

PNRC-NAHRO Takes On an Expanded Role with Chapters



Cascade Chapter

Beginning June 1, 2009, PNRC-NAHRO entered into a contract with Cascade Chapter NAHRO to provide services related to the Chapter's annual conference and other meetings, keep Chapter members informed of relevant information and activities throughout NAHRO, keep the website and membership lists current, and such other services as the Executive Committee may request.

The first order of business under the contract was to plan and coordinate a 2009 Annual Conference to be held at the Hallmark Inn & Resort in Newport, OR September 21-22nd. See related article in this edition.

PNRC-NAHRO Executive Director Ron Oldham will work closely with the Chapter's Executive Committee in implementing this contract.

Inland Empire & Puget Sound Chapters

In recent years, the Chapter organizations within the Pacific Northwest Regional Council of NAHRO have struggled to find volunteers to "staff" their operations. Traditionally, "volunteers" were the elected officers and board members from member agencies. As budgets were squeezed and staff time was increasingly difficult to come by, the viability of the Chapters suffered even though the networking and professional development services they provided are no less needed. About five years ago, Puget Sound Chapter (western Washington) failed to hold elections and became inactive. During that time PNRC-NAHRO stepped in and held several one day workshops (Tacoma & Renton), but without the assistance of either volunteers or officers.

Inland Empire Chapter (eastern Washington) still has an active Executive Committee, although with several vacancies, but has not had a meeting or workshops in about two years.

After some extended discussions about the issues and benefits of having active Chapters and the logistics of making that a reality, the idea of merging Inland Empire and Puget Sound Chapters emerged as a solution. Obvious advantages to one NAHRO Chapter serving Washington State included the ability to address State housing & community development issues in one organization and a much larger potential member base from which to draw officers and volunteers. Challenges included the size of the geographical area along with travel issues during certain months of the year and the fact that the west side of the state has member agencies with more urban issues than the east side.

On May 2, 2009, the PNRC-NAHRO Executive Board meeting in Boise, ID voted unanimously to support the merger of these two chapters into one Washington State Chapter. PNRC's Executive Director, Ron Oldham, is currently working with Inland Empire Chapter's Executive Committee to revise its bylaws and address all of the requirements needed to make that happen. If approval is obtained at the Chapter level, the regional Executive Board must approve the new bylaws and then final approval is required by the NAHRO Member Services Committee and the NAHRO Board of Governors. This process will extend into 2010 but if no barriers arise, final approval should be reached in March, 2010.

The goal of the merger is enhanced advocacy for housing & community development programs at both the State and Federal levels and a greatly increased number of professional development opportunities for member agency staff in Washington. □



Maggie LaMont,
President, PNRC-NAHRO

Message from the President...

Dear Fellow Housing & Community Development Professionals:

As my term as PNRC President comes to a close in October, I want to take this opportunity to say thanks to all the 2007-2009 PNRC Board members for all their hard work. There were many meetings and phone conferences. Your dedication to the Region and its work is very inspiring.

PNRC has had a very successful year. The Regional Conference in Boise had more attendees than budgeted, and the feedback I received was all very positive. Thanks to the Idaho Chapter and its members for all their hard work to on the Conference and thanks to all the Housing Authorities who attended.

Our Region had the honor of hosting the 2009 NAHRO Summer Conference in Portland last month. The City was beautiful and I heard great reviews on the Conference. Thanks to the planning committee of Jacob Fox, Shelley Marchesi, Trell Anderson, Chris Pegg, Dianne Quast, Steve Towell, Val Valfre, and Ron Oldham who worked so hard to make the Conference a success. I would also like to thank the volunteers who helped with the Conference. Your dedication strengthens our Region. Thanks to all the Pacific Northwest Region Members for your participation (attendance exceeded NAHRO estimates). For first time attendees, I hope your experience was meaningful.

A special thanks to Ron Oldham, PNRC Executive Director. You have made my Presidency easy with the efficient way you handle your duties. PNRC is lucky to have an Executive Director of your caliber.

The last two years have been a struggle for our many of our Chapters and I am pleased to see that Cascade Chapter is up and running with its September Annual Conference in Newport, OR. I look forward to the merger of the Puget Sound and Inland Empire Chapters and hope it will strengthen staff training in Washington. Idaho Chapter remains strong, and it has been a pleasure to work with our Alaska members.

I have enjoyed my term as the PNRC President. It has been a pleasure to represent all of you at the National level and to share all the fine things our Region does. I have learned and grown with the experience. You will be in good hands the next two years with incoming President Jacob Fox. I look forward to PNRC doing great things.

Sincerely,

Maggie LaMont

President



Dr. Donna Beegle, Ph.D. to Speak at Cascade Chapter's Annual Conference

Dr. Donna Beegle, Ph.D. will be the featured Keynote Speaker at Cascade Chapter NAHRO's 2009 Annual Conference to be held at the Hallmark Inn and Resort at Newport, OR on September 21st and 22nd. Dr. Beegle is a nationally recognized expert on generational poverty, its causes, and strategies for helping clients remove themselves from poverty. Her skills and knowledge come from both personal experience and from her extensive education and studies. Dr. Beegle last spoke to a NAHRO audience in April, 2006 at the PNRC-NAHRO Annual Conference in Portland, OR where she received outstanding reviews.

“My education, my work, and my passion are to help people from all races who are trapped in poverty. I want them to have genuine options for lifelong success. This can only happen if the voices of those struggling with poverty can be heard and their perspectives understood.”
— Donna Beegle

The Cascade Chapter Conference in Newport will also feature a series of sessions on housing authority and Section 8 financial matters, including a three-quarter day session with Bernice Unland, Director of HUD's Financial Management Center in Washington, D.C. Other topics covered in breakout sessions will be a Section 8 Legislative & Regulatory Update, EIV & PIC Update, and Dealing with Fraud, Safety, & Accountability Issues.

The Housing Authorities Risk Retention Pool (HARRP) and Loveridge Hunt & Company, CPAs are sponsors for the Conference.

To find further information and a registration form for the Cascade Chapter Annual Conference, go to the website at www.cascadnahro.org. The early-bird registration deadline for the Conference is August 31st (\$155). After that date registration is \$185. Questions about the Conference may be directed to Ron Oldham at 206-901-0330 or RONALDLOLDHAM@MSN.COM. □

HUD “Strongly encourages public housing authorities to implement Non-Smoking policies for some or all of their public housing units.”

See their notice at <http://www.hud.gov/offices/pih/publications/notices/09/pih2009-21.pdf>

Find useful tools, including HAP's implementation steps, at www.smokefreehousinginfo.com

If you would like support in adopting no-smoking rules, contact your local health department or:
Oregon Smokefree Housing Project - diane.laughter@comcast.net
Smokefree Washington - paul.davis@doh.wa.gov
Idaho's Project Filter - smart@dhw.idaho.gov
Alaska Smokefree Housing Partnership - whamilton-ncaddj@AK.NET



This information, provided by Health In Sight LLC, is funded by the Tobacco Prevention and Education Program, Oregon Public Health Division



PNRC-NAHRO will once again offer five scholarships to eligible applicants from its members' affordable housing programs in 2010. These scholarships are:

Jesse Epstein Scholarship (1)	\$10,000 for a graduating high school senior attending a 4-year college program of study. (awarded to the highest-ranked Challenge College Scholarship applicant as determined by the PNRC-NAHRO Regional Jury.)
Challenge College Scholarship (2)	Two \$4,000 scholarships for graduating high school seniors attending a 4-year college program of study.
Continuing Education Scholarship (1)	A \$4,000 scholarship awarded to an individual who has been <u>out of high school for at least four years</u> and wishes to pursue either a college education or other professional training.
Community College Scholarship (1)	A \$2,000 scholarship awarded to a graduating high school senior attending a 2-year community college program of study.

Member agencies are strongly encouraged to provide information about these scholarships to eligible residents/participants of their low-income housing programs (where the applications may be found on our website) and to provide appropriate assistance in facilitating applications. Each agency may submit a total of four (4) scholarship applicants (see above details), representing the best from among those received, to their Chapters (Puget Sound, Inland Empire, Cascade, Alaska, and Idaho) for consideration. Likewise, Chapter review committees may forward no more than four (4) scholarships to the Regional Jury in care of Gary Calvert, VP for Member Services, Washington County Division of Housing Services, 111 NE Lincoln Street, Suite 200-L, Hillsboro, OR 97124. Without exception, applications **must** include the original application and three (3) copies, be complete, and meet minimum eligibility criteria.

Agencies and Chapters are expected to notify those persons whose applications are **not** sent on to the next level of review. PNRC-NAHRO will notify non-winners at the Regional competition level by letter. Agencies will be notified of scholarship winners in advance of the PNRC-NAHRO Annual Conference and are encouraged to send them (paying for their travel expenses) to the Scholarship Awards Luncheon to receive their scholarship in person. □

Schedule for PNRC-NAHRO's 2010 Scholarship Program

October 28, 2009

Scholarship application forms will be available on PNRC's website (www.pnrcnahro.org). Reminders will go out to member agencies.

February 12, 2010

Completed scholarship applications due to applicant's Housing Authority.

February 26, 2010

Housing Authority nominations due to Chapter Presidents. Each agency can submit 2 Challenge, 1 Continuing Education, and 1 Community College Scholarship application (no more than 4 from one agency). The Epstein Scholarship winner is selected from the Challenge Scholarship entries.

March 19, 2010

Chapter nominations are due to the Regional Vice President for Member Services. Each Chapter can submit 2 Challenge, 1 Continuing Education, and 1 Community College Scholarship application (no more than 4 per Chapter).

April 9, 2010

PNRC Regional Jury selects Scholarship winners.

April 26, 2010

Scholarship winners announced at PNRC's Annual Conference in Salem, OR.



PNRC-NAHRO Professional Development Sessions

In the first half of 2009, PNRC-NAHRO has hosted a number of seminars aimed at enhancing the skills and knowledge of members. These have included:

- Managing Maintenance in the Age of Asset Management
- Turning Your Vision into Reality
- EIV Workshop
- Casterline's Financial Update
- Uniform Physical Conditions Standards
- Fundamentals for Commissioners
- Procurement & Contracts
- HUD HCV Homeownership

Sessions scheduled for the remainder of 2009 include:

- 8/20 – 8/21/09 NAHRO's Capital Fund Seminar** (Tacoma, WA)
See www.nahro.org under "Professional Development" and "Live Seminars" for information about this workshop.
- 9/28 – 10/2/09 NAHRO's Public Housing Manager (PHM) Seminar & Exam** (Boise, ID) See www.nahro.org under "Professional Development" and "Live Seminars" for information about this workshop.
- 9/19 - 9/20/09 Ethics for Commissioners** (Newport, OR)
See www.pnrcnahro.org under "Events & Announcements" for more information on this seminar for Commissioners.
- 10/16/09 PNRC-NAHRO Fair Housing Workshop** (Longview, WA). Details to be announced.
- 10/16 – 10/17/09 Fundamentals for Commissioners** (Longview, WA). Details to be announced.

PNRC-NAHRO is a licensed provider of the Fundamentals for Commissioners and Ethics for Commissioners seminars and can deliver these two trainings within our Region and in your locality very inexpensively. PNRC-NAHRO is also able to assist you with bringing any other NAHRO professional development session to your agency. If you have specific training needs, contact Ron Oldham at 206-901-0330 or RONALDLOLDHAM@MSN.COM. □

CASCADE NAHRO
National Association of Housing and Redevelopment Officials

Cascade's mission is to be the leading housing and community development advocate for the provision of adequate and affordable housing and strong, viable communities for all Americans- particularly those with low and moderate-incomes, and to enhance the professional development and effectiveness of NAHRO's members in Oregon and Southwest Washington.

WE HOPE TO SEE YOU AT THE CASCADE CHAPTER NAHRO 2009 ANNUAL CONFERENCE IN NEWPORT, OREGON SEPTEMBER 21-22!

FOR DETAILS, VISIT WWW.CASCADENAHRO.ORG



News from around the Region...

Tlingit-Haida Regional Housing Authority

THRHA recently received \$3.2 million in federal stimulus funding through the American Recovery & Reinvestment Act of 2009 (ARRA) out of a total of \$510 million allocated to Indian housing programs nationwide. With some of this money, THRHA will be sponsoring a Neighborhood Revitalization & Recycling Program with individual Tribal Partners having the opportunity to develop and prioritize projects that create jobs, stimulate the local economy, and beautify their communities. Options to develop senior housing and increase senior programs and services and rehabilitation & modernizations programs are also being considered in a number of THRHA communities.

Cook Inlet Housing Authority

"If you haven't been to Mountain View (an Anchorage, AK neighborhood) lately you ought to pay it a visit and see what a great job Cook Inlet Housing Authority has been doing to build new homes and clean up an old neighborhood," according to Mike Jens in July 29th Anchorage Daily News. Jens and a few associates "decided to jump on their bicycles and, in the spirit of the Tour de France," did their own "Tour de Anchorage." One of Cook Inlet H.A.'s goals under Carol Gore, CEO, has been to revitalize and clean up Mountain View, one of Anchorage's affordable, but deteriorating neighborhoods. On Tuesday, August 11th, CIHA will demolish 3 blighted properties on Bliss Street in Mountain View to make room for 10 new homes in the Bliss Street Village Townhomes development. On hand to speak at the demolishing/ground breaking will be HUD Secretary, Shaun Donovan, and Alaska Senator Mark Begich (D).

Tacoma Housing Authority

THA's Executive Director, Michael Mirra, recently announced that April Davis, formerly of the Bremerton Housing Authority, has joined Tacoma H.A. as Director of Real Estate Management & Housing Services. Ms. Davis began work in Tacoma on July 20 and will also be responsible for community services in addition to THA's real estate management activities.

Tacoma Housing Authority celebrated the opening of Salishan Phase II on August 12, 2009 with a "Welcome Home" open house featuring Senator Patty Murray, Congressman Norm Dicks, HUD officials and local dignitaries. Salishan is THA's HOPE VI redevelopment that replaces war worker housing from the 1940's.

Housing Authority of Portland

Following successful HOPE VI efforts at New Columbia and Humboldt Gardens, HAP plans to submit a redevelopment application for Hillsdale Terrace in SW Portland for a 2009 HOPE VI grant. With the highest maintenance costs in its real estate portfolio, Hillsdale Terrace is due for redevelopment and a new, sustainable design according to Steve Rudman, Executive Director. Hillsdale Terrace is currently home to 237 very low income residents. HAP has invited stakeholders including residents, neighbors, businesses, educators, and service providers to become involved in a series of community workshops to provide their input for the planned new community.

Longview Housing Authority

A recent story in Longview's The Daily News announced that the Longview Housing Authority may be receiving up to \$700,000 from the Federal government for a housing and service center for homeless veterans. Senator Patty Murray (D-WA) added \$500,000 into the Senate transportation, housing, and development budget and Representative Brian Baird (D-WA) is seeking an additional \$200,000. The total would be approximately 1/3 of the projected cost for the development. Approval must still come from the full Senate and then the House later this year, but Murray's support has increased the likelihood of funding. With new service members returning home daily and the weak economy, Murray said that "efforts to provide all veterans with dignity and housing are essential." The money would be used to renovate the Stratford Arms Building on Commerce Avenue in Longview, including 20 studio apartments that would house up to 24 homeless veterans. The lower two floors will remain the housing authority offices, including the veteran's case managers. The project will also include retail space on the ground floor at the corner of Hemlock and Commerce streets.

(Continued on page 7)

Pacific Northwest

Hoping to “jump start affordable housing construction,” HUD Secretary Donovan has announced the award of \$8.3 million to Idaho, \$27.3 million to Oregon and \$43 million to Washington under the Tax Credit Assistance Program (TCAP) established by the Recovery Act. One by-product of the nation’s financial crisis has been reduced investments in Low Income Housing Tax Credits that provide incentive for investors to provide private capital to developers of multi-family rental housing for lower-income families. HUD’s awarding the TCAP funds by formula to state housing finance agencies (ID Housing & Finance Association, OR Housing & Community Services and the WA Housing Finance Commission) will enable them re-start stalled, but qualified housing projects. Priority will be given to projects that can begin immediately and be completed by February 16, 2012. The Washington State Housing Finance Corporation proposes to allocate their fund to eight projects to provide 456 units of affordable housing in Centralia, Graham, Renton, Seattle, Spokane, Toppenish and Yakima that have been stalled by the economic downturn.

Bremerton Housing Authority

Faced with demolishing wood-frame units at its Westpark HOPE VI redevelopment site, the Bremerton Housing Authority sought a “green” solution to dispose of the “deconstructed” building components. The materials weighed in at almost 38,000 tons of old windows, floors and siding. Of this total BHA will recycle and re-sell all but 2,400 tons, cutting demolition costs by \$138 a ton and saving the Authority about \$4.7 million. An estimated 93% of the “deconstructed” materials will be reused.

Oregon

Maggie LaMont has been named Chair of the Oregon State Housing Council, to succeed retiring member Larry Medinger. The Oregon State Housing Council was created by the state legislature in 1971 with members appointed by the Governor. Its purpose is to provide leadership in reviewing and setting policies for the development and financing of affordable housing in Oregon. Ms. LaMont, currently the Executive Director of Northeast Oregon Housing Authority serving Union, Baker, Grant, and Wallowa Counties, has served on the OSHC since 2003. She is also the President of Pacific Northwest Regional Council of NAHRO and serves on the NAHRO International Committee.

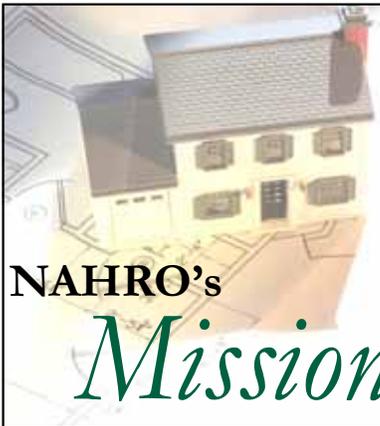
Puget Sound

King County Housing Authority and Tacoma Housing Authority have been awarded 100 and 50 family unification vouchers, respectively, for the purpose of reuniting foster children with their families. Although not necessarily related to this award of funding, Representative Maxine Waters (D – CA) recently introduced House Resolution 582, a measure which supports the right to housing for all children together with their families.

Speaking in March of this year, President Obama stated that, “it is not acceptable for children and families to be without a roof over their heads in a country as wealthy as ours.” But, recent reports indicate that the crisis of homelessness among children is increasing with as many as 200,000 children and youth homeless each night and 1.5 million annually. While these 150 family unification vouchers won’t solve that problem, it is, at least, a beginning in the Puget Sound area.

Seattle Housing Authority

The Seattle Housing Authority plans to move forward with another piece of the solution to homelessness by partnering with Seattle-King County’s Public Health Department to locate a medical “respite care” facility at Jefferson Terrace, a 17-story, 300 unit high-rise built in the mid-1960’s. Jefferson Terrace is located immediately adjacent to Harborview Medical Center and numerous other medical facilities on Seattle’s First Hill neighborhood. The project has received initial approval for an economic stimulus grant of \$375,000 through the U.S. Department of HHS. “Providing a location for this kind of facility is one way that SHA can contribute to serving our community’s homeless population as part of the Ten Year Plan to End Homelessness,” explained Tom Tierney, SHA’s Executive Director. The partnership will not create a full-blown medical facility as patients will be fully able to move under their own power and not need intensive medical care. However, 24-hour staff will be present to ensure patient well-being and security. A staff office and security cameras on the floor will provide oversight. Services such as counseling and housing assistance are planned. To accommodate the respite care facility, minor modifications are planned to the seventh floor of the building. Studio apartments on this floor will be converted to semi-private rooms with one or two beds for patients. A separate, dedicated entrance is planned apart from the entrance used by the building’s permanent public housing residents. □



The purpose of the National Association of Housing and Redevelopment Officials (NAHRO) is to be the leading housing and community development advocate for the provision of adequate and affordable housing and strong, viable communities for all Americans, particularly those with low- and moderate-incomes, and to enhance the professional development and effectiveness of NAHRO's members.

Inside this edition of **PNRC News**:

PNRC-NAHRO Takes On an Expanded Role with Chapters1

Message from the President2

Dr. Donna Beegle, Ph.D. to Speak at Cascade Chapter's
Annual Conference3

PNRC-NAHRO 2010 Scholarship Program4

PNRC-NAHRO Professional Development Sessions5

News from around the Region6



Pacific Northwest Regional Council
C/O 10832 – 36th Avenue SW
Seattle, WA 98146-1731

PRSR.T.STD.
U.S. POSTAGE
PAID
SEATTLE, WA
PERMIT NO. 873

