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METROPOLITAN KING COUNTY COUNCIL TOWN HALL FOCUSES ON AFFORDABLE HOUSING

"Sure, you have a home, but what about food, utilities, medical and childcare?"



HDC Executive Director **Carla Okigwe** participated on the Affordable Housing panel at the King County Council's January Town Hall forum. Joining Okigwe on the housing panel were **Kim Herman**, executive director of the Washington State Housing Finance

Commission; **Stephen Norman**, executive director of the King County Housing Authority; and **Reverend Robert V. Taylor**, chair, Committee to End Homelessness in King County. The event, held at NewHolly Gathering Hall on January 31, attracted over 170 people.

"One of the greatest challenges facing local and county government is looking for ways to make sure that living-wage and poverty level families are not priced out of King County because of the lack of affordable housing," said Council Chair **Larry Phillips**. "We are in a critical stage in facing this challenge and this meeting is a chance for the public and the Council to find new ways to keep families in the core communities that make up King County."

Washington ranks 45th out of 50 for homeownership and is among the top five states for renter households who are living in unaffordable homes (paying more than 30 percent of their income for housing).

County Councilmembers will head back to Washington, D.C. mid-February to lobby members of Congress. HDC members may want to ensure that housing is one of the issues they will be talking about, since the shifting of housing responsibility away from the federal government and elimination or reduction of Section 8 vouchers will most likely put a strain on communities.

Footage from the complete Town Hall meeting will be available for viewing on the King County website, <http://www.metrokc.gov/kctv/>, in February.

JUST RELEASED BENCHMARK REPORT ON AFFORDABLE HOUSING

Each year King County measures progress in achieving its affordable housing benchmarks. The King County Affordable Housing Benchmark Report with data for 2004 is now available in PDF format at http://www.metrokc.gov/budget/benchmrk/bench04/AffHsg/aff_housing.htm.

The annual report tracks key trends in rentals and home ownership in King County based on the following affordable housing indicators: supply and demand for rental housing, homelessness, home purchase affordability gap, home ownership rates, apartment vacancy rate, trend of housing costs vs. income, public dollars spent for low-income housing, and housing affordability by city. It includes numerous charts and maps, including rental housing affordability by city and home sale affordability by city.

Supply and Demand for Affordable Apartments: There are only about 315 market-rate apartments in King County which are affordable to renters earning less than 30% of median (\$18,000/year) income. There are no affordable units for 99.5% of this lowest income group.

There is a deficit of over 55,000 market-rate rental units for the two lowest income groups. This is partially compensated by 30,000 subsidized units in King County. But even including these, there remain at least 25,000 households with no access to affordable housing. Households of more than two persons are especially at risk. There is a surplus of market-rate rental apartments affordable to those earning 50% to 80% of median income.

Homelessness: Street count of homeless persons increased 12% from 2003. The total number of homeless persons for 2004 was estimated at over 8,000 on a typical night—about one out of every 220 King County residents. 26% of persons in emergency shelter or transitional housing were employed.

Percent of Income Paid for Housing: The proportion of households paying more than 30% of their income for rent rose from 27% to 38% since 1989.

- 46% of rental households paid too much for housing.
- 32% of owner households paid too much for housing.
- About 74% of rental households in the two lowest income groups paid too much for housing.
- About 62% of owner households in the two lowest income groups paid too much for housing.

Affordability by City: Affordable housing is not equally distributed throughout King County. Cities in South County and Skykomish and Enumclaw have disproportionately high amounts of affordable housing, while most Eastside cities have very little.

- Only 20 of King County's 40 cities have sufficient housing for moderate-income residents (50-80% of median income)
- Only thirteen cities have enough affordable housing for those earning between 30% and 50% of median income or less.
- No cities have sufficient affordable housing for those earning below 30% of median income.

REP. MARK MILOSCIA
**MEET STATE'S NEW HOUSING
COMMITTEE CHAIR**

Rep. Miloscia asked to be included in HDC's newsletter as part of his outreach effort. His letter has been edited for space.



Dear Friends:

While Washington's economy is recovering, the number of homeless in Washington is staggering. Many of our state's seniors are on a fixed income and

continue to be squeezed financially with rising housing costs. Even those who are employed, but are working low wage jobs, can hardly afford to keep a roof over their head and put food on the table.

A recent report released by the Low-Income Housing Coalition highlighted the challenge working families have in getting affordable housing. The study states that a worker in Washington must earn twice the state minimum wage of \$7.16 in order to rent a two-bedroom apartment. Another way of putting it, these workers need to work 80 hours a week to afford rent on a modest apartment, let alone fulfilling the American dream of owning a home.

What's more troubling is the knowledge that each year dozens of our homeless neighbors die needlessly. This is unforgivable with all the blessing our state enjoys. This cannot continue. It's time for all of us, housing advocates, the legislature and the private sector, to stop ignoring these tragedies. We must make affordable

housing a state priority and commit to end homelessness in Washington.

We all know the difficulty of the task. It's not enough to just raise awareness of homelessness in our community. We must do more than just ask for more money to throw at the problem.

As the Chair of the new Housing Committee in the House of Representatives, I am committed to this goal to end homelessness in Washington. To do this, together, we must agree on some basic principles.

- We need to acknowledge that to really end homelessness; it will involve contributions and sacrifice from everyone for the common good.
- We need to agree on a comprehensive strategy that focuses on prevention and tackling the root causes of homelessness.
- As we work to develop this strategy and implement it, we must uphold some basic values. We must remain fair in our debate on the issues, and our policies must never waver from our commitment to justice.
- We need to look to solutions which involve the private sector or community based nonprofit groups. Government should be the safety net that fills the role these other groups are unable to.

I am optimistic of our state's ability to crafting a plan to end homelessness. But the members of the Housing committee and the legislature will need help—from you.

We need new ideas from advocates, affordable housing developers, faith-based organizations and the private sector. I ask that as this new committee gets to work this session, we will be able to look to you, those in the community who are passionate about helping those in need, for advice and help. I hope that by the end of this legislative session, we will have laid the groundwork on a comprehensive strategy to end homelessness. It will be a plan that holds us accountable, serves everyone and gets results.

This is no small task. However, if we adhere to the principles laid out above and work together, we will be able to come up with real, long lasting solutions to end homelessness in Washington. We will be a leader for our world. We will be that shining light!

HousingNews

A publication of the Housing Development Consortium
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UPDATE YOUR ROLODEX NAME CHANGES

It seems to be the fashion for nonprofits to retool themselves. HDC recently changed its logo and website name. HDC member **Eastside Housing Association** has changed its name to **Springboard Alliance**.

1,000 Friends of Washington is now called **futurewise**, with new logo and tag lines "Building communities - Protecting the land." They can be found at www.futurewise.org. Spokane's **Northwest Regional Facilitators** (often called "nerf") last fall changed to **Community Frameworks** -- "Affordable housing solutions for the Northwest." www.communityframeworks.org

WATCH ON KIRO-TV HDC COMMERCIALS

It's time again to turn on your televisions--and watch our Housing Development Consortium commercials. The "Housing our Community" commercials are part of our partnership campaign with the Washington State Housing Finance Commission, the Master Builders of King and Snohomish Counties and the Seattle-King County Association of Realtors. The first flight ran last fall.

The spots begin airing Monday, January 31, on KIRO-TV, Channel 7, and will run through February 13. They are scheduled around the morning and dinner-hour new casts.

In addition, check out KIRO's website (<http://www.kirotv.com/index.html>) for the integrated internet campaign. Click on KIROTV.com, then click on the "Home & Garden" box (especially great timing since the Northwest Home and Garden is happening concurrently).
<http://www.kirotv.com/houseandhome/index.html>.

You'll see "Housing Our Community" listed as a sponsor in the right-hand column. You can link directly to HDC's website, view the commercial (in case you don't see it on TV)--or scroll to the bottom of the page and view a slideshow of "The Face of Affordable Housing View" or a slideshow of "Housing the People in Our Community."

You can also connect by clicking on the "Family" box. Here, you'll be able to take a housing "fact" quiz, too.

DON'T FORGET NEW EMAILS FOR HDC!

Housing Development Consortium's contact information has changed!

Our new website: www.housingconsortium.org
Carla Okigwe: carla@housingconsortium.org
Joyce Halldorson: joyce@housingconsortium.org
Jessica Hopkins: jessica@housingconsortium.org

Upcoming HDC Meetings

HDC Board Meeting, FYI

Wednesday, February 2, 9:00 – 10:30am
at AHW , 2014 E. Madison, Seattle

HDC Monthly Member Meetings

Friday, February 11, noon-1:30pm
1000 Second Avenue, 28th floor Board Room

Friday, March 11, noon-1:30pm

1000 Second Avenue, 28th floor Board Room

Get to know the new OH Director

Thursday, March 3, Noon – 1:30 (Brown-Bag)
Seattle Municipal Tower (Former Key Tower)
700 Fifth Ave, 40th Floor, Seattle

*For information about these meetings, please contact
Jessica Hopkins at 206/682-9541 or
jessica@housingconsortium.org*

Federal Legislative Issues

HUD Budget Now to Compete with Transportation for Funding?
Report from Congressional Digest 1/27/05:
"A plan by House Appropriations Chairman Jerry Lewis, R-Calif., to dismantle three subcommittees and distribute their turf to other panels is roiling appropriators on both sides of the Capitol. Under Lewis' plan...the VA-HUD panel would be broken apart, with its pieces distributed to other subcommittees. Veterans' programs would go to the Military Construction Subcommittee, which would also pick up defense health accounts from the Defense Subcommittee. The Environmental Protection Agency would shift from VA-HUD to the Interior funding measure, while housing programs would be transferred to the Transportation-Treasury bill. ...Stout Senate resistance is expected from former Appropriations Chairman Ted Stevens, R-Alaska, who remains chairman of the Defense Subcommittee, and from Christopher S. Bond, R-Mo., chairman of the VA-HUD panel."

National Housing Trust Fund: The campaign did not gain enough signatures on the discharge petition to move the NHTF bill to the floor of the House in the last Congress. With the start of the 109th Congress, new bills must be introduced in the House and Senate. The campaign must develop a new strategy. For more information, see www.nhtf.org and www.nlihc.org

2006 Budget: The President's budget request goes to Congress February 7. News leaks indicate significant cuts for CDBG. See attachment enclosed with this newsletter for a detailed timeline for Congressional budget consideration.

State Legislative Issues

HB 1272 - LEED Silver Standards for Major Facilities Funded by State Capital Budget. This bill would require LEED Silver standards for all facilities with 5,000 gross square feet of occupancy that receive money through the Capital Budget and could affect most projects funded through the Housing Trust Fund. Prime sponsor is Rep. Hans Dunshee. HDC supports green building, but requested the bill to be changed not to include residential properties since at the current time LEED standards are more applicable to commercial structures.

SB 5183 - Providing Tax Relief to Promote Affordable Housing. This bill provides a 25% B&O tax credit for donations to nonprofits doing affordable housing; it provides sales tax exemption on construction materials and labor for single family homes or condos sold at 2/3's the median price for the county; and an excise tax exemption if the home is purchased by a low income buyer (<80% of median).

HB 1629 - Revising the distribution of funds for operating and maintenance of very low-income housing projects. This bill would alter the document recording fee program created by HB 2060 several years ago. The State's portion for operating subsidies would be deleted. All the money would go to the local county and be mainly directed to housing vouchers or first and last month's rent, and the requirement that the vouchers be administered by a housing authority or similar organization would be eliminated.

New House Housing Committee - For the first time in a decade, the House of Representatives has a committee devoted solely to housing issues. Federal Way Representative Mark Miloscia is chair of this committee.

AHAB Legislative Priorities - The Affordable Housing Advisory Board sent its legislative priorities to the Governor and legislative leadership in January. Included is a request to increase the Housing Trust Fund to \$100 million. HDC members Lynn Davison and Len Brannon serve on the Board. (After 3 terms, Carla's service expired in January.) See AHAB letter attached with this newsletter for the full list of priorities.

Housing Advocacy Day - February 3. HDC is planning meetings with 40 legislators from King County districts.

January Affinity Group Updates

Housing + Services Group

We look forward to a February or early March meeting and will soon be asking for suggested date and time to meet from our participants as well as any suggested agenda items. We could also consider having a speaker of interest to the group on an issue or topic that might be helpful to all of us. Please e-mail Robin Amadon at: robina@lihi.org with your suggestions.

Funding Coordination

The State circulated the current draft of the 2005 funding application to their Advisory Committee in mid-January, and requested comments from stakeholders by January 18th. There was not time to call a meeting of the Affinity Group prior to their deadline, but we were able to offer some comments which will hopefully be incorporated in the final version. It is our understanding that the State NOFA will be issued on January 31st, with Stage I applications due February 7th and Stage II due March 23rd. Both the City of Seattle and King County remain committed to utilizing the State's application, and worked closely with State staff to craft a generic application that would be acceptable to all the public funders.

Applications to the City will be due April 1st, and City staff will continue to underwrite Seattle projects for State review. Contact: Sue Cary at scary@chhip.org

Successful Design

This group weighed in with comments on a bill in the legislature that would apply LEED Silver standards to Housing Trust Fund projects. The LEED standards were created for commercial highrise structures and currently are not very applicable to residential structures. But the group is continuing a discussion on members-only portion of HDC's website about how to promote green building in an affordable way. For more information contact Knute Brinchmann at: kbrinchmann@hrg.org.

Workshops | Seminars | Conferences

See www.hdc-kingcounty.org for detailed listings

Air Conditioning and Refrigeration / Heating and Ventilation Seminars, Feb 7-11, Seattle WA
Trainings are sponsored by National Technology Transfer, Inc. Air-conditioning and refrigeration seminar will compose the first 3 days, and heating and ventilation the last two. Seminars will provide a basis for new and experienced technicians and building managers that equip you with an understanding of how to service and troubleshoot a variety of systems. Five-day seminar total fee is \$1700. See www.nttinc.com or call 800.922.2820 for registration and information.

2005 Built Green Conference, March 17 & 18, Seattle Center Sponsored by King County, City of Seattle, Marster Builders. Educational programs and hands-on

workshops on site and stormwater, energy efficient construction, structural insulated panels, and more. \$115 Built Green members. Tour on Friday \$50.

Save the Date - State Housing Conference
September 12-13, 2005 at the Spokane Convention Center
Sponsored by Washington Housing Finance Commission, Washington Low Income Housing Association and the Department of Community Trade and Economic Development.

Employment Opportunities

See www.hdc-kingcounty.org for detailed listings

Affordable Housing Program Manager, Federal Home Loan Bank of Seattle

Manages the operations and strategic direction of the Affordable Housing Program (AHP) and its team. Responsible for compliance with Federal statute, Federal Housing Finance Board regulations and Seattle Bank policies. Required knowledge, skills and abilities: A minimum of five years experience managing the operations and staff of a work group is required. Send resume and cover letter to: Recruiter1, Federal Home Loan Bank of Seattle 1501 Fourth Avenue #1900 Seattle, WA, 98101-1693 or (206) 340-2328 (fax) or recruiter1@fhlbsea.com

Director of Real Estate Development, Housing Resource Group

This position oversees all aspects of affordable housing development projects. Required: Bachelor's degree in real estate development, urban planning, architecture, finance, or related fields, and 5+ progressively responsible years of multi-family affordable housing development experience. *All candidates selected for employment at Housing Resources Group must pass a current criminal history background check as a condition of employment. To Apply: Send letter of interest and resume to: Housing Resources Group, Attn: Director of Real Estate Development, 1651 Bellevue Avenue, Seattle, WA 98122-2014; fax to: (206) 623-9404; or email: HR@hrg.org. For more information, please review full postings online at: <http://www.hrg.org/html/employment/current-jobs.htm> or contact Human Resources at (206) 957-2710.

Leasing Associate, Housing Resource Group

Acts as a leasing sales agent under the supervision of the Director of Property Management by responding to information requests, assisting potential residents with rental applications, showing vacant units and providing complete rental application to Compliance Specialist for processing. Minimum requirements: High school diploma/GED, 1 year prior work experience in apartment leasing or high volume customer service role. For more information, please review full postings online at: <http://www.hrg.org/html/employment/current-jobs.htm> or contact Human Resources at (206) 957-2710. To Apply: Send letter of interest and resume to: Housing Resources Group, Attn: Director of Real Estate Development, 1651 Bellevue Avenue, Seattle, WA 98122-2014; fax to: (206) 623-9404; or email: HR@hrg.org.

Housing Developer, Common Ground (2 positions open-1 Housing Developer and 1 Senior Housing Developer)

Looking for individuals with project management experience in affordable housing real estate development to work with a variety of clients on low-income housing and mixed used projects. Applicants should have at least 3 years experience in housing project management and a good working knowledge of public and private affordable housing finance. Resume and cover letter to Managing

Developer, Common Ground, 401 Second Ave S., #500, Seattle, WA 98104 or lynnd@commongroundwa.org. Open until filled.

Maintenance Lead, Housing Resources Group

Supports various properties in & around Downtown Seattle. Works collaboratively with an area Property Manager to supervise a staff team in performing maintenance & improvements for a group/portfolio of buildings. Download application at www.hrg.org. Application + supplemental to: Housing Resources Group, Attn: Maintenance Lead, 1651 Bellevue Avenue, Seattle, WA 98122-2014; fax to: 206.623.9404; or email: HR@hrg.org. Screening begins immediately.

Maintenance Worker, Archdiocesan Housing Authority

2 positions: Renton/Sumner & Seattle/Burien. Perform and oversee general maintenance (plumbing, electrical, appliance, carpentry, painting, unit turns etc.) for housing facilities. Resume and cover letter or completed application to Archdiocesan Housing Authority, HR-Maint., 1902 Second Avenue, Seattle, WA 98101; or email jobs-aha@ccsww.org. Contact Laurie Patten for information.

Maintenance Worker, Housing Resources Group

Perform apartment properties maintenance tasks at various HRG properties, applying basic plumbing, basic electrical and basic carpentry skills in living units, hallways and common areas. Download employment application or request via e-mail, fax or phone. Submit completed to: Housing Resources Group, Attn: Maintenance Worker, 1651 Bellevue Avenue, Seattle, WA 98122-2014; Fax: 206/ 623-9404; Email: HR@hrg.org. For more information, see www.hrg.org.

Public Finance Associate - Housing, Seattle-NW Securities Corp.

Investment banking firm specializing in underwriting, trading and sales of fixed-income securities. Candidate will assist in preparation of public sector financing for housing and real estate projects. Assist in municipal bond analysis and preparation of bond disclosure for issuers. Contact Lisa Rockas at admin@snwsc.com or see posting at www.seattlenorthwest.com/Company/job/PFAssociateHousing.htm.

Regional Compliance Specialist, Mercy Housing

Mercy Housing is looking for an exceptional individual to serve as its regional compliance specialist in Washington State. This position is responsible for the evaluation and monitoring of properties throughout the entire state to assure compliance with affordable housing programs including, HUD and Rural Development. The position is based out of Everett, Washington. To apply online visit our website at: www.mercyhousing.org. For additional information please contact Joe Thompson at (206) 853-5196.

Regional Property Supervisor, Mercy Housing

Mercy Housing is looking for an exceptional individual to serve as a regional property supervisor in Washington State. This position is responsible for ensuring high quality property management, regulatory compliance, budgetary compliance, and service integration at all of the properties in the assigned portfolio. The position is based out of Everett, Washington. To apply online: visit our website at www.mercyhousing.org. For additional information please contact Joe Thompson at (206) 853-5196.

Deadline is the 25th of Every Month

Submit stories, updates, comments, events and job postings to jessica@housingconsortium.org.

Prior job postings are deleted each month.

To continue a job posting, organizations must resubmit the posting each newsletter cycle.