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HousingNews Logo

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Executive Director Monthly Update

On May 5th we brought together almost 500 of HDC's closest friends for our Second Annual Luncheon. It was a great day for King County's affordable housing community; a day to show some Houser pride and honor one of our one while supporting an organization that works tirelessly to keep the sector strong.



I hope you feel like I do, that the HDC Luncheon fills a special function in bringing together the local affordable community as equal partners in a bold social enterprise that we all believe in and that we all contribute to in our own special way. I can't think of any event out of the dozens I attend each year which generates that particular feeling of camaraderie or the energy so evident on May 5th at the Westin.

This year's Luncheon theme was Leadership and we heard inspiring words from HDC's dynamic Board President Heather Beaulieu, our champion in Olympia Speaker of the House Frank Chopp, King County Housing Authority's accomplished Executive Director Stephen Norman, HDC's Founding Executive Director Carla Okigwe and especially our guest of honor and the inaugural COLA (Carla Okigwe Leadership Award) recipient Lynn Davison, soon-retiring Executive Director of Common Ground.

While the afternoon largely and rightly celebrated Lynn's many and varied accomplishments in affordable housing and beyond, in a way honoring Lynn was a roundabout way of recognizing the leadership manifested regularly by every HDC member.

From my perspective, each HDC member, no matter if you serve on the Board, act as a Member Representative, attend the Monthly Meeting, participate in an Affinity Group, serve on a Task Force, respond to advocacy action alerts and/or simply do your particular job to the best of your abilities is a true leader in our sector. You may not get the glory but by doing all you can to increase the availability of affordable housing in our community you are leading by example and that deserves recognition and celebration, not just one day a year but every day.

When you're in the midst of such a busy and important event as the HDC Luncheon, it's difficult to personally thank each speaker, sponsor, guest, volunteer and/or staff person that contributes to the afternoon's ultimate success. I'm tempted to list them all right here for proper appreciation but that would basically mean replicating our Member Directory because so many HDC members stepped up again this year to support the Annual Luncheon. So I'll settle for one more heartfelt Thank You to everyone who made the afternoon so special and so inspiring and promise that the Third Annual HDC Luncheon will be even better!!

Photos of HDC's Second Annual Luncheon



Board Meetings

- **June 2, 2010**
 9:00 a.m - 10:30 a.m.
 WSHFC, 28th Floor, Board Room
 1000 Second Avenue, Seattle
- **July 7, 2010**
 9:00 a.m - 10:30 a.m.
 WSHFC, 28th Floor, Training Room
 1000 Second Avenue, Seattle

Monthly Meetings

- **June 11, 2010**
 12:00 p.m. - 1:30 p.m.
 WSHFC, 28th Floor, Board Room
 1000 Second Avenue, Seattle
- **July 16, 2010**
 12:00 p.m. - 1:30 p.m.
 WSHFC, 28th Floor, Board Room
 1000 Second Avenue, Seattle

For more information, contact

 In The News

- [When Counties Don't Stop Governing at the Border](#)
- [Housewarming drive to help rising number of women and children across Seattle escaping domestic violence](#)
- [Seattle Storm hoopsters dish an assist at Habitat project](#)
- [A Quiet Crisis](#)
- [Federal Funding for New Low Income Apartments in Lake City](#)
- [Cantwell Fighting for Extension of Affordable Housing Program to meet Regional Needs, Create Jobs](#)



Guests at HDC's Second Annual Luncheon



Dan Landes, JoAnna Martin, and Hal Ferris share "Top 10 Signs Your Executive Director is Retiring"



Carla Okigwe presents the inaugural Caral Okigwe Leadership Award





Lynn Davison shares insights on [leadership](#)

Photos courtesy of Matt Varnado

Local and State Funders Release Tentative NOFA Schedule

Mark your calendars!

Please note that these dates are still tentative. The State Housing Division will finalize their timeline soon.

May 26th - Seattle Office of Housing Homebuyer NOFA issued. Deadline for applications: June 25th. Decisions: July 16th. OH Bridge Loan and Acquisition & Opportunity NOFA Issued.

May 27th - State issue invitation for Stage 1 GAU Applications.

June 21st - NOFAs published with deadline for non-4% tax credit and bond projects. Deadline for 4% and bond projects published if we know enough to know the deadline is reasonable. If not, deadline to be published at a later date.
Includes OH, County and ARCH

June 30th - State GAU Stage 1 Applications due.

July 19th - State invitations for Stage 2 Applications.

July 27th - Deadline for Pre-application meetings. (Please schedule joint pre-apps for projects likely needing more than one capital source.)

September 10th - Deadline for King County and State GAU Apps.

September 15th - Deadline for ARCH and OH Apps.

Mid December - Announcements from all funders

Estimated Funds Available

State - Approximately \$2.5 million

King County - Approximately \$10 million

ARCH - Approximately \$1.5 million

Seattle - Approximately \$20 million

Traction in North King County

HDC, along with the North Urban Human Services Alliance (NUHSA) and ARCH hosted a Forum in late April to address homelessness and affordability issues in Shoreline, Lake Forest Park, Kenmore, Bothell, and Woodinville.

There were over 80 attendees, including state, county and local electeds, housing and services providers, members of faith communities, and city planners. The high attendance indicates the gravity of housing issues in North County and demonstrates the range of stakeholders who are seeking solutions. See these articles for more perspective on the Forum in [Shoreline Area News](#) and [United Way Blog](#).

Action strategies are already coming together from a follow-up session on May 12th where 24 stakeholders developed

priority steps. Some examples of strategies are:

Project Task Force: During the meeting there were several tangible projects discussed, and as a result the Project Task Force, will focus on specific development opportunities.

Asset Map for Partnerships: There has been a successful effort to engage the faith community in North King County for a particular housing project. Other congregations have shared their interest in supporting housing solutions, but are uncertain how to do so. For some congregations, they have land and want to build, others may benefit from partnering with an existing organization serving the homeless. A work group will map out assets in these communities and provide educational seminars for interested community and faith organizations.

If your organization has developed or operates housing in North King County or you think you are interested in future opportunities to serve this community, please contact Karen. Karen@housingconsortium.org

City of Seattle Considers Rental Inspection Program to Protect Tenants

Regulated Subsidized Housing Likely to Be Exempted

by Anna Markee

In an effort to make sure that everyone has the opportunity to live in a safe, decent, affordable home, the City of Seattle has long sought a method to ensure that all rental housing is in proper condition. This past legislative session, diverse stakeholders including tenant advocates and private landlord associations worked together to pass a compromise bill in Olympia, [SSB 6459](#).

The new law grants civil warrant authority to cities. This allows them to inspect rental housing without the permission of the landlord or a complaint by the tenant. This means that a social service agency, police, firefighter or neighbor may report housing that they suspect may threaten the life safety of a tenant.

Because of the date that the new state law goes into effect, the City of Seattle must pass a program before June 10th if they would like to deviate from the new authorization. The Council is poised to enact an inspection [ordinance](#) before this deadline and then work to further refine it over the next year to two years. Under the proposed program, landlords will be required to obtain a new license to operate rental housing. In order to obtain and maintain the license, the owner will need to demonstrate that the housing has met inspections performed by an inspector approved by the city for such a purpose.

Exact details of the scope of inspections are still being worked out. We will know more after the Committee on the Built Environment meeting on May 26th. HDC's Asset Management and Property Management Affinity Group will also discuss the proposals implications for our members.

While the exact language is still being written, non-profit owned housing that is under current contract with a government agency that performs inspections will likely be exempt from the new program. HDC is working with the City Council to address our concerns.

Mayor McGinn has expressed [support](#) for the program.

Correction to HDC Members serving on Boards and Commissions

In the April Housing newsletter, we listed HDC members and

the public Boards and Commissions on which they serve. We would like to add that Vernon Abelson of SMR Architects serves as the Chair of the Seattle Landmarks Board.

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 Developer Assistant, Catholic Housing Services**
- **Affiliate/HUD Property Accountant, Capitol Hill Housing**
- **Executive Director, Common Ground**
- **Program Director, Catholic Housing Services**
- **Building Specialist – Live In (2) and Live Out (6), Plymouth Housing Group**
- **Housing Case Manager - Jail Diversion Specialist, Plymouth Housing Group**
- **Housing Case Manager - Bilingual (English/Spanish), Plymouth Housing Group**

Workshops, Seminars, Conferences

- **May 18th, 2010, Seattle, WA
Green Retrofit Symposium**
- **May 24th, 2010, Seattle, WA
ID Spring Roll**
- **June 3rd, 2010, Everett, WA
Housing Consortium of Everett and Snohomish County Annual
Affordable Housing Conference**



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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.