

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.

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

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

## Our Solution: “Exemplary Buildings”

**Ultra-Efficient Affordable Housing** that:

- maximizes housing units produced,
- offers long-term life-cycle cost benefits, 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 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: *Exemplary Buildings* 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.

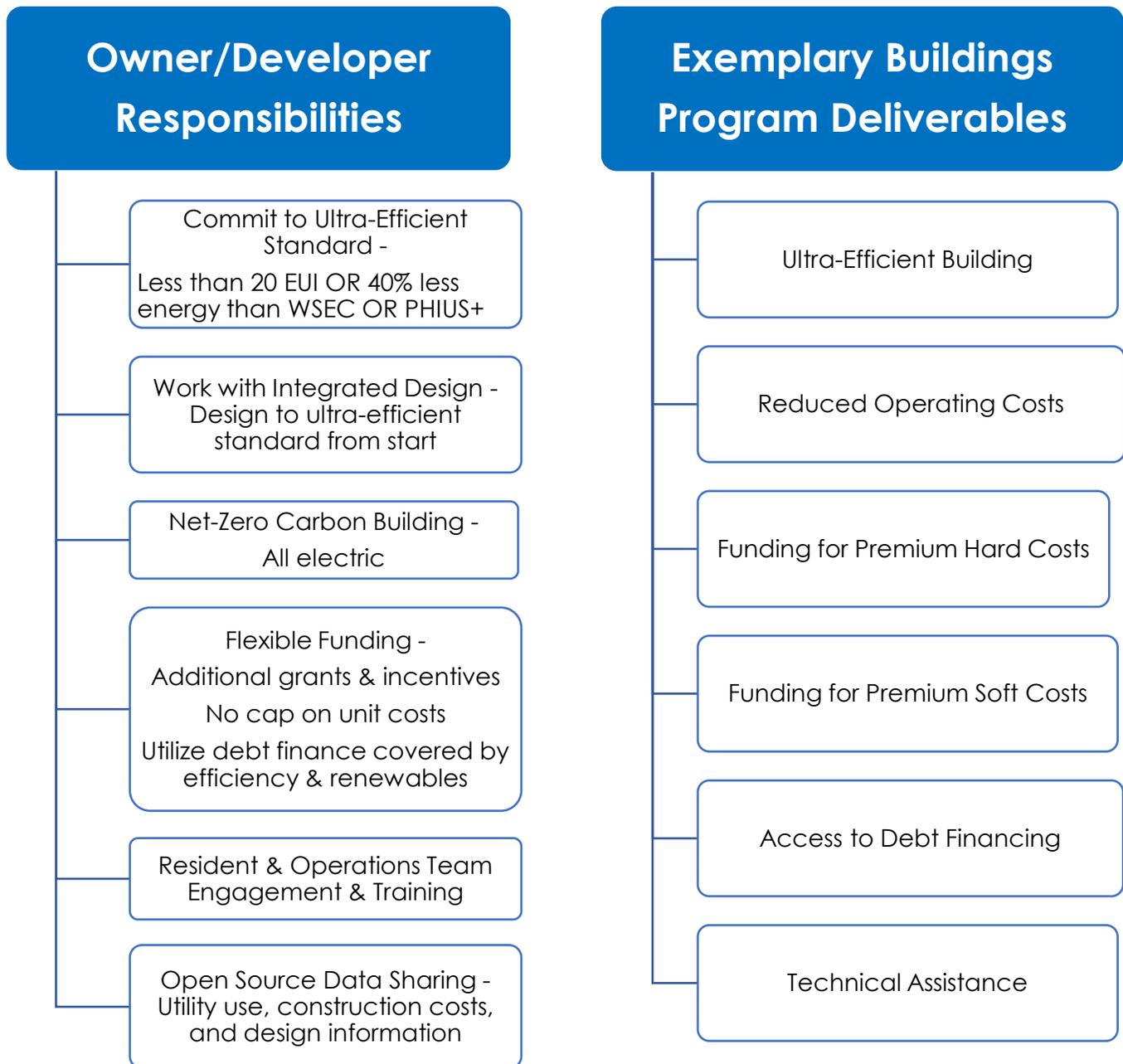


# Housing Development Consortium of Seattle-King County

## Exemplary Buildings Program

### Phase 1: Demonstration Projects

The *Exemplary Buildings* 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**.



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## 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

