



HOUSINGnews

Housing Development Consortium Monthly

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Job Offerings, Workshops and Seminars

HDC Board Meetings

January 2, 2011
9:00 a.m - 10:30 a.m.
WSHFC, 28th Floor, Training Room
1000 Second Avenue, Seattle

February 2, 2011
9:00 a.m - 10:30 a.m.
WSHFC, 28th Floor, Training Room
1000 Second Avenue, Seattle

HDC Monthly Meetings

December 10, 2010
Noon - 1:30 p.m.
WSHFC, 28th Floor, Board Room
1000 Second Avenue, Seattle

January 14, 2011
Noon - 1:30 p.m.
WSHFC, 28th Floor, Board Room
1000 Second Avenue, Seattle

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

Housing In The News

- [BECU Celebrates its 75th Anniversary](#)
- [Wood Partners Targets Pacific Northwest With Opening of New Seattle Office](#)
- [Teenagers sleep in boxes to understand homelessness](#)
- [Rowhouses and No Parking Requirements: Coming to Seattle!](#)
- [Urban Rest Stop, Seattle's Miracle on Ninth Avenue](#)

Executive Director Monthly Update

As we move to the end of this year it seems appropriate to look back at where we've been.



We all know that 2010 was another difficult year for the local and national economy with low activity in many sectors and unemployment staying at troubling levels. The repercussions for housing overall included an increased foreclosure rate in King County and reduced production of market rate units, single family and multifamily.

The economic pressures increased the number of local residents seeking affordable housing and reduced the overall unit turnover rate in many non-profit developments, adding to the length of wait lists especially at the 30% and below level. State funding for affordable housing in general categories was well below past availability and thus pressure mounted for all projects in the production pipeline. On the positive side, the second-half of the year saw rising prices for Low Income Housing Tax Credits and generally favorable investor activity in King County.

HDC members continued to produce the high-quality affordable housing for which they are known; the pace of production was reduced from past years but still significant in terms of units produced and most importantly, people housed. Federal funds and vouchers, the Seattle Housing Levy, ARCH and county funding helped with this achievement but it took the creative energies and diligence of the many HDC members involved in each project to make this happen.

Despite the pressures on the sector (or perhaps because of them) 2010 was a positive year for HDC on several fronts.

Membership grew with minimal attrition and the addition of 20-plus new members in a range of categories from a public housing authority to one-person development and consulting shops. At year's end, HDC has a record 101 organizational members.

Earned income exceeded goal due to growth and member fulfillment. Contributed income also exceeded goal in both the Annual Luncheon and grants thanks to our supporters. The overall HDC revenue picture and contained expenses created a positive annual outcome again for 2010.

Advocacy remained the dominant activity at HDC. Without a single large local advocacy target as in 2009, efforts spread in many directions; HDC built positive relationships with returning and newly elected officials throughout the county, provided guidance on the Seattle Housing Levy Administration and Finance Plan, held several regionally-specific and targeted forums and tours, ensured strong presence at ARCH funding hearings and worked on various regulatory issues such as HUD Hold Harmless and an alternative to possible mandatory rental inspections in Seattle.

The second-half of 2010 saw an intensive staff and Board driven advocacy agenda-setting process that reached out to and captured strong member input to create a multi-faceted agenda for the coming year.

Member services were not neglected in 2010. New affinity groups were launched, ongoing efforts were maintained and dormant groups brought back. The Leadership Development Program was renewed under the capable direction of Lee Murray and concluded its 2010 session by graduating a strong cohort of future leaders.

Monthly Member Meetings remain a strong indicator of HDC relevance; attendance averaged around 70 member representatives per meeting with some exceeding 80 participants. Programming at the meetings reflected many sector interests including senior housing, commercial space management, supportive services issues and presentations from local electeds including the County Executive.

Two special educational offerings; Elderly Homelessness and Sustainable Communities and Affordable Housing provided members with extra value during 2010 and helped launch ongoing activities on these two critical fronts.

2010 was a better year than could have been anticipated for HDC and that success must be used to help members negotiate the continuing difficult operating environment in pursuit of the common vision of a King County in which everyone has a safe, decent and truly affordable home.

I want to thank HDC's wonderful staff, Karen Williams and Jessica Nguyen for all they did so well in 2010, the HDC Board for their continued and invaluable support and each and every member (whether a founding organization or recent addition) for keeping HDC going strong. 2011 will present its own unique challenges but the strength of HDC's collective membership will carry us through whatever we must face.

Time For Action: HDC Adopts its 2011 Advocacy Agenda

For those who were not able to make it to the November HDC Meeting, we don't want you left out of the action—that's to say, advocacy action.

Members voted to adopt HDC's 2011 Advocacy Agenda – a combination of resource, policy and regulatory issues that will help HDC members create the affordable housing needed in King County.

Now it is time to act so we can accomplish our advocacy goals. With almost 100 member organizations, HDC has incredible advocacy capacity. While HDC staff will be directing most of their time towards these issues, we will rely on HDC members for our ultimate success.

Three examples of what your fellow HDC members are doing to advocate for the Housing Trust Fund.

"I'm going to give my board members these [affordable housing messages](#) and have them call the Legislative Hotline about the Trust Fund." Sarah Lewontin, HRG

"I'm taking a banker and a construction contractor to meet with a legislator to talk about the economic and job stimulus value of the Housing Trust Fund." Paul Purcell, Beacon Development

"I'm taking this Housing Trust Fund [petition](#) back to SMR's offices and making copies so that each one of our staff can start collecting signatures." Doug Ito, SMR Architecture.

Three easy (and competitive) ways you can start advocating for the Housing Trust Fund.

1. Plan to attend Housing & Homelessness Advocacy Day on February 14, 2010.

- HDC has a goal of bringing 200 advocates to Olympia this year.
- Show your love and dedication to affordable housing this Valentine's Day by bringing at least one other person with you.

2. Get colleagues, friends and family to sign the [Housing Trust Fund Petition](#).

- HDC wants to **deliver 300 signatures** to the Washington Legislature. **Bring completed petitions to the December and January HDC meetings.** There will be a **prize** for the organization with the most signatures.
- One little nonprofit in Yakima alone delivered 170 last year. Comparatively, Yakima has received 3% of HTF dollars while King County has received 36% of the \$741 million. We need to pull our weight in the petitions!

3. Call the legislative Hotline and save the number in your cell phone: 1-800-562-6000

- **Start making calls now, late November and early December are critical times.** The Governor finalizes her budget soon and legislative committees are meeting to set priorities for 2011. They need messages about the importance of HTF.
- A real person will answer the line, you'll provide your address and they will send your message "please support the Housing Trust Fund" to the Governor, your State Senator and both State Representatives—all with one message!
- Use these [affordable housing messages](#) in your advocacy. (Add the story of a special project or a person served to give

your message emotional impact.)

Send your advocacy actions to HDC's [Karen Williams](#) so we can use them to inspire others to action.

Special thanks to the Advocacy Task Force, lead by HDC board members Maureen Kostyack and Megan Hyla, for helping create the advocacy agenda setting process.

Successful Land Stewardship Workshop with Congregations

by Karen Williams

HDC co-hosted **Land Stewardship**, a workshop for congregations exploring affordable housing development on their property. This workshop was the result of HDC's continued partnership with the City of Shoreline and the North Urban Human Services Alliance to address affordable housing in North King County.

The invitation targeted Shoreline congregations, but nearly 20 people from congregations around North and East King County attended. The program included presentations by two congregations who have partnered with HDC members to develop affordable housing. This congregation-congregation format prevented us from diving into development technicalities too fast, and also framed the realities of decisions that need to happen internally before a congregation is ready to select an external partner. A City of Shoreline Planner presented on basic land-use issues congregations need to be aware of and Jerome Burns of Common Ground created a useful [Questions and Considerations](#) document for participants.

The workshop provided a number of resources and information, but perhaps most importantly, we built in time for congregations and developers to have informal conversations at the end. Thanks to those of you who participated. We considered the event a success, and a first step in offering congregations support and resources as they explore opportunities to contribute to affordable housing solutions.

Welcome, New Members

HDC welcomed the following **20 new member organizations** this year, putting us at 99 members to date.

Absher Construction Company – One of the northwest's oldest and most diverse construction organizations. We work in the public and private sectors. Our membership with HDC gives us the opportunity to support initiatives that impact the long term availability of affordable housing.

Aging and Disability Services – While Aging & Disability Services does not build or administer any housing, housing is always one of the two top issues that older adults and persons with disabilities raise as their most important concerns. ADS endeavors to participate across the various systems of services and housing to better assist our clients as they live in our communities. Participation in HDC will enable us to be better advocates re housing issues as these arise locally, regionally and federally. We will be better able to assist our Advisory Council in their mandated Advocacy role, as well as collaborate better re advocacy at a statewide level through the State association of Area Agencies on Aging (W4A).

Allana Buick & Bers – a leading architectural-engineering firm specializing in roofing, waterproofing, building envelop, structural engineering, mechanical engineering, and energy efficiency consulting services.

CHAOS Architecture – Chaos Architecture, PLLC is a full-service architectural firm that provides design services for commercial, educational, residential, and retail clients in California, Colorado, and Washington.

DKA Architecture – At DKA, sustainability is not a one-dimensional concept. To us, sustainability is about not only creating a lasting structure—one that has a low impact on the physical environment—but also supporting a community as it nurtures and builds upon its goals, beliefs, and dreams.

Melora Hiller Consulting – consults with nonprofit organizations, foundations and local governments in areas related to organizational development, capacity building, strategic planning, and program development.

Pacific Northwest Title Company – proud to sponsor numerous charitable, medical, and educational organizations and foundations that devote their efforts to assist the people that need the

photographer since 1984, specializes in architectural and garden assignments. Along with projects commissioned by architects and interior designers, his photography has been featured in numerous publications including *Sunset*, *Old House Interiors*, *Romantic Homes*, *Victorian Homes*, *Seattle Homes and Lifestyles*, and *Seattle Metropolitan*.

Upcoming Affinity Group Meetings

Affordable Homeownership – January 13, 1:00-3:00 pm, Vance Building

Asset & Property Management – January 26, 2-3:30 pm, Impact Capital

Efficient and Quality Development – January 13, 10:00-11:30 am, WSHFC

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.

- [Building Specialist, Plymouth Housing Group](#)
- [Maintenance Assistant, Plymouth Housing Group](#)
- [Resident Manager, Housing Resources Group](#)
- [Loan Underwriter for Multifamily Housing, Alliant Capital](#)
- [Homelessness - Coordinated Access & Assessment Project Manager, KCHCDP](#)

Workshops, Seminars, Conferences

- [Jan. 2011-Spring 2012, Seattle, WA](#)
[NDC Housing Development Finance Professional Certification Program](#)
- [Feb. 2-3, Seattle, WA](#)
[Sustainability Starts with Healthy and Green Homes Workshop](#)
- [Feb. 3-5, Charlotte, NC](#)
[10th Annual New Partners for Smart Growth Conference](#)
- [Feb. 14, Olympia, WA](#)
[Housing & Homelessness Advocacy Day](#)

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Harry Hoffman, Executive Director | Heather Beaulieu, Board President

Submissions to: jessica@housingconsortium.org | Deadline for job ads 25th of the month.