

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

Housing Developers	Asset Managers	Community/Society
<ul style="list-style-type: none"> • Deliver more units • Adapt to ever-changing regulations • Control construction costs 	<ul style="list-style-type: none"> • Preserve quality inventory • Recruit/retain great staff • Spiraling maintenance & replacement costs 	<ul style="list-style-type: none"> • Housing crisis • Equity crisis • Climate & environmental crises • Evolving codes & regulations

Our Solution: “Exemplary Buildings”

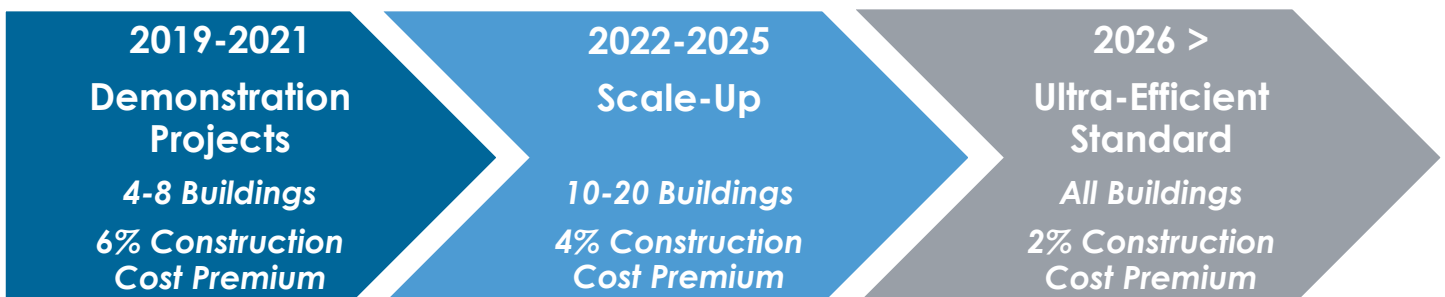
Ultra-Efficient Affordable Housing that:

- 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.

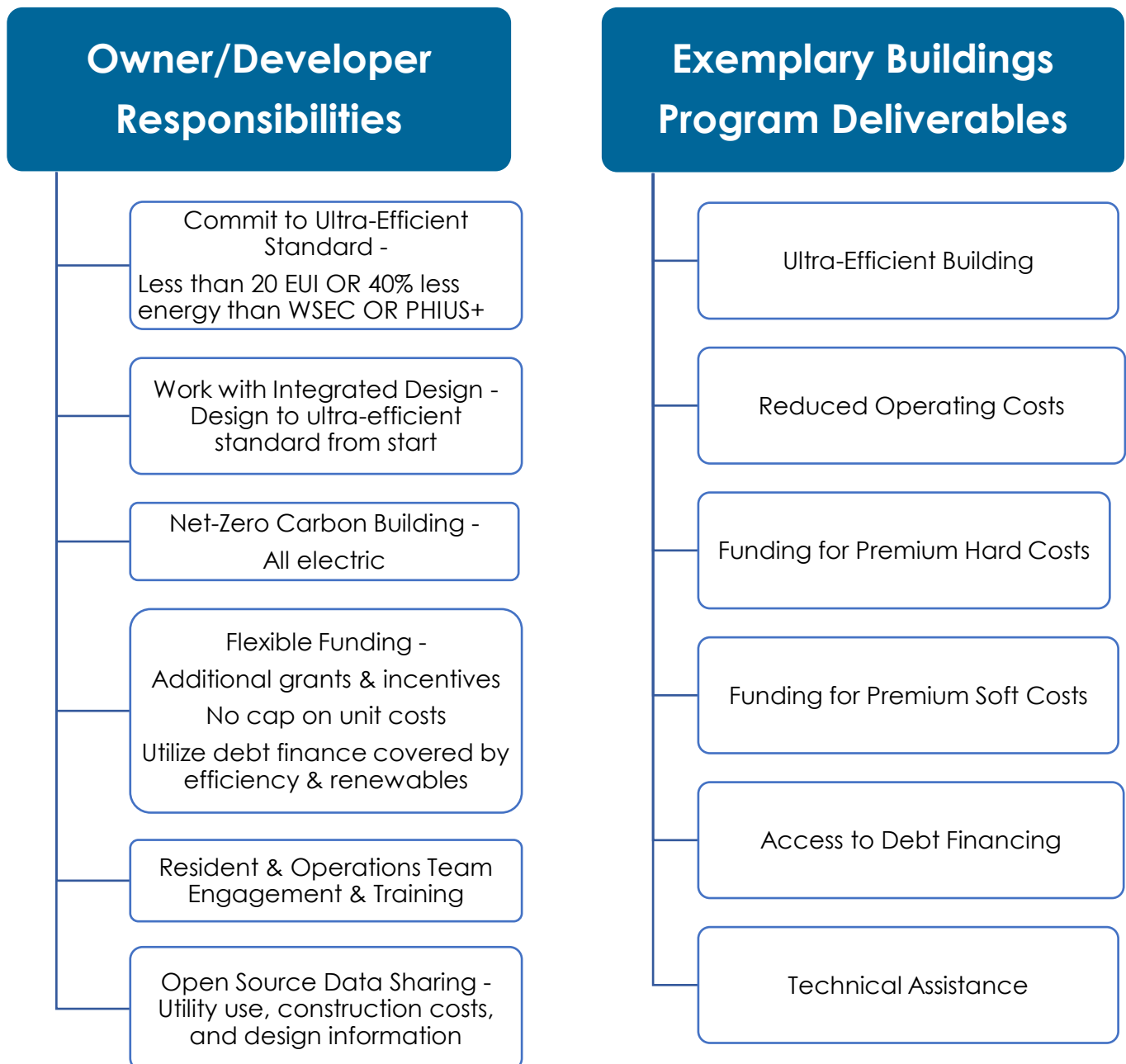
We believe it’s possible to create healthy, safe housing that is **both** affordable **and** ultra-efficient. How? Through the use of performance standards and building practices that reduce the overall premium (the additional costs of implementing ultra-efficiency) to the point where the premium can 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.



Housing Development Consortium of Seattle-King County
Exemplary Buildings Program
Phase 1: Demonstration Projects



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.**



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!

Marty Kooistra, Executive Director

marty@housingconsortium.org

Office: 206.636.1006 | Cell: 206.430.2800

<https://exemplarybuilding.housingconsortium.org>