



HOUSING
DEVELOPMENT
consortium

ANNUAL REPORT

2024



Dear friends,

For over 37 years, HDC's mission has been to build, sustain, and inspire a diverse network of organizations committed to producing, preserving, and increasing equitable access to affordable homes throughout King County. Since 1988, we've believed that housing is the foundation for healthy, successful, and equitable communities. And the need for this work has never been greater.

As a collective, we made key strides towards increasing housing affordability and stability in 2024. We secured millions in new funds for the State Housing Trust Fund and for the stabilization of affordable housing providers. Through the Complete Communities Coalition, we successfully advocated for key improvements to Seattle's proposed zoning changes, significantly increasing the city's zoned housing capacity. We also organized the Eastside Affordable Housing Coalition, strengthening partnerships with the Eastside Housing Roundtable and expanding our advocacy efforts in East King County. This work has helped create a clear path for progress, including an affordable housing requirement in Bellevue's Wilburton Subarea.

Over the past year, we have also deepened our commitment to addressing inequities in both housing and our sector. We expanded the Black Home Initiative (BHI) Network Policy Group and secured critical funding to build upon the Covenant Homeownership Act—a program launched in 2024 that has already made homeownership possible for 261 households through down payment assistance. Additionally, we continued to prioritize leadership development, with our Leadership Development Survey Course now serving cohorts that are over 50% BIPOC participants. Lastly, we continued our climate defense work—with our Exemplary Buildings and Decarbonize Affordable Housing Now programs providing an efficiency roadmap that has already served to affect code upgrades throughout the state.

Yet, as we celebrate those accomplishments, we must also prepare to boldly tackle the challenges that face our sector now and in the near future. As city and state budgets grapple with funding gaps and federal funding runs dry, it is essential that we collectively push for the creation of progressive revenue sources that can meaningfully address the housing needs of our entire community and stabilize the sector.

HDC is a movement. The future we aim to build, one wherein all people can live with dignity in safe, healthy, and affordable homes across King County, is only possible through our collective effort and unbreakable resolve.

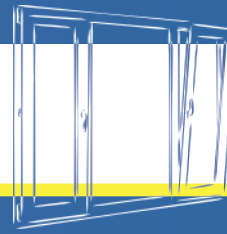
Thank you for your steadfast dedication.



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Executive Director



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Our Collective Impact

2024 was a year of **far-reaching impacts and accomplishments**. Working together, the HDC movement made powerful change—aiming towards a future where all our neighbors have access to safe, healthy, and affordable housing. Without you, none of this would've been possible. **We're in this together.**

We recharged and re-energized affordable housing advocacy in East King County!

We reorganized the **Eastside Affordable Housing Coalition**—a group of community advocates, non-profits, businesses, and communities of faith—strengthening partnerships with the **Eastside Housing Roundtable** and **better advocating for courageous solutions to the Eastside's housing shortage**.

This improved advocacy supported **bold comprehensive plans that have been enacted throughout the Eastside**, helping create sustainable, transit-oriented, communities that prioritize affordable housing and mitigate displacement of our neighbors.

We secured extensive funding for affordable housing throughout King County and Washington State!

We helped secure **\$127 million** in new funds for the State Housing Trust Fund, **\$14 million** in flexible funding from the City of Seattle, and **\$2 million** to build on the Covenant Homeownership Act.

These resources **directly support** the funding of affordable housing projects, operational stabilization of the affordable housing providers, and first-time homeownership for communities impacted by historical discrimination.

We advocated for key legislation!

We supported policies that included **reforming state building codes**, creating studies aimed at **addressing skyrocketing insurance costs** for affordable housing development, creating **tax exemptions for public lands** used for affordable housing, and expanding the Sales & Use Tax to **fund certain homeownership projects**.

We won improvements to future Seattle development!

We continued our leadership in the **Complete Communities Coalition**—an alliance of community groups aiming to improve the 2024 Seattle Comprehensive Plan—and won changes to Seattle zoning proposals that will **significantly increase the city's zoned housing capacity** and **improve housing affordability**.

We also organized to support a three-year Design Review Holiday in downtown Seattle—**reducing costs and expediting housing development** in and around the core of the city.

We continued to build the future of the sector!

We continued our work to diversify the affordable housing sector—expanding the number of **BIPOC participants** in our **Leadership Development Survey Course** to **over 50%** of recent cohort members.

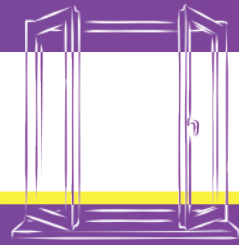
We also continued to administer the **Housing Development Internship Program**—which aims to provide a launch pad for college and graduate students from communities of color seeking a career in affordable housing development. In 2024, **90% of graduates** from this program were hired as full-time employees by their host agencies.

We worked to address historic inequities!

We expanded the **Black Home Initiative (BHI) Network Policy Group**—a group of **125+ stakeholders** who work together to produce a framework aimed at addressing **persistent historic inequities and discrimination** in Washington State homeownership—and secured critical funding to build upon the **Covenant Homeownership Act**—a program launched in 2024 that has already made homeownership possible for **261 households** through down payment assistance.



2024 Members



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

Accounting

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Novogradac

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Access Architecture
Ankrom Moisan Architects
ARC Architects
Atlas Design Group, Inc.
AXIS/GFA Architecture & Design
Carrier Johnson + Culture
Cushing Terrell
Development Research Studio + Tsuga Studio
Encore Architects
Environmental Works
GGLO
Jackson | Main Architecture, P.S.
MG2
MIG | Nakano Associates
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Perkins Eastman
Rolluda Architects
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Schemata Workshop

Side x Side Architects
SMR Architects
Third Place Design Co-operative
Tiscareno Associates
Weber Thompson
Weinstein A+U

Association

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

Bank/Credit Union/Private Funder

Bank of America
Banner Bank
BECU
Beneficial State Bank
Express Credit Union
Federal Home Loan Bank of Des Moines
Heritage Bank
HomeStreet Bank
JPMorgan Chase
KeyBank
Lument
RBC Capital Markets

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Seattle Bank
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WaFd Bank
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Construction/Construction Specialty

BNBuilders
Compass Construction
Deacon Construction
Marpac Construction
Method Homes
NWE Construction
Rafn Company
Swinerton
Synergy Inc.
Venture General Contracting
WALSH Construction
WG Clark Construction

Development/Design Consultants

Ally Community Development
Beacon Development Group
Brawner
Cascade Affordable Housing Consultants
Edge Developers
GS Consulting
Lotus Development Partners

Engineering/Consulting

4EA Building Science
Aspect Consulting
BEE Consulting
Coughlin Porter Lundeen
DCI Engineers
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Ecotope
Elevate
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Maul Foster & Alongi
RDH Building Science
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The Riley Group

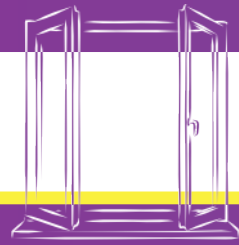
Government

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

Housing Developer/Provider

SRM Development
Africatown Community Land Trust
Bellwether Housing
BRIDGE Housing
Catholic Housing Services
Chief Seattle Club
Community Frameworks
Community Roots Housing
Compass Housing Alliance

2024 Members



Housing Developer/Provider (cont.)

DESC
DevCo
EcoTHRIVE Housing
First AME Housing Association
GMD Development
Great Expectations LLC
Habitat for Humanity Seattle-King & Kittitas Counties
Home in Place
HomeSight
Homestead Community Land Trust
Horizon Housing Alliance
Housing Resources Bainbridge
HumanGood
Imagine Housing
Inland Group
InterIm CDA
J2 Housing
Jengah
Low Income Housing Institute
Manufactured Housing Community Preservationists (MHCP)
Mercy Housing Northwest
Mt. Baker Housing
Natural and Built Environments
Parkview Services
Pioneer Human Services
Plymouth Housing
Redwood Housing
Related Northwest

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Seattle Social Housing Developer
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SouthEast Effective Development
TWG Development
Vintage Housing
Vitus
Watershed Community Development

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Sprague Israel Giles
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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
Multicultural Community Coalition
Multi-Service Center
Muslim Housing Services
Navos
Opportunity Council
Path with Art
Porchlight
Rebuilding Together Seattle
Refugee Women's Alliance
Salmon-Safe
Salvation Army Northwest Division
Sea Mar Community Health Centers
Solid Ground
The Sophia Way
United Way of King County
Urban League of Metropolitan Seattle
Valley Cities
Villa Comunitaria
Vine Maple Place
Washington Homeownership Resource Center
Weld Seattle
Wellspring Family Services
YouthCare

YMCA of Greater Seattle
YWCA Seattle | King | Snohomish

Other

Kamiak Real Estate LLC
Nehemiah Initiative Seattle
O'Brien360
Uncommon Bridges
Emerald Cities Seattle
International Living Future Institute
Microsoft
Northwest Cooperative Development Center
Seattle CityClub
William Wright Photography
Zillow Group
Willdan

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Renton Housing Authority
Seattle Housing Authority

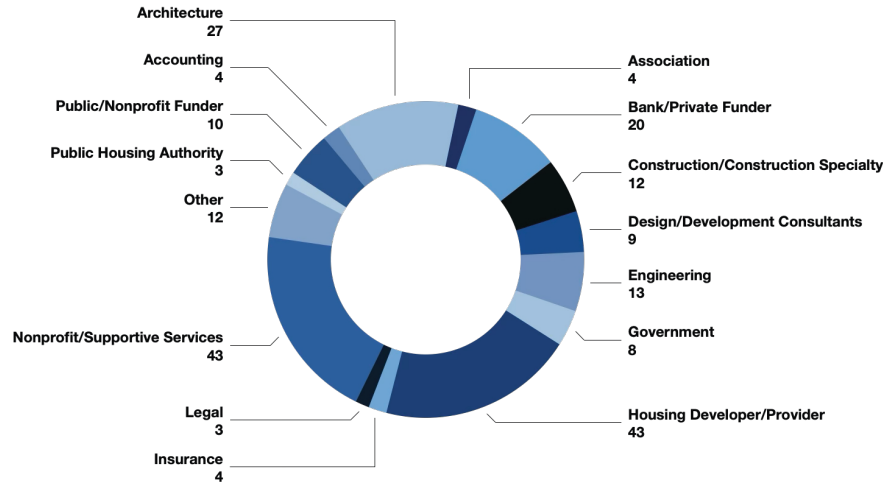
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Business Impact NW
Enterprise Community Partners
Grow America
Impact Capital
LISC Puget Sound
National Equity Fund
South King Housing and Homelessness Partners (SKHHP)
Washington Community Reinvestment Association
Washington State Housing Finance Commission

2024 Membership



Membership by Specialty



New Members in 2024

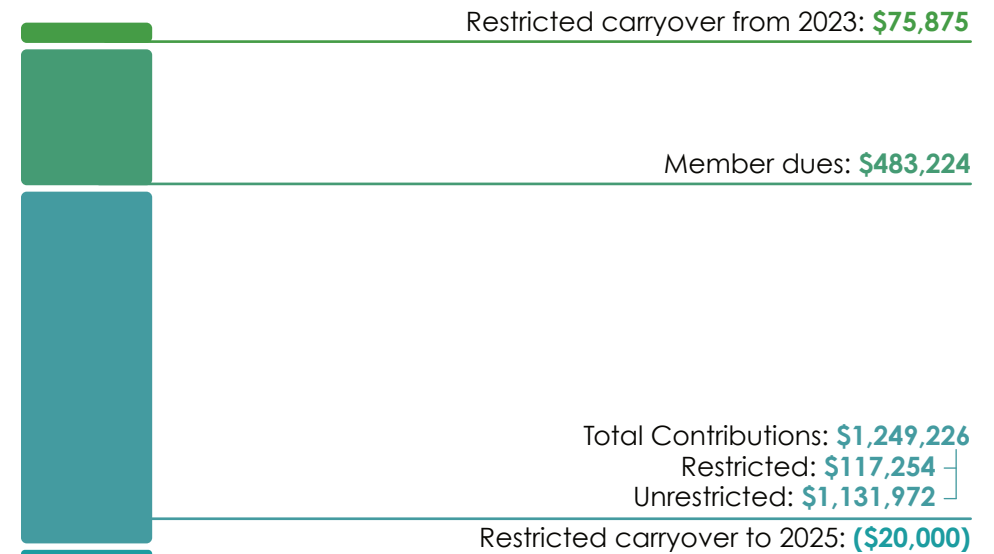
Name	Specialty
Access Architecture	Architecture
Atlas Design Group, Inc.	Architecture
Development Research Studio + Tsuga Studio	Architecture
Donna Breske & Associates	Engineering/Consulting
Jengah	Housing Developer/Provider
MG2	Architecture
MHCP	Housing Developer/Provider
Northwest Cooperative Development Center	Other
Puget Sound Energy	Government
Related Northwest	Housing Developer/Provider
Salmon-Safe	Nonprofit/Supportive Services
Seattle Social Housing Developer	Housing Developer/Provider
Stewart & Hall Insurance Agency	Insurance
Swenson Say Fagét	Engineering/Consulting
Uncommon Bridges	Other

2024 Financials



2024 Operating Income

Total: **\$1,788,325**



2024 Operating Expenses

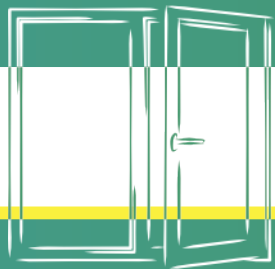
Total: **\$1,547,208**



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Thank you to all of the supporters who made our critical work possible in 2024.

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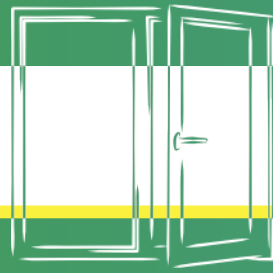
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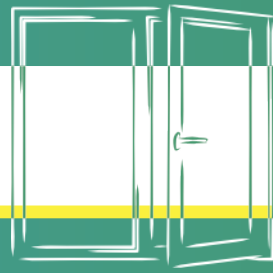
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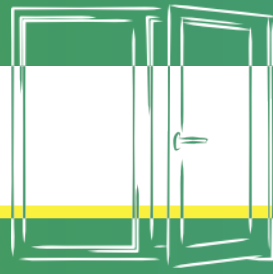
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Black Home Initiative Network
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Compass Housing Alliance
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Futurewise
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Habitat for Humanity Seattle-King & Kittitas Counties
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**HOUSING
DEVELOPMENT**
consortium

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.

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