

## Executive Director Monthly Update

Ensuring an adequate supply of housing available regardless of income is a daunting task to say the least. The nonprofit housing sector's valiant efforts make a real difference for thousands of people in King County who struggle to maintain stable housing that is safe and healthy and within their limited budget. HDC



exists to enable our members to create and provide suitable and appropriate options for a wide range of housing needs and to create an environment in which housing affordability is a broadly-shared community value.

At HDC we focus much of our effort on expanding (and protecting) the public resources committed to create housing available below market rates, and also on public policies that encourage the housing marketplace to pick up some share of affordability.

The expansion of public resources is what HDC does best because our members do such high-quality work it is easy to make the case for public investment in affordable housing as effective and transformational and, when that case is made, our elected officials and our voters have a proven pattern of rising to the occasion.

We all know the main resources involved; the Housing Trust Fund, Document Recording Fees, Seattle's Housing Levy, King County's Veterans and Human Services Levy, funding of ARCH by Eastside cities and federal programs from the Low Income Housing Tax Credit

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### HDC Board Meetings

(note: no Board meeting in August)

**September 5, 2012**

to Section 8 to Community Development Block Grants to the HOME program. None of these resources are guaranteed and HDC is committed to mobilizing its members and supporters every time there is a renewal, a budget decision, a threat or an opportunity for expansion to these and other public resources.

The public policy side of HDC's work is more complex and nuanced; Washington State's Constitution has been interpreted to say cities must use incentives as the way to trade off public good against private gain rather than regulations. Growth Management policy encourages cities to accommodate affordable housing across a range of income levels but there is no true enforcement mechanism other than the conscience of local officials. HDC works to strengthen these policies and stands up whenever they may be weakened or deterred to encourage their application.

Each year HDC members and staff submit ideas on issues like those above around which HDC can organize for a positive outcome. At our July 13th Monthly Member Meeting we will be seeking the adoption of a set of advocacy priorities for 2013. These priorities then become a major part of our policy staff work plans, along with on-going issues from past years, key relationship building, education of elected officials and the inevitable new opportunities and unforeseen challenges that seem to arise almost weekly.

HDC is very lucky to have a Board of Directors that understands the importance of working a wide range of advocacy priorities throughout each year and a policy staff that has the experience and insight to move issues forward with a success rate that is truly impressive.

However, the best policy staff in the world (which I think we have!) can't do this alone. Ultimately HDC's advocacy success comes from our members. Whatever the action - making a phone call or sending an email to an elected official, participating in a task force or affinity group, going to Olympia for Housing and Homelessness Advocacy Day, inspiring family, friends and neighbors about the importance of

9:00 a.m - 10:30 a.m.  
WSHFC, 28th Floor, Training  
Room  
1000 Second Avenue  
Seattle, WA 98104

## HDC Monthly Meetings

### July 13, 2012

12:00 p.m - 1:30 p.m.  
YWCA Opportunity Place  
Jennings Community Rm (2nd flr)  
2024 Third Avenue  
Seattle, WA 98101

(note: no Member meeting in August)

For more information, contact Dan Cantrell at 206.682.9541 or [dan@housingconsortium.org](mailto:dan@housingconsortium.org)

## Housing in the News

- Aging Services of Washington is now [LeadingAge Washington](#)
- Impact Capital training class: [Exit Strategies for Low-Income Housing Tax Credit Projects](#)
- [King County Housing Finance Program 2012 RFP](#)

your work or being responsible stewards of public funds - HDC members are the key to our advocacy and policy successes. Thank you for all you do and will be doing to keep us on that successful path.

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## **HDC Members Discuss Affordable Housing and Homelessness Issues with Congressman Adam Smith**

On June 13th, HDC and the Washington Low Income Housing Alliance were pleased to host a roundtable discussion with Congressman Adam Smith at Mercy Housing NW's Appian Way property in Kent. Mayor Suzette Cooke introduced Congressman Smith and framed the meeting's discussion in terms of how the federal government can work with local governments and housing providers to ensure all households have an affordable home. HDC Members Dan Watson (King County Housing Authority), Paul Purcell (Beacon Development Group), Katie Parker (Mercy Housing NW), Nicole Macri (Downtown Emergency Service Center), and Tony To (HomeSight) each took a turn educating Congressman Smith on an important federal housing issue.



Tony To spoke to the devastating effects the foreclosure crisis has had on South Seattle and South King County neighborhoods. Nicole Macri explained that while lack of access to affordable housing is the overriding cause of homelessness, there are many factors that contribute to people's homelessness. In the 2010-11 school year, districts identified approximately 26,000 homeless students in Washington State alone, a 19% increase over the previous year.

Also, Katie Parker stressed the importance of the HUD 202 program and the need for services for seniors to keep them healthy and engaged throughout their lives. Paul Purcell asked the Congressman to co-sponsor HR 3661, a bill that would make the 9% Low Income Housing Tax Credit (LIHTC) the minimum credit amount for new construction and substantial rehabilitation projects. In response, Congressman Smith committed to supporting HR 3661.

According to Dan Watson, 67,000 families in Washington rely on federal housing support through public housing and Section 8, but that support is at risk. Congressman Smith recognized the importance of federal housing programs. He stated that the most important thing housing advocates can do to support funding for federal housing programs is:

**Convince the American people that there is, in fact, a need for more revenue**

How can you follow Congressman Smith's wise advice?

- Write a letter to the editor of your local news outlet in support of new revenue to preserve federal housing programs
- [Call or write your Congressperson](#), and tell them you support new revenue to avoid the distasteful impact of discretionary budget cuts on federal housing programs
- Urge the [candidates running for office in your neighborhood](#) to support new revenue to preserve vital human services and fund housing programs.

According to Smith, even if we make the most compelling case possible for funding affordable housing, housing programs will still be cut or eliminated under current law without new revenue.

**Take Action Today!**

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**Senior Housing Affinity Group Hosts Brownbag: Low & No-cost Services**

There is a growing need to provide services for seniors living in affordable housing—to help seniors age in place, maintain health and live with dignity. But in a time of limited government resources how can we do this affordably?

Last month, over 30 HDC members met at LIHI's Bart Harvey Apartments to talk about how to bring no or low-cost services to seniors in affordable housing. SCIDpda Director of Senior Services Tommy Tomlinson moderated a lively panel of senior housing experts: Cynthia Graham from SHAG; Katie Parker from Mercy Housing NW; and Darlene Storti from Northaven.

The consistent refrain throughout the discussion: partnerships. All three panelists highlighted their efforts to partner with service organizations or businesses that already provide the critical health, nutrition, arts and social services that aging residents need. One commonly utilized partner was the University of Washington, whose pharmacy, nursing, gardening and social work schools provide free exams or evaluations as part of student training programs. Other partners include the Seattle Symphony, Bartells and Medical Teams International.

Panelists also highlighted how their agencies have applied for and used small grants from foundations like AARP, Chahuli and Boeing Employees to purchase vehicles to transport residents to activities or to bring programming to residents on-site.

These small programs make a big difference in the lives of residents. But, as described in the report [A Quiet Crisis](#), the population of seniors will double to represent 23 percent of King County's total population by 2025. Given that tidal wave, affordable housing providers will need to continue to find more resources to serve aging residents, and that will take more revenue (see Smith article for more). Want to join in on the conversation on senior housing and services? Sign up for the Senior Housing Affinity Group on the HDC [website](#).

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## Leadership Development Program

What is the best way to step away from the day-to-day, explore the bigger picture, learn about leadership and meet cool people?

Participating in the HDC Leadership Development Program (LDP), of course!

Each year the LDP provides an opportunity for eighteen emerging leaders to spend time together, learn from each other, learn from guest speakers, reflect on their careers and grow their professional network. It is a free member benefit, supported, in part, by your membership dues.

### Background

Around 2006, HDC leadership made a strategic decision to identify emerging leaders – and mentor and train them to build capacity for the work of HDC and its members. The LDP started in 2007 and just last month graduated its 4th cohort. There are now 72 alumni of the program.

The program runs from December to June. It starts with a day-long retreat, followed by eleven learning sessions spread over six months. The learning sessions are Wednesday afternoons every two to three weeks. Topics include cultural competency, conflict communication, governance, marketing, advocacy, cultivating stakeholders, financial management and strategic planning.

### Alumni

An alumni survey taken this spring provided the following information:

- ***Half of the thirty respondents have changed jobs.***
- ***Twelve of the fifteen people who changed jobs took on increased responsibilities.***
- ***Ten of the fifteen said that the LDP assisted them in preparing for their new role.***

It was a great introduction to leadership considerations, and it gave

me a meaningful credential to share in my resume and job application material. It also helped me build my affordable housing network, which is a big reason I was chosen for this job.

80% of the respondents said that the LDP is helping them meet their career goals.

LDP helped me connect with other housing professionals at the early/mid phase of our careers. It provided me with the opportunity to consider all aspects surrounding the development of affordable housing which makes me a better advocate for affordable housing.

Alumni recommend the program because of the networking, better understanding of the big picture, the time to step away, reflect and gain new perspective.

#### Recently-Graduated Cohort

The last session of each program year is a wrap-up session.

Members of the cohort take time to reflect on their time in the program as well as consider their future learning and career goals.

Among other things, this year's cohort shared that the LDP provided them with a broader understanding of the sector, increased their ability to think strategically, increased their passion for advocacy and helped them to recognize when to get out of the weeds and look at the bigger picture. Cohort members plan to find mentors, join a board, seek additional learning opportunities and advance their careers.

#### Many Thanks

One of the most valuable aspects of the program is the relationship building and networking that happens between and among the cohort and others involved in the program. Each year there are eighteen cohort members, and there are at least that many people who give their time and expertise to the program by joining in learning sessions or as guest speakers. HDC Members who participated in this year's LDP are: Betsy Lieberman, Alice Shobe, Chuck Weinstock, Hyeok Kim, Jan Laskey, Michael Seiwerath, Sarah

Lewontin, Seth Howard (alumnus), Emily Alvarado, Kelly Rider, Andrew Lofton, Melora Hiller, Heather Beaulieu, Marty Kooistra and Anna Markee (alumna).

Eric Svaren of Groupsmith facilitates the retreat and check-in sessions, and teaches the conflict communications session. He has helped clarify and shape some of our learning principles and is a valuable asset to the program.

This year's sponsors, providing financial and in-kind support, were Bank of America, Key Bank, Plymouth Housing Group and GGLO.

#### Interested?

Application information for the 2013 cohort will be available this Fall. Application and selection happens in October/November. The program will start again in December. For more information contact HDC Executive Director Harry Hoffman (206-682-9541 or [harry@housingconsortium.org](mailto:harry@housingconsortium.org)).

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## Member Highlight: Homestead Community Land Trust

Member since 2003

[Homestead](#) is dedicated to expanding opportunity, strengthening community, and empowering future generations by providing permanently affordable homes in Seattle and King County. By offering a smart, low-risk path to homeownership, Homestead bridges the gap between dream and reality for many of the area's first-time homebuyers.



#### Community Stability

At this time Homestead Community Land Trust (CLT) has 139



homes in their portfolio. They have grown quickly in recent years, and are now the largest CLT in Washington State. Amazingly, there have been 0 (zero) foreclosures in Homestead's program history! Nationally, CLTs have a 10 times lower foreclosure rate than traditional homeownership. ([Up Time Technology has detected a possible fraud attempt from "salsa3.salsalabs.com" claiming to be www.lincolnst.edu/pubs/1936\\_Stable-Home-Ownership-in-a-Turbulent-Economy](#))

#### Recent Homestead CLT accomplishments

- completed and sold its LEED Gold certified Wolcott homes project in 2011 - a 15 single family home new construction project in Rainier Beach
- launched its distressed property acquisition and rehab program in 2012 in partnership with Habitat for Humanity
- received Cornerstone Partnership Social Innovation CHIP award in 2012 given to 10 organizations across the US that exhibit capacity to significantly advance the field of long-term affordable homeownership ([Up Time Technology has detected a possible fraud attempt from "salsa3.salsalabs.com" claiming to be \(affordableownership.org/2012/02/28/1-3-million-chip-subgrants-announced/\)](#))
- just sold out Valtera townhomes - a 30-unit townhome project in West Seattle in partnership with Blue Heron LLC

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## **Comprehensive Plan Updates in King County: *Advocates Support Strong Affordable Housing Policies in Shoreline***

Under Washington State's Growth Management Act (GMA), each

city is required to adopt a Comprehensive Plan that includes a “Housing Element” which encourages the availability of affordable housing to all economic segments of the population, promotes a variety of residential densities and housing types, and encourages preservation of existing housing stock. Cities are required to update these Comprehensive Plans on a regular basis, and in King County, these updates must be complete by June 30, 2015. Some cities have already begun this process!

In June, twelve people testified in favor of stronger policies supporting the development of affordable housing to the Shoreline City Planning Commission as part of Shoreline’s update of their Housing Element. Many of these individuals are regular participants in the North King County Affordable Housing & Homelessness Workgroup, which is facilitated by HDC in partnership with United Way of King County.

Our comments were very well received by the Commission. In particular, Commissioners recognized that citizens may be more supportive of affordable housing than previously thought. One Commissioner commented, “We’re hearing new things tonight that we haven’t heard before, and I’m really excited about that.” HDC is continuing to work with the Commission and City staff to improve the Housing Element as their process moves forward. And there will be additional advocacy opportunities as the proposed comprehensive plan moves to City Council for adoption.

We applaud the Shoreline residents who stepped up to advocate for affordable housing in their community. Over the next 3 years, we will need other advocates to step up and support affordable housing in their cities. By signing up for [HDC Advocacy Alerts](#) with your home address, we can keep you up to date on similar opportunities to support affordable housing in your community. [Sign Up](#) Today!

Also in June, the [King County Growth Management Planning Council](#) (GMPC) approved updated Countywide Planning Policies (CPPs) which serve as a framework for cities' comprehensive plans. The updated CPPs, which must still be ratified by the cities, eliminate what you previously may have known as "affordable housing targets." Instead, the CPPs establish a countywide need for affordable housing. According to the most recent King County figures:

- 16% of King County households are earning 50-80% of Area Median Income (AMI),
- 12% of King County households are earning 30-50% of AMI, and
- 12% of King County households are earning 0-30% of AMI.

Under these new CPPs, cities will be required to adopt and implement policies that address the housing needs of their residents and that bring their housing stock closer to these proportions. A great way for cities to commit to these policies is through their comprehensive plan updates...and that's where you come in!

Cities will need affordable housing advocates and experts like you to support policies that help ensure all people have a safe, healthy, affordable home in communities of opportunity. Sign up for [HDC Advocacy Alerts](#) with your home address today, and together, we'll make sure cities do everything possible to meet the housing needs of limited-income people in King County.

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## Upcoming Affinity Group & Interest Area Meetings

### Affinity Groups

**EQD / Successful Design** – July 12 - CANCELLED

**Affordable Homeownership** – July 19, 1:00-2:30 pm, Vance Building, Room 630

**Resident Services** – July 20, 2:00-4:00 pm, Wellspring Family Services

**Asset & Property Management** – July 25, 2:00-3:30 pm, Impact Capital

## **Interest Areas**

**North King County Housing and Homelessness Workgroup** – July 11, 11:30-1:30 pm, Shoreline City Hall

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## **Employment Opportunities for Housing Organizations**

See the [HDC employment listing page](#) 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.

- [Senior Housing Project Coordinator](#)
- [Community Investment Operations Manager](#)
- [A/P Clerk](#)
- [Housing Compliance Specialist](#)
- [Director of Lending \(SPO - Lending\)](#)

## **Workshops, Seminars, Conferences**

- [Seattle Office of Housing Informational Meeting on the Housing Levy Administrative & Finance Plan – July 18, 10:30-noon, Seattle Municipal Tower, Room 6070](#)

## **Events**

- [July 26, Seattle, WA](#)  
[Bellwether's Sunset House Opening Celebration](#)

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