



NEWSLETTER – OCTOBER 2008

Housing Legislation Agenda 2009

The Washington Low Income Housing Alliance has developed a list of consensus items for the upcoming Washington State Legislative Session. The list will be finalized and prioritized at a WLIHA meeting in Seattle on November 18. Please review the list and provide your input to AHC Executive Director Connie Brown by November 10 for AHC Board discussion on November 12 .

Lead items:

- Maintain the Housing Trust Fund at \$200 million per biennium.
- Maintain local King County taxes for expiring stadium bonds and shift some of the revenue to developing low-income housing in King County. (WLIHA lead: Seattle-King County Housing Development Consortium.)
- Prevent landlords from discriminating against tenants paying rent with a Section 8 Housing Choice Voucher or another legitimate source of income. (WLIHA lead: Tenants Union.)

Support items:

- Portfolio Management: Remove the prohibition on using HTF capital dollars for administration, allowing a small amount to be used to support application review and contracting activities. *CTED lead – session committee was given the authorization to determine if this proposal should become a WLIHA lead item.*
- Request that state agencies develop plans to stop discharging people from state care into homelessness by 2011. *Committee to End Homelessness King County lead.*
- Increase notice provided to mobile homeowners being evicted because of redevelopment. *Columbia Legal Services lead.*
- Require community owners to notify mobile homeowners if their community is to be sold so that homeowners have the opportunity to preserve the manufactured housing community. *Columbia Legal Services lead.*
- Expand Tenant Relocation Act to hotels and motels closed due to code enforcement. *Columbia Legal Services lead.*
- Eliminate the current requirement of identifying alternative public fund sources when waiving impact fees for affordable housing development. *ARCH lead.*
- Increase in the debt limit of the Washington State Housing Finance Commission from \$5 billion to \$7 billion. *WSHFC lead.*
- Require right of first refusal for low-income housing and homelessness for local, state, and federal surplus property. *Rep. Pettigrew lead.*

We need your feedback on two more items: 1. Opposing cuts to housing and survival services for people in need, and 2. Supporting the Washington State Coalition for the Homeless in advocating for legislation to increase the minimum wage to a living wage.

HUD Neighborhood Stabilization Program

On September 29, 2008, HUD released a Notice outlining the procedures and requirements for the Neighborhood Stabilization Program (NSP) which was established as part of the Housing and Economic Recovery Act of 2008. See summary and Q & A provided by Enterprise: [Neighborhood Stabilization Funds Summary](#)
http://www.enterprisecommunity.org/public_policy/documents/summary_neighborhood_stabilization_funds.pdf

HUD Notice of Funding is available online at
<http://www.hud.gov/offices/cpd/communitydevelopment/programs/neighborhoodspg/nspnotice.pdf>

Washington State procedures for applying for NSP funding are being developed by Washington Community Trade and Economic Development (CTED).
<http://cted.wa.gov/site/21/default.aspx>

Chase acquisition of Washington Mutual – CRA implications

There is concern nationally that WaMu's CRA agreements are not being transferred to Chase in the acquisition deal currently underway. The affordable housing consortia in (Seattle, Spokane, Everett, and Tacoma) Washington recently gathered information from our member organizations about their funding from WaMu. Here is the latest communication from Carla Okigwe of Seattle's Housing Development Consortium (our lead on this issue) with Lela Wingard, JPMorgan Chase's CRA/corporate responsibility person:

Ms. Wingard has obtained a list of WaMu corporate contributions. Carla said the contributions were important to nonprofit low income housing developers since they provided operating support and funding that was flexible to allow organizations to work internally to become more efficient or to advocate for affordable housing by working on policies and solutions. Lela was a little worried about the word "advocacy" so Carla explained we promote programs and land use policies that support affordable housing, and do not mean that we run political campaigns.

Carla told her we are concerned to have multifamily permanent loans continued, since WaMu was an important player. She said that Chase's community development lending primarily offers construction loans where there is a known take-out, but that she'd heard about the permanent loan issue from others and would have their people research it. She asked about the volume of such loans. Carla told Lela she'd provide a good estimate.

Lela said that a state market president hasn't been named, and won't be until they finish their analysis and structural comparison of the lines of business. The market president's function is to convene senior people from across the lines of business for coordination. Carla described to her the collaborative nature of the community development lending business out here, and the funding coordination committee we have—state, local government funders, WCRA, WSHFC, FHLB, and some of the banks.

Lela said she'll get back to Carla in a couple of weeks and arrange a conference call with the consortia, WCRA, and the Commission, once their assessment has been completed and she knows more.

AHC Members advancing local projects

In response to the need for affordable housing for families in Pierce County, **Catholic Community Services** is developing **Guadalupe Vista**, a 50-unit project in Tacoma at South 13th and G Streets. Thirty-eight units of permanent supportive housing are designed for formerly homeless families, and 12 units will be available to couples and individuals who earn 30 percent or less of Area Median Income.

The project design is intended to create housing that is friendly, healthy and safe for families. To that end, there will be a mix of one, two and three bedrooms units, a parking garage, a community room, offices, a play area for children, and a courtyard and garden space. This project will be environmentally friendly in design and choice of materials whenever possible. It will be constructed utilizing sustainable practices and materials, as well as energy efficient appliances and equipment throughout.

In addition to on-site management, residents of Guadalupe Vista will receive support services through CCS's Phoenix Housing Network. PHN is an experienced provider of case management, life skills classes, family activities, counseling, after-school programs, tutoring, and connection to community resources. Residents also have immediate access to neighborhood organizations including St Leo Parish, CCS Tahoma Family Center, the Neighborhood Clinic, and the Food Connection.

Project Schedule:

Financing Secured	April 2008
Begin Construction	November 2008
Project Complete/Begin Lease Up	November 2009

Total Project Square Footage: 50,584

Project Cost:

Construction Budget:	\$7.2 million
Total Project Cost	\$10.6 million

Capital Funding Partners:

Gates/Sound Families	\$760,000
Pierce County	\$202,000
City of Tacoma	\$677,689
United Way of Pierce County	\$200,000
WA State Housing Trust Fund	\$1,500,000
Low-Income Housing Tax Credits	\$7,296,687
TOTAL	\$10,636,376

Operating Sources:

Section 8 vouchers – 38 units (Pierce County Housing Authority)
Gates/Sound Families supportive services funding

Owner:

Tacoma 'G' Street Family Housing, LLC
General Partner: Catholic Community Services of Western Washington

Manager/Developer: Catholic Community Services of Western Washington

Architect: Tonkin Hoyne Lokan **Development Consultant:** Burgess, LLC

Habitat for Humanity of Pierce County has two projects in the works:

Reynolds Park: Habitat is developing this parcel into 16 decent, affordable houses scheduled for completion in January 2009. [Click here for a map to this location.](#)

Larabee Terrace: The development of this property will bring great improvement to an aging neighborhood. Due to the slope of the site, Habitat installed retaining walls to create building sites for 12 affordable houses. [Click here for a map to this location.](#)

AHC publishes 2008-2009 Guidebook to Affordable Housing

In mid-September we published our first edition Guidebook, a reference for human services providers, lenders, and members. For hardcopies, please contact Executive Director Connie Brown at 253.627.0949 or connie@affordablehousingconsortium.org. To view the Guidebook online go to AHC website:

<http://www.affordablehousingconsortium.org/index.php>

AHC to hold quarterly membership meetings in 2009

On February 11, 2009, we will hold AHC's first quarterly Membership Meeting. These meetings are in addition to Quarterly Breakfast Forums and will provide opportunities for networking and information sharing among AHC Members (including Affiliate Members).

AHC QUARTERLY BREAKFAST FORUM - PUBLIC WELCOME!

DEC-10-2008 8:00 – 9:30 AM – 1323 S Yakima, Tacoma

Topic: The Foreclosure Situation in Pierce County

MORE MEMBER NEWS? Send your stories, events, insights for our AHC Newsletter. Please email connie@affordablehousingconsortium.org
