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## The Federal Housing Budget After Katrina

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### HDC Retreat: Future of the Field

Friday, November 4

8:30am—3:30pm

Each member and associate should be represented.

Fill out your Zoomerang pre-retreat survey. ASAP

#### HDC Board Meetings

•Wednesday, November 2  
9:00 am - 10:30 am  
AHW, 2014 E. Madison

•Wednesday, December 7  
9:00 am - 10:30 am  
AHW, 2014 E. Madison

#### HDC Monthly Member Meetings

•Friday, October 14  
Noon - 1:30 pm  
28th Floor Board Room  
WSHFC, 1000 2nd Avenue

•ANNUAL MEETING  
Friday, December 16  
Noon - 1:30 pm  
28th Floor Board Room  
WSHFC, 1000 2nd Avenue

The impact of Hurricane Katrina on the Gulf Coast's housing stock can hardly be exaggerated. Using 2000 Census data and maps of Hurricane Katrina damage from the National Geospatial-Intelligence Agency (NGA), NLIHC has estimated that approximately 302,000 housing units were likely destroyed or damaged by the hurricane and subsequent floods. Of these units, 55% were rental units; nearly 71% had costs that would have made them affordable to low income renters. Fully 20% of the rental units lost in New Orleans were affordable to Extremely Low Income (ELI) households (households earning 30% of AML or less), amounting to 16,000 units. In all Katrina affected areas, an estimated 22,000 rental units affordable to ELI families were destroyed or damaged. [NLIHC M.T.M. 9/23/05]

Whatever one may think of the Federal response to date, a critical series of questions emerges for us as low-income housing developers and advocates in King County and throughout Washington. What is the broad federal response to the disaster and how will that response effect non-Katrina related spending?

### The Broad Federal Response

In general, the Federal government is responding to Katrina by appropriating large amounts of money in order to fund recovery, relocation and rebuilding efforts. While the government is moving forward with a series of legislative proposals (such as the Administration's Homesteading Act), the larger fiduciary question remains unanswered: some expect the government to spend nearly \$200 billion, *where will that money come from?*

In terms of passing the final Federal budget, Katrina couldn't have come at a worse time. With much of the budget negotiations already done, the Senate recently reported a spend-

ing bill that would have at least held the line on most programs critical to the work of our community. As was noted in our last newsletter, the Senate also created a much preferable formula for the allocation of Section 8 resources. The next step was to reconcile the House & Senate spending bills in order to create a final budget.

### The Effect on Non-Katrina Spending

That reconciliation process has been sufficiently thrown off track to necessitate the use of "Continuing Resolutions" (CR's) which allow programs to keep operating in the absence of a broad spending agreement.

If the Continuing Resolutions are any indication of what lies ahead, the future does not look inviting. The continuing resolution passed by the House on September 29 and the Senate on September 30 (H.J. Res. 68) will mean cuts to some HUD programs for the duration of the CR. Usually Continuing Resolutions keep programs at the previous fiscal year's funding levels, sometimes with some minor adjustment. Since the Senate has not

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## New Staff at HDC

Erin Hiemstra started as HDC's new program coordinator October 6. Erin grew up in Seattle, finished her Master's Degree at George Washington University in Washington, D.C. and comes to us from her recent job as a legislative correspondent in Sen. Maria Cantwell's D.C. office. Erin's position will have new areas of responsibility. Carla, Ben and Erin will soon be meeting to work out the details.

HDC's office manager Jessica Hopkins' last day was September 21; she has returned to school to complete her degree.

## Katrina Budget, continued

passed the FY06 HUD appropriations bill, HUD programs will be subject to the lower of the House-passed bill or FY05 funding levels. This CR is in effect until November 18. [NLIHC M.T.M. 9/30/05]

As many in our community have noticed, the Republican Study Committee (RSC), which develops conservative policy for the GOP, has launched "Operation Offset" seeking to find significant budget cuts in order to limit the impact of Katrina spending on Federal deficits. Predictably, those cuts do not include reversals of tax policies which have significantly drained public resources that would otherwise be available to help aid victims. The RSC initially targeted healthcare programs such as Medicare but has met strong opposition from party leadership. Senate Majority Leader Frist has asked that the savings be found through the budget reconciliation process. In other words, where the money comes from is still very much up in the air. The question remains, and HDC staff will closely watch as the answers develop: Will the government find new resources with which to help disaster victims, or will they endanger the already at-risk by shifting needed housing resources to the Gulf Coast?

In another ominous development, the House passed a series of waivers to Section 8 eligibility rules as part of a bill authored by the Louisiana delegation. Housing advocates supported an amendment authored by Senator Paul Sarbanes (D-MD) calling for new emergency assistance vouchers. That amendment passed the Senate on September 15. The Louisiana delegation's bill, however, waives key requirements of the existing housing choice voucher and Section 8 project-based program for Katrina evacuees. Among the waivers, H.R. 3894 would waive income eligibility requirements for the current Section 8 programs and allow Katrina victims to utilize the already inadequate supply of housing vouchers.

HDC members and staff will continue to work closely with Senate and Congressional staff in order to ensure that our voice is heard as these critical questions are answered. To learn more or to get involved visit [www.housingconsortium.org](http://www.housingconsortium.org)

### HOUSINGnews!

A publication of the Housing Development Consortium  
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Submissions to: [erin@housingconsortium.org](mailto:erin@housingconsortium.org)  
Deadline for job ads—25th of the month.

### Charity Campaign Contributions Help Affordable Housing

HDC sponsors a federation for workplace charity campaign contributions. Don't forget to remind all your friends working in local and state government that they can help create more affordable housing by committing to payroll deductions when their charity campaign happens this fall. Look in the charity catalog under "Housing Development Consortium." There, they will find participating nonprofit housing developers.

## Federal Legislative Issues

*To learn more about the Federal Budget Process and*

### National Housing Trust Fund Update: GSE bill stalled, advocates continue to push

The attempt to bring the GSE reform bill to the House floor the week of September 19 faltered. Currently the House has yet to pass the bill while the Senate reported a version to our of committee which did not include language creating the "Affordable Housing Fund."

The New York Times, in an editorial on September 27th said it best "The bill would require Fannie Mae and Freddie Mac to focus their considerable powers more heavily on poorer communities, making it similar to the successful Community Reinvestment Act, which requires banks to provide services to poor areas. The reinvestment act has made available a staggering \$1.5 trillion to poor communities, mostly to nonprofit groups that build affordable housing for the disabled and the elderly....With the need for housing growing more urgent by the day, the House should end its bickering and pass this bill." ["Stop Stalling on Affordable Housing" 9/27/05]

## Members' Celebrations

October 12 – **Capitol Hill Housing Improvement Program**  
Groundbreaking at Broadway & Pine Apartments  
10 a.m.

October 12 – **Seattle Housing Authority**  
Tours of High Point's new housing – 3 p.m.  
Program 4 p.m.  
SW Juneau St & 30<sup>th</sup> Ave SW

October 15 – **Lutheran Alliance to Create Housing**  
Auction "Casablanca!"  
The Atrium at the Seattle Design Center  
5–10 p.m.

October 18 – **St. Andrew's Housing Group**  
Rose Crest at Talus Groundbreaking  
& SAHG's 16<sup>th</sup> Anniversary!  
341 Shangri La Way NW, Issaquah  
10:30 – 12

October 24- **Plymouth Housing Group**  
Building Hope Luncheon  
The Westin Hotel, Seattle  
12-1:30

November 4 – **Low Income Housing Institute**  
3<sup>rd</sup> Annual Auction & Banquet  
Grand Hyatt, Seattle  
6 p.m.

November 21 – Hero of the Homeless Luncheon  
**Tony and Sharon Lee** will be honored  
Seattle Center Rainier Room  
Operation Nightwatch

### Call for Nominations 2006 Vision 2020 Awards

Puget Sound Regional Council is seeking examples of how our region is growing wisely and creating a great quality of life realized within the past 12 months in the four-county region. Nominations close December 16. For details in putting your nomination together contact Michele Leslie at 206/ 587-4819 [mleslie@psrc.org](mailto:mleslie@psrc.org).

## Advocacy Action Corner

What You Can Do To Help Affordable Housing  
Through Advocacy

### Arrange for a Tenant or Board Member to Testify at a King County Budget Hearing

- \* What is at stake? King County's Housing Opportunity Fund has been funded at \$1 million per year for the past several years in part due to HDC's advocacy. The HOF provides capital funding for projects in King County and Seattle that housing our most vulnerable populations at or below 30% of median income. The HOF is essential to achieving King County's 10- Year Plan to End Homelessness, a high priority of the County Council. HDC is requesting that the funds go entirely to projects. In a hidden budget maneuver last year, departmental administrative costs were allocated to this line item instead of a separate departmental administration line item, leaving only about half the funds for projects. King County has excellent staff running its various housing funding programs; that cost should not be mainly taken out of funds for development of projects but should be shown in the budget as in prior years.
- \* Explain why the HOF has helped you (the tenant) or your organization (board or staff member)
- \* Urge \$1 million for the Housing Opportunity Fund

### King County Budget Hearings

All begin at 7 p.m. (sign up earlier)

**October 20**—Kent Regional Justice Center,  
401 4th Avenue N., Kent

**October 25**—Bellevue City Hall,  
11511 Main Street, Bellevue

**October 26**—Shoreline Conference Center,  
18560 1st Avenue NE, Shoreline

**November 2**—King County Council Chambers,  
516 3rd Avenue, 10th floor, Seattle

### Regional Economic Strategy for the Central Puget Sound Region

The Prosperity Partnership has completed its strategy for economic vitality of our region including King, Snohomish, Pierce and Kitsap Counties. The unique aspect of this strategy is that it includes important roles for the nonprofit community. Housing Development Consortium is a Prosperity Partnership partner and works with a committee of the Executive Alliance to develop specific tasks for the next year to move toward achievement of the plan. The new strategy can be found at [www.prosperitypartnership.org](http://www.prosperitypartnership.org)

# Workshop-Seminars-Conferences

See [www.housingconsortium.org](http://www.housingconsortium.org) for detailed listings

OCTOBER 24-26, CHICAGO, IL

## **2005 Tax Credit Developer's Summit, AHF Live**

Be a part of a candid, cutting-edge discussion of new and better ways of getting projects done, new forms of collaboration with nontraditional partners, more efficient uses of resources and streamlined processes. Early bird registration deadline: September 16th (cost \$450) Regular cost is \$525. For more information and conference updates visit [www.AHFLive.com](http://www.AHFLive.com).

OCTOBER 26-28, BOSTON, MS

## **Symposium 2005, Spectrum Seminars**

This years symposium will cover the Keys to Compliance and offer two different tracks for attendees. You can choose from the basic track which is for beginners or can be a great review for veterans; or you can choose the advanced track which will cover specific issue and is beneficial for those who make policy, etc. Cost varies depending on when you register. For more information call 207-767-8000 or e-mail [symposium@spectrumseminars.com](mailto:symposium@spectrumseminars.com).

OCTOBER 27&28, SAN FRANCISCO, CA

## **Learn the Basics: Housing Tax Credits "101", Institute for Professional and Executive Development**

Learn all of the technical, business and compliance essentials for 2005. These two days are packed with information that you can either use as instructional information or for accreditation. There will also be various expert speakers through out the seminar. Cost for registration is \$665 for HDR subscribers or \$695 for general registrants. For more information or to register visit: [www.ipedinc.net](http://www.ipedinc.net) or call 800-473-3293.

NOVEMBER 2-4 , DENVER, CO

## **Brownfields 2005: Reaching New Heights in Redevelopment**

This conference features plenary speakers including EPA Administrator Stephen Johnson, entrepreneur and architect William McDonough, NPR personality Steve Curwood and "Creative Class" guru Richard Florida. Registration is free. For more information or to register visit: [www.brownfields2005.org](http://www.brownfields2005.org).

NOVEMBER 8-9, WASHINGTON, D.C.

## **Leading America's Investment in Communities, The Enterprise Social Investment Corporation**

At ESIC forum industry experts will provide an in-depth look at the forces and trends that are Leading America's Investment in Communities. Featured speakers are James Carville and Mary Matalin. You will be able to network with some of the nations leading developers, community groups and investors. For more information on this forum visit [www.enterpriseconferences.org](http://www.enterpriseconferences.org).

NOVEMBER 12, SEATTLE, WA

## **Third Annual Aging in Place Resource Fair, City of Seattle/Human Services Department**

This fair will be held at the Seattle Science Center. There will be vendors and workshops through out the event. For more information please visit: [www.seattle.gov/humanservices/aging/](http://www.seattle.gov/humanservices/aging/) or e-mail: [margaret.casey@seattle.gov](mailto:margaret.casey@seattle.gov)

NOVEMBER 17 SEATTLE, WA and DECEMBER 1, TACOMA, WA

## **Landlord - Tenant Law in Washington**

This seminar covers the essential legal and practical aspects of landlord-tenant law. Presenters are experts in the application of this information in the management of rental property. For more information please call 715-855-0498 or visit [www.sterlingeducation.com](http://www.sterlingeducation.com).

MARCH 19-22 2006, LAS VEGAS, NV

## **National Community Reinvestment Conference**

This conference will feature CRA examination training, innovations in community development investing, approaches to community development and the National Community Development Lending School. Registration brochure to be sent in January. For more information please e-mail: [lauren.mercado-briosos@sf.frb.org](mailto:lauren.mercado-briosos@sf.frb.org)

# Employment Listings from Housing Organizations

See [www.housingconsortium.org](http://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.

## Director of Property Management, Housing Resources Group

Housing Resources Group is seeking a Director of Property Management to join our Leadership Team and lead three internal departments: Leasing and Compliance, Maintenance and Property Management. Qualifications for the ideal candidate include: five or more years progressive experience in managing multi-family affordable housing with experience in residential property management of 500 or more units and experience coordinating residential maintenance or contracted work for multiple units. Bachelor's degree in real estate or non-profit management or a related field. To apply for this position, please email a letter of interest and resume to [HR@hrg.org](mailto:HR@hrg.org) or fax to (206) 623-9404. Please see our website: [www.hrg.org](http://www.hrg.org) for a full job description and additional information on Housing Resources Group. EOE employer.

## Housing Developer, Common Ground

25-year-old Washington State non-profit housing consulting firm seeks experienced housing project managers to join a team of committed professionals. We are looking for individuals with project management experience in affordable housing real estate development to work with a variety of clients on low-income housing and mixed used projects. Applicants should have at least 3 years experience in housing project management and a good working knowledge of public and private affordable housing finance. Competitive salary DOE. Submit resume and cover letter ASAP to Managing Developer, Common Ground, 401 Second Ave., S, #500, Seattle, WA 98104 or [dani@commongroundwa.org](mailto:dani@commongroundwa.org). For more information: [www.commongroundwa.org](http://www.commongroundwa.org) EOE. Open until filled. (posted 10/7/05)

## Office Administrator, St. Andrew's Housing Group

This full-time non-exempt level position is responsible for office management, database management and some information technology support for a community-based organization dedicated to building, preserving and increasing the supply of quality affordable housing in East King County. Candidates with an associates degree or minimum two-years experience as an office administrator preferred. Salary range \$12-16 per hr, benefits available after two months. For more information, or to apply contact: St. Andrew's Housing Group [www.sahg.org](http://www.sahg.org) 2650 148th Ave. SE, Bellevue, WA 98007 phone: (425) 746-1699 or email: [info@sahg.org](mailto:info@sahg.org) (posted 10/7/05)

## Property Rehab Specialist, City of Seattle Office of Housing

Perform weatherization/rehabilitation inspections and energy conservation audits for multifamily projects; develop scopes of work; monitor contracts and authorize release of payment. Deadline 10/16/05. Apply online at [www.seattle.gov/jobs](http://www.seattle.gov/jobs). Questions: [john.flynn@seattle.gov](mailto:john.flynn@seattle.gov) 206/ 684-0354. (posted 9/27/05)