



TACOMA / PIERCE COUNTY  
**AFFORDABLE  
HOUSING  
CONSORTIUM**

## NEWS UPDATE 09-01-2010

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### **AHC Event → 4<sup>TH</sup> ANNUAL CANDIDATE FORUM ON AFFORDABLE HOUSING**

**September 8, 4 – 6 pm Evergreen Tacoma Campus 1210 6<sup>th</sup> Av, Tacoma**

Candidates from Pierce County for WA State Legislature [races with no incumbents]:

District 27, Representative Position 1	Laurie Jinkins Jake Fey
District 29, State Senator	Terry Harder Steve Conway
District 29, Representative Position 1	Connie Ladenburg Steven Cook
District 31, Representative Position 1	Cathy Dahlquist Shawn Bunney
Moderator	Derek Young, Exit 133

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### **Funding → Washington Works Advisory #3**

State Prevailing Wage (9/1/2010) Queries regarding the applicability of State Prevailing Wage to projects funded with Washington Works dollars. After discussions with representatives from the Dept. of Commerce, Labor & Industries, and other industry professionals, we are presenting the following guidelines to help answer your questions on the applicability of the State Prevailing Wage requirements to your Washington Works project.

Link to guidelines:

<http://www.affordablehousingconsortium.org/client/assets/files/PrevailingWageAnalysisTree%20Copy.pdf>

If in doubt, please contact your counsel or counsel familiar with Labor and Industries guidelines.

Link to [Washington Works Advisory Page](#) for all updates. Questions? Contact David Clifton or Tia Peycheff at 206.464.7139 or 1.800.767.HOME (4667)

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### **Funding → Veterans Homelessness Prevention Demonstration [VHPD] Program**

\$2M over 3 years has been awarded by the federal government to Pierce County for short-term housing assistance [up to 3 months] and case management for homeless and at-risk veterans, to be administered by a single contractor agency in Pierce County. The Veterans Administration will also receive \$1M to provide mental health and chemical dependency treatment to the clients. The timeline for the lead contractor agency is short: 09-20 4 pm lead agency pre-applications due; 09-22 Continuum of Care VPHD review committee will select lead agency; 10-07 final applicant's plan submitted to HUD; 12-01 services launched. For information, contact Robyn Lee [rllee@co.pierce.wa.us](mailto:rllee@co.pierce.wa.us) or 253.798.6935. Information will be online Monday 09-06 at [www.piercecountywa.org](http://www.piercecountywa.org) → Services → Housing Programs → Homeless Information & Resources.

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**Symposium → Don't Be Fooled! Preventing Foreclosure & Loan Modification Scams in Washington State. Thursday 09-16, 10:30 am – 1 pm, Seattle – Free event hosted by FDIC.**

Information & Registration form: <http://www.affordablehousingconsortium.org/index.php/Calendar/>

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**Training →** The Certificate in Community Development is a nine-month program that will help anyone interested in or already involved in this field to build a foundation of knowledge that will save them years of confusion and dead-ends. In just nine months, you will be exposed to players on all sides of community development, including planning, housing, funding, social services and community mobilizing. It would take 10 years of your career to get these connections and access to so many players in the field. Skill building, research, team projects, guest speakers, case studies and more to expand and frame your perception and options, whether your community is a neighborhood seeking to be a better place or a virtual community with no walls.

The program will be held on Tuesday evenings in downtown Seattle from September to June. Applications are due in hand September 2. For more information, see the program website here: <http://www.pce.uw.edu/prog.aspx?id=3775> or contact UW Professional & Continuing Education at 206-685-8936.

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**New Housing →** Mercy Housing Northwest: Senior housing project going up in Tacoma's Hilltop  
Link to story [http://www.affordablehousingconsortium.org/client/assets/files/The%20News%20Tribune%20-%20Senior%20housing%20project%20going%20up%20in%20Tacoma's%20Hilltop%20\(print\).mht](http://www.affordablehousingconsortium.org/client/assets/files/The%20News%20Tribune%20-%20Senior%20housing%20project%20going%20up%20in%20Tacoma's%20Hilltop%20(print).mht)

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**Homeownership Programs →** Washington State Housing Finance Commission  
HOUSE KEY PROGRAM ANNOUNCEMENT - August 27, 2010  
Manual update for new House Key income limits is now available at:  
<http://www.wshfc.org/sf/downloads.html> Please note some county income limits have increased. Please note the limit has decreased for target areas in Island County due to new IRS federal limits.

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**Register for Housing Washington! →**



October 19 & 20 – Greater Tacoma Convention & Trade Center  
Register: <http://www.wshfc.org/conf/program.htm>

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**→ Enterprise Community Partners Newsletter**  
September 01, 2010

Capitol Express Newsletter

[Read the Capitol Express Newsletter in its Entirety](#)

## **NEWS ITEMS**

### **HOPE VI, Choice Neighborhoods Initiative Funds Available**

The Department of Housing and Urban Development (HUD) announced that funding will be made available for the HOPE VI Revitalization Program and Choice Neighborhoods Planning and Implementation Grants. [More Information about the HUD Funding Opportunities](#)

### **USDA Releases Amended Regulations to the Single Family Housing Guaranteed Loan Program**

On August 26, the U.S. Department of Agriculture Rural Housing Service released the final rule for its Section 502 Single Family Housing Guaranteed Loan Program. [Read More about the Final Rule](#)

### **HUD Releases NSP 1 Recapture/Reallocation Notice**

HUD published a Federal Register notice describing the process through which it will recapture and reallocate Neighborhood Stabilization Program (NSP) funding. The reallocation will apply to funds from the first round of NSP funding that are not committed to specific projects by the fall 2010 deadline. [Learn More about the NSP Recapture/Reallocation Process](#)

### **Enterprise Comments on FHA Mortgage Products and Underwriting Standards**

On August 16 Enterprise submitted comments to the Federal Housing Administration (FHA) regarding its request for comments on Risk Management Initiatives: Reduction of Seller Concessions and New Loan-to-Value and Credit Score Requirements. [Read Enterprise's Recommendations to FHA](#)

### **Treasury Announces CDFI Fund Awards**

The Department of the Treasury's Community Development Financial Institutions Fund (CDFI Fund) announced the largest single round of awards in its history on August 19. [More Information on the CDFI Fund Awards](#)

### **Green Retrofit for Multifamily Housing Program Reaches 100 Affordable Housing Developments**

HUD has provided over \$100 million in funding to 100 affordable housing developments (totaling 8,112 homes) to complete energy efficient renovations, as reported on August 19. The funding was made available through the HUD Green Retrofit Program for Multifamily Housing. [More Information on the Green Retrofit Program](#)

### **120 Organizations Receive DOE Weatherization Innovation Funding**

On August 19, the Department of Energy (DOE) announced that 120 organizations would receive funding to promote innovation under the Weatherization Assistance Program (WAP). Nearly \$120 million will be provided to support pilot projects that demonstrate innovative weatherization delivery techniques, financial models and new technologies. [Read More about the WAP Program](#)

### **Updated Online Tool Measures Financial and Environmental Impacts of Housing Choices**

The Center for Neighborhood Technology (CNT) has released an updated tool that helps measure average household transportation costs and carbon dioxide emission associated with housing locations. [More Information about CNT Tools](#)

### **[DOE Launches Energy Basics Webpage](#)**

DOE recently launched its [Energy Basics webpage](#), which provides information about renewable energy and energy efficiency technologies. The site includes a section dedicated to home and building technologies.

## **EVENTS**

### **HUD, Treasury Hold Future of Housing Finance Conference**

On August 17, HUD and the Department of the Treasury held a Conference on the Future of Housing Finance, attended by leading academic, consumer, community and business leaders, and other stakeholders. Enterprise Executive Vice President and Chief Operating Officer Terri Ludwig participated in a breakout session on multifamily housing finance and discussed nonprofit housing finance concerns. [Read More about the Housing Finance Event](#)

### **CBPP Posts Audio Highlights from Forum on Transforming Rental Assistance**

The Center on Budget and Policy Priorities (CBPP) has posted audio recordings from its *Preserving Public Housing: Issues and Options* policy forum series. [Additional Information on the CBPP Forum](#)

## **REPORTS**

### **President's Economic Board Proposes Eliminating Business Tax Credits, Including LIHTC and NMTC**

On August 28, the President's Economic Recovery Advisory Board

(PERAB) released its report on tax reform options, which included a recommendation to reduce or eliminate business tax credits, such as the Low-Income Housing Tax Credit (LIHTC), New Markets Tax Credit (NMTC), historic rehabilitation tax credits and energy tax credits.

[Further Updates on the PERAB Recommendations](#)

### **New Reports on Housing, Community Development and Intergovernmental Programs**

HUD, the Government Accountability Office (GAO) and nonprofit Stewards for Affordable Housing for the Future (SAHF) released reports in recent weeks examining current issues related to housing and community development. [More Information about the Latest Research](#)