

ANNUAL REPORT



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.







Patience Malaba Executive Director



Leadership & Staff

Current HDC Staff

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Homeownership Policy Manager

Laura Franke

Sustainable Buildings Coordinator

Joane Gonzalez

Executive Administrator and Board Liaison

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Associate Director of Government Relations and Policy

Kyler Parris

Résource Development Manager

Jesse Simpson

Director of Government Relations and Policy

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Board Fellow Compass Housing Alliance

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, transitoriented, 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.

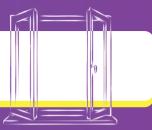
We also continued to administer the **Housing Development Internship Program**—which aims to provide a launch pad for college and graduate students from communities of color seeking a career in affordable housing development. In 2024, **90% of graduates** from this program were hired as full-time employees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

Clark Nuber PS Finney Neill & Company, P.S. Loveridge Hunt & Co. Novogradac

Architecture

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

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MIG | Nakano Associates Miller Hull

Mithun MZA Architecture Perkins Eastman

Rolluda Architects

Runberg Architecture Group

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

Red Stone Equity Partners
Seattle Bank
Seattle Credit Union
Umpqua Bank
US Bank
Verity Credit Union
WaFd Bank
Wells Fargo

Construction/Construction Specialty

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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
Donna Breske & Associates
Ecotope
Elevate
Langan
Maul Foster & Alongi
RDH Building Science
Sider + Byers
Swenson Say Fagét
The Riley Group

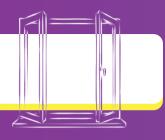
Government

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-Kina & Kittitas Counties

Home in Place

HomeSight

Homestead Community Land Trust

Horizon Housina Alliance

Housing Resources Bainbridge

HumanGood

Imagine Housing

Inland Group

Interlm CDA

J2 Housing Jengah

Low Income Housing Institute

Manufactured Housina Community Preservationists (MHCP)

Mercy Housing Northwest

Mt. Baker Housing

Natural and Built Environments

Parkview Services

Pioneer Human Services

Plymouth Housing

Redwood Housing

Related Northwest

SCIDpda

Seattle Social Housing Developer

Shelter Resources, Inc.

SouthEast Effective Development

TWG Development

Vintage Housing

Vitus

Watershed Community

Development

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Lockton

Sprague Israel Giles

Stewart & Hall Insurance Agency

Legal

Kantor Taylor PC

Pacifica Law Group

Stoel Rives LLP

Nonprofit/Supportive Services

African Community Housing and

Development

Attain Housina

Byrd Barr Place

Community Homes

CSH

Delridge Neighborhoods **Development Association** 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

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

Washinaton Homeownership

Resource Center

Weld Seattle

Wellspring Family Services

YouthCare

YMCA of Greater Seattle YWCA Seattle | Kina | 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

Public Housing Authority

King County Housing Authority Renton Housing Authority Seattle Housing Authority

Public/Nonprofit Funder

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Business Impact NW

Enterprise Community Partners

Grow America

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National Equity Fund

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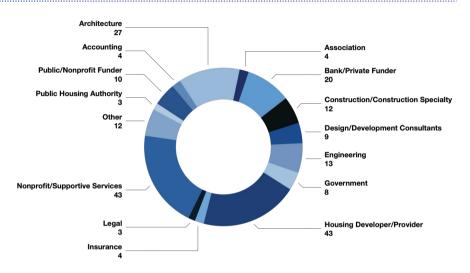
Washington Community Reinvestment Association

Washington State Housing Finance Commission

2024 Membership

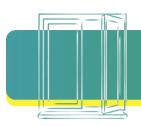


Membership by Specialty



New Members in 2024

Name	Speciality
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

Restricted carryover from 2023: \$75,875

2024 Operating Income

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

Member dues: \$483,224

Total Contributions: \$1,249,226

Restricted: \$117,254 - Unrestricted: \$1,131,972 -

Total: \$1,547,208

Restricted carryover to 2025: (\$20,000)

2024 Operating Expenses

Programs \$949,370

Administration \$402,272

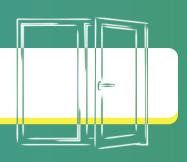
Fundraising \$195,566

2024 Assets

\$959,072 | Net assets at beginning of period

\$946,788 | Net assets at end of period

\$12,284 | Change in net assets



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

Individual Supporters

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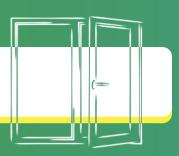
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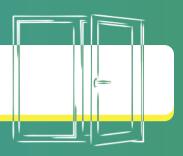
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Black Home Initiative Network

BNBuilders

Boston Foundation

Brettler Family Foundation

BRIDGE Housing

Business Impact NW

BWF

Cascadia Consultina Group

Cathay Bank

CBE Strateaic

Chief Seattle Club

City of Renton

Civic Commons

Clean and Prosperous America

Climate Solutions

Community Roots Housing

Compass Construction

Compass Housing Alliance

Coughlin Porter Lundeen

DCI Engineers

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Edge Developers

Enterprise Community Partners

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Foster Garvey

Futurewise

GMD Development

Habitat for Humanity Seattle-King

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HumanGood

Imagine Housing

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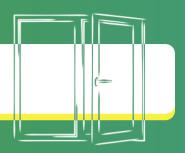
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KPFF

Lease Crutcher Lewis

LISC Puget Sound

Lotus Development Partners



Loveridge Hunt & Co.

Low Income Housing Institute (LIHI)

Marpac Construction

Master Builders Association of King & Snohomish Counties

Maul Foster & Alongi

McCullough Hill Leary, PS

Mercy Housing Northwest

Microsoft

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Mt Baker Housing

Multi-Service Center

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Redwood Housing

Renton Housing Authority

Runberg Architecture Group

Salesforce

Satterberg Foundation

Schemata Workshop

SCIDpda

Seattle City Light

Seattle Foundation

Seattle Metropolitan Chamber of Commerce

Sechrist

SEIU 775

SEIU Healthcare 1199NW

Shelter Resources, Inc

Side X Side (formerly SKL Architects)

SIFF

SMR Architects

Sound Transit

SouthEast Effective Development

Sprague Israel Giles

SRM Development

St. Luke's Housing

Stoel Rives

Stolte Family Foundation

Swenson Say Fagét

Svmetra

Synergy, Inc.

The Campion Foundation

Thomas & Michele Parsons Family Foundation

Tiscareno Associates

Tulalips

Turner Construction Company

TWG Development

Umpqua Charitable Foundation

Urban League of Metropolitan Seattle

US Bank Foundation

Verity Credit Union

Vitus

Vulcan

WaFd Bank

Washington State Department of Ecology

WALSH Construction

Washington State Housing Finance Commission

Weber Thompson

Wells Fargo

WG Clark Construction

Willdan

Wright Runstad & Company

WSP





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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