



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 black ink, appearing to read 'Kate Smith'.

Kate Smith
Board President



A handwritten signature in black 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

Executive Officers

Kate Smith
President
SMR Architects

Grace Kim
Vice President
Schemata Workshop

Elizabeth Rinehart
Vice President
WALSH Construction

Dan Landes
Secretary
King County Housing Authority

Sai Chaleunphonh
Treasurer
Marpac Construction

Directors

Derrick Belgarde
Chief Seattle Club

Susan Boyd
Bellwether Housing

Terry Galiney
Seattle Housing Authority

Jared Jonson
SCIDpda

Alisa Luber
Mercy Housing Northwest

Sunaree Marshall
King County

Lindsay Masters
ARCH

Lauren McGowan
LISC Puget Sound

Michelle Morlan
Lotus Development Partners

Andrew Oommen
Community Roots Housing

Alex Pace
Heritage Bank

Karen Peterson
Plymouth Housing

Amanda Santo
Multi-Service Center

Darryl Smith
HomeSight

Vanessa Tran
Kantor Taylor

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



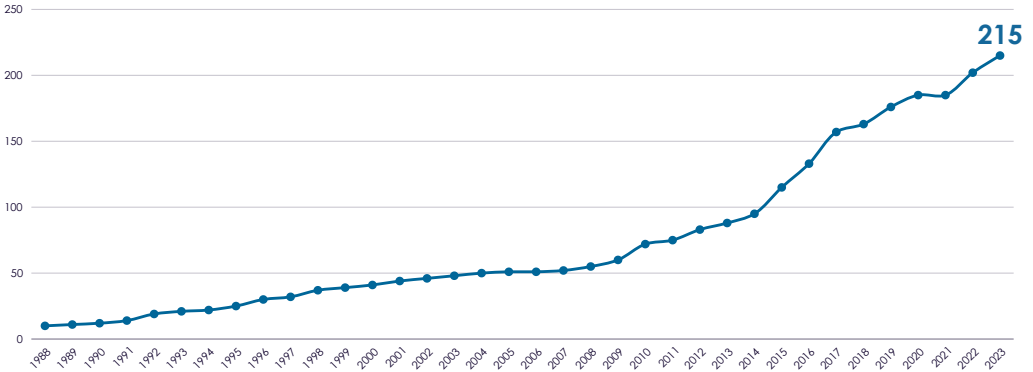
Membership Details

215 Total members

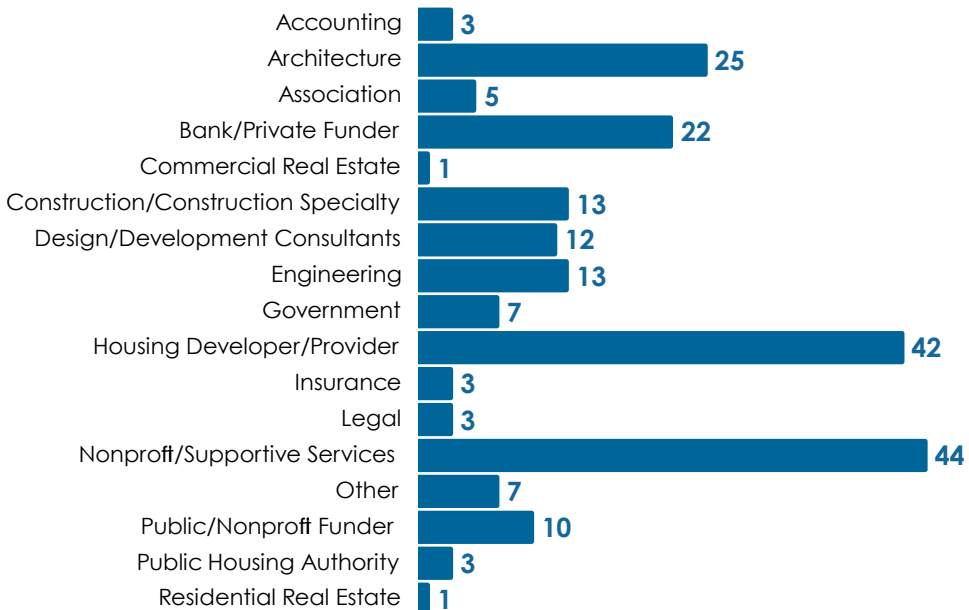
18 New members in 2023

97.5% Retention rate

Growth of Membership



2023 Membership by specialty



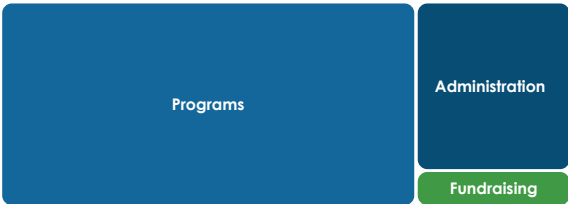
Financials

2023 Operating Income

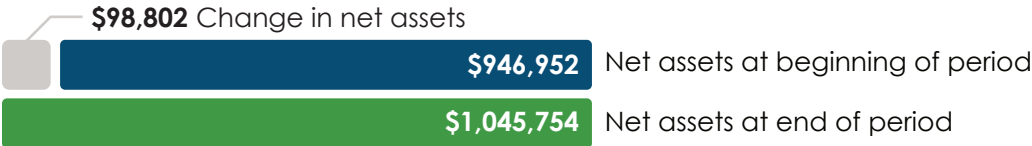
Restricted carryover from 2022	\$75,875
Restricted carryover to 2024	(\$86,122)
Member dues	\$471,991
Contributions (restricted)	\$60,918
Contributions (unrestricted)	\$1,197,048
Total: \$1,719,710	

2023 Operating Expenses

Programs	\$1,126,855
Fundraising	\$73,344
Administration	\$347,271
TOTAL	\$1,547,470



2023 Assets



2023 Supporters

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

Individual Supporters

Shawn Abdul

Hamdi Abdulle

Linda Abe

Andrea Akita and
Walter Zisette

Jenne Alderks

Mito Alfieri

Aaron Allan

Marcia Almquist

Meghan and Pat
Alfimore

Robin Amadon

Ryan Ames

Geoffrey Anderson

Samatha Anderson

Salley Anderson

Kim Anh Tran-Dinh

Nathan Antonio

Takhmina Arjona

Sheila Babb Anderson

Nancy Backus

Nancy Bacon

Hannah Bahnmilller

Mark Barbieri

Bryan Barnett

Maisha Barnett

Flo Beaumon

Derrick Belgarde

Yelias Bender

Chris Bendix

Laura Benjamin-LaPitz

Max Benson

Becky Bicknell

Don Billen

Alemseged Bishu

Janet Black

Eric Blank

Radim Blazej

Anna Boone

Beth Boram

Jalair Box

Susan Boyd

Alex Brennan

Shad Bris

Jarrett Brown

Lawrence Brown

Kate Brunette

Rebecca Brunn

Chris Buchanan

Heather Bunn

Heather Burns

Jerome Burns

Dan Burton

Marcella Buser

Allison Butcher

Andrew Calkins

Deborah Campbell

Dan Cantrell

AJ Cari

Brad Carmichael

Sue Cary

Sai Chaleunphonh

Tony Chalfant

Bunthay Cheam

Renee Cheng

Sally Clark

Sarah Clark

Angela Compton

Richard Conlin

Bill Cook

Dave Cook

Robin Corak

Melissa Correll

Shaun Corry

Marc Cote

Laura Coughlin

Jennifer Creighton

Toby Crittenden

Scott Crosby

Erick Cruz

Amy Cubbage

Amy Curran

McCaela Daffern

Tony Daguanno

Alisha Dall'Osto

Cathy Danigelis

Kellee D'Aquila

Emily Darling

Mark Davies

Michael Davis

Cheryl DeBoise

Ignatius deChabert

Kate DeCramer

Darla DeFrance

Cynthia Delostrinos
Johnson

Mindy Deranek

Pam Derry	Jacob Gelb	Rena Jimenez-Blount
Abigail DeWeese	George Gibbs	Kate Joncas
Ryan Donohue	Holly Golden	Jared Jonson
Mike Dunning	Lisa Goldsmith	Cindy Ju
Susan Duren	Marty Goodman	Jon Jurich
Thaddeus Egging	Thushari Gooneratne	Patrick Kaapana
Rennie Elliott	Barbara Grant	Mark Kantor and Jane Zalutsky
Windy Epps	Chris Graving	Alison Kartiganer
Lars Erickson	Lisa Hagen	Viktoryia Kastsenka
Stephen Ernst	Linda Hall	David Kelley
Paige España	Jon Hall	Brianna Kiarie
Megan Espinoza	Dave Hamilton	Karen Kiest
Hannah Estrich	Eli Hanacek	Hyeok Kim
Emily Evenson	Shannon Harper	Laura Kim
Hans Fagerlund	Karinda Harris	Grace Kim
Anna Fahey	Shawli Hathaway	Emil King
Joe Fain	Tisha Held	Elsa Kings
Gary Fallon	Carol Helland	Kyle Kinney
Jessyn Farrell	Jonathan Heller	MJ Kiser
Amy Farrier	Catherine Hinrichsen	Sandro Kodama
Hal and Carolyn Ferris	Kristina Hoeschen	Rachel Koller
Anne Fiske Zuniga	Katie Hogan	Marty and Shari Kooistra
Mark Fitzpatrick	Kathleen Hosfeld	Robin Koskey
Jill Fleming	Erin House	Maureen Kostyack
Rocky Fong	John Howell	Dean Kralios
Dana Fontes	Casey Huang	Caitlin Krenn
Nancy Ford	AP Hurd	Aditya Kurella
Simon Foster	Megan Hyla	Marieke Lacasse
Jeff Foster	Tina Ilvonen	Paul Lambros
Jack Frank	Thatcher Imboden	Dan Landes
Mark Frankel	Joel Ing	Rebecca Lane
Tawnie Fransen	Douglas Ito	Peter Larsen
Ben Frizzell	Matt Jack	Kelli Larsen
Alexander Froehlich	Alistair Jackson	Jan Laskey
Rachel Fyall	Tom Jacobi	Rebecca Laszlo
Terry Galiney	Mayra Jacobs	
Steve Gelb	Erik Jennings	

2023 Supporters

Tory Laughlin Taylor
Andria Lazaga
Jamie Lee
Samuel Lee
MA Leonard
Duane and Kelly Leonard
Al Levine
Whitney Lewis
Sarah Lewontin
Nate Lichti
Betsy Lieberman
Scott Lien
Edward Lin
Yi-Chun Lin
Ann-Marie Lindboe
Ruth Lipscomb
Penny Lipsou
Shawn Lipton
Johanna Lirman
Amy Liu
Brian Lloyd
Eric Logsdon
Alison Lorig
Alisa Luber
Ai Ly
Robyn Mah
Patience Malaba
Erika Malone
Darmetric Maloy
Ben Maritz
Sunaree Marshall
Tiernan Martin
Victor Martinez

Lindsay Masters
Adam Matza
Keith Maue Tallon
Thomas Maul
Sara Maxana
Cody McCall
Marcia and David McCracken
Joe McDermott
Jennifer McDougall
Lauren McGowan
Gordon McHenry, Jr.
Mary McNair
Ann Melone
Kelsey Mesher
Rick Mohler
Rachel Mokry
Jess Molinaro
Rachelle Montesano
Bob Moore
Leslie Morishita
Ian Morrison
Jackie Moynahan
Mira Mui
Elizabeth Murphy
Melissa Neher
Julie Neilson
Sara Nelson
Medard Ngueita
Henry Odum
Carla Okigwe
Court Olsen
Laurie Olson
Michael Omeara

Andrew Oommen
Peter Orser
Ann Osterberg
Ida Ottesen
Alex Pace
Chris Padin
Wyk Parker
Davila Parker-Garcia
Tom Parsons
Jenny Partch
Ryan Penney
Christopher Persons
Claire Petersky
Karen Peterson
Erika Peterson
Faith Pettis
Kelsey Pierson
Diane Pietrowski
Bob Powers
Kristin Pula
Paul Purcell
Adrienne Quinn
Rico Quirindongo
Katie Randall
Jordan Rash
Angel Ratliff
Bill Reid
Amanda Reinhard
Elizabeth Rinehart
Sara Robbins
Brent Robinson
Lynne Robinson
Kate Rodrigues
Kellie Rogers

Kylie Rolf
Kathy Roseth
Miriam Roskin
Keven Ruf
Aliesha Ruiz
Bill Rumpf
Amanda Santo
Mark Santos
Lindsey Sargent
Kim Sarnecki
Andrea Sato
Emma Scalzo
Sara Scarleth Lever
Ortiz
Tiffany Schoonover
Roberta Schur
Allison Schwartzman
Monica Scott
Jeff Seeb
Michael Seiwera
Sue Selman
Sabrina Seward
Brooke Shepard
Heidi Shepherd
Rie Shintani
Alice Shobe
Barbra Sibanda
Dennis Sills
Chasen Simpson
Bill Singer
Shweta Sinha
Gus Sinsheimer
Craig Skipton
Dylan Sluder
Kate Smith
Amy Solomon
Mark Speidel

Zachary St. John
Lee Stanton
Scott Starr
Frank Stauff
Paige Steel
Jeff Sterken
Ally Stevens
Pamela Stuart
Paul Stucki
Tammie Sueirro
Thomas Swanson
Elliot Swanson
Rumi Takahashi
Wendy Teh
Jessie Templeton
Joe Thompson
Dinah Thoreson
Tom Tierney
Loren Tierney
Scott Tinker
Patrick Tippy
John Torrence
Kimberly Toskey
Vanessa Tran
Andrew Tran
Vanessa Tran
Geri Urbas
Mallory Van Abbema
Stephanie Velasco
Mark Wainwright
Steve Walker
Kevin Wallace
Michael Walsh
Muge Wang
Michele Wang
Mark Washington

Chuck Weinstock
Michael Weller
Dave Wellings
Audrey West
Emily Wheeler
Kristine Wilson
Maiko Winkler-Chin
Hester Winn
John Woodworth
Wen Xu
Bryan Yim
Andrew Yonkofski
Yichuan Zhao
Jess Zimbabwe
Rich Zwicker
Kira Zylstra

2023 Supporters

Foundation, Business & Organizational Supporters

4EA Building Science
AARP
Amazon
Ankrom Moisan
Banner Bank
barrientos RYAN
Baylis Architects
Beacon Development Group
BECU
Bellwether Housing
Beneficial State Bank
Bill & Melinda Gates Foundation
BNBuilders
BRIDGE Housing
Business Impact NW
Cathay Bank
Catholic Community Services
Ceis Bayne East Strategic
Cerna Landscape
Chief Seattle Club
City of Renton
Civic Commons
Climate Solutions
Community Roots Housing
Compass Construction
Compass Housing Alliance
Coughlin Porter Lundeen
Deacon Construction
Department of Financial Institutions (DFI)
DESC
DevCo
Drivers Union WA
Edge Developers
Enterprise Community Partners
Environmental Works
Expedia
Federal Home Loan Bank of Des Moines
Foster Garvey
Francis & Company
GGLO
GMD Development
Habitat for Humanity Seattle-King & Kittitas Counties
Heritage Bank
HomeSight
Homestead Community Land Trust
HumanGood
Imagine Housing
Jackson | Main Architecture
Japan Intercultural Academy of Municipalities
JPMorgan Chase
Kantor Taylor PC
KeyBank
King County Housing Authority
King Electrical Manufacturing
Kully Maeder Muir
LIHI
LISC Puget Sound
Lotus Development Partners
Loveridge Hunt & Co.
Marpac Construction
Master Builders Association of King & Snohomish Counties

Maul Foster & Alongi
Mechanical Service & Integration
Mercy Housing Northwest
Mithun
Mt. Baker Housing
Multi-Service Center
NAIOP
National Equity Fund - Northwest
Office
Novogradac
O'Brien360
Pacifica Law Group
Parkview Services
Perkins Coie LLP
Pine Street Group
Plymouth Housing
Puget Sound Energy
Rafn Company
Renton Housing Authority
Runberg Architecture Group
Schemata Workshop
SCIDpda
Seattle Metropolitan Chamber of
Commerce
SEIU Healthcare 1199NW
Shelter Resources, Inc.
Sightline Institute
SKL Architects
SMR Architects
Sound Transit
SouthEast Effective Development
Sprague Israel Giles
SRM Development
Stoel Rives LLP
Symetra Life Insurance Company
Synergy Inc.
The Schuster Group, Inc

TWG Development
University of Washington College of
Built Environments
Verity Credit Union
Vitus
Vulcan
WaFd Bank
WALSH Construction
Washington Association of Realtors
Washington Homeownership Resource
Center
Washington Low Income Housing
Alliance
Washington State Community Action
Partnership
Washington State Housing Finance
Commission
We Are In
Western Washington Realist
Willdan
Wright Runstad & Company
WSP
Yield Giving



Special thanks to **Verity Credit Union** for sponsoring our 2023 Annual Report.



“ 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**





**Your money
can do
big things.**

**Discover possibilities
with Verity Credit Union.**

Your future. Your partner.



[VerityCU.com/Join-Verity](https://www.veritycu.com/join-verity)

Federally insured by NCUA; Equal Housing
Opportunity lender; NMLS #456945



**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.

Find us on social media



HOUSINGCONSORTIUM.ORG

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