



NEWS UPDATE – 01-16-2009

WASHINGTON STATE HOUSING TRUST FUND: Important Changes to the 2009 Funding Process

Based on current financial and economic conditions and the Governor's priority to fund projects that can move quickly towards construction to create construction jobs, there will be significant changes to the HTF allocation process in 2009.

Please submit, by **5:00 PM January 26th 2009, a Stage 1 application for any Multifamily projects in your organization's pipeline for 2009**. In order to fully evaluate the types of projects and funding needs, we are requesting applicants provide information on all of their Multifamily projects looking for financing in 2009. This includes projects that are proposing utilizing 2010 Low Income Housing Tax Credits.

Regardless of the funding sources your proposal utilizes (e.g. Tax Credits, HUD, USDA), if your organization intends to seek HTF funding for one or more Multifamily projects in 2009 you must submit a stage 1 application by this date.

In order to prioritize and help inform the process, we are adding an additional short summary form covering project readiness issues. Submit this along with the usual Stage One forms. All of the required forms can be downloaded here: [Project Readiness 2009 – Word](#); [Stage One – Word](#); [Stage One – Excel](#). Consult the [Multifamily page](#) for further application submission-related information. **Again, if you intend to apply to HTF for funding for one or more Multifamily projects at any time in 2009, you must submit a Stage 1 application by January 26th.**

Updated: HTF will be hosting a stakeholder meeting on January 21st from 9:00 AM to 1:00 PM at the [First Methodist Church in Olympia](#) to present process concept and changes. Space will be limited, so please no more than 2 people per organization- participation may need to be by representation. It is NOT necessary to RSVP.

We are considering at least a two pronged approach in 2009:

First: Open door, ongoing rolling funding for all non-tax credit projects, prioritized by start date. We are considering a modified round or several smaller rounds based on financing structure or open door prioritized by construction start dates for non tax credit projects, beginning shortly after the January 26th Stage 1 deadline

Second: Competitive round for tax credits: Work on timing, streamlining and simultaneous decision making for competitive tax credit projects and HTF funding

The amount of HTF funds available for the new biennium is uncertain. At this time priority will be given to new construction and acquisition/rehabilitation projects not currently in the HTF portfolio. Projects already in the HTF portfolio that require substantial rehabilitation may be considered on a case by case basis, and will be prioritized based on additional criteria developed. These projects are considered secondary priorities at this time.

Additional information and the draft process proposal will be posted on our website, so check regularly for updates.

Comments and considerations may be submitted via email to [Sean Harrington](#), Program

Notice of Public Hearing Downtown Tacoma Parking Requirements for New Development

Planning Commission Public Hearing

Wednesday, February 4, 2009 5:00 pm City Council Chambers
Tacoma Municipal Building, 747 Market Street, 1st Floor

What is Being Considered?

The Planning Commission is considering potential changes to the downtown parking regulations that would eliminate the parking requirements for new building in the portion of downtown known as the International Financial Services Area (IFSA). This would include eliminating the City's existing minimum and maximum off-street parking requirements, but would not prevent developers from providing parking.

What is the Purpose of the Public Hearing?

The Planning Commission is seeking public comment on these potential changes. You received this notice because you are a taxpayer with property within the IFSA or within 400 feet of the IFSA, you are a business owner within the IFSA, or you are part of a group that has been identified as an interested party. *Please note, the proposed changes will affect how properties within these areas develop in the future.*

What is the International Financial Services Area?

The International Financial Services Area (IFSA) is an area within the downtown core that was designated by the City Council to be a focus for the expansion, retention and recruitment of international financial service businesses, as well as professional and support services, retail and restaurants. The boundary of the ISFA is shown on the map included.

Where can I get Additional Information?

Additional information, including the complete text of the proposed revisions, staff report and environmental determination, is available from the Community and Economic Development Department, at all branches of the Tacoma Public library and on the Planning Division website: www.cityoftacoma.org/planning (then click on the "Downtown Code Update")

How do I provide comments to the Planning Commission?

You can testify at the hearing or provide written comments using the return address on this card no later than 5:00 pm on Friday, February 13, 2009 or by facsimile at (253) 591-2002 or via e-mail at planning@cityoftacoma.org. If you have additional questions or comments please feel free to contact the Planning Division's comment line: **(253) 573-2529**

Environmental Review

The lead agency for this proposal has made a preliminary determination that this project does not have a probable significant adverse impact on the environment. A Determination of Environmental Non-Significance was made after a review of a completed environmental checklist, a copy of which is available upon request. Comments on the preliminary determination must be submitted by 5:00 pm on **Friday, February 13, 2009** in order to be considered. The City may reconsider or modify the preliminary determination in light of timely comments. The preliminary determination will become final on February 20, 2009, unless modified. Appeals may be filed with Pierce County Superior Court within 21 days after the final determination. Appeals shall be made in accordance with the procedures and limitations set forth in RCW 43.21C.075. (State Environmental Policy Act)

If you have questions, please contact City of Tacoma Community and Economic Development Staff: Ian Munce (253) 573-2478 imunce@cityoftacoma.org

National Low Income Housing Coalition: Action Alert

Congress Making Decisions NOW on Housing in Economic Recovery Package

Make your voice heard today

Congress is working **NOW** on the economic recovery package that could amount to \$1 trillion. They need to hear that their constituents expect low income housing and homelessness prevention to be in that package.



CALL NOW
Enter Your Zip Code
 Go!

The recession is causing millions of people to fall below the poverty line, putting hundreds of thousands of people at risk of becoming homeless. The solution must be more affordable housing.

ACTION NEEDED

Please call your U.S. Representative and Senators **TODAY**. Ask them to support an economic recovery package that includes:

- **National Housing Trust Fund:** Capitalize the new National Housing Trust Fund with \$10 billion over two years to rehab or build 100,000 rental homes, using green standards, for households with the lowest incomes.
- **Housing Choice Vouchers:** Issue 400,000 new Housing Choice Vouchers (100,000 couple with National Housing Trust Fund grants) at a cost of \$3.6 billion over two years to provide rent assistance for households with the lowest incomes.
- **Prevent Homelessness:** Provide \$2 billion to the homelessness prevention component of the Emergency Shelter Grant Program to prevent 400,000 households from becoming homeless, or to rapidly re-house those who might lose their homes.
- **Renters in Foreclosure:** Include protections for renters in homes facing foreclosure (spelled out in NLIHC letters to Congress in link below).
- **Public Housing:** Provide \$5 billion for the Public Housing Capital Fund over two years to upgrade, using green standards, public housing units that have not had adequate maintenance and modernization funds.
- **HUD Multi-Family Housing:** Provide \$3 billion over two years to upgrade federally assisted multi-family housing using green standards.
- **Gulf Coast Recovery:** For Alabama's ongoing disaster relief efforts, provide at least \$110 million

through Community Development Block Grant Recovery Assistance.

Please use this toll free number, **877-210-5351**, for the congressional switchboard and asked to be connected to the housing staffers for your Representative's and Senators' offices. You can also click on the blue "Take Action" link above to find the direct numbers to those offices.

To view NLIHC's letters to House and Senate leaders, click [here](#).

Together, these proposals will assist **800,000 households** hardest hit by the recession and create

If you have any questions, contact us at outreach@nlihc.org.

AHC Membership Renewal

Members should have received an invoice for 2009 membership dues for the Consortium. The amount of the invoice is based on your 2008 dues; please adjust your dues amount if necessary based on the schedule on the invoice. Note that we are offering you the option to spread payment of dues over 4 quarterly payments (January, April, July, and October).

For more affordable housing information and resources please go to:
www.affordablehousingconsortium.org

AFFORDABLE HOUSING NEWS TO SHARE? → Send your stories, events, insights for our AHC Newsletter. Please email connie@affordablehousingconsortium.org
