



**HOUSING
DEVELOPMENT
consortium**

"Affording Opportunity"

HOUSING news

Housing Development Consortium Monthly Newsletter
November 3, 2006

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HDC Board Meetings

• **Wednesday, December 6, 2006**
9:00 am - 11 am
AHW, 2014 E. Madison

Wednesday, January 3, 2007
9:00 am - 11 am
AHW, 2014 E. Madison

HDC Monthly Meetings

Friday, November 17, 2006
Noon - 1:30 pm
28th Floor Board Room
WSHFC, 1000 2nd Avenue

ANNUAL MEETING
Friday, December 15, 2006
Noon - 1:30 pm
28th Floor Board Room
WSHFC, 1000 2nd Avenue

Friday, January 12, 2007
Noon - 1:30 pm
28th Floor Board Room
WSHFC, 1000 2nd Avenue

For more information, contact
Erin Hiemstra at
206.682.9541 or
erin@housingconsortium.org

HDC Members in Action

\$3 million for the King County HOF



HDC member Diane Gallegos of Habitat for Humanity of Seattle/South King County testifies about the importance of the HOF at the King County Public Hearing in Kent on Oct. 24, 2006

Having committed to doubling our production of new affordable housing units in order to meet the projected need for 155,000 new units of affordable housing in King County over the next ten years, the need for new resources for affordable housing development is even more urgent.

That is why HDC members repeatedly marched up to the King County Courthouse throughout the month of October to meet with the members of the King County Council asking them to increase funding for the Housing Opportunities Fund (HOF) to \$3 million.

When created in 1990, the HOF was funded at \$2.79 million and for years was strongly supported by the County. However, funding has since dwindled to an average level of \$1 million over the last few years. With home prices and rents climbing even further out of reach for thousands of King County residents and the County committed to ending homelessness in ten years, investment in proven programs supporting affordable housing development are needed now more than ever before.

Be the Future of HDC!

Leadership Development Program

In order to meet its housing need, King County needs 155,000 more units of affordable housing by 2015. To achieve this goal, HDC will need to build a broad alliance in support of affordable housing development as well as build the resources necessary to double HDC members' production in affordable housing.

The **Future of the Field Leadership Development Program** is designed to strengthen connections within our nonprofit housing industry so we can better advocate as a collective and achieve the goals set forth in HDC's Future of the Field planning process. The program will connect current and emerging leaders and engage all sectors within our industry, including housing development, finance, property management, construction, design, and planning.

This fall, HDC set up a new Leadership Development Committee chaired by board member **Emily Chen** (National Equity Fund) and including **Susan Boyd** (Kantor Taylor McCarthy), **Betsy Hunter** (Capitol Hill Housing), **Malko Winkler Chln** (Seattle Chinatown International District Preservation and Development Authority), **Melora Hiller** (St. Andrew's Housing Group), and **Lee Murray** (Housing Resources Group). The committee has developed this Program's exciting new approach to involve a broad spectrum of new and old hands from HDC membership. During 2007 participants will organize as small working groups to explore different issues pertinent to our industry in informal and social settings that encourage relationship building. Each group will be made up of both emerging leaders and current leaders, who will serve as mentors to the group.

If you are interested in participating, contact Erin Hiemstra at HDC to receive a sign-up form and information on the December kick-off event: erin@housingconsortium.org

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Staff Changes at HDC

Building for our industry's future

Ben Gitenstein, HDC's adept advocacy director, started as Interim Director of the Washington Low Income Housing Alliance October 16. This past year while at HDC, Ben served as chair of WLIHA's State Legislative Committee and was an obvious choice for the position. At HDC, Ben did a bang-up job leading HDC's Future-of-the-Field planning process. Ben's new contact information: 206/ 442-9455 ben@wliha.org

Erlin Hlemstra has been promoted to Field Director, a newly created position at HDC with responsibility for outreach and advocacy, building a broad alliance in support of affordable housing. HDC will shortly be hiring an Outreach and Research Assistant to augment this effort, and also an Office and Web Administrator to provide strong office and member communications support. See "Job Opportunities" at the end of this newsletter.

Staff Changes at WLIHA

Long-time WLIHA staffer **Megan Hyla** has taken the position of Director of Policy at the King County Housing Authority, starting November 1. **Shane Rock**, former WLIHA director, resigned in early October for other pursuits. **Ben Gitenstein** has been appointed Interim Director.

...HOF continued from page 1

In addition to meeting with their King County Councilmembers one-on-one, HDC members and their residents came out to give stirring and meaningful testimony in support of the HOF at Public Hearings throughout the County. HDC members went to Kent, Shoreline, Kirkland and Seattle over a two week period to make sure the Council clearly understood the importance of the HOF.

In Kirkland on Nov. 1st, 15 residents representing Downtown Action to Save Housing (DASH) stepped up to the microphone to explain how living in affordable homes had changed their lives. The hearing room erupted in applause upon completion of their testimony. It can often be difficult to make the connection between an impersonal funding source and the real impact having an affordable place to call home has on a person's life. Due to efforts of HDC members, the King County Council now has a clear understanding of the impact their actions will have on the lives of their constituents.

HDC members still have the opportunity to make their voice heard!

Log onto <http://www.metrokc.gov/mkcc/budgettestimony.cfm> and submit electronic testimony in support of the Housing Opportunity Fund.

The 2007 budget proposed by the King County Executive appears to have about \$15 million for housing, but most of these funds are restricted to certain types of housing, and some of this money is not for actual production. The HOF is funded with the County's Current Expense (general fund) money, making it a flexible source of funds and the County can make its own priorities for it. HDC is calling it the oil that makes the rest of the more rigid funding machinery work. County councilmembers will continue budget deliberations over the coming weeks and is tentatively scheduled to finalize their budget just before the Thanksgiving Holiday.

HDC Member Survey

What do our customers think?

Periodically HDC surveys its members to get feedback on how well we are providing customer service, gain members' suggestions, and learn which HDC activities and programs have the most value. In October HDC fielded a Survey Monkey questionnaire that also solicited feedback useful for building leadership in HDC's Future of the Field effort. This year nearly half of the respondents were not the primary representative from their organization to HDC, giving us a wider perspective than in past surveys.

Historically, members have been happy with HDC, and this year is no exception. 98% feel welcome; 92.3% feel well informed, and 91.5% feel their voice and interests are heard.

The six "most valuable" member benefits and programs identified are:

- * Affinity groups (50%)
- * State communications and alerts (48%)
- * Monthly member meetings (48%)
- * Monthly newsletter (44%)
- * Seattle communications and alerts (42%)
- * Future of the Field planning (39%)

Nearly 60% of respondents have been in the affordable housing industry for 11 or more years. In thinking about how to more actively engage younger people in the nonprofit housing industry, we found out that nearly 10% have been in the field for 2 years or less, and nearly 10% for 3-5 years. **A whopping 92% of all the respondents expect to remain in the affordable housing field for at least another five years.** 70% were interested in participating in an HDC-sponsored mentorship program providing opportunities for those with less experience in the field to work with the old hands. To help implement Future of the Field strategies, HDC is setting up a series of task groups where these mentoring opportunities will be emphasized.

Come to the November 17 monthly membership meeting to find out who won the survey's "early respondent" \$50 certificate to this/her favorite restaurant.

HOUSINGnews!

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Deadline for job ads 25th of the month.

Workshop-Seminars-Conferences

NOV 1-2 SEATTLE, WA

Building Our Way Out of Crime: How to Build Effective Collaborations between Community Developers and Police

Join Impact Capital to explore why and how community developers and police should pursue partnerships to improve neighborhoods and make them better, safer places to live. Check www.impactcapital.org for more information.

NOV 1-3 CHICAGO, IL

AHF LIVE: 2006 Tax Credit Developers' Summit

This summit will help developers overcome obstacles and deliver more affordable housing as efficiently as possible. Sessions provide sophisticated analysis of strategic challenges facing the industry. To register and for more information visit www.ahflive.com or call (800) 989-7255.

NOV 13-15 ATLANTA, GA

Don't Let Your Credits Be Gone with the Wind

A three-day symposium on Low Income Tax Credit compliance and monitoring issues including civil rights laws, design requirements, acquisition rehab, and legislative updates. To register or get more information call 207-767-8000 or visit www.spectrumseminars.com

DEC 6-8 , WASHINGTON, DC

HAC National Rural Housing Conference

Save the Date: HAC National Rural Housing Conference: Building Communities, Celebrating Partnerships. Visit www.hac.org for more information.

DEC 11-15 , NEW ORLEANS, LA

A NeighborWorks Training Institute

90 courses in nine facets of community development. For more information visit www.nw.org/training.

FEB 8-10 , LOS ANGELES, CA

6th Annual New Partners for Smart Growth

This conference is about coordinating the interests of this diverse group to help us all begin to speak the same language and paddle in the same direction. 3 full days of smart growth issues, the latest research, implementation tools and strategies and networking opportunities. For updated conference and registration info visit www.newpartners.org.

FEB 26-March 1, Long Beach, CA

Rural Leadership: Creating the Future A National Rural Development Conference

Join Rural Community Assistance Corporation, Rural Community Assistance Partnership, and USDA Rural Development in Long Beach as we celebrate leaders in rural America and lend a hand in developing leaders for tomorrow. Visit RCAC's website www.rcac.org.

FEB 26-27, WASHINGTON, DC

National Low Income Housing Coalition Conference

The 2007 NLIHC Annual Policy Conference and Lobby Day will be held in Washington, DC on February 26-27, with the 25th Annual Housing Leadership Awards Reception on February 27. Details and registration will be available December.

Employment Listings from Housing Organizations

See www.housingconsortium.org for more current listings.

Deadline for newsletter posting is 25th of the month.

All prior postings are erased unless the posting organization renews its posting.

Property Rehab & Weatherization Specialist, Seattle Off. of Housing

Perform weatherization/rehabilitation inspections and energy conservation audits for multifamily projects in our HomeWise unit in accordance with federal, state and utility program requirements. Perform diagnostic tests, use energy consumption testing equipment, and analyze savings from potential conservation measures. Work with owners/agents to gather data, review cost information, and determine funding sources. Develop scope of work that maximizes energy/cost savings, write specifications, and solicit and evaluate bids. Monitor contracts, inspect work, and authorize release of payment. Create documentation and maintain project files. Maintain communication with clients, contractors and OH staff. Go to <http://www.seattle.gov/jobs/view.asp?j=00H-701929> to apply.

Outreach & Research Assistant, Housing Development Consortium

Position works closely alongside the Field Director and the Executive Director to ensure the implementation of the organization's strategy to build a broad alliance for affordable housing and maintain HDC's member community. This is a very social position, involving frequent contact with HDC members and staff and the general public. It also is detail-oriented, involving accurate data collection, research, and writing responsibilities as well as event coordination. The Outreach and Research Assistant will have the opportunity to help the organization implement long-term Future-of-the-Field strategy and track issues in the legislative process at the federal, state and local level. Visit www.housingconsortium.org for complete job description. To apply send cover letter and resume to hdc@housingconsortium.org.

Office and Web Administrator, Housing Development Consortium

This is a new position with primary responsibility to sustain a top quality office environment and website. This is a very social position, involving frequent contact with HDC staff. It also is detail-oriented, involving office management responsibilities. The Office and Web Administrator will have the opportunity to help HDC develop long-term strategy and design for its news and website, www.housingconsortium.org, by continually maintaining, building out and tracking use of the website so that it is a highly interactive living site. Visit www.housingconsortium.org for complete job description. To apply send cover letter and resume to hdc@housingconsortium.org.

Director of Assisted Housing, NE WA Housing Solutions Spokane

Responsible for the management of 4500 rental assistance vouchers including Housing Choice, HOME, HOPWA, Family Unification Vouchers, and 3 SRO contracts. BA and five (5) years experience in housing program administration, public housing management, personnel supervision or other related areas.

www.spokanehousing.org Send cover letter, and resume by November 15, 2006 to: Amanda Carpentier, Northeast Washington Housing Solutions, 55 W. Mission, Spokane, WA 99201. EOE

Senior Asset Manager – San Francisco

Manage portfolio of Low Income Housing Tax Credit Projects. Min. 5 yrs. related experience. Contact: Pat Williams, Management Recruiters of Shorewood Hills 608/ 238-6040. Send resume in Word format to pwilliams@mr-shorewood-hills.com

Senior Housing Developer, Housing Resources Group

HRG is seeking an accomplished Senior Housing Developer who will identify, originate, and coordinate all aspects of affordable housing development projects including feasibility, design, community outreach and financing. Work with a dynamic development team that collaborates with our construction, property management and maintenance teams to design and construct affordable apartments that will serve our residents for 30 years or more. Partner with other organizations and government agencies to expand affordable housing opportunities in the Seattle metropolitan area for a wide range of populations. Recent or current HRG developments include a 70-unit, mixed-use LEED Silver building, an historic renovation of an abandoned elementary school, and a 50-unit mixed-use development financed with HUD Section 811 financing for people with disabilities and low-income housing tax credits, the first in the country to successfully combine these funding sources. Visit www.hrg.org for more information or email jobs@hrg.org.

Senior Resident Manager, Housing Resources Group

Housing Resources Group (HRG) seeks an experienced Resident Manager for our new, non-smoking, "Green" building in Wallingford. Live on-site and manage this 70 unit Tax Credit building with 6,839 sq. ft. commercial space and 84 parking stalls. Promote a "sense of community" among residents with activities and services, working to solve problems and facilitate a responsible and positive complex. Perform office duties; assist with unit and common area cleaning, grounds upkeep and "light maintenance." Perform resident check-in and -out procedures. Work with HRG Maintenance to coordinate work orders in occupied units and the work in vacated units. Collect rents and when necessary, assist the property manager with eviction procedures. Visit www.hrg.org for more information or email jobs@hrg.org.

Fund Development and Communications Officer, Impact Capital

Impact Capital is concluding a fundraising campaign that successfully raised millions of dollars in grants and loan capital. Primary responsibilities include following up on all outstanding campaign requests, directing ongoing fundraising activities, and overseeing all communications and external affairs. The Fund Development and Communications Officer will work with a team of 12 other staff members and report directly to the Impact Capital CEO. Submit a resume, cover letter and salary requirements [via email](mailto:Rick@ImpactCapital.org) to Rick Kiernan at Rick@ImpactCapital.org. Visit local and national websites for more information: www.impactcapital.org and www.lisc.org.

Community Development Manager- NW Reg, Fannie Mae

Position is responsible for sourcing, underwriting, and closing community development real estate transactions in the Northwestern Region (Washington, Oregon, Alaska). Based in Seattle, Portland, or Pasadena. For complete details, visit: [fanniemae.com / Careers / Career Opportunities / Proceed to Search Jobs / Search for Open Positions / Job # 17890](http://fanniemae.com/Careers/Career%20Opportunities/Proceed%20to%20Search%20Jobs/Search%20for%20Open%20Positions/Job%20#%2017890). Or contact Randy Robinson, Washington State Community Business Center, Fannie Mae, at (206) 839-1543.