



TACOMA / PIERCE COUNTY
**AFFORDABLE
HOUSING
CONSORTIUM**

NEWS UPDATE 11-01-2017

→ **2017 Affordable Housing Candidate Forum**

Airing a few Mondays at 5pm and a few Sundays at 11am on PCTV up to Election Day 11-07.

Airing on TV Tacoma:

Tuesdays	4 am
Thursdays	1 pm
Saturdays	8 am
Sundays	8 pm

→ **2017 Affordable Housing Awards – 10-26-2017**

Advocacy: Pierce County 100-Day Challenge – PC Homeless Services & A Way Home Washington

Community Impact: Colin DeForrest – Tacoma Neighborhood & Community Services

Innovation: Living Access Support Alliance LASA – Janne Hutchins, ED

Sustainability: Bay Terrace Phases I & II – GGLO Design & Absher Construction

More information on awardees & sponsors: www.tpcahc.org

→ **Yet more evidence that housing affordability is getting worse – Brookings Brief**

https://www.brookings.edu/blog/the-avenue/2017/10/31/yet-more-evidence-that-housing-affordability-is-getting-worse/?utm_campaign=Brookings%20Brief&utm_source=hs_email&utm_medium=email&utm_content=57953740

→ **Tacoma Link Extension open house**

You're invited: Attend our final design and pre-construction open house

Final Design is here! What's next?

As Sound Transit wraps up final design of the stations, tracks, associated utility work, and Operations and Maintenance Facility expansion plans, the Tacoma Link Extension project will enter the pre-construction phase. Activities in this phase will include outreach to businesses and residents, obtaining project permits, defining construction schedule and methods, coordinating with private utility providers, and preparing for a construction open house once the contractor is on board in mid-2018.

The selected route continues north along Commerce Street to the Hilltop District via Stadium Way, North 1st Street, Division Avenue, and Martin Luther King Jr. Way. Construction will begin in Fall 2018.

Please join us at the open house to:

- View the design of the station platforms, track and station names.
- Learn about what to expect during construction.
- Review final design of the Operations and Maintenance Facility.
- Hear about next steps for the Tacoma Link Extension project.

Meet the local artist for the project, Kenji Stoll.
Review partner agency projects along the corridor.

Additional information will include learning more about station artwork from local artist, Kenji Stoll, City of Tacoma Links to Opportunity Streetscape Design, Pierce Transit, and Tacoma Public Utilities.

In-person

5 p.m. to 7 p.m., Wednesday, Nov 8, 2017

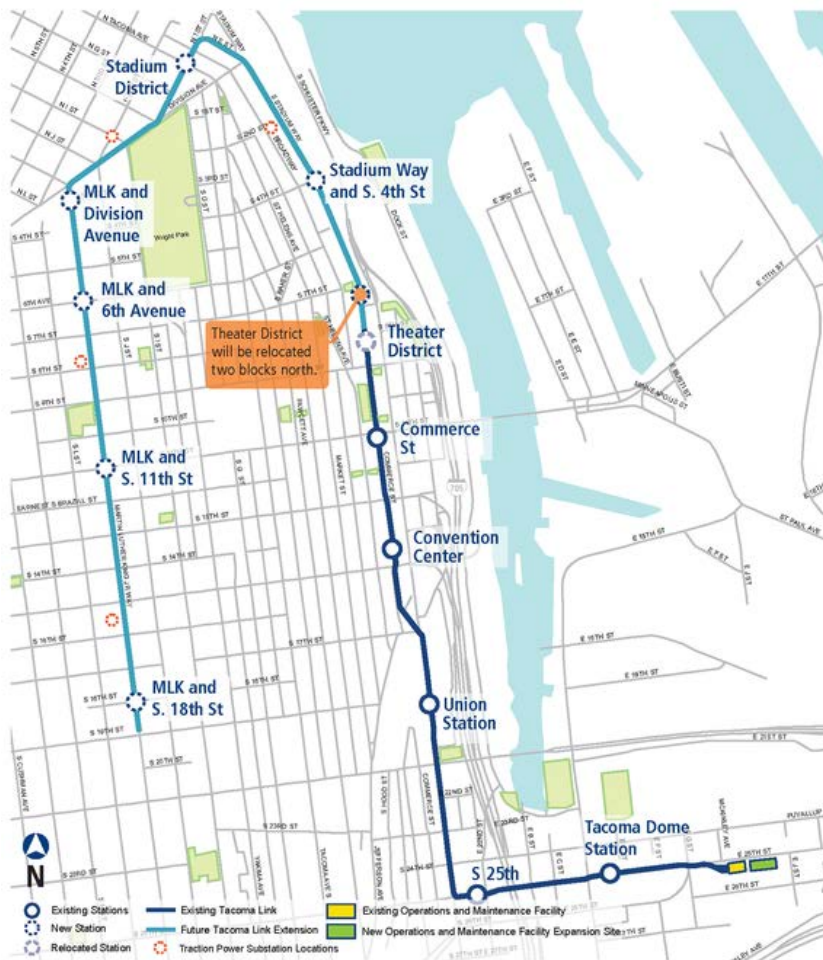
Evergreen State College - Tacoma

1210 6th Avenue

Tacoma, WA 98405

Online

If you can't make it to our in-person Final Design and Pre-Construction Open House on Nov. 8, we will have open house materials available to view online at: tacomalinkopenhouse.org.



For more information

soundtransit.org/tacomalinkextension

Lauren Wheeler, 206-903-7004 or Lauren.Wheeler@soundtransit.org

24-hour construction hotline: 888-298-2395

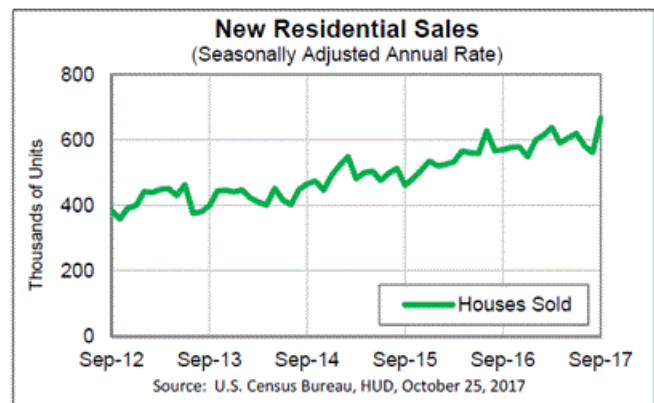
→ U.S. Census Bureau & HUD release national home sales data for 09-2017

As you'll see, in September 2017 are up both from the month before and the from a year earlier suggesting continued strength in the housing market. Thanks. Michael S. Look, Deputy Regional Administrator

HUD AND CENSUS BUREAU REPORT NEW RESIDENTIAL SALES IN SEPTEMBER 2017

WASHINGTON – The U.S. Department of Housing and Urban Development (HUD) and the U.S. Census Bureau today jointly announced the following new residential sales statistics for September 2017:

NEW RESIDENTIAL SALES SEPTEMBER 2017	
New Houses Sold ¹ :	667,000
New Houses For Sale ² :	279,000
Median Sales Price:	\$319,700
Next Release: November 27, 2017	
¹ Seasonally Adjusted Annual Rates ² Seasonally Adjusted	
Source: U.S. Census Bureau, HUD, October 25, 2017	



NEW HOME SALES

Sales of new single-family houses in September 2017 were at a seasonally adjusted annual rate of 667,000, according to estimates released jointly today by the Department of Housing and Urban Development and the U.S. Census Bureau. This is 18.9 percent (± 19.0 percent)* above the revised August rate of 561,000, and is 17.0 percent (± 22.4 percent)* above the September 2016 estimate of 570,000.

SALES PRICE

The median sales price of new houses sold in September 2017 was \$319,700. The average sales price was \$385,200.

FOR SALE INVENTORY AND MONTHS' SUPPLY

The seasonally-adjusted estimate of new houses for sale at the end of September was 279,000. This represents a supply of 5.0 months at the current sales rate.

New Residential Sales data for October 2017 will be released on Monday, November 27, 2017.

[Read more about new residential sales activity.](#)

EXPLANATORY NOTES

In interpreting changes in the statistics in this release, note that month-to-month changes in seasonally adjusted statistics often show movements which may be irregular. It may take three months to establish an underlying trend for building permit authorizations, six months for total starts, and six months for total completions. The statistics in this release are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated relative standard errors of the most recent data are shown in the tables. Whenever a statement such as "2.5 percent (± 3.2 percent) above"

appears in the text, this indicates the range (-0.7 to +5.7 percent) in which the actual percentage change is likely to have occurred. All ranges given for percentage changes are 90 percent confidence intervals and account only for sampling variability. If a range does not contain zero, the change is statistically significant. If it does contain zero, the change is not statistically significant; that is, it is uncertain whether there was an increase or decrease. The same policies apply to the confidence intervals for percentage changes shown in the tables. On average, the preliminary seasonally adjusted estimates of total building permits, housing starts and housing completions are revised 3 percent or less. Explanations of confidence intervals and sampling variability can be found at the [Census Bureau's website](#).

* The 90 percent confidence interval includes zero. In such cases, there is insufficient statistical evidence to conclude that the actual change is different from zero.

→ Briefing paper on why the WA Capital Budget needs to be passed - WLIHA



HTF and Capital
Budget briefing paper

→ Tomorrow! Register Now: [Connecting Communities® website](#)

for the Nov. 2 Connecting Communities Webinar on Mitigating Neighborhood Blight

Connecting Communities® SPONSORED BY THE FEDERAL RESERVE SYSTEM

In a number of cities across the country, neighborhood revitalization has been stymied by the impact of blight. Whether it's in the form of abandoned properties, houses in severe disrepair, or vacant homes, blight is a major cause of what's become known as the "appraisal gap"—the situation in which the cost of rehabilitating a home is greater than the home's post-construction value. The appraisal gap can hamper the recovery of a city's housing market and also foster a favorable environment for bottom-feeding investors, who build up large rental portfolios by buying up foreclosed homes that were previously owner-occupied.

During the housing crisis, the temporary Neighborhood Stabilization Program (NSP) provided gap financing that enabled housing developers to build or rehab a high volume of single-family homes. But what approaches are available to help fill the gap now, post-NSP?

This Connecting Communities webinar will highlight two innovative programs and a policy strategy that offer working solutions to address the appraisal gap and mitigate the impact of blight, vacancy, and abandonment in distressed communities across the country.

→ Declining Dropouts

As recently as 1996, 34% of Hispanics dropped out of high school. By 2016, the rate was just 10%! Similarly, the rate for blacks declined from 16% to 7%, while the rate for whites fell from 8% to 5%. Asians saw their rate decline too; from 5% in 1999 to 3% now. In 2016, 47% of Hispanics aged 18 to 24 were enrolled in college, up from 32% in 1999.

→ Cyber Security – Tech Soup

Free downloads of articles with important information: [Tips, definitions, password security](#)

http://campaigns.techsoup.org/index.php/email/emailWebview?mkt_tok=eyJpIjoiTnpRelpURm1ZMkpoWW1FeSIsInQiOiI4NGxrNzV0Y1A3Wmo2OHpSQmgrTzUrVi95bi9kMGRLQXBpZINBalphT3BUUENnRHhpTS9lcmxVHpCUzIH2005ZW5jZUFmcXhBQ3IUOWxiQnVUQVc3RkZnekFicElydkJ6OVNKSvNBclduVm9OcXltTGwxTWVOWXVNOwNqbzVYRCJ9

➔ **HIPPA Compliant patient engagement – new rules – email & text**
info@webcast.mentorhealth.com

➔ **Housing Counseling Program Webinars**

Nov 2017 – January 2018

<https://www.hudexchange.info/trainings/upcoming/?ct=%5B%22Training+Materials%22%5D&tt=&topic=%5B%22Housing+Counseling+Program%22%5D&loc=%5B%5D&predefdr=&dr=&relmat=&orderby=searchDate&q=>

➔ **Emergency shelter learning series continues on November 9!**

The most recent installment in the Emergency Shelter Learning Series addressed rules and safety for shelters that serve families and survivors of domestic violence. But what about shelters that serve single adults?

In this month's webinar, join Alliance staff and shelter providers who have made the switch to low-barrier models. Learn how to re-examine your rules and shift them to expectations that promote safety. [Register here >>](#)

➔ **MBA Education – AHC members are MBA members**

www.mbapierce.com – click on Education

➔ **Community Trainings - YWCA**

Trauma Informed Care

11-03, 8:30 – 12:30



➔ **Q & A for Housing Counselors: Recent Changes to HUD-FHA's HECM Program**

What changes? Why? Impact? Effect on borrowers? What happens if I can't get an appointment? 09-26-2017
Please email your Housing Counseling HECM questions, as well as questions on any Housing Counseling topic to: housing.counseling@hud.gov [Training Calendar](#)

HUD Office of Housing Counseling has moved to a new website. Visit us at the [HUDEXchange](#).

➔ **The necessity of strategic planning – message from Peter Ansara**

Through my experience in operating a non-profit operation I know the difficulty in aligning board, programs and the people with the mission. For those who operate or manage non-profit operations we know that a strategic plan is necessary to carry the vision forward for the organization.

A strategic plan is an organizational necessity in my opinion that is used to set priorities, focus energy and resources, and strengthen operations. The plan helps insure, that internal and external stakeholders are working toward common goals and vision that are outcome based. The strategic plan also helps you respond to the changing environment. Without it, you may get left in the dust.

On the eve of finalizing our strategic plan for Pierce County Human Services I thought I would share the email

resource below from The Washington Nonprofit Institute. The information on their [website](#) is invaluable. Whether you have a strategic plan and need to update it or need to create one I would recommend taking a look.

➔ Tacoma Housing Authority – open position

The Tacoma Housing Authority (THA) seeks its next **Director of Administrative Services**. I attach a job description. The preface sums up the position’s main purpose:

The Director of Administrative Services supports Tacoma Housing Authority’s strategic and operational objectives in the following way: provide high quality administrative services to Tacoma Housing Authority (THA) so its programs can provide high quality services, its funders will be more willing to fund THA and its regulatory partners, auditors and the public will have a high degree of confidence in THA’s operations. This position oversees Information Technology, Asset Management, business process improvement, compliance, risk management, and procurement functions at THA. The Director also participates in the Executive Director’s cabinet. In that advisory capacity, the Director will provide highly responsible support to him or her in the governance of the agency. The Director shall perform all these responsibilities in service to THA’s social justice mission to assist low-income households, to help Tacoma be “safe, vibrant, prosperous, attractive and just”, and to do this work in ways that aspire to administrative and programmatic excellence.

We are particularly looking for someone with the skills and experience to manage a talented staff through an ambitious software conversion project (using a Salesforce platform) and an agency wide business process improvement project.

The right person would match these skills with a strong interest in using them in a lively, innovative and good humored public housing authority serving the social justice and community development needs of a lively, progressive, and attractive city on the shore of Puget Sound. THA’s web site is a good place to learn more. See www.tacomahousing.org and <https://www.governmentjobs.com/careers/tacomahousing?>

➔ Connecting Leaders to Learning Webinar Series – Bank of America

The Bank of America Charitable Foundation webinar series supports our company’s purpose to improve the financial lives of the clients, customers and communities we serve – by connecting nonprofit leaders to trends, tips and resources that will create better futures. Since 2009, our webinar series has become a highly respected forum assisting 27,000 nonprofit leaders. In 2017, we will build on this success and leverage technology to expand the delivery of thought leadership discussion across our corporate social responsibility pillars to create deeper connections across our communities and our company. Over the next year, the webinar series will engage participants through discussion facilitated by key internal and external partners.

Upcoming Webinars - Click the Topic to Register

Date	Topic	Presenter
11/9/17	Feeding the Line or Ending the Line?	Patricia Smith (Reinvestment Fund) and Emily Basten (Feeding America)

➔ **VOTE!** General Election – all ballots postmarked by Tuesday 11-07