cantrell**  
Operations Manager

**Bambi Chávez**  
Homeownership Policy Manager

**Laura Franke**  
Sustainable Buildings Coordinator

**Joane Gonzalez**  
Executive Administrator and Board Liaison

**Patience Malaba**  
Executive Director

**Kyler Parris**  
Resource Development Manager

**Jesse Simpson**  
Government Relations and Policy Manager

**Loren Tierney**  
Deputy Director

**Dani Turk**  
Membership, Programs, and Equity Manager

**Dan Weisbeck**  
Communications and Outreach Manager

## 2023 Board

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**Grace Kim**  
Vice President  
*Schemata Workshop*

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Vice President  
*WALSH Construction*

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Secretary  
*King County Housing Authority*

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Treasurer  
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**Stephanie Velasco**  
*Seattle Office of Housing*

**Evan Mack**  
Board Fellow  
*Compass Housing Alliance*



# Our Impact

## We're in this together.

This past year was one of far-reaching impacts and tremendous accomplishments. We spearheaded unprecedented state investments in affordable housing, we addressed generational legacies of housing discrimination, we delivered the Seattle Housing Levy, and so much more.

All these accomplishments were made possible by **you**, our members, showing up and making your voices heard. Together as a collective, HDC is the force for change that is building our shared future. You are shaping our region so that all neighbors have access to safe, affordable housing. Without you, none of this would've been possible.

**Delivering generational investments for affordable housing:** collectively, we led the charge on the Seattle Housing Levy—pivotaly bringing the levy home and delivering a landmark **\$970 million** for affordable housing. Thanks to you, over **3,100** homes will be built over the next seven years.



As a network, we mobilized in support of other major levies in King County, including the **Crisis Care Centers Levy** and the **King County Veteran and Human Services Levy**. The Crisis Care Centers Levy creates a countywide network of five crisis care centers, expanding needed capacity for people with behavioral health supportive needs. The King County Veteran and Human Services Levy funds permanent supportive housing and continues investing in reducing homelessness by connecting veterans, military service members, and their families, as well as individuals and families in need to affordable housing and other services.

We launched the **Decarbonize Affordable Housing Now program**—coordinating and guiding decarbonization upgrades to subsidized multifamily buildings, preserving affordability and preparing them for compliance with state/city Building Performance Standards.

In East King County, our members' leadership with the **Eastside Affordable Housing Coalition** resulted in amplified affordability requirements in the NE 85th Street Station area in Kirkland.



We ensured over a billion dollars of investment in housing through our collective work at the state level. We partnered with the **Washington Low Income Housing Alliance** for a historic \$400 million investment in the **Housing Trust Fund** and more resources for supportive services. Additionally, our advocacy led to a significant victory, passing the **Middle Housing** bill and expanding housing options for all.

We continued our commitment to equity with exceptional advocacy and policy leadership of the **Black Home Initiative**, coming together and organizing to pass the **Covenant Homeownership Account** bill—historic first-in-the-nation legislation that establishes a Special Purpose Credit Program to address the legacy of housing discrimination—aiming to increase homeownership opportunities for those previously excluded due to racial discrimination in housing. A new program will be launched by the Washington State Housing Finance Commission on July 1st, 2024, using the new revenue to assist affected first-time homebuyers.



As a movement, we continued our collective journey on **racial equity, diversity, and inclusion** by developing a vision for an anti-racist network model, launching race-based caucuses for BIPOC and white members, and taking racial equity and anti-racism training from the **People's Institute** and other organizations.

Our collective impact **by the numbers:**

**40** Housing Development  
Internship Program  
Applicants

**12** Housing Development  
Internship Program  
Interns

**275** Total Leadership  
Development Survey  
Course graduates to date

**81** Affinity Group  
Convenings Hosted

**3000** Total Event  
Attendees

**46** Events & Trainings  
Hosted

# 2023 Members

HDC is its members, and at more than 215 strong, our network continues to expand its reach, engagement, and capacity to create change.

## Accounting

Clark Number PS  
Loveridge Hunt & Co.  
Novogradac

## Architecture

Ankrom Moisan  
ARC Architects  
AXIS/GFA Architecture & Design  
Baylis Architects  
Carrier Johnson + CULTURE  
Cushing Terrell  
Encore Architects  
Environmental Works  
GGLO  
Jackson | Main Architecture  
Knit  
Miller Hull  
Mithun  
MZA  
Nakano Associates  
Perkins Eastman  
Rolluda Architects  
Runberg Architecture Group  
Schemata Workshop  
Sundberg Kennedy Ly-Au Young Architects  
SMR Architects  
Third Place Design Co-operative  
Tiscareno Associates  
Weber Thompson  
Weinstein A+U

## Association

Affordable Housing Management Association of Washington  
AIA Seattle  
LeadingAge Washington  
Northwest EcoBuilding Guild  
Seattle 2030 District

## Bank/Private Funder

Bank of America  
Banner Bank  
BECU  
Beneficial State Bank  
Capital One  
Express Credit Union  
Federal Home Loan Bank of Des Moines  
Harborstone Credit Union  
Heritage Bank  
HomeStreet Bank  
JPMorgan Chase  
KeyBank  
Lument  
RBC Capital Markets  
Red Stone Equity Partners  
Seattle Bank  
Seattle Credit Union  
Umpqua Bank  
US Bank  
Verity Credit Union  
WaFd Bank  
Wells Fargo

## Commercial Real Estate

Kamiak Real Estate LLC

## **Construction/Construction Specialty**

BNBuilders  
Compass Construction  
Deacon Construction  
Inland Group  
Marpac Construction  
Method Homes  
Rafn Company  
Swinerton  
Synergy Inc.  
Venture General Contracting  
WALSH Construction  
WG Clark Construction  
Whitley Evergreen

## **Design/Development Consultants**

Ally Community Development  
barrientos RYAN  
Beacon Development Group  
Brawner  
Cascade Affordable Housing Consultants  
Edge Developers  
Elevate  
GS Consulting  
Lotus Development Partners  
Nehemiah Initiative Seattle  
O'Brien360  
Robin Amadon Consulting

## **Engineering**

4EA Building Science  
Aspect Consulting  
BEE Consulting  
Blueline  
Coughlin Porter Lundeen  
DCI Engineers  
Ecotope

Langan  
Maul Foster & Alongi  
RDH Building Science  
Sider + Byers  
The Riley Group  
Willdan

## **Government**

Aging and Disability Services  
Aging and Long-Term Support Administration  
City of Renton  
City of Seattle Office of Housing  
King County HHCCD  
Sound Transit  
Washington State Department of Commerce

## **Housing Developer/Provider**

Africatown Community Land Trust  
Bellwether Housing  
BRIDGE Housing  
Catholic Housing Services  
Community Frameworks  
Community Roots Housing  
Compass Housing Alliance  
DASH  
DESC  
DevCo  
EcoTHRIVE Housing  
FAME Housing Association  
Forterra  
GMD Development  
Great Expectations LLC  
Habitat for Humanity Seattle-King & Kittitas Counties  
Home in Place  
HomeSight  
Homestead Community Land Trust  
Horizon Housing Alliance



# 2023 Members

## Housing Developer/ Provider (cont.)

Housing Resources Bainbridge  
HumanGood  
Imagine Housing  
InterIm CDA  
J2 Housing  
Low Income Housing Institute (LIHI)  
Mercy Housing Northwest  
Mt. Baker Housing  
Natural and Built Environments  
Parkview Services  
Pike Place Market PDA  
Pioneer Human Services  
Plymouth Housing  
Redwood Housing  
SCIDpda  
Shelter Resources, Inc.  
SouthEast Effective Development  
SRM Development  
TWG Development  
Vintage Housing  
Vitus  
Watershed Community Development

## Insurance

First American  
Lockton  
Sprague Israel Giles

## Legal

Kantor Taylor PC  
Pacifica Law Group  
Stoel Rives LLP

## Nonprofit/Supportive Services

African Community Housing and  
Development  
Attain Housing  
Byrd Barr Place  
Chief Seattle Club  
Community Homes  
CSH  
DNDA  
Duwamish Valley Affordable Housing  
Coalition  
East African Community Services  
El Centro de la Raza  
Ethiopian Community in Seattle  
Friends of Youth  
Full Life Care  
Hawaii Housing Alliance  
HERO House NW  
Hopelink  
International Rescue Committee  
MLK-Seattle Black Veterans Housing  
and Human Services Group  
Multi-Service Center  
Multicultural Community Coalition  
Muslim Housing Services  
Navos  
Opportunity Council  
Path with Art  
Porchlight (formerly Congregations for  
the Homeless)  
Rebuilding Together Seattle  
Refugee Women's Alliance (ReWA)  
Sea Mar Community Health Centers  
Solid Ground  
The Salvation Army Northwest Division  
The Sophia Way  
United Way of King County  
Urban League of Metropolitan Seattle  
Valley Cities

Villa Comunitaria  
Vine Maple Place  
Vision House  
Washington Homeownership Resource Center  
Weld Seattle  
Wellspring Family Services  
World Relief Western Washington  
YMCA Social Impact Center  
YouthCare  
YWCA Seattle | King | Snohomish

## **Other**

Emerald Cities Seattle  
International Living Future Institute  
Microsoft  
Seattle CityClub  
Simkin Search  
We Are In  
William Wright Photography

## **Public/Nonprofit Funder**

ARCH (A Regional Coalition for Housing)  
Business Impact NW  
Enterprise Community Partners  
Grow America (formerly NDC)  
Impact Capital  
LISC Puget Sound  
National Equity Fund - Northwest Office  
SKHHP  
Washington Community Reinvestment Association (WCRA)  
Washington State Housing Finance Commission

## **Public Housing Authority**

King County Housing Authority  
Renton Housing Authority  
Seattle Housing Authority

## **Residential Real Estate**

Zillow Group



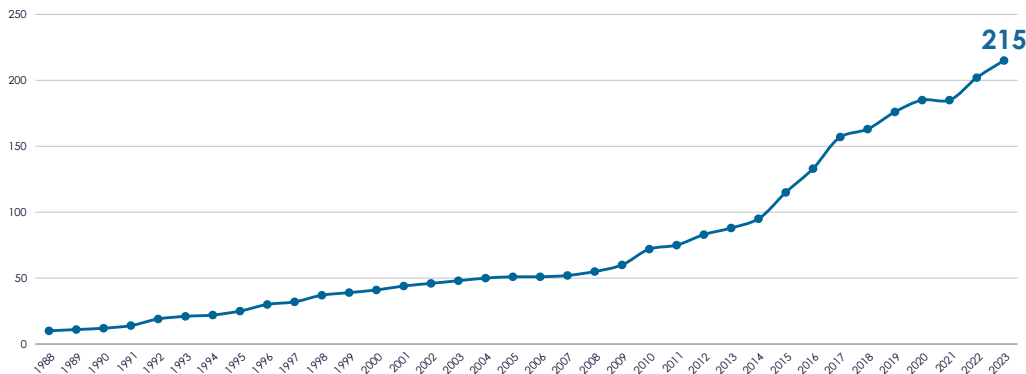
# Membership Details

**215** Total members

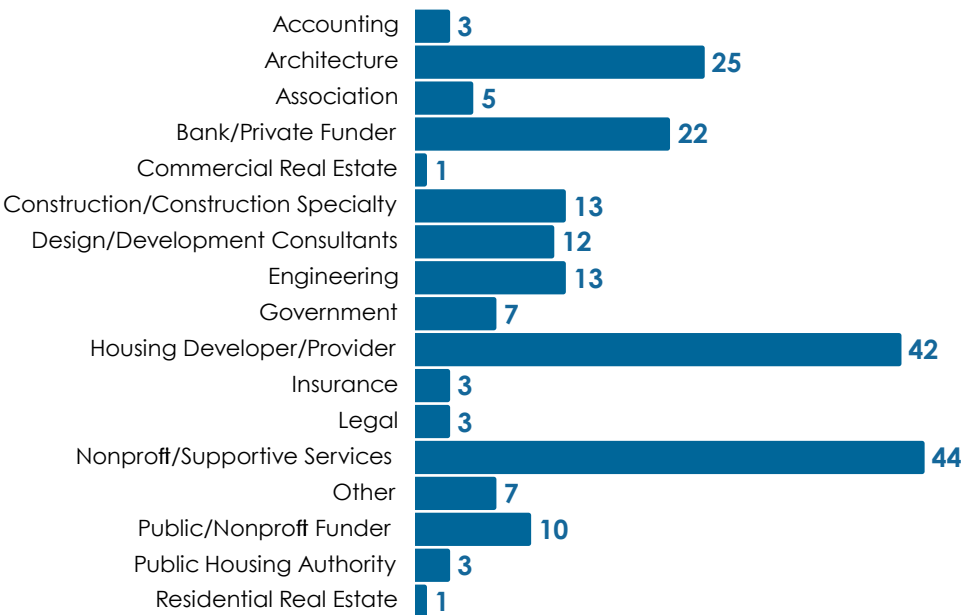
**18** New members in 2023

**97.5%** Retention rate

## Growth of Membership



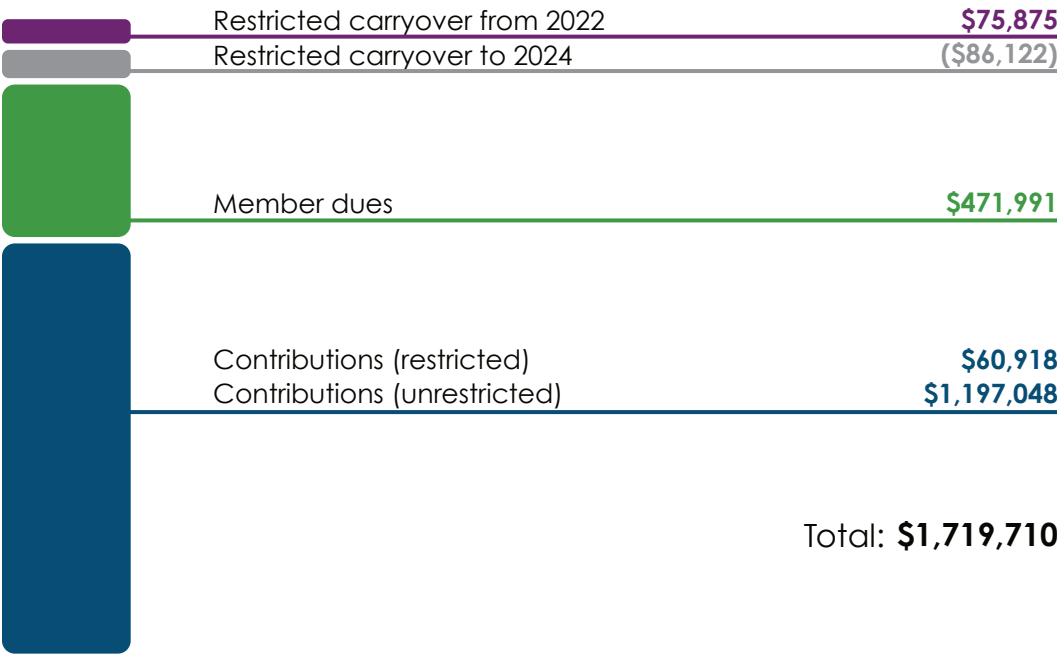
## 2023 Membership by specialty





# Financials

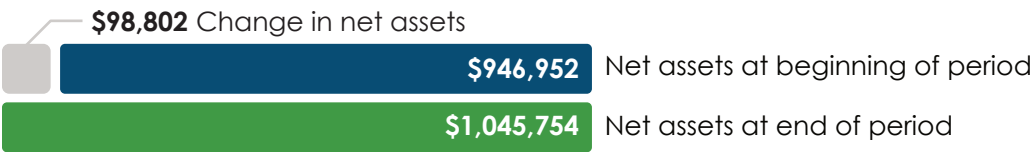
## 2023 Operating Income



## 2023 Operating Expenses



## 2023 Assets



# 2023 Supporters

Thank you to all of the supporters who made our work possible in 2023.

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“ We are deeply committed to drive impact through equitable access to funds, and this collective partnership plays a crucial role, addressing housing inequity and creating generational wealth building opportunities. We’re playing an active role in creating paths for our community members and their families to secure affordable housing, providing stability and potential for future financial growth and success. ”

- **Tonita Webb, CEO of Verity Credit Union**







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### **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.

### **Find us on social media**



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