The Housing Development Consortium of Seattle-King County (HDC) envisions a community where all people live with dignity in safe, healthy, and affordable homes within communities of opportunity. HDC’s diverse membership strives not only to house our growing population, but to do so in healthy, efficient, and safe homes. HDC balances this vision with other pressures on our housing system. This document offers a general introduction to the Exemplary Buildings Program, which HDC coordinates.

### Our Challenge: Intense Pressures on the Affordable Housing System

<table>
<thead>
<tr>
<th>Housing Developers</th>
<th>Asset Managers</th>
<th>Community/Society</th>
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<tbody>
<tr>
<td>• Deliver more units</td>
<td>• Preserve quality inventory</td>
<td>• Housing crisis</td>
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<tr>
<td>• Adapt to ever-changing regulations</td>
<td>• Recruit/retain great staff</td>
<td>• Equity crisis</td>
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<tr>
<td>• Control construction costs</td>
<td>• Spiraling maintenance &amp; replacement costs</td>
<td>• Climate &amp; environmental crises</td>
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<td>• Evolving codes &amp; regulations</td>
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### Our Solution: “Exemplary Buildings”

Ultra-Efficient Affordable Housing that:

- maximizes the number of affordable housing units produced,
- offers long-term life-cycle cost benefits and an improved quality of life for residents, and
- significantly reduces energy and water consumption—

*first* through state-of-the-art building design strategies and efficiency measures,  
*then* through on-site renewable energy generation.

HDC’s Exemplary Buildings Program (EBP) is a regional collaborative effort targeting nothing less than transformation of the affordable housing market.

We believe it’s possible to create healthy, safe housing that is **both** affordable and ultra-efficient. How? Through the use of performance standards and building practices that reduce the overall premium (the additional costs of implementing ultra-efficiency) to the point where the premium can be financed through the operational savings it generates. Our process will be key to success: EBP is a community-based, collective process of testing, learning, and sharing while exploring other innovative strategies, including off-site construction methods and optimized building units.

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<tbody>
<tr>
<td>4-8 Buildings</td>
<td>10-20 Buildings</td>
<td>All Buildings</td>
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<tr>
<td>6% Construction Cost Premium</td>
<td>4% Construction Cost Premium</td>
<td>2% Construction Cost Premium</td>
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The Exemplary Buildings Program team is seeking a **diverse set of demonstration projects** to implement ultra-efficient building concepts across a variety of contexts. Projects will demonstrate savings opportunities, measure and document results, and advance affordable housing building techniques. Generally, we will ask the developer to commit to building an ultra-efficient building while our team provides the technical support and funding needed **so that there is no reduction of units produced**.

### Owner/Developer Responsibilities

- **Commit to Ultra-Efficient Standard** -
  - Less than 20 EUI OR 40% less energy than WSEC OR PHIUS+
- **Work with Integrated Design** -
  - Design to ultra-efficient standard from start
- **Net-Zero Carbon Building** -
  - All electric
- **Flexible Funding** -
  - Additional grants & incentives
  - No cap on unit costs
  - Utilize debt finance covered by efficiency & renewables
- **Resident & Operations Team Engagement & Training**
- **Open Source Data Sharing** -
  - Utility use, construction costs, and design information

### Exemplary Buildings Program Deliverables

- **Ultra-Efficient Building**
- **Reduced Operating Costs**
- **Funding for Premium Hard Costs**
- **Funding for Premium Soft Costs**
- **Access to Debt Financing**
- **Technical Assistance**
Housing Development Consortium of Seattle-King County
Exemplary Buildings Program

Program Support

Program Design Management

- Program design facilitation
- Coordinate stakeholder teams
- Document processes and strategies
- Advocacy for programs to support effort

Demonstration Project Coordination & Funding

- Recruit demonstration and scale-up projects
- Align funding to support pilots
  - grants
  - incentives
- Coordinate financial, technical, program support and consulting

Technical Support & Consulting

- Establishing technical standards
- Energy modeling, building shell, mechanical systems, renewables, water conservation
- Healthy outcomes
- Monitoring, tracking, and analyzing results
- Publishing lessons learned and best practices

Contact Us!

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