



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



# 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.

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# 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.



HDC led or  
participated in  
**15**  
coalitions in  
2022

## 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.

# 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

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.



# celebrate 35 Years

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



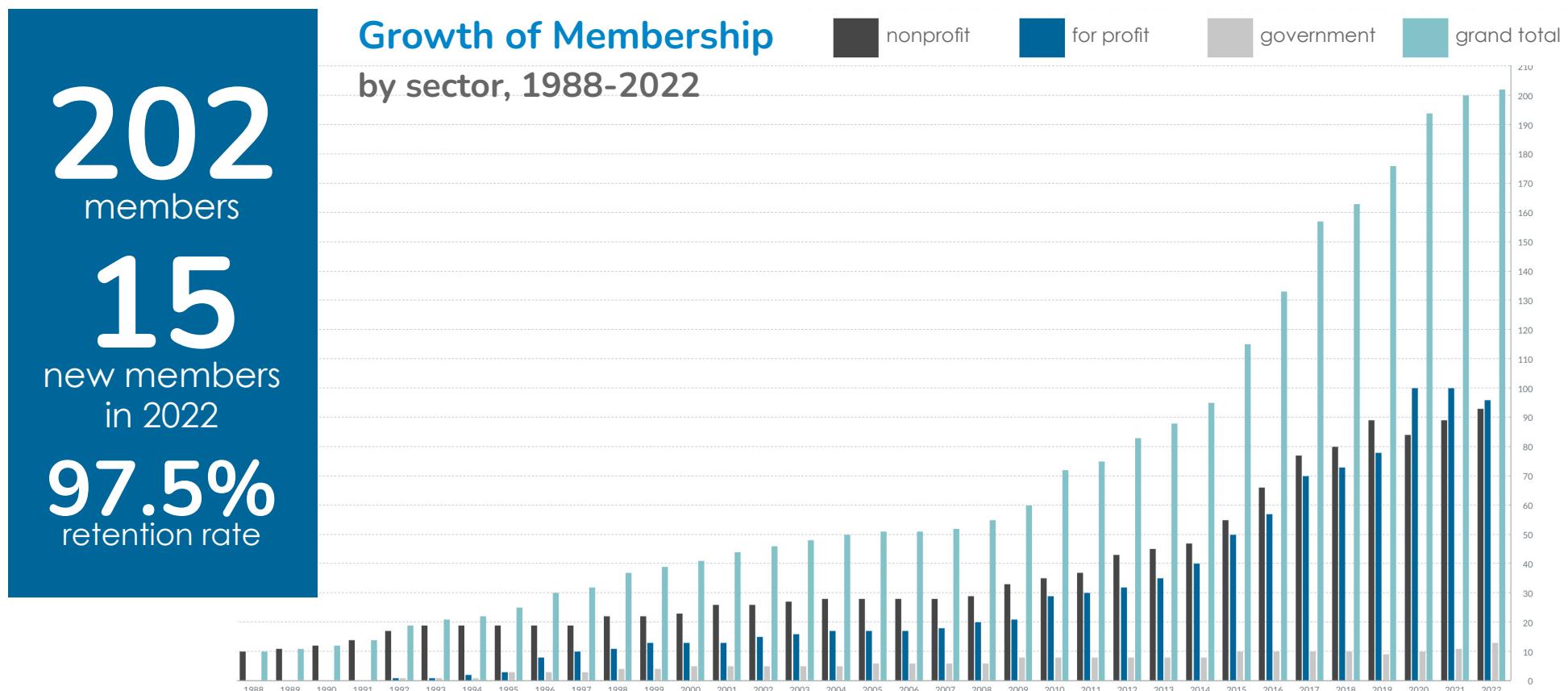
HDC was founded in 1988 by 10 organizations who recognized the obstacles of creating affordable housing for their communities alone. They made the radical choice to stand together.

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!*

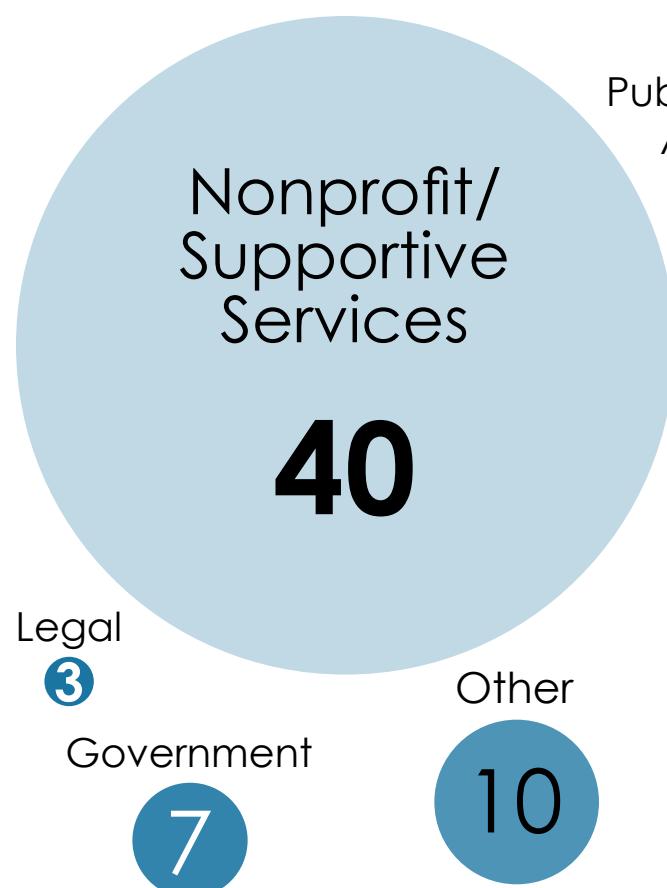
# MEMBERSHIP

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

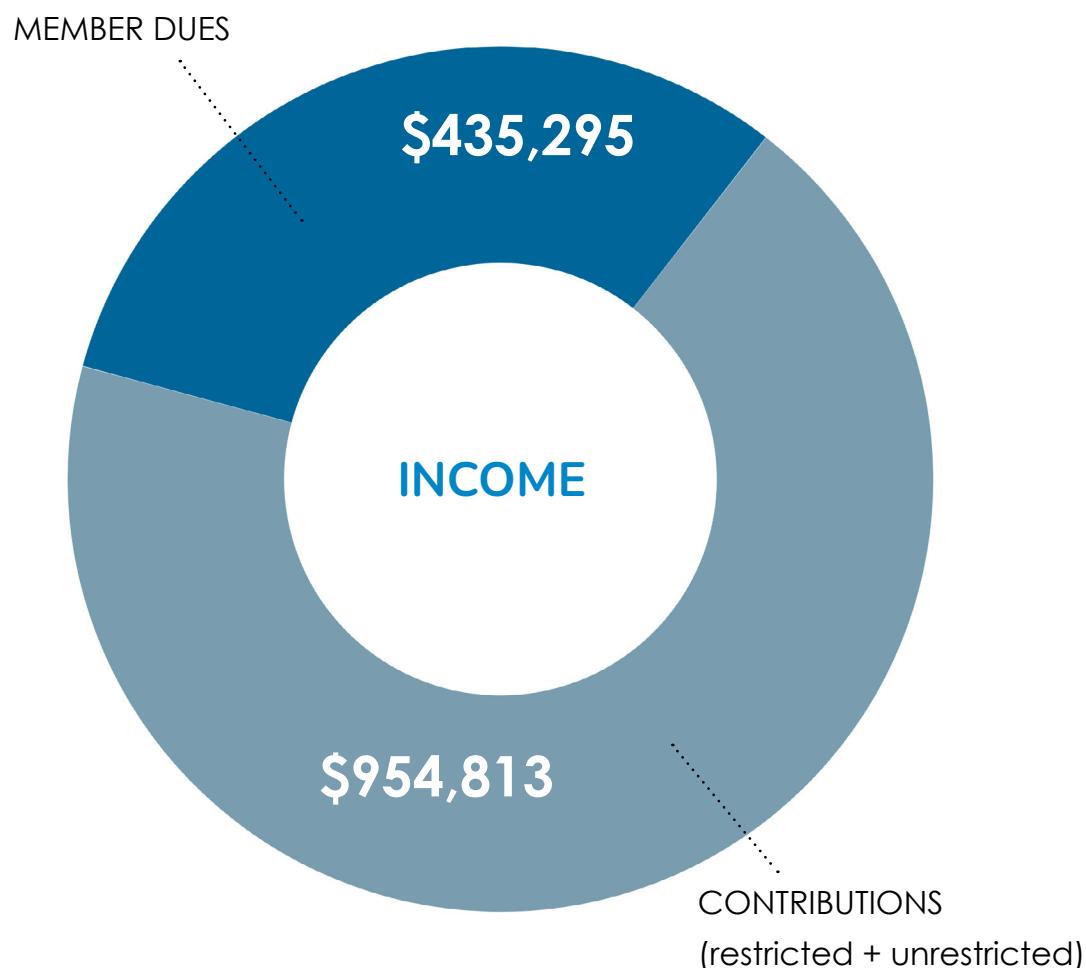
# 2022 MEMBERS

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)
<b>TOTAL</b>	<b>\$1,449,035</b>

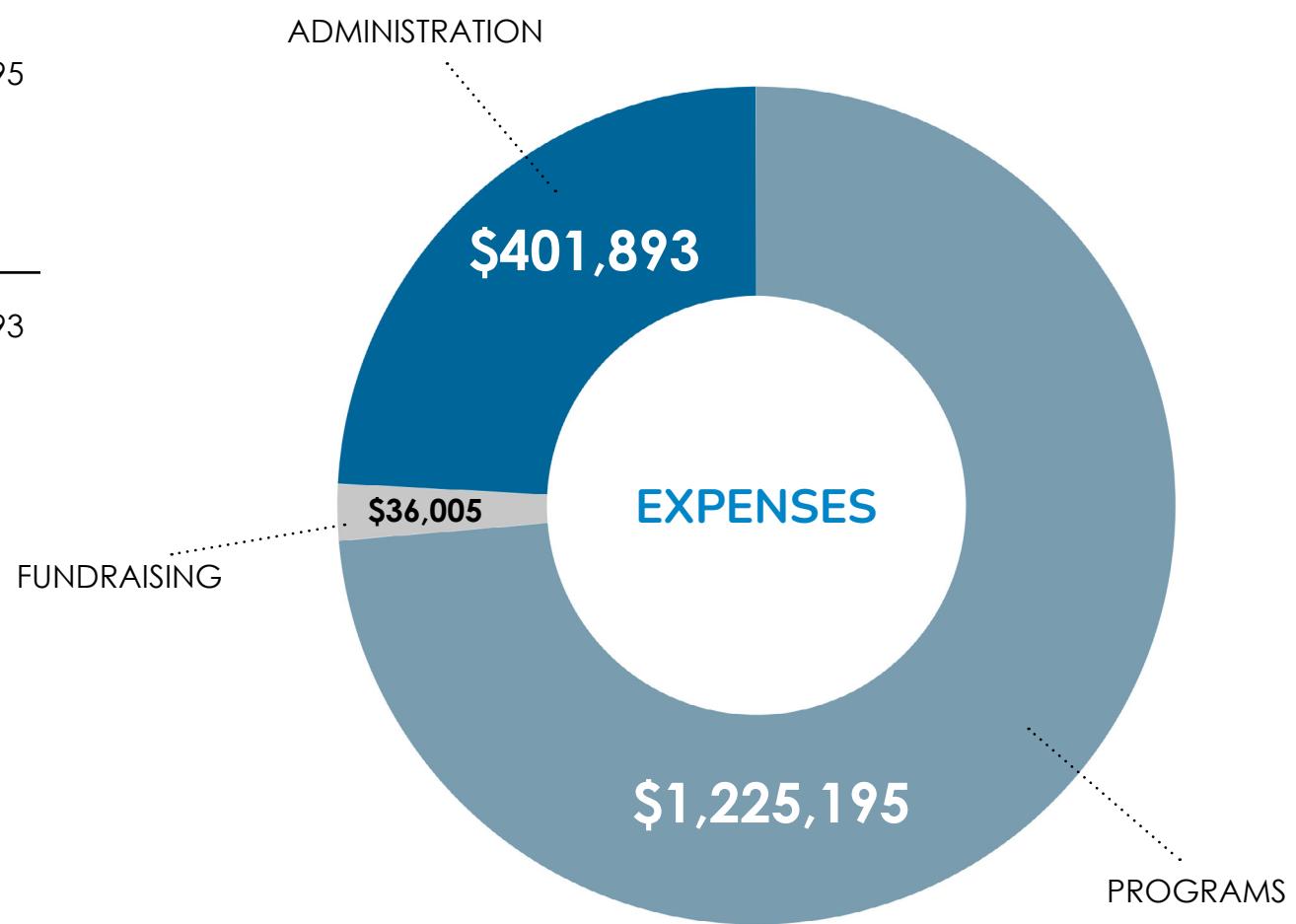
## 2022 Assets

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

# FINANCIALS

## 2022 Operating Expenses

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



# 2022 SUPPORTERS

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as Housing Alliance's capstone two- and three-bedroom living community where residents are formerly homeless and low-income. The property offers a children's and community room, all with case residents on their journey.

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