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Building a Broad Alliance

A Vision for the entire continuum

Meeting the need for affordable housing in King County by building 155,000 new units over the next ten years will require exponential leaps in the availability of resources, both public and private. Securing those resources will require exponential leaps in the level of support given to housing issues from neighborhood groups, from the halls of the Capitol building in Olympia, from our City Councils, and from the breakfast tables of every voter in King County.



HDC's vision recognizes affordable housing as central to the success of the many other issues impacting our region.

Yet, the hot topics of dinner conversation are the hour-plus commute time or the local school's poor WASL scores and not the affordable housing crisis. Elevating housing in the minds of others to the same level of the other hot topics of the day will be necessary for us to succeed in meeting the need for affordable housing in our communities.

Through the Future of the Field initiative, HDC has identified building a broad alliance for housing as a primary means of creating the environment we need to reach our goals.

HDC Members Will Lead the Way in 2007

HDC launches a new Leadership Development Program

HDC is national leader in the affordable housing industry and on December 12th, HDC members gathered to further cultivate our community's expertise, experience, and passion at the kickoff of HDC's newly launched Leadership Development Program. Over 50 HDC members of the nearly 80 registered to participate in the Leadership Development Program attended the launch event at the Elysian Fields Brewery. The energy of the crowd was palpable as HDC Board President Sarah Lewontin (HRG), HDC Board member Emily Chen (NEF) and HDC member Betsy Hunter (CHH) spoke to the group about their belief in the importance of leadership and the opportunity to increasingly engage all sectors of our industry in HDC. As Betsy explained "the work we do is challenging but it is the community of colleagues with whom I work that makes me love what I do."

The Leadership Development Program is a new HDC initiative intended to bring us one step closer to meeting King County's housing need of 155,000 more units of affordable housing by 2015. To achieve this goal, HDC determined through the *Future of the Field* strategic planning process that we will need to build a broad alliance in support of affordable housing development as well as build the resources necessary to double HDC members' production in affordable housing. The Leadership Development Program is designed to foster the development of new leaders within the affordable housing community that will carry our organization towards achieving our goals.

After the first of the year, the Leadership Development Program will connect current and emerging leaders and engage all sectors within our industry via small groups of five to seven people. Groups will pair housing veterans with those newer in the industry each will be assigned a topic area to focus its work throughout the year.

HDC Board Meetings

Wednesday, January 3, 2007
9:00 am - 11 am
AHW, 2014 E. Madison

Wednesday, February 7, 2007
9:00 am - 11 am
AHW, 2014 E. Madison

HDC Monthly Meetings

RESCHEDULED!
ANNUAL MEETING
Friday, January 12, 2007
Noon - 1:30 pm
28th Floor Board Room
WSHFC, 1000 2nd Avenue

Friday, February 16, 2006
Noon - 1:30 pm
28th Floor Board Room
WSHFC, 1000 2nd Avenue

For more information, contact
Erin Hlemstra at
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Broad Alliance continued from page 1...

However, research recently commissioned by HDC discovered lower levels of awareness about the need for affordable housing and less understanding about the means necessary to address our emerging crisis than many within the affordable housing industry would first have suspected. The research revealed that the outside world housing perceives housing as a complicated issue that is only applicable to their daily lives when they can't afford to buy a house. What do these discoveries mean for HDC members? How do we proceed as housing advocates?

One place to begin is honing our messages. Whether housing advocates are talking about ending homelessness, developing housing affordable to our workforce, or increasing homeownership opportunities, our neighbors must understand why our goals ought to matter to them.

Currently, shelter is not regularly considered an equal part of the tripod of survival (like food and clothing are). Yet we in the affordable housing industry know a community cannot be healthy without adequate housing for its members. We must articulate why that is true by clarifying messages such as the health of neighborhood, community, town, city, county starts at home. Good health starts at home. A good education starts at home. Stable employment starts at home.

When we are asked why does it matter that my next door neighbor be able to afford their home; why should downtown Seattle be home to everyone across the income continuum; why will our suburban cities benefit from denser downtowns and more housing options housing advocates must be able to unequivocally, clearly, and consistently answer these questions. We must then tailor our messages to speak to the interests of a large variety of constituencies. We must then repeat our messages over and over again.

In 2007, HDC will reach out to potential allies in sectors outside of the housing world. A committee of HDC members is assigned to identify the best opportunities for new partnerships to pursue.

Leadership Program continued from page 1...

Each small group will have the opportunity to identify their own goals, design their own work program, and determine their own meeting format and schedule. Throughout the year groups will be asked to share their inspirations and ideas regarding their focus issue as well as their experience in this leadership program at an HDC membership meeting and at various times over the course of 2007 HDC will bring the participants of the Leadership program together for larger group wide events.

Though designed with an element of fun and socializing in mind, the Leadership Development Program has a loftier goal of continuing the legacy of cutting edge work and pushing toward the exponential growth necessary to solve the affordable housing crisis in King County. Ultimately, the program's level of success will be determined by the creativity, desire, and effort of its participants. However, if the launch event was any indication, 2007 looks to be a banner year for HDC leaders.

FEDERAL UPDATE

Congress leaves unfinished business in Washington, DC

Summarized From NLIHC and CQ Weekly, and NLIHC Memo to Members 12/8/06

The 110th Congress ended in the early hours of Saturday, December 8 without passing any of the 10 remaining appropriations bills for fiscal year 2007 including funding for the department of Housing and Urban Development. To keep the government operating and federal funds available until Congress returns in January, a third Continuing Resolution (CR) will run until February 15.

By not passing any of the remaining appropriations measures, the Republican leadership has left the incoming Democratic Congress with the difficult challenge of getting funding bills totaling \$463 billion passed while it begins work on the budget for the upcoming fiscal year. Democratic leaders in both the House and Senate have announced their intention to pass another CR in February for the remainder of the fiscal year that ends on September 30, 2007. However, some Congressional leaders do not see this as a viable option.

Unlike the three stopgap spending measures that Congress has already cleared, the next one will not set funding at the lowest of the House-passed, Senate-passed or fiscal 2006 spending levels. Instead it will make "limited adjustments" allowing appropriators to provide more money for priorities such as health, education and veterans' medical care. Although the offices of Senate and House appropriations committee chairs Senator Byrd and Representative Obey indicated some adjustments will be made and these may benefit Labor HHS programs, it is uncertain if low income housing programs will be the beneficiaries of adjustments.

Save the Date

HOUSING ADVOCACY DAY

February 1st, 2007

In Olympia

"It All Starts at Home"

To register for Housing Advocacy Day
visit www.wliha.org

States Approve Housing Funds

From Knowledgeplex Week in Review

California voters approved "a massive \$37.3 billion infrastructure plan" that includes borrowing \$2.9 billion for low-cost homes, reported the *Sacramento Bee*. The bond package also includes \$19.9 billion for transportation, \$10.4 billion for schools and colleges, and \$4.1 billion for levee repairs. The bond measures were placed on the ballot by the legislature and the governor working in a bipartisan manner, the article said. In Los Angeles, voters rejected a \$1 billion housing bond that would have raised property taxes by about \$15 per \$100,000 of assessed value, reported the *Los Angeles Daily News*. According to semi-official returns, the bond won a majority – 62 percent of voters approved it – but failed to get the two-thirds vote needed for passage. Voters may have been confused about how the city bond differed from state spending measures, said a city councilwoman. The coalition behind the city bond measure may consider putting it on the ballot next March, she said.

Austin, Texas, voters approved all seven bond propositions on the ballot, including a \$55 million bond issue for affordable housing, reported the *Austin American-Statesman*. It was the first-ever affordable housing bond ballot measure for the city, the article said. "We're recognizing that housing is a basic need just like roads or drainage," said an advocate for the homeless. Most of the housing funds will be spent on developing or renovating rental homes, while the rest will support homeownership efforts. The city will craft guidelines for spending the housing money. The \$567 million bond package also includes funding for a new central library and other public facilities, cultural arts facilities, acquiring open space and implementing drainage projects, parks, and street repairs. When the increase in property taxes to support the bond package is fully phased in, the owner of a home with an assessed value equal to the city median would pay about \$50 more annually in property taxes, the *American-Statesman* reported.

Nationwide, voters approved more than 88 percent of the \$78.6 billion in state and local bond measures on the ballot last week, reported *USA TODAY*. The funds will be spent on schools, roads, sewers, fire stations, and other projects, the article said. In approving the bond measures, Americans expressed their dissatisfaction with traffic congestion and overcrowded schools, sources told *USA TODAY*. According to the Federal Reserve Board, state and local governments now owe \$1.9 trillion, compared with the federal debt of \$4.9 trillion.

HOUSINGnews Going Electronic!

Beginning in January 2007, all HOUSINGnews subscribers will receive something new and exciting in their email inboxes each month: the soon to be unveiled **HOUSINGnews e-newsletter**.

To eliminate wasted paper and increase ease of use HDC is converting its monthly newsletter to an online electronic monthly. All current features of the newsletter will be included, except the attached news articles.

To subscribe to **e-HOUSINGnews** send an email to hdc@housingconsortium.org.

New Staff at HDC

Meet Jajuan "PJ" Redmond

PJ writes: "Greetings housing world! I have the distinct pleasure of being HDC's **Outreach and Research Assistant**.

"I am a Seattle native, having lived predominantly in Skyway and the Rainier Valley. Recently, I graduated from the University of Washington's Daniel J. Evans School of Public Affairs where I concentrated my studies on Community & Economic Development, particularly housing and land-use policies. Since 2004, I've worked at Seattle Public Utilities (SPU), first as a Community Planner and later as the Solid Waste Business Planner. While at SPU, I was a member of the Environmental Justice Network in Action (EJNA) program where I conducted education and outreach on environmental and environmental health issues facing immigrant and refugee communities throughout Seattle and King County. Moreover, I am an avid snowboarder and self-ascribed "bookworm" with a peculiar interest in Stevie Wonder music (the old stuff, not the new stuff).

"As HDC's new Outreach and Research Assistant, my responsibilities include organizing and planning monthly member meetings, assisting the Field Director in implementing the Future-of-the-Field initiative, and tracking policies at the local, state, and federal levels.

"If you have questions regarding the work I will be performing at HDC or if you want to say "hi" and welcome me into the neighborhood, feel free to contact me at pj@housingconsortium.org

HDC Board Members

Stepping down from the HDC Board are **Betsy Lieberman** (AIDS Housing of WA), **Bill Rumpf** (Seattle Office of Housing), **Sue Taoka** (SCIDPDA), **Al Levine** (SHA) and **Tony To** (HomeSight). HDC thanks the outgoing Board members for their years of dedication, passion and hard work. You will be missed!

New board members up for election at HDC's Annual Meeting in January, which was rescheduled from December due to the major windstorm, are **Joanne LaTuchie** (Seattle Office of Housing), **Mark Thometz** (DASH), **Joe Thompson** (IMH), **Maiko Winkler-Chin** (SCIDPDA) and **Robin Amadon** (LIHI).

HOUSINGnews!

A publication of the Housing Development Consortium

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Deadline for job ads 25th of the month.

Employment Listings from Housing Organizations

See www.housingconsortium.org 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.

Residential Program Supervisor, Community Psychiatric Clinic

(Belltown and Wallingford) FT positions providing assessment, stabilization and rehabilitation for the CMI homeless population. Duties include clinical/staff supervision, program planning and implementation for in our 24-hour residential mental health facilities. Requirements: MHP and 2 years of supervisory experience in a residential mental health setting. Interested persons should submit their resume and cover letter to:

hr@cpcwa.org OR they can see our website for more information at: www.cpcwa.org

Housing Specialist, Community Psychiatric Clinic

(Wallingford) FT Accounting positions at a non-profit mental health agency based in Wallingford. Coordinate tenant rents and leases for a variety of housing within a Community Mental Health arena. Section 8 knowledge a plus. Interested persons should submit their resume and cover letter to:

hr@cpcwa.org OR they can see our website for more information at: www.cpcwa.org

Communications Director, Budget and Policy Center

The Washington State Budget & Policy Center (WSBPC) seeks an experienced, effective, and motivated Communications Director to shape and implement the organization's strategic media and outreach efforts. The focus of these efforts will be on advancing public dialogue and public policy on state fiscal issues in Washington State and expanding the organization's presence in important public debates. For more information visit www.budgetandpolicy.org.

Grant Writer, LATCH

The Grantwriter will research, develop, submit and track grant proposals in order to secure adequate resources from corporations and foundations to carry out the mission of LATCH. The Grantwriter will also ensure timely fulfillment of grantor requirements and reporting, and will maintain grant records. Using records of previous grants awarded to LATCH the Grantwriter will identify potential sources of funding relevant to LATCH's strategic plan and program goals. Qualifications: BA and 3 or more years successful grantwriting experience. Excellent writing skills. Highly organized with attention to detail. Outstanding interpersonal communications skills. Ability to work under deadline pressure. Strong working knowledge of MS Word and Excel. Knowledge of affordable housing and non-profit experience a plus. For more information visit www.latch.org.

Senior Housing Developer, Housing Hope

An experienced Housing Developer is sought for the leading non-profit Housing Development agency based in Snohomish County. The position oversees multiple housing development projects at scattered locations in Snohomish County. Skills required in coordinating all aspects of affordable housing development including feasibility, design, financing and construction management. Visit www.housinghope.org for job posting.

Planner I, AIDS Housing of Washington

Seeking individual to develop HIV/AIDS Housing Plans for cities, counties, and states and to consult with agencies and communities nationwide on housing related issues. Includes conducting community-based needs assessments; meeting facilitation; community engagement; research; developing and writing planning documents with a focus on homelessness; systems integration and specifically HIV/AIDS and regular out-of-state travel. See job description at www.aidshousing.org. Submit cover letter and resume to jobs@aidshousing.org.

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Team Leader Community Development Group, Key Bank

Seeking a dynamic leader to drive our community development, commercial lending production and sales results for the Community Development Banking segment through the management of a team of Community Development Lending Relationship Managers across multiple markets, Districts and Regions. Drives new business opportunities through the leveraging of Centers of Influence by maintaining detailed knowledge of the LMI market. Requires a Bachelor Degree in a related field with seven to ten years experience in community, economic development or commercial real estate lending with demonstrated credit acumen. To apply online visit www.key.com/careers.

Housing Developer, LATCH

The Housing Developer is a full-time position with flexible work schedule; competitive salary DOE; excellent benefits. The Housing Developer: Oversees technical aspects of housing development: identifies and acquires sites for new development or rehabilitation; refines program and evaluates feasibility; develops cost estimates; prepares financial applications; negotiates loan terms; coordinates financial closings. Serves as owner's representative through permitting and construction. Assembles and supervises project team including architect, contractor, and consultants; directs community notification process. In collaboration with LATCH asset management staff, determines replacement and long-term maintenance needs at existing properties; develops replacement schedules and capital financing plans for each property; develops and implements refinancing strategies, as necessary. With asset management staff, provides oversight of major maintenance and capital improvements. Represents the organization in neighborhoods where LATCH has properties, or is interested in pursuing development, by attending community meetings and building relationships with key City and community contacts. To apply, please send cover letter and resume to LATCH, ATTN: Housing Developer Position, 8757 15th Ave NW, Seattle WA 98117, fax 206-789-1825, or jobs@latch.org.

Workshop-Seminars-Conferences

DEC 11-15 , NEW ORLEANS, LA

A NeighborWorks Training Institute

90 courses in nine facets of community development. For more information visit www.nw.org/training.

FEB 2-9, SEATTLE, WA

Pacific Northwest Nonprofit Executive Leadership Institute

A five day residential Nonprofit Executive Leadership Institute at Talaris Conference Center designed to develop the strategic and visionary thinking of experienced nonprofit executives in the Pacific Northwest. The Institute is designed for those who have held executive positions for a minimum of three years. Selection of participants is competitive. For more information visit www.evans.washington.edu/research.nbec.

FEB 8-10 , LOS ANGELES, CA

6th Annual New Partners for Smart Growth

This conference is about coordinating the interests of this diverse group to help us all begin to speak the same language and paddle in the same direction. 3 full days of smart growth issues, the latest research, implementation tools and strategies and networking opportunities. For updated conference and registration info visit www.newpartners.org.

FEB 26-March 1, Long Beach, CA

Rural Leadership: Creating the Future A National Rural Development Conference

Join Rural Community Assistance Corporation, Rural Community Assistance Partnership, and USDA Rural Development in Long Beach as we celebrate leaders in rural America and lend a hand in developing leaders for tomorrow. Visit RCAC's website www.rcac.org.

FEB 26-27, WASHINGTON, DC

National Low Income Housing Coalition Conference

The 2007 NLIHC Annual Policy Conference and Lobby Day will be held in Washington, DC on February 26-27, with the 25th Annual Housing Leadership Awards Reception on February 27. Details and registration will be available December.

FEB 26-MAR 1, LONG BEACH, CA

2007 RCAC National Rural Development Conference

This rural development conference also is the National RCAP conference and the Western Regional Mutual Self-Help Housing Conference of 2007. The conference theme is "Rural Leadership: Creating the Future." Sessions will focus on rural policy, rural and self-help housing; environmental systems management and operations; community facilities development; financing and tax credits for rural communities amongst other topics. Call 916-447-2854 or email Kay Mulligan at KayM@rcac.org for more information. Visit www.rcac.org for updates.



2006 Accomplishments

Future of the Field

- Adoption of a Vision and Bold Goals
- First steps in implementation phase – completed research projects

Regional Outreach

- Four-County housing stakeholders meeting – January
- South King County Housing Forum - June
- Tours of Eastside elected officials and planners, cosponsored with ARCH – June/July

Member Services

- Awards Event -October
- Established new Leadership Program for HDC
- Customer Service Survey
- Charities Federation – speaking engagements and presence at departmental fairs

Inclusionary Zoning

- Helped draft and get passed HB2984 providing authority for local jurisdictions to require low and moderate income housing when upzoning
- Advocated for and obtained passage of Seattle Comp Plan amendment and Council resolution strengthening City's intent to use new authority for housing incentives and gain public benefit when upzones create additional property value

State

- HDC's advocacy director chaired WLIHA's state legislative committee and helped guide bills through the session
- Organized meetings with 39 of King County's 48 legislators on Housing Advocacy Day - February
- Reviewed and made recommendations on CTED green standard for HTF projects
- Organized very well attended meeting with King County legislators for Committee to End Homelessness in Bellevue - October

Tax Credits

- Worked for favorable rules from the WA Department of Revenue on taxation of intangible personal property

Funding

- Gained \$500,000 more than recommended by Executive specifically for production in King County Housing Opportunities Fund
- Helped gain \$21 million additional for State Housing Trust Fund