

Photo by Scott Hingst

PNRC-NAHRO's Executive Board Plans for 2011 Annual Conference

The PNRC-NAHRO Annual Conference will be held May 1-3, 2011 at the Hotel Murano in Tacoma, WA (pictured above). Formerly the Sheraton Tacoma where PNRC met in 2004 and 2007, the Hotel Murano has been nicely updated and features countless examples of glass and other art in its common areas in addition to meeting & exhibitor space that will contribute to a great conference!

The 2011 Conference Theme will be **“The Future of Affordable Housing: Leading Our Communities.”** Sessions and speakers will be selected to provide a forum on what the future may be for affordable housing and to offer information and training that will help members take a stronger leadership role in their individual communities. Innovation, collaboration, entrepreneurship, and advocacy are among a few of the initiatives that housing authorities and community development organizations are likely to need to know more about to keep their agencies viable and competitive in future years.

In addition to a series of plenary & breakout sessions, Conference events will include:

- Scholarship golf tournament (Sunday, May 1)
- Early-bird registration & welcome reception (Sunday, May 1)
- PNRC Scholarship Awards
- PRAIS Awards
- Advocacy Awards
- Exhibitors' reception (Monday, May 2)
- Scholarship Fund-raising raffle/basket auction (Monday, May 2)
- NAHRO Professional Development System (NPDS) seminars to be determined

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Tobacco Cessation Network Project is in its Final Year

The Tobacco Cessation Network (TCN) funded by the Washington State Department of Health through Comprehensive Health Education Foundation is in its 2nd and final year of implementation. PNRC-NAHRO and AWAHA are joint sponsors of this project and PNRC is working with CHEF through a subcontract to complete the grant objectives.

Of the eleven pilot project agencies, seven have adopted no smoking policies for 100% of their properties, which are either already in effect or will be within the next 12 months. Three agencies have adopted no smoking policies which affect only some of their properties, but are working through a process which will eventually result in them being 100% no smoking. The remaining agency is currently in the “survey of employees and residents” stage, but is also moving ahead.

When all WA state housing authorities are considered, 51% have adopted 100% no smoking policies or no smoking policies for some of their properties. In Oregon, 60% are wholly or partially no smoking. The percentage for PNRC's four-state region is only slightly lower at 43%.

The bottom line is that most agencies are moving to a complete or partial ban on smoking in their rental properties for several very important reasons. Smoking presents hazards to health, safety, and life because of second-hand smoke and smoking-caused fires. Housing authorities have a duty to

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Jacob Fox, President
PNRC-NAHRO

Message from the President...

Dear Fellow PNRC Professionals:

In a recent news story carried by the Associated Press (triggered by reports of mismanagement and unethical behavior at the Philadelphia Housing Authority), a “broad brush” approach took aim at all housing authorities by highlighting the failures of a few. While there are clearly shortcomings among some housing authorities and specifically among the 146 listed by HUD as troubled, this type of commentary only serves to promote inaccurate stereotypes. The role of the media is important in keeping the public informed, but it would be more productive if the story had been less sensational and more accurate.

The bigger story that we should all be telling is the success of the more than 3,000 other housing authorities serving millions of low-income Americans with safe, decent, and affordable housing. The following examples of work that PNRC-NAHRO members have produced is testimony to what that reality is:

Renton, WA - Compass Veterans Center (Renton H.A.)

Housing for single veterans and vets with families (38 units for individuals and 20 units for families), scheduled for occupancy October 2010. Renton H.A. will administer 22 VASH vouchers there.

King County, WA – (King County H.A.)

\$1.7 million in energy efficiency upgrades and other renovations to **Briarwood**, a 70 unit public housing complex for seniors and persons with disabilities, funded by the American Recovery & Reinvestment Act (ARRA). **Greenbridge**, replaces Park Lake Homes and will consist of about 1,000 rental & for-sale homes (7 energy-efficient single-family homes under construction) for very-low to moderate-incomes on the HOPE VI redevelopment site in White Center, WA where 448 rental units have already been completed.

Longview, Centralia, & Pacific Co. (WA) (Longview H.A.)

Reliable Place, a 24-unit development in Centralia, WA, a permanent supportive housing project completed as a result of the Supportive Housing Institute. Twelve units are for the homeless and twelve are for developmentally disabled. In conjunction with the Joint Pacific County H.A., Longview H.A. completed the **Pacific Pearl** apartments (15 units) in South Bend, WA, the county’s first permanent supportive housing and first new affordable housing in over 25 years to house victims of domestic violence.

Portland, OR (Housing Authority of Portland)

Martha Washington Apartments, a restored historic property, (108 studio and one-bedroom units in a mix of affordable housing, project-based Section 8, and public housing units). Fifty units will be operated as permanent supportive housing for the homeless and/or mentally ill. The **James Hawthorne Apartments**, opened in February, 2010 with 48 units of housing for the Bridgeview program which houses homeless individuals (24-hour staffing, mental health treatment, and case management will be provided).

Seattle, WA (Seattle Housing Authority)

Lake City Village, 86 units of affordable housing, (51 low-income & 35 tax-credit). Five affordable homes for sale and 12 market rate homes will be included on the site. The property will be completely smoke-free and will have space for activities and services. Scheduled for completion in 2011, it will be the greenest affordable housing in WA State. **Tamarack Place at Rainier Vista** will provide 83-units of low-income housing built partly with \$13 million in stimulus funds. Additional ARRA funding will be used for infrastructure rehab at **Denny Terrace**, an existing 222-unit public housing high rise building and for the rehab of **Bell Tower**, a public housing high-rise for elderly and disabled persons. 160 units of low-income housing were added with the completion of the **High Point HOPE VI redevelopment** and the total rehab of **South Shore Court**, a formerly privately owned, troubled property in south Seattle.

Eugene, OR (Housing & Community Services of Lane County)

Roosevelt Crossing, 45 units of transitional housing for homeless ex-offenders, opened in July, 2010. Property management and program services will be provided by Sponsors, Inc. to assist ex-offenders in making a successful re-entry into the community.

Marion County, OR (Marion County Housing Authority)

Edelweiss Village is a 28 unit affordable senior housing development and a collaboration of public and private organizations including the housing authority and National Equity Fund with funding through Oregon Housing & Community Services and

HUD. **Hazelwood Estates**, 32 units of affordable senior housing (8 fourplex buildings & a community building used “insulated concrete forms” (ICF) construction for the exterior walls.

Yachats, OR (Lincoln County Housing Authority)

Fisterra Gardens, a 25-unit tax credit rental property and part of a larger planned unit development which covers over 23 acres, will provide development opportunity for 178 dwelling units. The Housing Authority & Cascade Housing Group are general partners in the property

Anchorage, AK (Cook Inlet Housing Authority)

Eklutna Estates a 59 unit senior independent living development located within CIHA’s existing senior community, Centennial Village is a mixed-income property with most rental units available based on income eligibility guidelines. It was designed using sustainable building practices and exceeds the State of Alaska building energy efficiency standards with a 5 Star energy rating. Ten duplex apartments are part of the ongoing revitalization efforts in the **Mountain View** neighborhood of Anchorage where revitalization work includes a mixed-use building which features studio apartments and street level retail space, multi-family apartment developments, duplex rentals, single family rental homes and homeownership single family homes.

Walla Walla, WA (Walla Walla Housing Authority)

Walla Walla H. A. has received a second allocation of **50 VASH vouchers** to serve homeless veterans in Benton and Franklin Counties. WWHA has also constructed **twenty-five 3-bedroom units** targeted to working families at 60% of AMI. The units are comprised of single, duplex and triplex on fourteen infill lots. In partnership with the Walla Walla County Housing Authority, Walla Walla H.A. has begun the **redevelopment of 128 units of farm worker housing** (Phase I includes construction of 60 new units).

Boise, ID (Boise City – Ada County Housing Authority)

The development of a Detox/Sub-Acute mental health facility was a departure from its history of developing transitional affordable housing, but BCACHA envisioned this project as an expansion of its vision. **Allumbaugh House** provides “housing” for a service provider that provides services for BCACHA clients and others who need help to stabilize their lives.

Thurston County (Thurston County Housing Authority)

HATC recently celebrated the grand opening of the \$3.6 million, 24-unit **Olympia Crest II** which is the first green-built multifamily project in Thurston County.

Othello, WA (Othello Housing Authority)

Lugar Seguro, a 96-bed farm worker housing complex financed with grants and loans from WA Department of Commerce and a loan from Bank of Whitman is the most recent affordable housing community developed by the Othello H.A.

Bellingham, WA (Bellingham/Whatcom Co. Housing Authority)

BWCHA recently completed **Walton One**, a 51 unit affordable housing project and began the first phases of **Walton Two**, 40 units of low cost housing. BWCHA is using innovative public-private partnerships to increase its inventory from 1,500 to approximately 3,400 units in recent years.

Spokane, WA (Spokane Housing Authority)

The Pearl on Adams is a major rehab development of a historic building (circa 1911) featuring 35 one-bedroom units including seven project-based Veterans Affairs supportive housing units and will serve homeless veterans, disabled, and low- to very low-income individuals.

George, WA (Catholic Community Housing Services)

St. Martha Plaza is a 51 unit development funded by Low Income Housing Tax Credits and the Washington State Housing Trust Fund with 38 units for farm workers and the remainder for low-income households in general. The development includes a community center with meeting rooms, computer lab, and audio-visual center.

To our members, I say, keep up your good work and make sure that your community knows what you do through your advocacy and public relations efforts.

Sincerely,
Jacob Fox
President



News from Around the Region

King County H.A.

KCHA has begun a \$3.85 million project to modify 59 units of their public housing portfolio to be fully accessible to people with disabilities. The units will be located in 17 different complexes throughout King County. This work is funded under the American Recovery and Reinvestment Act (ARRA) and is part of \$4 billion provided to housing authorities nationwide to preserve and enhance the public housing stock in addition to creating jobs. Most of KCHA's public housing units were built in the 1960's and 70's before the Americans with Disabilities Act recognized the importance of providing accessible housing opportunities to people with disabilities. Thirty-eight of the units are located in complexes for seniors and disabled persons and the remaining 21 units scattered throughout family developments. KCHA currently has 79 UFAS compliant units in its inventory and the additional units will bring the count up to nearly 5% of its total inventory.

In 2009, KCHA received \$23.5 million in American Recovery and Reinvestment Act funds. These funds have enabled KCHA to swiftly and strategically tackle a backlog of deferred capital repairs and make energy-efficiency improvements to its public housing. By the time KCHA completes all of its ARRA projects, the agency will have employed more than 800 workers in a variety of trades and improved about 1,800 housing units. One such project is Southridge House, an 80-unit complex, home to seniors and persons with disabilities. On October 15th KCHA celebrated the completion of the \$2 million building envelope project at Southridge House where 17 companies and approximately 40 workers from a variety of trades and occupations participated in the project.

Tacoma H.A.

The Tacoma Housing Authority has hired Walter Zisette to be THA's Director of Real Estate Development. Zisette, formerly with Common Ground and before that Director of Real Estate Development for Mercy Housing will be involved in a number of planned developments at THA including the Salishan Education, Training & Retail Center, Hillside Heights, and Hillside Terrace. He will begin work at THA at the end of November, 2010.

Also from Tacoma H.A., its Education Project reported that, for the second year in a row, the enrollment of 8th graders living in THA housing in the WA State College Bound Scholarship program exceeded the percentages for students state-wide and in the City of Tacoma itself. THA had 91% of its eligible students enrolled in the program compared to 90% for Tacoma and only 68% through the

rest of the State. These results support the idea that a housing authority has a useful role to play in influencing the educational outcomes of children living in its housing.

Cook Inlet H.A.

Cook Inlet Housing Authority President and CEO, Carol Gore, was recently featured in Affordable Housing Finance magazine's September 2010 issue under "The BUZZ" on page 10. The article was an interview with Carol that covered her background, CIHA's work, and her future plans for the agency. The article may be found at <http://www.housingfinance.com/ahf/articles/2010/September/0910-buzz-Pop-Quiz.htm>.

Common Ground (Seattle, WA)

Common Ground has selected Scott Schaffer as its new Executive Director to replace Lynn Davison who retired earlier this year. Schaffer began work at Common Ground on September 1, 2010 and said that he hopes to strengthen the non-profit's role in the affordable housing community. He has more than 20 years experience helping organizations build their capacity and achieve mission-oriented goals. In his most recent experience with Public Interest Management Group, Schaffer consulted with non-profit clients to improve effectiveness and to identify strategies for sustainability.

Housing America Resolutions in the Northwest

Both the Lane County (OR) Housing & Community Services Agency and the Spokane Housing Authority reported that their respective communities issued proclamations supporting NAHRO's Housing America month (October). Both proclamations recognized the need for affordable housing in their communities and across the nation and both called for a recommitment to addressing those needs.

Portland Housing Bureau

The Portland Housing Bureau has announced the award of \$1.3 million in grants to non-profit organizations working to close the gap in homeownership for minority families. This is a promising beginning, especially in this time of recession, hardship, and foreclosures, for many in the Portland community.

Housing Washington Conference and Awards

At this year's Housing Washington Conference in Tacoma, WA the Annual Friend of Housing Awards honored Bill Hobson of Seattle's Downtown Emergency Service Center, Cathie Griffith of the ARC of Spokane, Maureen Howard of Washington State Habitat for Humanity, Paul Lambros of Plymouth Housing Group, the Downtown Emergency Service Center and Sea Mar Community Health Centers. "Every year," noted Washington Housing Finance Commission Chair Karen Miller, "we honor those who excel at addressing the important public concern of decent housing for all of Washington's residents." □

PNRC-NAHRO's Executive Board Plans for 2011 Annual Conference

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As the end of 2010 approaches, PNRC's Executive Board and Executive Director are working hard to put together a Conference that will be both professionally useful as well as memorable for those who attend. Watch PNRC's website (www.pnrcnahro.org) for further conference and registration details.

Lodging at the Hotel Murano will be available from PNRC's room block reservation at the rate of \$119.00 +tax per night. The Hotel Murano also charges a daily fee for parking vehicles.

While PNRC has already received a lot of input and suggestions about potential speakers and sessions, we encourage members to communicate their ideas about the 2011 conference content. If you would like to see a topic covered during the conference or perhaps put a breakout session together, we would like to hear from you. You can use the form on the right side of this page to fax or e-mail to Ron Oldham for possible inclusion in the conference.

Tobacco Cessation Network Project is in its Final Year

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provide a safe living environment to all of their residents as well as their employees. Smoking increases maintenance and renovation costs and adds vacancy loss days to vacated unit renovations. Landlords and property management firms are beginning to see reduced insurance premiums after no smoking policies have been in effect for several years. Finally, one survey found that as many as 85% of potential renters preferred to rent in properties where smoking is prohibited.

While there are some challenges to getting to a 100% no smoking portfolio, experience is showing that it is not as difficult as it is thought to be and once policies are in place, enforcement is not a significant problem.

For information on implementing a no smoking policy at your agency, contact Ron Oldham at 206-901-0330 or RONALDLOLDHAM@MSN.COM or Julie Peterson with C.H.E.F. at 206-832-1898 or JULIEP@CHEF.ORG.

Conference Content Input Form

I would like to see the following topic[s] addressed in breakout session[s] during the conference:

The following persons would be good presenters for the above topic:

I would be willing to work on a breakout session for the following topic:

Contact information:

Name _____

Title: _____

Agency/Organization: _____

Telephone Number: _____

E-Mail Address: _____

Fax to (206) 248-6398 or E-Mail to
RONALDLOLDHAM@MSN.COM



Ethics for Commissioners – A NAHRO Professional Development Seminar

PNRC-NAHRO will present NAHRO's Ethics for Commissioners, a one and a half-day seminar in Kennewick, WA on December 10-11, 2010 (Fri- Sat). The seminar will be held at the Consumer Credit Counseling Services Office at 401 N. Morain Street, Kennewick, WA 99336 (509) 737-1873 and will begin at 8:00 AM on Friday (until 4:30 PM) and continue on Saturday from 8:00 AM to 12:30 PM.

Commissioners who complete Commissioners' Fundamentals and Ethics for Commissioners are eligible for certification under NAHRO's Professional Development System. Ethics for Commissioners is designed for newly appointed Commissioners, those who have never attended Commissioners' training, or those seeking a refresher course on ethical issues relative to their roles as commissioners of a public organization. An understanding of ethics, ethical behavior, and how ethical standards apply is an essential piece of the foundation upon which the successful operation of your agency depends. Executive Directors or other staff seeking a better understanding of the importance of ethics will also benefit from this seminar and are welcome. The seminar announcement and registration form may be downloaded from our website at www.pnrcnahro.org.

The cost of the seminar is *\$300 per person or \$275 each for two or more registrations from one agency*. PNRC-NAHRO is able to offer this training through a licensing agreement with NAHRO which permits relatively inexpensive presentations throughout NAHRO's Pacific Northwest Region of Washington, Oregon, Idaho, and Alaska. Ron Oldham, PNRC-NAHRO Executive Director and a contributor to the development of this seminar, will be the presenter.

Registration will include break refreshments and a box lunch on Friday, December 10. Rolls and coffee will be provided on both Friday & Saturday.

If you have additional questions about this seminar or its content, please contact Ron Oldham at 206-901-0330 or RONALDLOLDHAM@MSN.COM. Your prompt response in registering for this seminar will be appreciated. Registration will be confirmed upon receipt of payment of the registration fee. □



PNRC-NAHRO Scholarship Program Reminder

In May, 2011, PNRC-NAHRO will award five scholarships ranging from the \$10,000 Jesse Epstein Scholarship to the \$2,000 Community College Scholarship. In addition to the Epstein Scholarship and the Community College Scholarship, there are two Challenge College Scholarships and one Continuing Education Scholarship, each worth \$4,000. Applications, with the selection criteria, are posted on PNRC's website at www.pnrcnahro.org. Completed applications must be submitted to the housing authority from which the applicant rents by February 11, 2011. From there, applications are screened by housing authorities, then chapters and finally the PNRC regional jury.

Member agencies are strongly encouraged to provide information about these scholarships to eligible residents/participants of their low-income housing programs and to provide appropriate assistance in facilitating applications. Each agency may submit a total of four (4) scholarship applicants representing the best from among those received, to their Chapters [Evergreen (WA), Cascade (OR), Alaska, and Idaho] for consideration.

For further details about the PNRC-NAHRO Scholarship program, go to the August Newsletter link on the homepage of the website given above or contact Ron Oldham at 206-901-0330 or at RONALDLOLDHAM@MSN.COM. □

Visit us online!
www.pnrcnahro.org

PNRC-NAHRO wishes to express its thanks to Banner Bank in Yakima for allowing us to use their meeting room for the October 13 Performance Leadership seminar.

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Assistant Director of Resident Services

Housing Authority of Portland - Real Estate Operations Department

External and Internal Recruitment

Salary: \$34.71 to \$54.23 per hour
Closing Date: Open until filled

Position Summary:

The Housing Authority of Portland (HAP) is recruiting for an Assistant Director (AD) of Resident Services.

The AD of Resident Services provides high level management and coordination of resident services in HAP-owned properties consistent with our values and purpose: **Housing, Help and Hope for All**. HAP manages approximately 6000 units of affordable, special needs and public housing throughout Multnomah County, Oregon.

Resident Services is responsible for providing services including, but not limited to: site-based family self-sufficiency services, resident and community services coordination, congregate care services, community building and HOPE VI Community and Supportive Services. This position will collaborate with stakeholders to achieve and implement significant goals, concepts, initiatives, and other activities that profoundly affect HAP, its employees, and the people that HAP serves. In addition, the AD of Resident Services will have key leadership role in two strategic initiatives: Increasing program and engagement with HAP youth, and re-programming of current real estate to better meet the needs of specific populations.

Applicants for this position must have eight years of increasingly responsible experience in social services program development and operations including five years of management, senior professional, administrative supervisory responsibility. Candidates should possess equivalent to a Bachelors degree with major course work in urban studies, social services, business administration, public administration, economics or a related field.

For more information and how to apply, please contact:

**Dale Yee, Human Resources Specialist - daley@hapdx.org; (503) 802-8300
HAP Human Resources Department, 135 SW Ash St., Portland, Oregon 97204**

The Housing Authority of Portland values diversity in its work force and is committed to equal employment opportunity and affirmative action

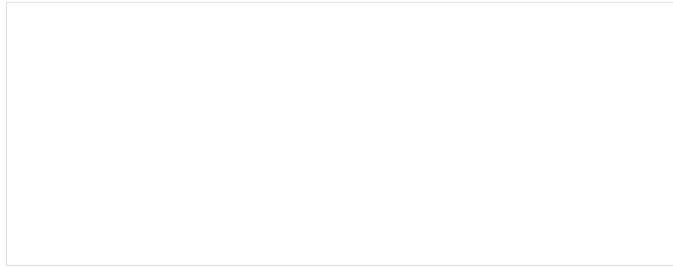


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Invitation

Register for a free webinar on how—and why—to adopt a no-smoking policy

At least three quarters of renters prefer smokefree housing.

No-smoking policies can save thousands on cleaning & repair costs, protect against fire damage, preserve the resale value of properties and protect residents and staff from the dangers of secondhand smoke.

Attend a free webinar to learn more. You'll hear directly from rental industry and public health leaders about current trends, steps and tools to implement a no-smoking policy.

You will also have an opportunity to ask your own questions.

Speakers: Jim Wiard, Senior Vice President of Property Management, Guardian Management LLC
Diane Laughter, Oregon Smokefree Housing Project
Ron Oldham, Executive Director, PNRC-NAHRO

Date: Wednesday, December 15, 2:00 p.m. - 3:00 p.m.

Location: Your desk! You can watch the presentation on your home or work computer and listen in by phone.

Sign up at www.smokefreewashington.com



The webinar is hosted by the Washington State Tobacco Prevention & Control Program in collaboration with the Oregon Smokefree Housing Project, funded by the Oregon Tobacco Prevention & Education Program.