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Executive Director Monthly Update

One of the true joys of working at HDC is seeing member's new projects in multiple stages of development from groundbreaking to openings. I'm keenly aware of the blood, sweat and tears that are the predevelopment stage, still it's these public occasions that really drive home the significance of our mutual work. I've had the honor of attending several such occasions in recent weeks and want to share some of what I observed and felt.



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 Comprised of asset management staff, property management staff, City and State funders and interested parties, the...
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My very first HDC project –related event was the opening of LIHI's new development in the Cascade neighborhood of Seattle. Named The Bart Harvey after the recently-retired head of Enterprise Community Partners (an HDC member organization) this development includes 10 units for homeless seniors, 10 for disabled seniors and 30 units for other income-qualified seniors. Interestingly and somewhat uniquely, The Bart Harvey was built with only two major funding sources, HUD Section 202 funds and Tax Credit investments arranged by Enterprise. Please see this newsletter's article titled *Green from Top to Bottom* for more information on The Bart Harvey's unique sustainability design.

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LIHI's executive director Sharon Lee graciously hosted a variety of inspirational speakers including Doris Koo of Enterprise, former Seattle Mayor Norm Rice and current Mayor Nickels, a new resident and Mr. Harvey himself. Twin themes heard throughout the afternoon were the great work of Enterprise in funding low-income housing throughout the nation and LIHI's own significant achievements in Seattle and beyond. We also heard from the Raging Granny's singing group and had several reminders of the importance of this fall's Seattle Housing Levy renewal.

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My next event was right next door to The Bart Harvey at the groundbreaking of DESC's newest project, Canady House. Named for a long-time DESC volunteer and St Mark's parishioner and intended as housing with supportive services for homeless men and women living with mental illness, this project shares a property line with the LIHI development and the two HDC members have coordinated site and design various aspects. DECS's stalwart leader Bill Hobson (who also stressed the critical importance of renewing the Seattle Housing Levy) had his own array of distinguished speakers including Mayor Nickels (again) and Jack Peters of HUD's Region 10. A particularly inspiring speaker was DESC Board President Clark Kimerer, Deputy Police Chief with the SPD who connected the empathy of law enforcement officer's for the homeless residents they interact with to the solution to homelessness embodied in DESC's newest development.

Green from Top to Bottom
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Next stop on my HDC project tour was a visit to Intercommunity Mercy Housing's Appian Way Apartments in Kent, west of I-5. This trip to South King County was revealing. The different scale of development available in semi-urban areas allows room at this site 149 apartments including 15 homeless transition units, all together housing some 450 low-income residents in multiple buildings. Mercy's project is a large-scale rehab of a 30 -year old building at a cost of around \$24 million, including \$1.7 million from the Washington State Housing Trust Fund. I was given a personal tour by Mercy staff and then had the chance to chat with them about the project, their future plans and how HDC might help them reach their goals.

Quality and Durable Affordable Housing
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Later on the tour, I attended the open house for HomeSight's newest homeownership development, The Pontedera in the South Downtown area of Seattle. The Pontedera, with 94 residential units and 8 commercial spaces, is located in what might be called "HDC Alley" adjacent to Artspace's Hiawatha Loft development and around the corner from Homestead's upcoming Dearborn Townhomes 15 unit land trust project being developed by LIHI. This event was more free-form with presentation stations, entertainment and many HomeSight staff circulating among interested neighbors and prospective buyers to share information on the units and the financing advantages of their offering. These advantages, targeted for households at 80 percent AMI, includes a revolving loan fund, multifamily tax property exemption, City of Seattle purchase assistance (from Housing Levy dollars), as well as deferred note and restricted re-sale options. In total a purchaser of one of these long term affordable units could receive up to \$120,000 in purchase assistance, making homeownership at last possible for those qualified for some or all of these programs.

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My last stop on my HDC Tour of Affordable Housing was at Samaki Commons, the latest development by InterIm CDA. Located deep in the Rainier Valley and a block from the light rail line, Samaki Commons is a unique project serving the needs of the Lao Highland community encompassing members of the Hmong, Kmhu and Mien tribes and including families transitioning from homelessness. Located right next to the

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Job Offerings, Workshops and Seminars

Board Meetings

- **NO AUGUST MEETING**
- **September 2, 2009**
9:00 - 10:30am
WSHFC, 28th Floor, Training Room
1000 Second Avenue, Seattle
- **September 15, 2009**
HDC Board Retreat

Monthly Meetings

- **NO AUGUST MEETING**
- **September 11, 2009**
Noon to 2pm
Meet at University Street Light Rail
Station in Downtown Seattle at noon

For more information, contact
Jessica Nguyen at 206.682.9541 or
jessica@housingconsortium.org

In The News

- [Big development on lot near Qwest Field could start in next year](#)
- [Seattle rolls out \\$8.1 million for city housing](#)
- [Modern rooming house offers cable-ready, furnished rooms — the size of a parking spot](#)
- [Seattle's Federal Home Loan Bank in big money trouble again](#)
- [Seattle's 'new urbanism': making smart, sustainable, stylish dwellings](#)
- [Ron Sims adjusting to life in Washington, D.C. as deputy secretary at HUD](#)

Lao Highland Community Center, Samaki Commons offers 40 units designed for extended families and respecting cultural traditions as well as sustainability factors. More on the green design elements of Samaki Commons are available in the newsletter article *Quality and Durable Affordable Housing*.

Samaki Commons represents the ability of affordable housing to preserve community as well as build it and serves as a model for such efforts in an increasingly diverse King County. I'd be negligent if I didn't report that I was very well fed at each of these events, an additional reason to attend as many as possible!! More importantly, at each stop along the "tour" I witnessed the deep respect each HDC member has for their future residents as demonstrated in the way they create and construct each project; that is truly something we can all be proud of.

Providing a Common Language

The Asset & Property Management Affinity Group

Comprised of asset management staff, property management staff, City and State funders and interested parties, the Housing Development Consortium's Asset & Property Management Affinity Group meets the fourth Wednesday of each month at 2 pm at Impact Capital's offices. The Affinity Group, a peer learning network, created an asset management continuum as the platform for discussions around current topics in asset and property management as well as how policy decisions impact practice on the street. This group differs from others around the country in that funders and investors are active participants. It is also the place for practitioners to share experiences and learn from each other. "It is my safe place to share those issues which can only be appreciated by other practitioners," says Maiko Winkler Chin, Seattle Chinatown International District PDA.

The Affinity Group initiated their first substantial discussions around best practices, performance measurements, and developing a common language for those involved in the affordable housing field. Out of these discussions, the group created the Best Practices Toolkit. The Toolkit provides a list of benchmarks and performance measurements, their definitions and calculations, the dashboard (a set of standards selected to benchmark performance) with industry and King County standards, and a "my organization" tab for organizations to customize benchmarks for their organization and create a matrix of who should receive the information. A copy is available through HDC or Impact Capital.

The Group probed the roles of asset management versus property management, dissected capital needs assessments, met with the Resident Services Affinity Group, and is currently exploring restructuring strategies. "These are critical issues and it is wonderful to have such broad-based participation," says Sue Cary, Capital Hill Housing. The Affinity group has been a sounding board for public funders to help refine tools and has spurred new training topics for Impact Capital's training program. The Affinity Group is co-chaired by Sue Cary and Maiko Winkler Chin and has a facilitator, Tracy Reich, thanks to the generosity of the State Housing Division. The Group also thanks the City of Seattle's Office of Housing who has also provided some funding for facilitation. If you are interested in attending, please contact HDC to be added to the mailing list.

Seattle Housing Levy Campaign Kicks-Off

Yes For Homes event draws crowd of eager volunteers

The campaign to renew Seattle's Housing Levy (Prop 1) officially kicked-off on July 15th with a festive gathering of nearly 200 supporters. The crowd of eager volunteers was cheered on by Seattle Mayor Greg Nickels, Councilmember Richard McIver, [Yes For Homes](#) Chair Randy Robinson of Key Bank and Paul Lambros of Plymouth Housing Group. In addition, Kim Early and her son encouraged the audience to knock on doors so that more families like hers can have the opportunity to succeed through the housing levy.

The event raised nearly \$30,000 including \$15,000 from LIHI and \$10,000 from DESC. This brings Yes For Homes' fundraising total to \$136,430. If you were unable to contribute at the event, Yes For Homes accepts contributions online at www.yesforhomes.org.

The same week, Yes For Homes hired Tera Bianchi, an experienced project manager and social justice advocate as Campaign Manager. Tera is busy setting up the campaign's infrastructure. Her email address is tera@yesforhomes.org.

While Seattle voters have generously supported the Housing Levy four times already, we cannot take their vote for granted. Right now, five easy things HDC members can do to support the Yes For Homes campaign are:

1. **Include Yes for HOMES! Prop 1 in newsletters & publications.**
Contact Anna at HDC or Tera at Yes For Homes. We can write, edit or design material for your publication.
2. **Print off and distribute the attached flyer for meetings and events.**
Please use material produced by Yes For Homes. The campaign has

worked hard to test and develop the best messages for voters.

3. Help fundraise through your networks or ask your organization to make a contribution.

You can donate online at www.yesforhomes.org

4. Become a Yes For Homes [Facebook](#) friend!

5. Volunteer on the "Street Team" to promote the Housing Levy at festivals and farmers' markets.

Contact Tera Bianchi to join the volunteer list and hold signs and hand out stickers and flyers in your area. These activities create visibility for the Yes For Homes campaign.



Green from Top to Bottom

The Bart Harvey

Community members gathered on July 8th, 2009 to celebrate the opening of the Bart Harvey, a development by LIHI which provides housing to low-income seniors. Of the 50 units, 10 are designated for disabled seniors and an additional 10 come furnished for formerly homeless residents. Guests were invited to take a self-guided tour and many fled to the top floor to see the rooftop garden, one of the many features that bring this building up to LEED Silver equivalent standards.



The rooftop garden serves as both a community gathering place and a stormwater management strategy. In addition to the excellent view of the Space Needle and downtown Seattle, residents can enjoy the walking trail surrounding the variety of local plants in the rooftop garden. The surface of the roof is made of recycled rubber tires, which absorbs less heat than commonly used materials such as concrete and asphalt and help to maintain lower urban air temperatures.

The Bart Harvey is part of Seattle City Light's Built Smart program and is exemplary of how low-cost and sustainable practices can be incorporated into affordable housing. Karen Anderson-Bittenbender of LIHI shared that this project focused on "green items that save operating costs". To conserve energy, the design team used an occupancy sensor for the light fixtures in low-use areas and installed dimmable light fixtures in common rooms. The orientation of the building was strategically planned to minimize heat gain and maximize daylight in the units. Carpet tiles, vinyl composition tiles, and acoustic ceiling tiles are all made from recycled materials.

Extra efforts were made in order to make this a healthy and comfortable place for seniors to live. Throughout the building low-VOC sealants, caulks, adhesives, and paints were used to ensure high indoor air quality. LIHI enlisted the expertise of an acoustical engineer and building envelope consultant to prevent noise issues between units and for better indoor climate control.



Quality and Durable Affordable Housing

The Samaki Commons

Samaki Commons Family Housing stands out for its future-oriented thinking and mindfulness of the culturally diverse communities and families with children that live and work in the area. Project architect, Philip Christofides, and InterIm's construction project manager, Andy Mizuki, shared during a tour of the Samaki Commons



that many of the decisions in the development and construction stages of the project were made with the intent for units to remain in quality condition for the next 50 years. To this end, functionality and easy maintenance were key factors in the design. For example, walk off mats were placed in the hallways and stairs to remove the dust and dirt from shoes before entering the units. This helps to improve indoor air quality and the material is easy to clean. Glass shower doors, heavy duty bath accessories, and extra brackets under the hand rails in the stairways prevent having to make repairs in the long run. The arrangement of the multi-colored floor tiles is both attractive and able to be individually replaced.

Each element, from the slope and orientation of the roof to the drip irrigation throughout the project, was carefully designed to maximize energy and water efficiency. The units have convection electric radiators that can be individually set to a specific temperature and programmed to turn on or off at scheduled times. The level of detail that was taken is a reflection of the extensive experience and knowledge that Philip and Andy have gained from working on previous projects. These features are both environmentally friendly and cost efficient. Remarkably, the project was completed below the predicted budget and three months ahead of schedule!



Rachel Krefetz Says Farewell to HDC

I wanted to let you know that today is my last day working at HDC. I have had a wonderful experience being part of your community for the past year and a half, and so it is with mixed feelings that I move onto my next adventure. I am excited about going back to school, and to have the chance to spend more time learning and researching. Alternately, I know I will miss the Northwest and the great community I have gotten to know here. Thanks to each of you for helping make this a wonderful experience, and you can expect to see me back in the region once I've completed my degree!

I feel relieved knowing that I am leaving my work in good hands. Karen Williams, HDC's new Suburban Outreach Director, will begin working on Monday, August 3rd. Karen comes to HDC from Manna, an affordable housing provider in Washington D.C. where she managed housing development projects. She has strong roots in our area having grown up in East King County and worked in South King County in human services. Karen and I have spent some time speaking about the challenges and strengths of affordable housing and homelessness in our region, and I know she brings solid technical knowledge as well as a real passion for our sector. I know you will welcome her into our community as you have welcomed me. Starting on Monday, she can be reached at karen@housingconsortium.org.

Thanks again, and take care!

Best,
Rachel

PS If you want to get in touch with me after today, my personal email is rkrefetz (at) hotmail.com.



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.

- [Housing Authority Specialist, Building Changes](#)
- [Property Manager, King County Housing Authority](#)
- [Resident Services Coordinator, King County Housing Authority](#)
- [Accounting Technician, King County Housing Authority](#)
- [Homeownership Program Director, Homestead Community Land Trust](#)
- [Housing Program Coordinator, Low Income Housing Institute](#)
- [Property Rehabilitation & Weatherization Specialist, City of Seattle Office of Housing](#)
- [Resident Services Coordinator, King County Housing Authority](#)

Workshops, Seminars, Conferences

- [Oct. 6th-Nov. 3rd, 2009, Puget Sound Plaza, Seattle, WA Community Development Certificate Program](#)



A publication of the Housing Development Consortium, www.housingconsortium.org
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Submissions to: hdc@housingconsortium.org | Deadline for job ads 25th of the month.