



HOUSINGnews

Housing Development Consortium Monthly

WHAT'S INSIDE

DECEMBER 2011

Executive Director Monthly Update

The Last Executive Director's column of the year is a time to... [Read More](#)

Announcing the 2012 Advocacy Agenda

Last week, HDC announced our 2012 Advocacy Agenda... [Read More](#)

Second Annual North King County Affordable Housing Forum Informs & Inspires

More than 70 people attended the Second Annual North King... [Read More](#)

Welcome, new members

This year, we welcomed six new member organizations to HDC... [Read More](#)

Save the Date for HDC's 4th Annual Luncheon

[Read More](#)

Upcoming Affinity Group Meetings

[Read More](#)

Job Offerings, Workshops and Seminars

HDC Board Meetings

December 7, 2011

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

January 4, 2012

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

HDC Monthly Meetings

December 16, 2011

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

January 13, 2012

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

- [12th Avenue Arts gets millions from city to build low-income housing in development](#)
- [For new urbanites in hard times, small is beautiful](#)
- [Seattle Dives Deeper Into Energy Efficiency of Its Buildings](#)
- [Tent City 3 is coming to Queen Anne](#)

Executive Director Monthly Update

The last Executive Director's column of the year is a time to look back on that year's successes and challenges. In keeping with that tradition, here is a summary of HDC's key activities in 2011.



January 2011 saw the arrival of Emily Alvarado as HDC's new Seattle Area Policy Director. Emily brought her legal training and perspective to the HDC team along her proven advocacy acumen and relationship-building skills. In addition to her policy role, Emily began staffing the new Affordable Senior Housing affinity group working with co-chairs Valerie Thiel of SAGE Architectural Alliance and Andrea Yip of Aging and Disability Services.

January was also the start of HDC strategic planning for the 2012-2014 period. A Board Task Force co-chaired by Marty Kooistra of Habitat for Humanity Seattle/South King County and Nancy Henderson of ArchEcology was formed, facilitation through 501 Commons was obtained and HDC board meetings restructured to devote an hour each month to strategic planning.

February found HDC members deeply engaged in Olympia through testimony on Housing Trust Fund, recording fee and King County Stadium Tax issues as well as a record HDC member turnout estimated at 200 for Housing and Homelessness Advocacy Day on the 14th.

In March we had the much-lamented departure of Suburban Cities Policy Director Karen Williams as she moved on to a new leadership role in social services. Karen's legacy of a strong and targeted HDC presence in the North, East and South areas of the county continues on.

On April 26th the Legislature went into Special Session, deeply engaged in budget issues. Affordable housing advocates throughout the state worked tirelessly to preserve the Housing Trust Fund in the face of opposition and fiscal concerns. Our partners at the Washington Low Income Housing Alliance (WLIHA) did incredible work in an extremely difficult situation.

April was also the third annual HDC Luncheon, held in a new venue with our first national-level keynote speaker, HUD's Shelley Poticha. Luncheon Chair Doug Ito of SMR Architects and HDC Membership Manager Jessica Nguyen pulled together another great event that once again brought our members together in celebration.

In late May the first 2011 Special Session ended. Late hour negotiations resulted in passage of a King County Stadium Taxes repurposing that is slated to provide \$10 million or more per year for targeted affordable housing funding with inception in 2021. The late State Senator Scott White left an amazing legacy in his work to secure that funding in the final bill.

June included the hiring of Kelly Rider as HDC's new Suburban Cities Policy Director. Kelly brought her experience working in the state legislature and a passionate commitment to affordable housing to the HDC team. Kelly was quickly immersed in her primary role for the year – passage of the Veterans and Human Services renewal as well as beginning to work with the many HDC members and partner organizations throughout the county who rely on us for guidance and support on housing-related issues.

June was also the time for graduation of the 2011 Leadership Development Program cohort; in many ways our most diverse group yet. Lee Murray our LDP facilitator provided a rigorous course on the roles and responsibilities of leadership.

July included the start of Dan Cantrell's service in the new role of Operations Manager. In this part-time position Dan began to cover a range of responsibilities centered on financial issues from monthly report reviews to examining office equipment leases.

The rest of the Summer of 2011, up to Election Day on August 16th, was focused primarily on passage of the Vets Levy. The hard work of staff, members and supporters delivered an almost 70% voter approval, a victory we'll all long remember.

- [King County awards \\$10.6 million to affordable housing development countywide](#)

September was hectic as we worked toward a final draft of the HDC 2012-14 Strategic Plan, began 2012 Advocacy Agenda setting process with member input, secured the keynote speaker for the 2012 Luncheon (Angela Glover Blackwell, Founder and CEO of PolicyLink) and continued engagement with the Growing Transit Communities effort at the Puget Sound Regional Conference.

HDC was well represented at Housing Washington once again; our Efficient and Quality Design affinity group facilitated by member Melora Hiller made their first public presentation on some of the work they'd been doing on construction and materials efficiencies.

In October HDC's Board held their second retreat of the year to move the strategic planning process forward and to set a policy position on a proposed change to Seattle's Office of Housing's departmental status. That policy position opposing the proposal was ultimately upheld by the City Council in their budget decisions. November's monthly member meeting included the formal adoption of the 2012-14 Strategic Plan by HDC member representatives and a particularly interesting presentation by three journalists on media perceptions of affordable housing.

November also saw the start of the second State Legislature Special Session of 2011, this session dedicated to budget cuts and possible revenue enhancements. The Housing Trust Fund, recording fees and the entire safety net hang in the balance on these deliberations.

December will see the election of new board members and officers as well as adoption of the 2012 HDC budget. We'll be thanking Ann Levine of Imagine Housing and Nancy Henderson for their HDC Board service and recognizing Heather Beaulieu of Rafn and Sarah Lewontin of Bellwether for their service on the HDC Executive Committee (and continued Board service); they all have made a real impact on our work and stability.

While I can't accurately predict all that will happen during the remainder of December, I'm sure there will be plenty of advocacy work to carry out and hopefully a little bit of downtime so we can all celebrate in our own manner the winter holidays, whether sacred or secular. As we do so we need to keep in mind the thousands of our neighbors in need of affordable housing during drastic economic times and to continue our shared dedication to real and lasting solutions.

Announcing the 2012 Advocacy Agenda

Last week, HDC announced our 2012 Advocacy Agenda. Our goals are ambitious. But, we believe that people need access to safe, healthy, affordable homes, especially in tough times.

In 2012, HDC will continue to advocate for critical resources like the State Housing Trust Fund, Document Recording Fees, and ARCH funding—three critical resources for developing affordable housing and providing services for people experiencing homelessness. We will also advocate for policies that improve the quality and availability of housing for people with limited incomes, like incentive zoning and impact fee exemptions for affordable housing. To read our full agenda, visit: www.housingconsortium.org.

In addition to our policy priorities, HDC supports efforts to achieve a balanced and responsible budget solution that includes revenue increases and preserves vital human services. Public investments play a critical role in improving the availability and quality of affordable housing and in supporting low-income residents and people transitioning out of homelessness. Washington has chipped away at the programs families need most to promote housing stability and prevent poverty. Without additional revenue, investments in critical housing programs and human services (i.e. the Housing Trust Fund and the Housing and Essential Needs (HEN) Program) will continue to fall short of meeting the needs of all our residents.

HDC will continue to spread the message that housing is stability, housing is safety, and housing is jobs. We need your help. Please join us at Housing and Homelessness Advocacy Day on January 20. [Register](#) today. Help HDC reach our goal to bring 250 members to Olympia. If you are willing to volunteer or take a leadership role at Advocacy Day, please contact Emily@housingconsortium.org.

Second Annual North King County Affordable Housing Forum Informs & Inspires

More than 70 people attended the Second Annual North King County Affordable Housing and Homelessness Workgroup Forum on November 9th. During the Forum, attendees received an update on affordable housing development in North King County, heard about the affordable housing needs of the region, and learned

about model programs across King County that help meet the needs of homeless individuals in our communities.

Marcia McLaughlin, member of the Long Range Planning Committee of Richmond Beach United Church of Christ gave an update on the Church's decision to proceed with a development of 24 units of affordable housing in partnership with Hopelink, who will build and manage the property. Rob Beem, Director of the Shoreline Community & Human Services Department, announced that 115 units of affordable housing at Meadowbrook Apartments, also located in Richmond Beach, is in the process of being acquired by the King County Housing Authority, thus preserving affordability to low and moderate income renters.

Next year, HDC will continue to facilitate the North King County Affordable Housing and Homelessness Workgroup through a partnership with United Way of King County. The Workgroup will be increasing their advocacy efforts and strengthening outreach to enhance participation.

If you have questions about HDC's efforts in North King County or to participate in the North King County Housing & Homelessness Workgroup, contact Kelly at kelly@housingconsortium.org.

Welcome, new members

This year, we welcomed six new member organizations to HDC. We'll be heading into 2012 with a total of 101 members, and we look forward to having a stronger voice in advocacy and a greater pool of knowledge to draw from in affinity groups and other member programs. Many of our new members come to us through referral from current members. Do you know an organization or business that should be a member? Please send them our way! Inquiries can be sent to hdc@housingconsortium.org.

Members joined in 2011:

[Architecture for Humanity, Seattle Chapter](#) – We are an all volunteer non-profit organization that provides pro-bono design services to the under-served. We also advocate for good design in all arenas. Our objective is to advocate for good housing for all Seattle and King County residents.

[BECU](#) - The primary reason BECU became a member was because of the strong alignment between BECU's and HDC's mission. As a member-owned cooperative, our mission largely centers on improving the financial well-being of our members and strengthening the communities where they live. From a strategic perspective, we see affordable housing as a key building block of financial and community stability.

[Cascade Affordable Housing Consultants](#) - Focuses on acquiring General Partner interests in affordable housing properties, and providing asset management services to institutional investors in affordable housing. Through a combination of new capital, and its experience in partnership and property management, Cascade works to preserve and enhance the value of affordable housing properties. With our experience in partnership restructuring, and recapitalization, our goal is to preserve the tax credit and other tax and economic advantages received by the investors.

[Community Frameworks](#) - Community Frameworks is an active development consultant, funder and technical assistance provider for affordable rental and homeownership housing in the Northwest. We know that HDC does leading edge work in many aspects of affordable housing policy and practice. We wish both to contribute to and benefit from that opportunity.

[RMC Architects](#) - RMC Architects has been actively involved in the design of mixed income affordable housing in the north Puget Sound region. By joining HDC we are able to participate in the broader conversation concerning housing policy that increases housing opportunities for all.

[Sustainable Asset Solutions](#) - Sustainable Asset Solutions helps providers take a holistic approach to the planning, development, operation and asset management of housing. SAS is proud to join HDC and support its members in bringing high level real estate skills, creativity and a deep understanding of community to our low income housing assets.

Save the Date for HDC's 4th Annual Luncheon

Friday, March 23, 2012
Grand Hyatt Seattle - 721 Pine Street
11:30-12:00 Networking
12:00-1:30 Seating and Program

Keynote Speaker:

Sponsorship opportunities are available.
For more information, please contact
jessica@housingconsortium.org

Upcoming Affinity Group Meetings

Affordable Homeownership – December 15, 1:30-3:00 pm, Vance Building

Affordable Senior Housing – December 14, 11:30-12:30 pm, Vance Building

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

Efficient and Quality Development – December 8, 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.

- [Development Associate, Plymouth Housing Group](#)
- [Asset Manager II, Union Bank](#)
- [Building Manager, Plymouth Housing Group](#)
- [Executive Director, Habitat for Humanity of Kitsap County](#)
- [Maintenance Supervisor, Tacoma Housing Authority](#)

Workshops, Seminars, Conferences

- [December 6, Seattle, WA
Impact Capital Gingerbread Jubilee](#)
 - [December 9, Seattle, WA
Housing Seattle Report Release](#)
 - [December 15, Seattle, WA
ENERGY Star Portfolio Manager Workshop](#)
 - [January 5, Mercer Island, WA
Legislative Breakfast - Ten-Year Plan to End Homelessness](#)
 - [January 20, Olympia, WA
Housing and 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.