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**Job Offerings, Workshops and Seminars**

Board Meetings

- **May 7, 2008**  
9:30 a.m - 11:00 a.m.  
Plymouth Housing Group  
2117 Third Avenue, Seattle
- **June 4, 2008**  
9:30 a.m - 11:00 a.m.  
Plymouth Housing Group  
2117 Third Avenue, Seattle

Monthly Meetings

- **May 16, 2008**  
12:00 p.m. - 1:30p.m.  
WA State Housing Finance  
Commission 28th Floor, Board Room  
1000 Second Avenue, Seattle
- **June 13, 2008**  
12:00 p.m. - 1:30p.m.  
WA State Housing Finance  
Commission 28th Floor, Board Room  
1000 Second Avenue, Seattle

**Can we Reorient our Region's Growth?**

**ULI Reality Check**

Two hundred and fifty regional leaders gathered April 30th at the University of Washington to contemplate the future of the Puget Sound Region. We know a lot of growth is expected, but how can it be guided to increase the livability and vitality of our region?

HDC attendees included: Carla Okigwe & Rachel Krefetz, Sarah Lewontin, Kathy Roseth, Sharon Lee, Kollin Min, Kim Herman & Steve Walker, Hal Ferris, Arthur Sullivan, Adrienne Quinn, Bill Block, Tom Tierney & Al Levine, Ann Schuessler.

The leaders were challenged to seek different kinds of problem solving. Gov. Christine Gregoire gave a list of tongue-in-cheek rules, paraphrased here: When you don't know what to do, do it neatly. If your computer won't help, use a hammer. If all your planning fails, use it as a bad example. Never put off a decision you can avoid altogether. The latter is what we must not do, she said. Now is the time to consider the challenges—how do we ready the Seattle area as a vibrant 21st Century international city?

Ed McMahon, Urban Land Institute Fellow for Sustainable Development, noted that world class cities have world class infrastructure. We have a misguided notion that technology will save us—corn in everyone's tank.

Enrique Peñalosa, former mayor of Bogotá, Colombia, noted that the most important competitive factor is the quality of life. We are in an era when people can pick to live anywhere in the world. The issue of how do we want to live is more akin to religion than engineering. A quality city can provide much joy. Transportation, he said, is the only problem that gets worse as a country gets richer. Transit won't reduce congestion—we have to restrict car use...and that's a political decision, not an engineering one. Cars are like the wolves to children in the Middle Ages—more children are killed by cars, and we think this is normal. We have been building cities for car mobility rather than children's happiness.

The regional leaders gathered in 30 tables to allocate growth via piles of LEGOs to regional maps crosshatched by detailed, LEGO-sized grids. Each table was asked to develop a list of guiding principles on how growth should occur and to take note of barriers preventing their desired growth patterns. 90% said that growth should occur within urban growth boundaries; 10 years ago this would have been a contested premise. The barriers to desired growth patterns are: lack of regional leadership, lack of funding mechanisms, lack of infrastructure capacity, and lack of affordable housing. Solutions to the problems include transit-oriented development in its broadest sense, incentives for density in designated urban centers, and meaningful regional governance.

Regional elected officials were present to hear the results, then queried on next steps. King County Executive Ron Sims asserted that carbon emissions will be the driver of growth decisions in the future and that affordable housing was the biggest challenge. Bremerton Mayor Cary Bozeman said that Tim Eyman's initiatives have changed the resource map in a detrimental way: with the cap on property tax, cities are now chasing sales tax revenue; for the first time Bremerton's budget is based more on sales tax than property tax. He said that school quality is a key attractant and was concerned it was missing from most of the day's discussion. Everett Mayor Ray Stephanson said we haven't convinced our citizens yet about what needs to be done; polls show that voters think that cities should just make do with the resources they have.

Sponsors of the event committed to a two-year process to further define and adopt the solutions for growth. The Urban Land Institute (ULI) announced a new "Quality Growth Alliance—A Framework for Sound Action" to be chaired by Pat Callahan (CEO of the Urban Renaissance Group). It will sponsor pilot projects, give





 In The News

- [Making Credit Safer](#)
- [A school for kids living in poverty](#)
- [Rent at an all time high—if you can find a place](#)
- [New light rails clears way for an MLK makeover](#)
- [Homelessness: Achieving Balance](#)
- [Seattle homeless camp policy under fire](#)

For background information see the article at <http://www.crosscut.com/politics-government/13638/>.

## HDC Mobilizes on the Eastside

### Update

This past Monday, HDC members met at the Bellevue Regional Library to discuss priorities and strategies for efforts on the Eastside. With several cities tackling major development plans and most beginning to put together their 2-year budget plans, the Eastside has many opportunities for a greater emphasis on affordable housing. Here is a taste of what's happening:

**Bel-Red Plans:** The City of Bellevue is currently working on plans to redevelop the Bel-Red Subarea. The Bel-Red Corridor is a 900-acre area that stretches between State Route 520 and Bel-Red Road, extending from Interstate 405 to 148th Avenue Northeast. The Bel-Red rezone creates potential for 5,000 new residential units. Bellevue's Planning Commission and City Council are considering ways to encourage more affordable units in this development, and—once completed—they hope to apply the Bel-Red policies to a city-wide approach. Therefore, the consequences of the strategies chosen for Bel-Red will determine housing affordability for all of Bellevue for years to come.

In order to ensure that the Bel-Red policies will be successful in building affordable units, HDC is launching an effort to educate and advocate for effective policies. If you are interested in being part of the outreach to city officials, for-profit developers, and other Bel-Red area interest groups, please contact Rachel Krefetz ([rachel@housingconsortium.org](mailto:rachel@housingconsortium.org)).

**Eastside Cities' Budget Processes:** Most Eastside cities are currently preparing budgets for their 2-year budget cycle. The fifteen Eastside cities that comprise ARCH have not reevaluated their annual Housing Assistance Goals since 1999. From 1999-2007, the total annual commitments from Eastside cities have wavered between one and two million dollars or so, with the last couple of years at 1.3 million dollars. Last year, ARCH cities identified as a priority "creating a dedicated funding source for the ARCH Housing Trust Fund to supplement the existing general fund and CDBG contributions," but have yet to act on this issue.

Since city staffs are in the process of putting together budgets, now is the best time to encourage cities to put more resources into affordable housing. HDC will be addressing these issues by raising awareness at City Council meetings and other venues—such as Redmond's recent Community Budget Meeting—throughout ARCH cities. Contact Rachel ([rachel@housingconsortium.org](mailto:rachel@housingconsortium.org)) if you would like to get involved in this advocacy effort.

## Why the Seattle Housing Levy Matters to Everyone

### Even outside Seattle!

Affordable housing is a challenge throughout King County: Bellevue's new skyline fails to house the residents who work there. Many of South County's currently affordable properties are only a step away from redevelopment projects aimed at wealthier residents. It is hard to find affordable housing except further and further from job centers. With so many county-wide problems, why must we spend so much time, energy, and money on the Seattle Housing Levy? After all, proceeds from the levy benefit only those within Seattle city limits, right? WRONG! The Seattle Housing Levy matters to everyone. Here are a few reasons why:

**A bigger pot means more for everyone.** Since revenue from the Seattle Housing Levy can only be used for Seattle projects, that leaves more county and state funds available for non-Seattle projects. Of course Seattle projects will also compete for and state and federal resources, but the levy means that the City of Seattle takes on a greater burden by funding more of each project locally. No levy would mean greater competition for scarce funds.

**Public awareness crosses city boundaries.** The campaign for the Seattle Housing Levy is not just a campaign for "yes" votes—it's a large-scale public education effort on the status of and need for affordable housing. The renewal of the levy provides countless opportunities for forums, publicity, and even casual dialogue on the challenges of providing affordable housing. One conversation may stimulate ten others. Seattle residents work in Redmond, and Auburn residents work in Seattle. These conversations transcend city lines. The more people talk about the need for affordable housing, the better off we are as a community.

**Political will is contagious.** Seattle is currently the only city in Washington State to have a housing levy. Having a Seattle Housing Levy means that some projects get built that otherwise would not. If every city or the county itself had a housing levy, more affordable units could be built throughout the county. As other cities in King County continue to urbanize, the Seattle Housing Levy sets the example for other cities to follow suit.

## Six Things to DO NOW for the Housing Levy! Create the Buzz!

1. Budget a large campaign contribution from your organization and yourself in 2009.
2. Sign up to be on the HDC 2009 Seattle Levy Committee.
3. Talk it UP! Mention the importance of the levy when you are networking.
4. Think about which funding programs are most important to your organization's mission.
5. Send HDC project accomplishments and resident stories.
6. Send HDC nominations for the Citizens Advisory Committee.

## Seattle City Council Hosts Community Budget Meetings in May

The Seattle City Council is hosting several Community Budget Meetings in May. HDC, in partnership with the Seattle Human Services Coalition is advocating for increased housing funding to help cover financing gaps in projects created by tax credit declines and to make progress on meeting all types of housing needs in our neighborhoods. These meetings are a great way to speak out about the need for housing funding to keep up with the growing need and production costs. Please contact Anna Markee ([anna@housingconsortium.org](mailto:anna@housingconsortium.org)) if you can attend a meeting or send staff, board members, resident leaders or other advocates.

### Seattle City Council Community Budget Meetings

Thursday, May 8, 2008  
5:30 - 7:30pm  
Miller Park Community Center  
330 19th Ave. E, 98112

Tuesday, May 20, 2008  
5:30 - 7:30pm  
Ballard Northwest Senior Activity Center  
5429 - 32nd Ave. NW, 98107

Thursday, May 22, 2008  
5:30 - 7:30pm  
High Point Community Center  
6920 34th Ave. SW, 98126

Thursday, May 29, 2008  
5:30 - 7:30pm  
Rainier Valley Cultural Center  
3515 S Alaska St., 98118

## National Affordable Housing Trust Fund Steadily Moves Forward

### Senate bill gains cosponsors, action

According to the National Low Income Housing Coalition (NLIHC), the U.S. Senate committee with jurisdiction over housing will take up pending legislation next week that would restructure Fannie Mae and Freddie Mac (GSEs). They anticipate that the Senate's GSE reform bill will include provisions to establish an Affordable Housing Fund. NLIHC will work to include the National Affordable Housing Trust Fund Act (S. 2523) in the GSE reform bill.

The Senate Trust Fund bill, similar to the already-passed House bill, recently gained two additional cosponsors bringing the total to 17. HDC, along with other Washington state housing advocates, sent letters to Senators Murray and Cantwell urging them to sign on to this important bill and met with Sen. Cantwell and a Murray aide while in Washington D.C. at the end of February.

For more information, <http://www.nlihc.org/template/page.cfm?id=40>

## 2008 Built Green Incentive

### Sponsored by King County and the City of Seattle

Looking for an incentive to build a 5-star Built Green project? The Built Green Incentive provides funding for single-family residential/townhome, multi-family and community development projects to help offset the cost of certifying and designing innovative green projects. Projects in Seattle and King County are eligible to apply. Incentives range from \$2,500 - \$20,000, depending on the star level achieved and type of project. The higher the level of green, the bigger the potential incentive.

The application period opens May 1, 2008. Incentive funds are limited and will be competitively awarded. See [www.builtgreen.net/incentive.html](http://www.builtgreen.net/incentive.html) for details and instructions.

## Save the Date: HDC 2008 Awards Reception

### "Salute to Success"

Join us as we celebrate the achievements in our industry and the work of outstanding individuals from our member organizations!

**WHAT:** HDC 2008 Awards Reception  
"Salute to Success"

**WHEN:** Tuesday, June 10th 2008  
5:00pm-8:00pm

**WHERE:** Columbia City Theater  
4916 Rainier Avenue Seattle, WA 98118

At the event and throughout the year, HDC will recognize Unsung Heroes from within our membership. [Click here to find the event information and the Call for Nominations form.](#) Each member organization can recognize one individual. The nomination deadline is May 26th, 2008 by 5:00pm.

Come and enjoy appetizers, drinks and festivities at the charming and historical Columbia City Theater. We hope to see you there!

### **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.

- [Outreach & Fund Development Director, LATCH](#)
- [Volunteer Manager, Plymouth Housing Group](#)
- [Property Manager-Northeast, King County Housing Authority](#)
- [Housing Assistant-Compliance, King County Housing Authority](#)
- [Construction Program Manager-HOPE IV, King County Housing Authority](#)
- [Program Assistant, Building Changes](#)
- [President & Chief Executive Officer, San Diego Housing Commission](#)
- [Asset Management Specialist, City of Seattle Office of Housing](#)
- [Multi-family Funding & Development Manager, City of Seattle Office of Housing](#)
- [Finance Manager, City of Seattle Office of Housing](#)
- [Housekeeper \(On Call\), SCIDpda](#)
- [Occupational Therapist \(PT\), SCIDpda](#)
- [Maintenance Technician \(PT-Temporary\), SCIDpda](#)
- [Cook \(On Call\), SCIDpda](#)
- [Executive Director, Manufactured Housing Community Preservationists](#)
- [Chief Executive Officer, Habitat for Humanity Seattle/South King County](#)
- [Resident Services Development Manager, King County Housing Authority](#)

### **Workshops, Seminars, Conferences**

- [Jan. 18-22, Seattle, WA  
AHMA class: Preventative Maintenance for Affordable Housing Communities](#)
- [May 7, 2008, Seattle, WA  
The Washington State Coalition for the Homeless' 18th Annual Conference](#)
- [May 7-9 2008, Yakima, WA  
KCDRC Training: Dealing with Mental Health Issues in Housing](#)
- [May 8, 2008, Seattle, WA  
Miller Nash LLP's 15th Annual Affordable Housing Conference](#)
- [May 8, 2008, OR  
Impact Capital Training: Budgeting & Financial Forecasting for Non-Profit Affordable Housing Organizations](#)
- [May 29, 2008, Seattle, WA  
HUD Sponsored Workshop: Getting Your Seat at the Table](#)
- [June 2, 2008, Seattle, WA  
HDC 2008 Awards Reception!!](#)
- [June 10, 2008, Columbia City Theater, Seattle, WA  
4th Annual WHC Partnership Breakfast](#)
- [June 11 2008, New Holly, Seattle, WA  
Homestead Community Land Trust 1st Annual Celebration & Auction](#)

[Redacted]

A publication of the Housing Development Consortium, [www.housingconsortium.org](http://www.housingconsortium.org)  
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Carla Okigwe, Executive Director | Dan Watson, Board President

Submissions to: [haley@housingconsortium.org](mailto:haley@housingconsortium.org) | Deadline for job ads 25th of the month.