

Celebrating Our Past



Creating a Vision for the Future



Celebrating Our Past, Creating a Vision for the Future

In past articles about PNRC-NAHRO's Annual Conferences, you have frequently read the words "change" and "vision," but this year these words hold more meaning than they have for a long time.

Regardless of how you voted and what you think about the new administration in Washington, D.C., most Americans are dissatisfied with the way things were on January 19, 2009. An economy in recession, two wars, the erosion of corporate and public sector values & ethics, and growing numbers of foreclosures, homeless, & people unable to afford decent housing to mention a few issues are not things that contribute to the "pursuit of happiness." The only thing that seems to offer any hope right now is that we may have come to one of those "turning point opportunities" in our society where we have the opportunity to take matters into our hands and do them differently. Looking back at our history, we can all name some of those "turning points" such as the Civil War, the Great Depression, and World War II after which the United States (and the world) was never the same.

It has been said that humans are the only life form on the planet that can look into the future, perceive what we need to do to succeed, and then choose to do just the opposite. It doesn't have to be that way. We can learn from our mistakes. We can benefit from the "wake up calls" that have resounded so clearly.

If we want a new future, then we have to envision it, remember our errors, and work to create a new, better future. If we do the same old things, then we will get the same old results! Or perhaps worse?

This year's conference theme, "**Celebrating Our Past – Creating a Vision for the Future**" was selected long before January 20th, but, nevertheless, fits nicely into where we find ourselves. The Pacific Northwest Regional Council of NAHRO will offer a variety of professional development and networking opportunities at the Conference in Boise to assist you as you go about the business of housing and developing your communities.

(Continued on page 5)

Some things to look forward to at this year's conference:

Keynote Speaker Rev. Byron Williams, Author, Theologian, and Social Commentator

Saul Ramirez, NAHRO's Executive Director with a Washington Update

Golf Tournament and Theme Basket Silent Auction

Elections and Scholarship Awards

Boise Affordable Housing & Community Development Tour

Breakout Sessions for Everyone! Here are just a few:

- ☉ Understanding Operations for Commissioners
- ☉ Housing Our Heroes: What's New in Veterans Programs
- ☉ Managing Maintenance in the Age of Asset Management
- ☉ Homeownership in Troubled Times
- ☉ Turning Your Vision into Reality
- ☉ The Neighborhood Stabilization Program
- ☉ Project Basing Vouchers: Best Practices
- ☉ NAHRO's UPCS seminar
- ☉ Issues Facing Tomorrow's Commissioners
- ☉ Hazardous Materials Awareness

...And much more! See inside for complete details!

**PNRC-NAHRO's 2009 ANNUAL CONFERENCE
THE BOISE CENTER—BOISE, IDAHO**

Message from the President...

In place of a letter from either PNRN-NAHRO's President or Executive Director, this edition's letter, which was written by Carol Gore, CEO of the Cook Inlet Housing Authority, was chosen, with permission from the writer, because the themes expressed apply to not only stakeholders in her community of Anchorage, Alaska, but also to all of our communities.

Dear Friends:

You may think Cook Inlet Housing's mission is focused on the "problem" of affordable housing. In fact, affordable housing is not a problem. It is an opportunity.

Together we have the opportunity to build a community that embraces the diversity and importance of a variety of workforces, cultures, lifestyles, and dreams that make Anchorage a wonderful place to live, work, and play. Having a stable home can change lives and our community forever.

The opportunity is simple. In order to be viable, a healthy community requires safe and decent homes, educational opportunities, thriving businesses, access to retail services and places to recreate. Fundamentally, whether the economy is strong or weak, the need for decent and affordable housing--both rental and home ownership opportunities--is important to the well-being of a community.

As we all consider the current unprecedented capital market and economy, I am encouraged by the continued and increasing conversation about affordable housing--housing to address in-migration from rural Alaska, likely migration from the Lower 48 (States) for jobs, and workforce housing to address the needs of employers like Target. The conversation is loud--urging our community to identify ideas and solutions early. After all, if the State can build a 1,000 mile pipeline from the North Slope to Valdez, the opportunity to house our families in high quality, affordable homes should be easy.

Collectively, we have already made a difference for many families and individuals. Just this year alone, we provided new homes for 131 families and our programs to help our families become successful renters and homebuyers are all at capacity. Our work continues at Grass Creek Village, our first mixed income, low-maintenance, and sustainable development where we received 580 applications for 80 units. Our fundraising campaign brought in nearly \$100,000 to build a safe, accessible playground for Grass Creek Village, \$8,000 of which came from CIHA staff. Our 2008 Housing Forum, "Small Community, Big Ideas, Yesterday's Neighborhood for Today," resulted in many exciting proposals, one of which was a 11 unit condominium site plan featuring energy efficient design, accessibility and open community space. Finally, we developed 31 new homes for seniors and continued our social enterprise programs that not only enable CIHA to be more independent but to also expand our services and create new funding mechanisms.

Our developments are our most visible product, but there is much work that takes place behind the scenes in an effort to support the people we house. After all, it is the people in our homes that are our most valued investment. Their security and happiness and future are why we continue to set the bar so high.

All of these accomplishments would not be possible without dedicated staff, a smart and courageous Board, and creative and talented partners. I am continually impressed and inspired by the number of individuals and organizations working in support of affordable housing here in Anchorage and throughout the nation. Thank you all!

Carol Gore, CEO

Cook Inlet Housing Authority



Carol Gore, CEO of the Cook Inlet Housing Authority

PNRC – NAHRO Unveils Its First Annual Advocacy Awards

Without strong, focused advocacy efforts on the part of affordable housing & community development programs, who knows what their current status would be? Just because there is a new administration in the White House with strong majorities in Congress is no reason to “back off the throttle,” so to speak. Our efforts are probably more important now than ever now that there may be more people listening?

PNRC has developed a formal Advocacy Plan and one of its initiatives is the creation of Annual Advocacy Awards that will recognize those in our Region who have given extraordinary time and effort to promote housing & community development programs that are so critical to our communities.

To make the Advocacy Awards successful, we need to have our members nominate both individuals and agencies deserving of this recognition. To read about the Awards criteria and to download a nomination form, go to our website (www.pnrcnahro.org) and click on the link on the homepage. The 2009 Awards will be announced at our Annual Conference in Boise, ID on Monday, May 4th.

The two page nomination form with any appropriate supplemental documentation should be sent to PNRC-NAHRO, 10832 – 36th Avenue SW, Seattle, WA 98146-1731 and received no later than **Friday, March 20, 2009**. All nominations will be considered by a Jury representing each of the four states in our Region. □



NAHRO E-Procurement Update

The NAHRO e-procurement system is inexpensive web-based software specifically designed to help housing agencies conduct competitive solicitations online in a HUD-compliant, time- and cost-efficient manner.

By uploading your Quote, IFB, RFP, RFQ's to the e-procurement site, you allow vendors locally and nationwide to view and bid on your project. The system allows you to electronically track and collect bids. E-procurement helps you eliminate the time and cost of printing, faxing or snail mailing your bid solicitations. In early 2008, the Transpire board of directors in conjunction with the e-procurement software managers developed a new fee structure for housing authorities using the NAHRO e-procurement system. Fees for individual transactions are now capped at \$250.00 per transaction. Also included as part of the new fee structure, are monthly and annual payment options. The monthly or annual rate is determined based upon agency size.

There are five ways the E-Procurement system will help your streamline procurement practices in your office: increased Compliance with HUD, decreased staff errors, increased oversight of staff and project based procurement efforts, increased outreach to supplier and contractors, including minority and woman-owned businesses, and efficient and cost effective means of posting solicitations when compared to traditional printing, mailing and faxing.

If you are interested in trying the NAHRO e-procurement system for free, or you are currently using the system and need additional training, please contact Larry Hancock at larry.hancock@economicengine.com or Mike Gifford at Gifford52@yahoo.com.

If you are a current user, whether vendor or agency, please give us your feedback. For your convenience, we have set up a brief survey at Survey Monkey. The web address is as follows, http://www.surveymonkey.com/s.aspx?sm=JZzIFKDCNCSCnBPBKWggEQ_3d_3d. □

New HUD Secretary Confirmed

On January 22, 2009, the U.S. Senate confirmed Shaun Donovan as the Secretary of Housing & Urban Development by a unanimous voice vote. Sen. Chris Dodd (D – Conn.) praised Donovan as “the most experienced nominee for HUD Secretary that this committee has considered in my long experience....” Mr. Donovan has served as Commissioner of the New York City Department of Housing Preservation and Development and as HUD’s Deputy Assistant Secretary for Multifamily Housing during the Clinton administration.

In an e-mail to HUD employees, Mr. Donovan said “I am humbled and honored that President Obama asked me to serve in his Administration and to lead this department. Like so many of you, I have long been committed to affordable housing. In this line of work, we often talk in terms of units built and dollars spent. That is our common language. But it does little to convey the reason I have devoted my career to this work. America’s homes are the foundation for family, safe neighborhoods, good schools and solid businesses. A home represents and confers stability: a base from which to raise our children. These things have not changed – but the world has. I am at HUD because I know that together, we can restore this vital sector to health and make quality housing possible for every American.” □

Conference Bits & Pieces...

The following are items of interest for which member involvement is needed for the Boise Conference and in the coming months:

The **PNRC-NAHRO Advocacy Workshop** that will be presented on Monday, May 4th at the Annual Conference in Boise will be a preview of a slightly longer workshop that will be available for presentation at your agency in the months following the Conference. Your attendance and feedback about the content and effectiveness of this workshop will be appreciated.

In addition to the Uniform Physical Condition Standards Seminar in Boise on May 5-6th, Dennis Morgan will also present a ¾ day **“Managing Maintenance in an Age of Asset Management”** session at the Conference on Monday, May 4th. This shortened session is a preview of the longer NAHRO Seminar on the same topic. If there is enough interest from those attending this session in Boise, PNRC-NAHRO will schedule the full Seminar in a location conducive to the largest number of attendees.

Finally, our Conference theme, **“Celebrating our Past, Creating a Vision for the Future”** suggests that we will have information and photos that highlight the successes of our member agencies in affordable housing and community development from past years at the Conference in Boise. We need **narratives organized along the format of “timelines” and related photos** to make this possible.. Submittals from members that list their agency’s notable achievements over the years will be gratefully accepted at RONALDLOLDHAM@MSN.COM as soon as possible but not later than April 3, 2009. □



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At least 21 PNRC member agencies have adopted NO-SMOKING rules on one or more properties*

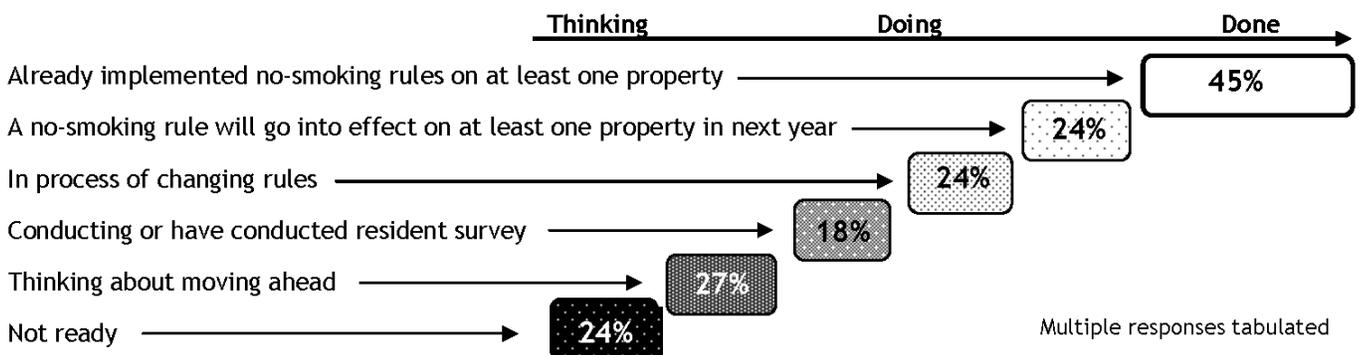
The number of units COVERED by rules that prohibit smoking:

- 2080 units: Everywhere inside the buildings including units and common areas
- 770 units: Inside the buildings plus anywhere outside such as on patios, porches or within a specified distance
- 924 units: Everywhere on the property, indoors and outdoors

TRENDS toward adopting no-smoking rules:

- 47% say they have increased the number of rental units covered by no-smoking rules in the past few years
- 67% say they expect the number of rental units covered by no-smoking rules to increase in next few years

Where PNRC members are IN THE PROCESS of adopting no-smoking rules:



*33 agencies completed the survey 10/08 - Conducted by Health In Sight LLC for the Oregon Tobacco Prevention & Education Program



Celebrating Our Past, Creating a Vision for the Future PNRC-NAHRO's 2009 ANNUAL CONFERENCE | THE BOISE CENTER—BOISE, IDAHO

(Continued from page 1)

Our **Keynote Speaker Rev. Byron Williams**, author, theologian, and social commentator, will kick off the 2009 Conference with a commentary related to our conference theme. The Opening General Session will be followed by a series of breakout sessions of various lengths on topics of interest for commissioners, department directors, managers, finance staff, administrative staff, FSS staff, housing specialists, maintenance personnel, and executive directors. In addition to the breakout sessions, we will feature our perennial Financial Update with Jason Casterline and a new seminar, NAHRO's Uniform Physical Condition Standards (a two day seminar) with Dennis Morgan. Both of these sessions require a supplemental registration and fee.

At lunch on Monday, May 4th, Saul Ramirez, NAHRO's Executive Director will present a Washington Update, not to be missed particularly in light of changes in our nation's capitol. PNRC-NAHRO's first annual Advocacy Awards will also be announced at lunch on Monday. Finally on Monday after sessions conclude, we will hold the Exhibitor's Reception and our scholarship fund-raising auction.

Tuesday will begin with a continental breakfast with our exhibitors and an opportunity to hear briefly from them about their products and services. Before we head for the day's breakout sessions, Cozette Tyler from Sen. Patty Murray's SW Washington Office will offer remarks about what affordable housing has meant to her. Tuesday's lunch will include our Annual Meeting and Elections and Scholarship Awards.

The PRAIS and President's Award breakfast starts the day on Wednesday, May 6th followed by the final round of breakout sessions during the morning. The conference ends at 12:00 Noon on Wednesday, but the UPCS seminar runs through 5:00 PM that day.

This year's Conference will also include the **6th Annual Scholarship Program Golf Tournament** on Sunday, May 3rd (see flyer in this newsletter) at Falcon Crest Golf Course in Kuna, ID near Boise.

Tentative Sessions

The following sessions are tentatively scheduled for the 2009 Annual Conference, but are subject to change.

- Understanding Operations for Commissioners
- Analyzing Insurance Coverage
- PNRC's Advocacy Workshop
- Housing Our Heroes: What's New in Veterans Programs
- Managing Maintenance in the Age of Asset Management
- Homeownership in Troubled Times
- Turning Your Vision into Reality
- E-Procurement from a User's Perspective
- The Neighborhood Stabilization Program
- Project Basing Vouchers: Best Practices
- Partnering with Your Political Subdivision – Inclusionary Zoning
- Fair Housing Basics for Property Managers and Maintenance Personnel
- HCV – SEVRA Update
- NAHRO's HOME workshop
- Casterline's Financial Update
- NAHRO's UPCS seminar
- Opening a Waiting List in the Internet Age
- Strategies for Getting the Most Out of Microsoft Word & Excel
- Disposing of Your Public Housing Program
- Modular Construction Options
- Engaging Landlords in Housing Low-Income and Homeless Families
- Instant Strategy? Well, Almost
- Preparing Your Maintenance Program for Disasters
- Financial Literacy for Residents
- Boise Affordable Housing & Community Development Tour
- Issues Facing Tomorrow's Commissioners & Commissioners' Roundtable
- Immigrants in Affordable Housing – Cultural Competency
- Using Low-Income Housing Tax Credits
- Is There a "Cloud" in Your Future? Cloud Computing
- Hazardous Materials Awareness
- Sound Families & Washington Families Fund: Lessons Learned
- A Human Resources Policy Update

(Continued on page 6)

Tentative Conference Schedule

Sunday, May 3

Scholarship Fund Golf Tournament – Falcon Crest Golf Course (9:00 AM). Transportation available
Early Bird Registration (2:00 – 7:00 PM) The Boise Centre – Conference Headquarters

Monday, May 4

Opening General Session & Keynote Address (Rev. Byron Williams).
Washington Update with Saul Ramirez, NAHRO Executive Director
PNRC-NAHRO Advocacy Awards
Morning & Afternoon Breakout Sessions
Exhibitors' Reception & Theme Basket Silent Auction

Tuesday, May 5

Breakfast with Exhibitors
Plenary Session
Morning Breakout Sessions
Luncheon with Annual Meeting, Elections, & Scholarship Awards
Afternoon Breakout Sessions

Wednesday, April 30

PNRC-NAHRO PRAIS & President's Awards Breakfast
Morning Breakout Sessions (conference adjourns at 12:00 PM except for UPCS Seminar)

Registration Costs

Our registration fee schedule is a bit complicated this year owing to two sessions with supplemental registration fees required (Casterline Financial Update & NAHRO's UPCS Seminar). Also there are three different sets of rates based on when you register and pay: "Very, Very Early" (thru 2/27); "Early" (thru 3/27); and Regular & On-Site (after 3/27). These rates are set forth on the Registration Form also found in this newsletter.

If your agency sends 4 staff members, then you are entitled to a 5th registration at half-price (does not apply to the

supplemental registration fees). To encourage our **non-profit partners** to join us in Boise, they may register at member rates which will include a complimentary 2009 membership! Other non-members may register at the rates shown plus an additional 10%.

PNRC does not use credit cards but we are happy to wait for your agency's check. Our cancellation policy is shown on the bottom of the registration form.

Registrations may be submitted by completing a registration form for each registrant and returning it to the address shown on the bottom of the form, faxing it to 206-248-6398, or e-mailing it to ronaldoldham@msn.com. The registration form may also be downloaded from PNRC-NAHRO's website at www.pnrcnahro.org for completion, but we will not use the electronic registration this year due to problems with "spam."

Lodging

A block of rooms has been reserved at The Grove Hotel, 245 S. Capitol Blvd, Boise, ID 83702, (888) 961-5000 under "**Pacific NW Regional Council - NAHRO.**" The rate for single or double occupancy is \$99.00 + tax. The cut-off date for room block reservations and rates is April 2, 2009.

There is also a small room block at the Hampton Inn & Suites, 495 S. Capitol Blvd, Boise, ID 83702, (208) 331-1900 under "**National Association of Housing & Redevelopment Officials.**" The cut-off date for the Hampton Inn is April 18, 2009.

After these dates, neither availability nor conference room rates can be guaranteed.

Questions???

Contact Ron Oldham at 206-901-0330, ronaldoldham@msn.com, or FAX 206-248-6398 for questions about the Conference. □



Don't miss PNRC-NAHRO's 2009 Annual Conference, "Celebrating Our Past – Creating a Vision for the Future" and its professional development opportunities!



National Association of Housing
and Redevelopment Officials

Pacific Northwest Regional Council

2009 Annual Conference

The Boise Centre --- Boise, Idaho

May 4 - 6, 2009

“Celebrating Our Past: Creating a Vision for the Future”

Registration Form

Special “Very, Very Early Bird” Registration rates will be honored ONLY if payment is received by 2/27/09. Registrations & payment received after 2/27/09 subject to rates shown below. Non-profit organizations not members may use the below pricing and receive a complimentary 2009 membership for attending. Other non-members (vendors, for profit businesses use the rates below plus 10%.

REGISTRATION FEES (select one)	Very, Very Early (thru 2/27 only)	Just Early (thru 3/27 only)	Regular & On-site (after 3/27)
Full Conference – Mon-Wed 5/4-5/6	\$245	\$265	\$305
Conference Mon, 5/4 + UPCS on 5/5-5/6 *	\$665	\$685	\$710
Conference Mon 5/4 + Casterline on 5/5-5/6 *	\$390	\$410	\$450
Conference only – Mon 5/4	\$150	\$170	\$195
Conference only - Tue-Wed 5/5-5/6	\$200	\$225	\$240
UPCS only - Tues-Wed 5/5-5/6	\$515	\$540	\$565
Casterline only - Tues-Wed 5/5-5/6	\$345	\$370	\$385

Registrations include meals for days registered, reception, and break refreshments. To purchase meals, reception tickets only contact Ron Oldham as indicated below. **Registering 4 & Sending a 5th Person for Half-Price?** Write in the half-price amount on the fifth registration form. *Casterline Financial & UPCS sessions require a supplement registration fee as shown above & includes meals provided at conference. Half price offer not applicable to supplemental registration fees.

Name _____ Title: _____

Agency: _____

Address: _____

City: _____ State: _____ ZIP Code: _____ Telephone: (_____) _____

Fax number: (_____) _____ E-mail: _____

If you require any accommodations to permit you to participate in this conference, submit them in writing with this registration form.

Send registration forms and checks payable to **Pacific Northwest Regional Council, 10832 – 36th Avenue SW, Seattle, WA 98146-1731**. PNRC does not accept credit card payments. Questions/inquiries? Contact Ron Oldham, Director at (206) 901-0330, E-mail: RONALDLOLDHAM@MSN.COM, or FAX (206) 248-6398.

Cancellation policy: \$75 fee for cancellations by 3/27/09. Cancellations after 3/27/09 and through 4/10/09 receive 50% refund only. No refunds after 4/10/09, but substitute registrants will be accepted at any time.



Pacific Northwest Regional Council



PNRC – NAHRO 2009 THEME BASKET SILENT AUCTION

In 2008, PNRC – NAHRO’s **Theme Basket Silent Auction** at the PNRC Annual Conference in Spokane raised \$1,800 to benefit our Scholarship Program. Baskets were prepared and donated by our member agencies, vendors, and individuals.

Once again, we invite you and your agency to participate in the theme basket silent auction in Boise in 2009. The auction will be held in conjunction with our Exhibitor’s Reception (Monday, May 4th) at the Boise Centre on the Grove.

Here’s how you or your agency can participate:

1. Complete the attached “Basket Donation Form” that describes your theme basket donation and provides contact information and fax to Sheryl Putnam at (208) 424-7092.

Possible themes could be sports memorabilia; ethnic cooking; chocolates; fishing; reading; electronics or software; wine, coffee, DVDs, arts & crafts, baby’s needs, etc. Be creative! If your theme basket will be an agency effort, put together a committee to work on it. Collect the items to make up the basket according to the theme submitted. Items may be donated by retailers or purchased by volunteers and donated to the basket. Certificates will be awarded for several categories of achievement in creating baskets.

2. Bring the theme basket to the Annual Conference in Boise, ID and deliver it to the Conference Registration Desk no later than 12:00 Noon on Monday, May 4, 2009. The Silent Auction will be held from 5:30 – 7:00 PM during the Monday evening Exhibitors’ Reception. **All proceeds (100%) will go to the PNRC-NAHRO Scholarship Fund.**

There is no limit to the number of baskets that may be donated, but agencies attending are encouraged to donate at least one basket. If the basket committee that creates the basket provides documentation of the costs of their basket, PNRC will send acknowledgements so that those contributing may claim their contributions on their income tax return. If you wish to participate in this fund raising event, please complete the following form:

PNRC – NAHRO 2009 Theme Basket Donation Form

Agency: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Contact person: _____

Telephone Number: _____ FAX Number: _____

E-Mail Address: _____

Basket Title & Theme (including a short description of items included in the basket) and estimated value of basket:

_____ Estimated Value: \$ _____

Submit this form as soon as possible but not later than March 30, 2009 to:

Sheryl Putnam | Idaho Housing and Finance Association

P.O. Box 7899—Boise, ID 83707-1899

FAX: 208-424-7092 | Sherylp@ihfa.org



Uniform Physical Condition Standards (UPCS) Seminar

Sponsored by PNRC-NAHRO

Tuesday – Wednesday, May 5-6, 2009

Idaho Housing & Finance Association Training Center—565 W. Myrtle Street, Boise, ID 83702

NAHRO's Uniform Physical Condition Standards (UPCS) Seminar with a Proficiency Exam (no extra cost, but not a certification) will be offered in Boise, ID concurrently with the PNRC-NAHRO Annual Conference (May 4-6, 2009). This seminar is for housing/preventative maintenance inspectors, property managers, and management and/or maintenance personnel who work in the area of property maintenance. Both new and seasoned employees can benefit from this training. This Seminar provides the knowledge & skills needed for effective inspection of PHA program units. Course objectives include:

- Identify the work skills necessary for inspecting public housing sites and dwelling units
- Facilitate an understanding of how proper inspection skills affect the effectiveness of the agency's mission
- Present & explore the UPCS procedures and alternative inspection forms
- Provide participants with the knowledge & skills needed to evaluate their agency's current inspection operations, including the identification of strengths, weaknesses, and growth potential as well as identification of goals and problem-solving in the conduct of UPCS activities.

Trainer Dennis Morgan is Senior Associate at D L Morgan & Associates. He provides technical assistance & training on SEMAP, HQS, Screening & Terminations, Lease Enforcement, Admissions & Occupancy, Section 8 Administration, HCV Homeownership, Moving to Work, Consortia, Relocation, PHAS, and the PHA Plan. In addition to UPCS, he trains on eligibility, strategic planning, and numerous other topical areas.

Training Location & Hotel Accommodations This Seminar will be held at the IHFA's Training Center at 565 W. Myrtle Street which is in walking distance of the Boise Centre, 850 W. Front Street, where the 2009 PNRC-NAHRO Annual Conference will be held concurrently. Lodging may be reserved at The Grove Hotel, 245 S. Capitol Blvd. (888-961-500) for \$99/night + tax or at the Hampton Inn & Suites, 495 S. Capitol Blvd. (208-331-1900) for \$115/night + tax. Because the Seminar and Annual Conference are being held concurrently, registration has been priced to include optional attendance for the first day of the Conference in addition to the Seminar if desired.

Cost The cost of attending the first day of the Annual Conference and the Seminar or just the Seminar itself is shown on the below table. "Very, Very Early" and "Early" registrations offer savings that should be considered. Both options include meals offered at the conference for the days registered. Refreshments at break times will be provided at the Training Center. Lunch on Wednesday, May 6th, however, is "on your own."

Registration Rates	Very, Very, Early (thru 2/27)	Early (thru 3/27)	Regular (after 3/27)
Conference & Seminar (Mon. May 4 & May 5-6)	\$665	\$685	\$710
Seminar Only (May 5-6)	\$515	\$540	\$565

To register your staff for this seminar, complete the following and return it with your check payable to PNRC-NAHRO.

Space for this seminar is limited to 35 persons and registrations will be accepted on a first-paid basis. Cancellations will be accepted with a \$75 cancellation fee through March 20, 2009; between March 20 and April 10, 2009, only a 50% refund will be issued. After April 10, 2009, no refunds will be made, but substitutions may be made any time at no charge.

Agency: _____ Phone: _____

Contact Person: _____ E-Mail: _____

Staff to be registered (circle rate or rate from table above): _____

Address: _____

City: _____ State: _____ Zip: _____

Number to be registered: _____ Total registration fees calculated from above: \$ _____

Please send this registration via e-mail to RONALDLOLDHAM@MSN.COM, Fax: 206-248-6398, or mail to: PNRC-NAHRO, 10832 – 36th Avenue SW, Seattle, WA 98146-1731



News from Around the Region

Skagit County H.A.

Paul Colbert has resigned his position as Executive Director of Skagit County Housing Authority in January due to illness. Paul is well-known to most long-term housing authority professionals in the Northwest due to his work at several Oregon agencies before a short stint in the Mid-West. Paul returned to the West Coast and took the position as Executive Director in Skagit County H.A. after John Smith's retirement. PNRC-NAHRO members wishing to get in touch with Paul should contact Ron Oldham at PNRC-NAHRO for his mailing address.

Island County H.A.

Steve Gulliford retired from his position as Executive Director at the Island County Housing Authority effective December 31, 2008 after 20 years. Steve made a huge contribution to affordable housing and resident services in Island County over those years. He also was active in state-wide housing issues and served as Treasurer for the Association of Washington Housing Authorities for 15 years. Steve has postponed his well-deserved retirement, however, to offer his assistance to Skagit County Housing Authority where he is serving as Interim Executive Director until the Board of Commissioners can select a replacement for Paul Colbert.

Vancouver H.A.

Up to 50 Section 8 Voucher holders from the Vancouver Housing Authority will have the opportunity to use their voucher subsidy as payment on a mortgage instead of rent in Clark County. To qualify for the program, the family must have sufficient income and qualify for credit approval to apply for a mortgage. One or more adult family members (unless elderly or disabled) must be employed and they must be first time homeowners. Participants are required to take part in homeownership classes. The Community Housing Resource Center will provide credit counseling and the homeownership classes. The first orientation was held in November 2008.

Seattle Federal Home Loan Bank

FHLB Seattle has awarded \$3.9 million in Affordable Housing Program subsidies to Sterling Savings Bank, Bank of America Oregon, Zions First National Bank, Evergreen Federal Savings & Loan, Bank of the Cascades, Umpqua Bank, Wells Fargo Northwest, Peoples Bank, and Cowlitz Bank to work with non-profits to build or rehab 395 units

of affordable housing in Pocatello, Sandpoint, and Lapwai in Idaho, Grants Pass, Bend, Oregon City, and Portland in Oregon, and Bellingham, Centralia, and Spokane in Washington.

WA Dept. of Community, Trade, and Economic Development

WA Governor Gregoire announced awards of \$40 million in Housing Trust Fund monies that will be distributed by CTED to build 20 affordable multifamily projects with 1,017 units in Clark, Franklin, Grant, Jefferson, King, Lewis, Pierce, Spokane, Thurston, and Yakima counties. \$24 million will go to cover 20 percent of \$122 million in total construction costs for the projects with the rest going to land acquisition, legal, architectural, and other fees. There will be a special focus on restoring and providing, in partnership with Archdiocesan Housing Services, housing for the homeless and farm worker families in the Cowlitz area damaged by last winter's floods.

Yakima H.A.

Lowel Krueger has been named to replace Dick Allen as Executive Director of the Yakima Housing Authority, who has left the agency after six years. Mr. Krueger was most recently the Chief Financial Officer of the Yakima Nation Housing Authority. His previous jobs have included an accountant in the private sector and auditor with the Washington State Auditor's Office.

Bellingham H.A.

Bellingham Housing Authority Executive Director John Harmon was recently featured in a December 23rd article in The Bellingham Herald. The article stated in part, "John Harmon has been its executive director for the past 20 years, a span in which the once-troubled agency has blossomed into a major provider of low-cost housing and a leader in the effort to turn downtown Bellingham into a residential anchor for the community. 'He's pulled all these wonderful projects together,' said Teresa Josephson, executive director of Lydia Place which provides transitional housing for women and children and also case management for clients at several Housing Authority locales." The article goes on to say that "Harmon has also been busy as a member of a countywide task force on affordable housing...which recently issued several ideas including steps to reduce land and construction costs, incentives for the construction of affordable housing, and the creation of a housing trust fund." The complete article can be found online at www.bellinghamherald.com/315/v-print/story/726752.html.

(Continued on page 7)

Seattle H.A.

After nearly two years of community discussions, preliminary concepts for a revitalized Yesler Terrace, the nation's first subsidized and racially-integrated housing development, are beginning to take shape. In December the Citizen Review Committee got an introduction to what is envisioned for the redeveloped community --- a dynamic, welcoming, urban neighborhood that comfortably houses significantly more residents than the current 561 unit public housing development. Three to five thousand residential mixed income units, retail space of 50,000 – 100,00 square feet, and perhaps as much as 1.5 million square feet of office space would accompany 5-8 acres of open space on the 28 acre site. The new housing, retail, and office space will help SHA pay for the low-income units, open space, and new infrastructure as well as providing employment and business opportunities for Yesler Terrace's residents. It is likely that the redevelopment of YT will take as long as 15 years with construction expected to start sometime after 2011. □

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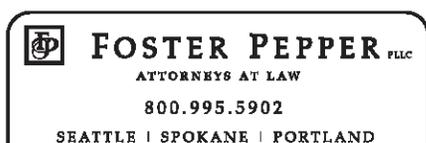
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King County (WA) Executive Ron Sims Nominated as HUD's Deputy Secretary

President Barack Obama has nominated King County Executive Ron Sims to serve as HUD's Deputy Secretary, charged with managing HUD's day-to-day operations, a nearly \$39 billion annual operating budget and the agency's 8500 employees. Born in Spokane in 1948, Mr. Sims has served as County Executive, an elective position, since 1996. "Ron's visionary leadership in government, the environment, and social justice arena, make him the perfect partner," said HUD Secretary Shaun Donovan. Donovan went on to say, "His experience at the helm of a large urban government provides a critical perspective and his collaborative approach to problem-solving has prepared him to effectively lead HUD's operations as the agency charts a new aggressive course."

Sims has earned numerous accolades and a national reputation for his environmental stewardship, aggressive reforms of government, and for a willingness to make the tough choices necessary to ensure that American tax dollars are spent wisely.

In his third term, Sims currently oversees the 13th most populous county in the nation, a metropolitan area with 1.8 million residents and 39 cities including the cities of Seattle, Bellevue and Redmond. King County accounts for 40 percent of the state's jobs and is home to businesses and organizations such as Boeing, Microsoft, Starbucks, Amazon.com, Nordstrom's, and the Bill and Melinda Gates Foundation. The county government has a workforce of over 13,000 and an annual budget of \$4.9 billion.

A graduate of Central Washington University from Spokane, he is a Board Member for Reconnecting America Center for Transit Oriented Development, advisory board member of the Brookings Center on Urban and Metropolitan Policy, board member and former chair of Sound Transit, board member of the Puget Sound Clean Air Agency, the National Committee of Quality Assurance and Rainier Scholars. He is Co-Chair of the Committee to End Homelessness in King County and founding chairman of the board of the Puget Sound Health Alliance.

Sim's nomination requires approval by the Senate. □

NAHRO's *Mission...*

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**:

Celebrating Our Past, Creating a Vision for the Future
 2009 Annual Conference1
 Message from the President2
 PNRC – NAHRO Unveils Its First Annual Advocacy Awards3
 NAHRO E-Procurement Update3New HUD Secretary Confirmed3
 Conference Bits & Pieces4
 Conference Registration Form7
 PNRC – NAHRO 2009 Theme Basket Silent Auction8
 Uniform Physical Condition Standards (UPCS) Seminar9
 News from Around the Region10
 King County Executive Ron Sims Nominated as HUD's Deputy Secretary ···11
 Scholarship Fund Golf Tournament—See *Special Insert*

If you have questions or comments about PNRC News, or would like to submit articles or other material, please contact PNRC, c/o Ronald Oldham, 10832 – 36th Avenue SW, Seattle, WA 98146-1731, or RONALDLOLDHAM@MSN.COM

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