

From our friends at the NLIHC:

Today is national call-in day to end sequestration. Call your Members of Congress today at **866-894-2624**, and tell them to end sequestration in their budget agreement. For more information and talking points, go [here](#).

Executive Director Monthly Update

I've made some great discoveries as I've settled into the HDC office. One of my favorites—in the back of a drawer--was the 1970 mortgage amortization calculator book that belonged to HDC Founding ED Carla Okigwe. While the interest rates used then ranged from 6-10 percent, the maximum loan amount featured was \$75,000.



Yes, the price of housing has increased dramatically, and we continue to see unbelievably low interest rates as we gradually climb out of the decimation of the broken housing bubble.

But we're facing other dramatic challenges compared to 1970. Where can we site more housing that is reasonably close to employment? What does that housing look like and how does it function? What does "neighborhood and community" mean today?

The need to address these questions—and to handle the increased costs and layers of administration and compliance brought on by complex funding models—makes our work daunting. And to top it all off, whatever solutions we find today are not going to be the ones that work in the future.

But we're convicted about one thing: having access to safe, affordable, healthy housing in a neighborhood of opportunity is critical for all elements of life success to come together. Conventional wisdom, practical experience and more and more research are validating this conviction.

I recently participated in a United Nations forum held in Seattle, where

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HDC Board Meetings

December 4, 2013

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

January 8, 2014

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

HDC Monthly Meetings

December 13, 2013

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

January 17, 2014

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

For more information, contact Dan Cantrell at 206.682.9541 or dan@housingconsortium.org



participants were invited to provide input into the next iteration of the Millennium Development Goals. I was pleased that so many agreed with me that access to affordable housing near livelihood must be a priority in this era of intense urban migration.

What other changes are shaping your work? What do you need from your HDC in order to help you capitalize on opportunities and address challenges? Please take just a few minutes to complete our quick survey. We need you to tell us how to engage you fully in creating the solutions of the future.

Finally, HDC's Annual Member Meeting is fast approaching. Be sure to join us on **December 15th from noon – 1:30 pm** as we vote in new board members and celebrate the close of HDC's 25th year! Looking ahead, don't forget to put HDC's 2014 meeting dates on your calendar; our annual calendar can be viewed [here](#).

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HDC Member Services: We Want Your Feedback!

As we are about to enter a new year of member programming HDC would like to hear from you, our members! Every year, we strive to put together programs that are interesting and relevant to our members and one of the best ways to do that is for you to tell us what you like.

Please take a few minutes to [visit our online survey](#) and give us your thoughts about the HDC programming that keeps you coming back for more and new programs you would like to see!

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HDC Member Profile: Plymouth Housing Group

[Plymouth Housing Group](#) executive director (and past HDC board president) Paul Lambros is

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Housing in the News

- [Editorial: Seattle Needs to Formulate a Coherent Strategy to Create Affordable Housing](#)
- [This American Life: House Rules](#)
- [Community Land Trusts: Unique & Affordable Homeownership](#)

Affinity Group Meetings

Tax Credits

December 4, 2013
11:00 am - 12:30 pm
WSHFC, 28th Floor

Senior Housing

December 11, 2013
Noon - 1:30 pm
WSHFC, 28th Floor

Resident Services

December 12, 2013
11:30 am - 1:00 pm
Wellspring Family Services

AM / PM

No December Meeting

Affordable Homeownership

No December Meeting

Job Listings

See the [HDC Job Listings](#) page for all current job posts.

[Area Director of Property Operations](#)

Mercy Housing NW

[Chief Operating Officer](#)

Capitol Hill Housing

[Life Skills Coordinator](#)

Catholic Housing Services

[Housing Policy Manager](#)

King County Housing Authority

Upcoming Events



celebrating his 20th anniversary with Plymouth. In a year filled with milestones, one project—the Pat Williams Apartments—captures Paul's vision and leadership especially well.

The Williams, Plymouth's 13th and newest residence, opened in South Lake Union this year. Designed by HDC member [SMR Architects](#), it became Washington state's first affordable housing (and only its second Mid-Rise project of any kind) to achieve [LEED](#) Platinum certification.

Lambros notes, "We realized the Pat Williams Apartments could have a big impact on several of our priorities. With LEED certification, we could demonstrate how practical and affordable sustainable design can be. It was also the perfect place to launch our new Recovery Support Program and to continue our commitment to veterans."

All residents of the Pat Williams Apartments are in recovery from addiction and are determined to live a clean and sober life. Half of the units are set aside for veterans.

SMR associate Kate Smith did a fantastic job presenting the Williams at the [Northwest EcoBuilding Guild's](#) "10x10x10 Green Building Slam" on November 16. Kate inspired a very knowledgeable audience with the building's ability to conserve natural resources, lower operating costs, enhance the distinctive SLU esthetic, and nurture a vibrant resident community.



These holistic goals are at the forefront of all of Plymouth's capital projects, including their remodels of vintage downtown hotels (like the Pacific at Third & Marion) and their next new development at Third & Virginia.

Photos of the Pat Williams Apartments taken by [William Wright Photography](#).

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[ADA Online Training Program for Housing & Redevelopment Authorities](#)

December 5 & 11, 2013
Accessibility Matters, LLC

[Housing and Homelessness Advocacy Day](#)

January 28, 2014
Washington Low Income Housing Alliance

Is There Enough Affordable Housing in South King County? [Infographic]

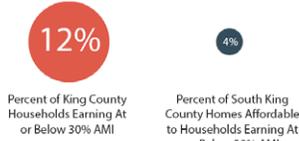
HDC's most recent [infographic](#), focuses on whether or not there is enough Affordable Housing in South King County for the people who live and work there.



Are Homes in South King County Affordable to Very Low-Income Households?

12% of King County households are considered Very Low-Income*, but only 4% of South King County homes are affordable to them. The result is that many very low-income individuals and families in South King County pay more than they can afford for housing, making it difficult to pay for other necessities, such as food, transportation, and childcare.

*For King County: Comprehensive Plan purposes, households earning at or below 30% AMI are considered Very Low-Income. The U.S. Department of Housing and Urban Development (HUD) defines households earning below 30% AMI as Extremely Low-Income.



To view the full infographic, [visit our website](#). Like what you see here? Does a good infographic make your day? Then be sure to visit HDC's new [Infographic Library!](#) On this page you will find all of HDC's latest infographics as well as staff favorites from other organizations.

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What's New with HOUSINGnews?

Looking for information about [Affinity Groups](#), [Job Listings](#) or [Upcoming Events](#)? You may have noticed in recent issues of HOUSINGnews that certain regular features like these have been moved to the [sidebar](#).

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