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HDC Board Meetings

February 1, 2012
9:00 a.m - 10:30 a.m.
WSHFC, 28th Floor, Training Room
1000 Second Avenue, Seattle

March 7, 2012
9:00 a.m - 10:30 a.m.
WSHFC, 28th Floor, Training Room
1000 Second Avenue, Seattle

HDC Monthly Meetings

February 10, 2012
Noon - 1:30 p.m.
WSHFC, 28th Floor, Board Room
1000 Second Avenue, Seattle

March 16, 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

Executive Director Monthly Update

They say life is what happens while you're making plans; that certainly was the case with the weather-related cancellation of Housing and Homelessness Advocacy Day (HHAD) on January 20th.



While it's unfortunate we didn't get to display our strength and solidarity in Olympia on that snowy day, our top advocacy agenda items are still in play. The Housing Trust Fund is now part of jobs packages in both the Senate and House and the Document Recording Fee legislation continues to move forward. Thanks to all of you who have responded to our calls for action and those of our compatriots at the Washington Low Income Housing Alliance – your voices are being heard!!

As you might imagine, I spend a lot of time explaining to people just what HDC is and what we are trying to accomplish. As I tell the story of our members' collective accomplishments and future ambitions in developing and providing high-quality affordable housing throughout King County and of the advocacy successes that make that possible, I often get incredulous stares; I know they are thinking "How can one small organization get so much done"?

So what is the secret of HDC's success? Simply put, it's you, our members and supporters. We certainly have (and as always have had) excellent staff who are skilled, focused and committed to our mission but without our collective strength we'd be far less effective and powerful.

When we call on you to support important advocacy actions, you're there. When we need input on the possible consequences of policy positions, you're there, when we need information on projects you've created, you're there, when it's time to celebrate our mutual victories and achievements, you're there!! Simply put, HDC is strong because of you and the work you do. King County communities are improved every time HDC members combine on affordable housing projects.

HDC is unique among like-organizations on the West Coast because all of our members – nonprofits, businesses, funders and professionals – all get a single vote and an equal voice. This equality of membership carries an equal responsibility to act for the common good and you make that real every day.

I look forward to celebrating our shared successes on March 23rd at the HDC Annual Luncheon with Angela Glover Blackwell as keynote speaker. Sponsorships and individual seats are still available; contact me at harry@housingconsortium.org for sponsor information and Jessica Nguyen at jessica@housingconsortium.org for individual guests.

2012 Advocacy Agenda Issue Spotlight

Fund the Housing Trust Fund!*

On January 25th, State Legislators in the House and Senate introduced a preliminary "Jobs Now" package. Due to an ever-decreasing capital budget, this package is our best hope of funding the Housing Trust Fund in 2012, so we need your help to make sure this package funds the Housing Trust Fund.

We are pleased to report that State Representative Hans Dunshee's proposal allocates \$100 million for the Housing Trust Fund. Unfortunately, the Senate's version of the same package would only allocate \$5 million.

While the Legislature works to agree on the size of the Jobs Package and which projects get funding, **your voice is critical to ensuring \$100 million is allocated to the Housing Trust Fund this year.**

The Trust Fund is a very good use of this funding, meant to increase jobs in our state through long-term investments in public infrastructure. Senators working on this proposal outlined the following objectives for the Jobs Package:

1. *Take advantage of low construction.*

- [\\$13.1 million available to provide housing](#)
- [This year's One Night Count of homeless up slightly](#)
- [Alcohol OK in Housing for Formerly Homeless, Study Says](#)
- [How a United Way event gets at real needs of the homeless](#)
- [Paving the way for youth's success](#)

2. *Invest in projects and programs that will improve the shape of our recovery.*
3. *Invest in projects that benefit future operating budgets.*
4. *Boost construction employment ahead of recovery.*

The residential construction sector continues to have one of the highest unemployment rates of any sector, and the Housing Trust Fund can uniquely and directly create jobs for this industry while creating long-term infrastructure that benefits the public. Housing Trust Fund projects remain affordable and serve our communities for at least forty years and for every \$1.00 the state invests in the Trust Fund, \$5.50 more are leveraged from other funding sources. That means more jobs are created per dollar than almost any other capital investment. Trust Fund investments stimulate local economies, while stabilizing people and communities.

According to the Washington Low Income Housing Alliance, each \$50 million invested in the Housing Trust Fund will create:

- 1,250 homes,
- 1,525 jobs in the first year and 400 jobs in subsequent years,
- \$98,608,750 in local income, and
- \$10,335,000 in local taxes.

Here at HDC, we know that Housing is Stability, Housing is Safety, and **Housing is Jobs**. We don't need to tell you how important the Housing Trust Fund is to HDC's members and to the many families and individuals across our state that are struggling with homelessness and high housing costs during this difficult economy. But we do need you to **tell the Washington State Senate!**

Please call the Washington State Legislative Hotline at (800) 562-6000 and tell your state legislators to allocate \$100 million in the Jobs Now package to the Housing Trust Fund!

**Thanks to the Washington Low Income Housing Alliance for providing background information on this issue.*

[One Night Count Shows an Increase in Unsheltered Homeless People in King County](#)

The 32nd annual One Night Count of homeless people in King County took place in the early hours of Friday, January 27. 800 volunteers- including HDC staff and many HDC members- fanned out across 13 cities in the county to count the number of men, women and children who are homeless and without shelter.

Volunteers counted 2,594 men, women and children with no shelter in King County, a small increase over those found without shelter last year. This includes people trying to survive in cars, tents, all night buses, select hospitals, or curled up in blankets under bridges or in doorways.

Given the effects of the poor economy and cuts in state and federal safety net programs, it may be unsurprising that homelessness increased. A report recently released by the National Alliance to End Homelessness finds that while holding the line on homelessness between 2009 and 2011 was a major accomplishment of federal investment and local innovation, the failure to sustain this early recipe for success threatens to undermine progress now and in the future.

HDC staff participated in the One Night Count in an important way: engaging volunteers in an advocacy postcard campaign designed by the Seattle King County Coalition on Homelessness. The postcards urged leaders in the State Legislature to raise new revenue, fund safety net programs, invest in the Housing Trust Fund, and secure Document Recording Fees to prevent homelessness—all HDC advocacy priorities. In this way, the One Night Count became a powerful launching point for participants to speak up and advocate for an end to the homelessness crisis.

The U.S. Department of Housing and Urban Development (HUD) mandates point-in-time counts at least every two years for municipalities applying for federal homeless housing funds under the McKinney-Vento Act. A full report that also includes the number of people in shelters and transitional housing will be released in the spring.

Housing Locator Goes Live on February 15

[HousingSearchNW.org](#) is a new website that allows property providers to list available rental housing in King County. The search function on the website goes live February 15, and prospective tenants will be able to use this resource to find housing that meets their specific needs such as proximity to schools, medical facilities and public transit. Tenants can also call the toll-free number, 1-877-428-8844, to receive housing listings.

HousingSearchNW.org is a free service and available 24 hours a day. New listings and updates entered into the system appear immediately. This service is sponsored by the City of Seattle, King County, United Way of King County, Seattle Housing Authority and King County Housing Authority. Oversight is handled by a steering committee comprised of these five organizations, the Rental Housing Association of Puget Sound and the Tenants Union. Seattle Housing Authority acts as financial agent and administrative support.

Please Welcome Our New Interns!

Outreach Coordinator, Melissa Kuehne:

I am excited to be joining the HDC team and working toward ensuring affordable housing options for all King County residents. I received a B.A. in Political Science from the University of California San Diego, and I am currently pursuing a Masters in Public Administration at UW's Evans School of Public Affairs. My previous experience includes working with the Downtown Sacramento Partnership, a non-profit Business Improvement District, and handling constituent services for Congresswoman Doris Matsui (5th CD, CA) where I assisted constituents with federal agency interactions, particularly with HUD, the VA and the DOD. I look forward to using my knowledge and experience with government and housing agencies as I work to engage our members in the advocacy process. I can be reached at melissa@housingconsortium.org.

Outreach Coordinator, Ashley Hamilton:

I am excited to join HDC as an Outreach Coordinator intern. Originally from Philadelphia, I received my BA in Political Science and Philosophy from the University Of Washington Seattle. Currently as a candidate for a Masters in Policy Studies from the University of Washington Bothell, I've developed my interests around education and housing issues. While my research addresses public education and dropout rates in Washington state, outside of my degree program I've specifically focused on housing affordability and accessibility issues.

I look forward to learning from all our members as I gain knowledge about the affordable housing development process and work with you to create more sustainable communities. And I look forward to working with you to facilitate your participation in our advocacy efforts. I can be contacted by email at Ashley@housingconsortium.org or by phone at (206) 682-9541.

You're Invited: HDC's 4th Annual Luncheon

Please join us on **March 23, 2012** to celebrate HDC's recent accomplishments and raise money to support our future activities as we work toward our vision that all people live with dignity in safe, healthy and affordable homes within communities of opportunity.

Grand Hyatt Seattle – 721 Pine Street
11:30-12:00 Networking
12:00-1:30 Seating and Program

[Sponsorship](#) opportunities are available.
[RSVP](#) as an individual guest.



We are excited to have **Angela Glover Blackwell**, Founder and Chief Executive Officer of PolicyLink, as our keynote speaker.

[PolicyLink](#) is a national research and action institute which works to advance economic and social equity. Under Blackwell's leadership, PolicyLink has become a leading voice in the movement to use public policy to improve access and opportunity for all low-income people and communities of color, particularly in the areas of health, housing, transportation, education, and infrastructure. Her areas of expertise include issues of race, poverty, and equitable development.

As a leading voice in the movement for equity in America, Blackwell

has appeared on Nightline, PBS's NOW, and is a frequent commentator on public radio's Marketplace and The Tavis Smiley Show. She has also been featured on the opinion pages of The New York Times, the Los Angeles Times, and the San Francisco Chronicle.

Member Highlight: Shelter Resources, Inc.

Member since 2004

[Shelter Resources, Inc.](#) (SRI) works with government and non-profit organizations in Washington, Oregon, Alaska, Idaho and Arizona to develop and renovate affordable housing. Over the last 30 years, they have collaborated on over 100 affordable housing projects throughout the Pacific Northwest. Specifically, SRI has been involved with developing family and senior housing, as well as senior housing that include independence sustaining congregate services. These projects range in size from 10 to 326 units and are located predominantly throughout Washington and Oregon.



SRI occupies a unique space within the affordable development community in that they enable non-profits with limited experience, or financial resources to partner with them in mission related housing ventures at a much reduced risk level. This can be very appealing to many non-profits in these times of low capital availability and stringent loan underwriting. Depending on the partner, SRI may provide up to 100% of the pre-development capital, sign up for the primary construction loan liability, pledge to cover any project operating deficits, and guaranty tax credit benefit delivery to the Low Income Housing Tax Credit (LIHTC) investors. This approach alleviates a financial and workload burden on a non-profit partner while still allowing their significant involvement in a socially important venture.

In addition to taking on the primary work and negotiation role in new efforts, SRI typically assumes a majority of the financial risk components of a project. This is unlike other active housing development consultants who nevertheless realize a significant share of the financial returns achieved by most projects. Further, here in Washington the non-profit partner obtains sole ownership of the affordable housing project at the end of the low income housing tax credit partnership and initial compliance period.

Perhaps more significant however is the level of practical development experience SRI brings to the table in such a non-profit relationship that can only be rounded up over 30 years of problem solving and wrestling down development challenges. This experience includes planning, negotiation skills, financial expertise, design and construction management talent, and operating, marketing and asset management capabilities.

Upcoming Affinity Group & Interest Area Meetings

Affinity Groups

Affordable Homeownership – February 16, 1:30-3:00 pm, Vance Building

Affordable Senior Housing – February 7, 11:30-12:30 pm, Legacy House

Asset & Property Management – February 29, 2:00-3:30 pm, Impact Capital

Resident Services – February 15, 1:30-3:00 pm, Vance Building

Tax Credits – March 7, 11:00-12:30 pm, WSHFC

Interest Areas

North King County Housing and Homelessness Workgroup – March 14, 11:00-1:00 pm, Shoreline City Hall

South King County Developers Workgroup – April 24, 2:00-4:00 pm, Location TBD

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.

- [Director of Housing Operations, Catholic Housing Services](#)

- [Payroll/Human Resources Assistant, Plymouth Housing Group](#)
 - [Assistant Compliance Analyst, Federal Home Loan Bank of Seattle](#)
 - [Inspector, Tacoma Housing Authority](#)
 - [Building Manager - Live In, Plymouth Housing Group](#)
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Workshops, Seminars, Conferences

- [February 11, Seattle, & Kent WA
Beyond the One Night Count](#)
- [March 21-23, New Orleans, LA
Housing First Partners' Conference](#)
- [March 25-28, Washington, DC
NLIHC Housing Policy Conference & Lobby Day](#)

Member Events

- [February 21, Seattle, WA
Nyer Urness House Groundbreaking](#)
 - [February 29, Seattle, WA
WA Homeownership Resource Center Breakfast](#)
 - [March 3, Seattle, WA
Plymouth Housing Group Seattle Dances! Gala & Auction](#)
 - [March 10, Seattle, WA
Compass Housing Alliance Auction](#)
 - [March 13, Seattle, WA
Habitat for Humanity Key to Hope Breakfast](#)
 - [March 22, Seattle, WA
YouthCare's 27th Annual Luncheon](#)
 - [March 23, Seattle, WA
HDC's 4th Annual Luncheon](#)
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HOUSINGnews

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Harry Hoffman, Executive Director | Marty Kooistra, Board President

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