

**FRIEND OF HOUSING**

**AWARD CEREMONY 2015**

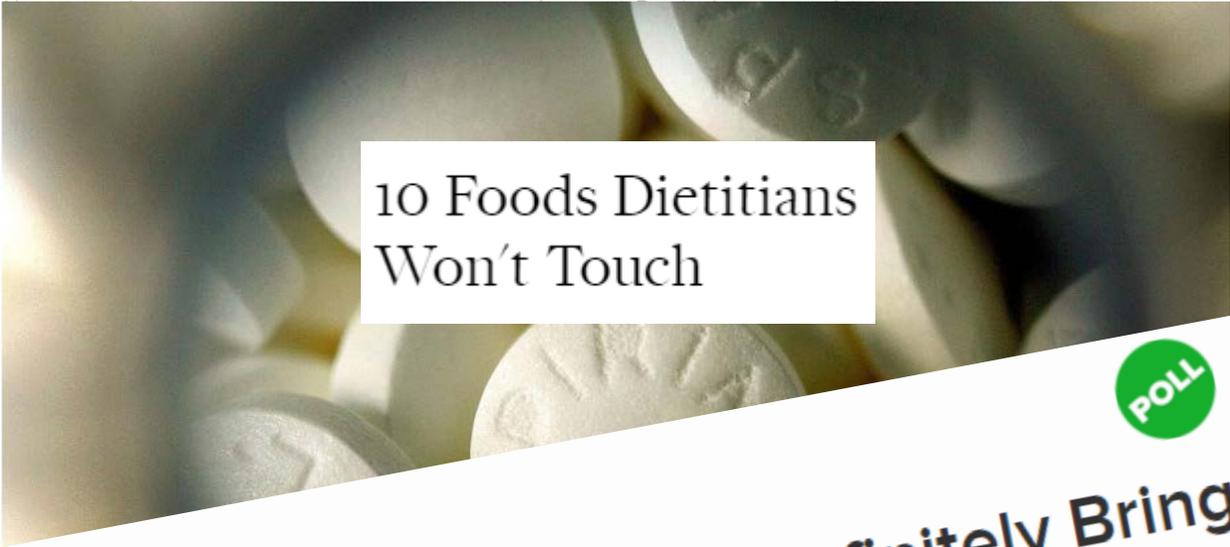


WASHINGTON STATE  
**HOUSING FINANCE  
COMMISSION**

*Opening doors to a better life*



There May Now Be A Whole New Reason To Take Aspirin



10 Foods Dietitians Won't Touch

POLL

HEALTH

17 Reasons You Should Definitely Bring A Sweater



Doing Dishes Relieves Stress— If You Do It Right

This Butt-Lifting Workout Will Make Your Muscles Feel on Fire

# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



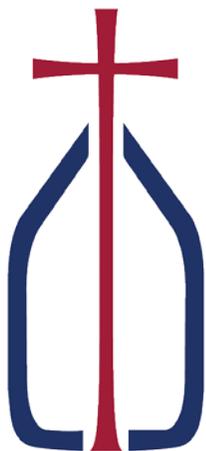
# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



Catholic  
Charities  
of California, Inc.



California  
Housing  
Partnership  
Corporation

In San Francisco, CA



City of Seattle  
Deputy director  
SEATTLE Office of Housing



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION





# mercy HOUSING

Live in Hope



# FRIEND OF HOUSING

## Chairs the Affordable & Public Housing Health Care Partnership Workgroup



Coalition includes:

**BILL & MELINDA GATES foundation**

**MOLINA HEALTHCARE**

**BUILDING CHANGES**  
END HOMELESSNESS TOGETHER

**BOEING**

**EMPIRE HEALTH FOUNDATION**

**neighborcare health**

**CEDAR RIVER GROUP**

**King County Housing Authority**

**SEATTLE CENTRAL community college**

**WASHINGTON STATE HOUSING FINANCE COMMISSION**



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



# FRIEND OF HOUSING

## Leadership



# FRIEND OF HOUSING



16 affordable housing projects



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



## Housing Affordability and Livability Agenda



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



# FRIEND OF HOUSING



Bill Rumpf



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



**FRIEND OF HOUSING**

**AWARD CEREMONY 2015**



WASHINGTON STATE  
**HOUSING FINANCE  
COMMISSION**

*Opening doors to a better life*



# FRIEND OF HOUSING





# Public Finance Lawyer of the Year 2015



ANNUAL LIST  
The Top Attorneys in Washington  
INCLUDING RISING STARS

'WE'VE GOT  
TO GET





WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION

\$6.7 billion in bonds

77,000 units of affordable housing

154,000 people



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# Affordable Housing Advisory Board



Department of Commerce

Innovation is in our nature.

Search this site...



About Commerce · Programs · Services & Assistance · Economic Development · B

[Department of Commerce](#) / [Boards & Commissions](#) / [Affordable Housing Advisory Board](#)

## Affordable Housing Advisory Board

The Washington State Affordable Housing Advisory Board (AHAB) advises the Department of Commerce on housing and housing-related issues. AHAB has 22 members representing a variety of housing interests around the state.

The Affordable Housing Advisory Board has begun to roll out the [Affordable Housing Needs Assessment webpage](#). That research is the first effort in over ten years to collect and analyze federal, tribal, state and housing authority data on affordable housing in our state.



# Affordable Housing Advisory Board



STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE

1011 Plum Street SE PO Box 42525 Olympia, Washington 98504-2525 (360) 725-4000



**FOR IMMEDIATE RELEASE**

March 15, 2012

Contact: Nisha Wade, 360.489.8342

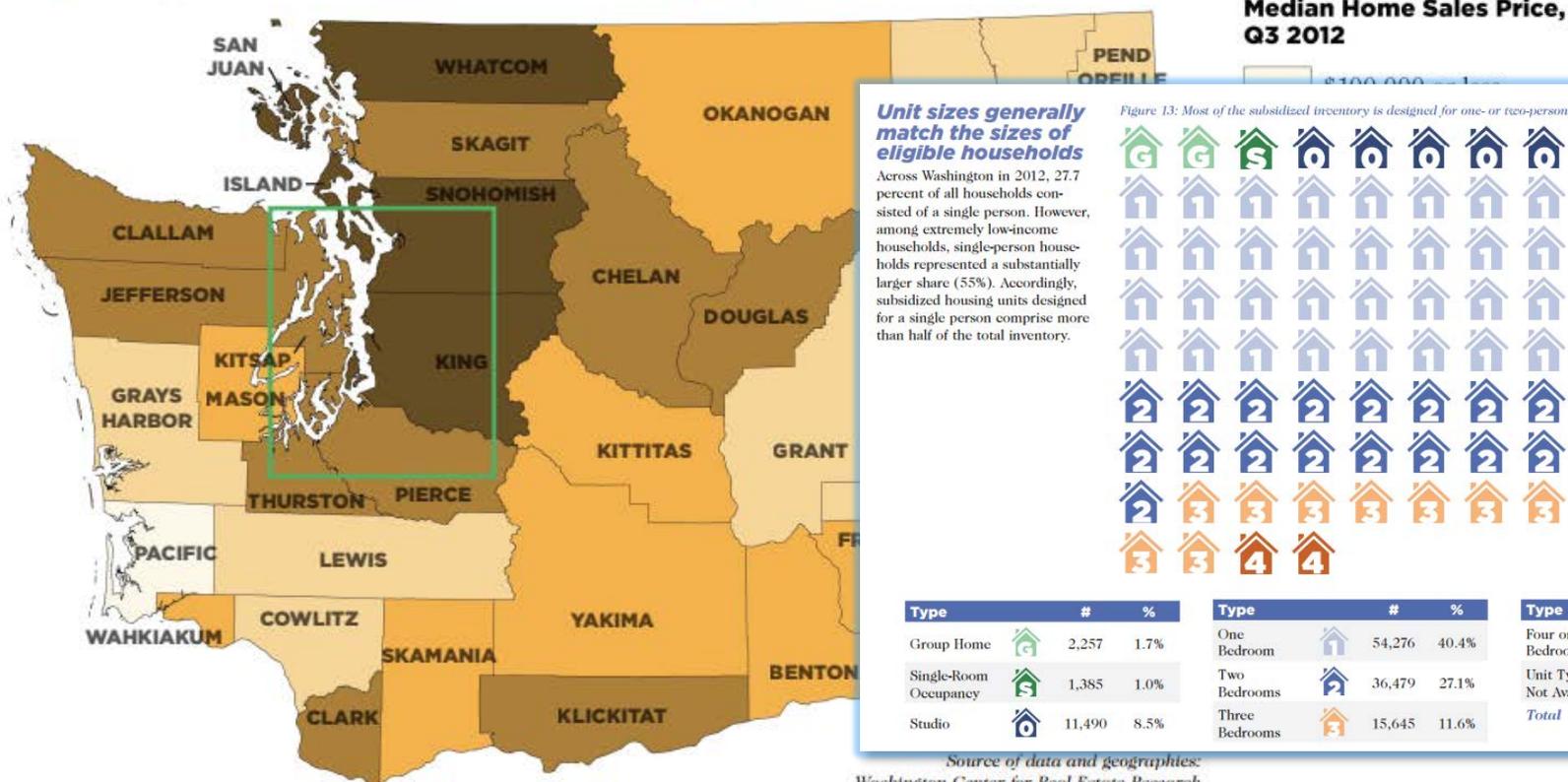
## Faith Pettis named Affordable Housing Advisory Board chair

OLYMPIA, WA – The Washington State Department of Commerce today announced Faith Pettis as the new chair of the state's [Affordable Housing Advisory Board](#), a two-year term appointed by Gov. Chris Gregoire.



## Affordable Housing Needs Assessment 2015

Map 1: Puget Sound has some of the highest priced homes in the state



# Affordable Housing Needs Assessment 2015

## Securing Funding

BILL & MELINDA  
GATES *foundation*



## Affordable Housing Needs Assessment 2015

2015 Washington State Housing Needs Assessment

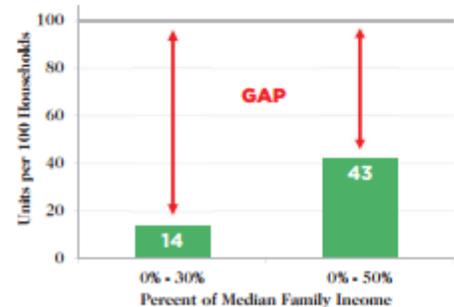
### SPOKANE AREA



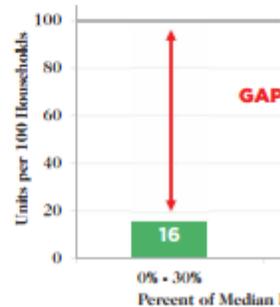
- Population: 389,272
- Area: 166 miles<sup>2</sup>
- Households: 157,490
- Median Family Income: \$
- Low-income Renter Hous
- Subsidized Housing Units

#### Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



Forecasted Affordable and Available Housing Units for Every 100 Households



2015 Washington State Housing Needs Assessment

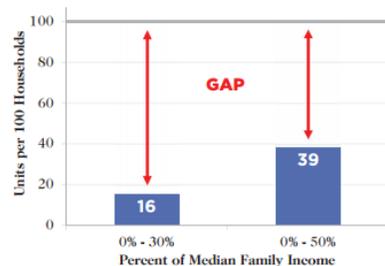
### YAKIMA COUNTY



- Population: 242,454
- Area: 4,315 miles<sup>2</sup>
- Households: 79,478
- Median Family Income: \$51,200
- Low-income Renter Households: 18,975
- Subsidized Housing Units: 4,075

#### Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



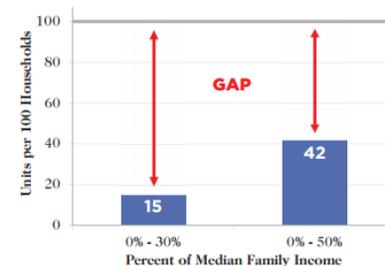
#### Housing Market

How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

- 4 people / 3 bedrooms Fair Market Rent: \$919
- 1 person / 1 bedroom Fair Market Rent: \$540



Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



How Much of the Housing Stock Can the Median Family Income Afford to Buy?

Maximum Affordable Home Value: \$200,661



2015 Washington State Housing Needs Assessment

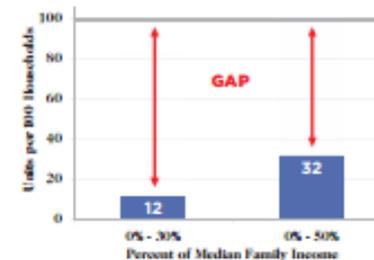
### KITSAP COUNTY



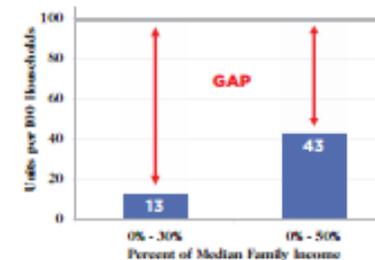
- Population: 251,400
- Area: 396 miles<sup>2</sup>
- Households: 97,668
- Median Family Income: \$75,600
- Low-income Renter Households: 19,635
- Subsidized Housing Units: 4,272

#### Affordable Housing Gap

Affordable and Available Housing Units for Every 100 Households



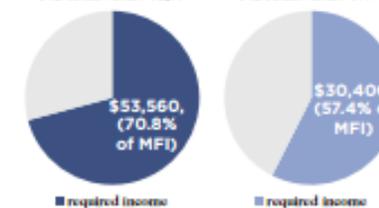
Forecasted Affordable and Available Housing Units for Every 100 Households in 2019



#### Housing Market

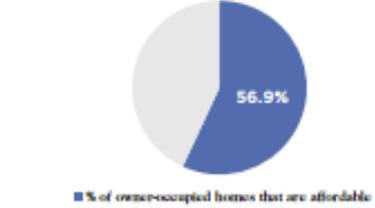
How Much of the Median Family Income (MFI) Must a Household Earn to Afford Rent?

- 4 people / 3 bedrooms Fair Market Rent: \$1,339
- 1 person / 1 bedroom Fair Market Rent: \$760



How Much of the Housing Stock Can the Median Family Income Afford to Buy?

Maximum Affordable Home Value: \$298,747



Affordable Housing Advisory Board - 2015 Housing Needs Assessment

www.wa.gov/housingneeds



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



PRESENTING  
The HNATO  
legislators



# FRIEND OF HOUSING

## Housing Affordability and Livability Agenda



## Housing Affordability and Livability Agenda

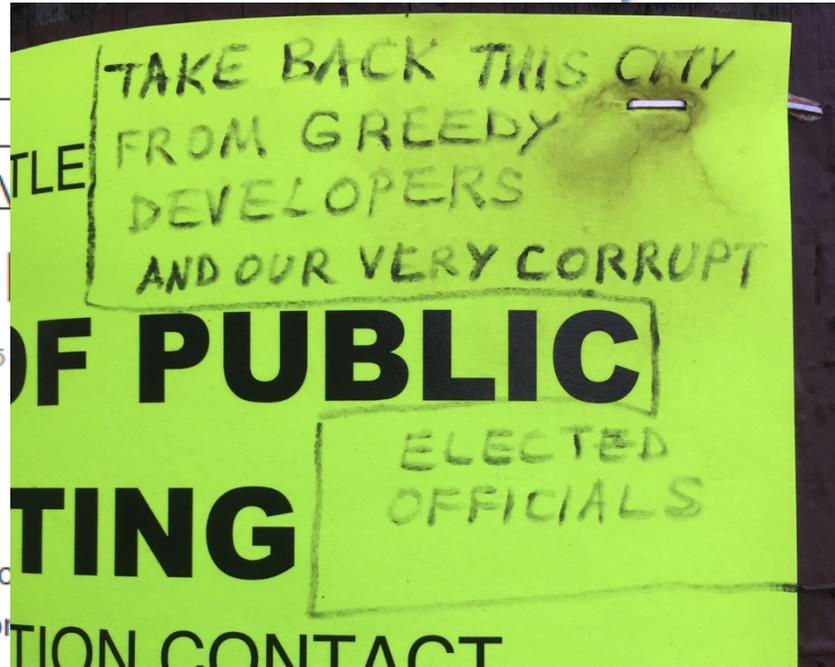
OPINION

OP-ED: HALA RECOMMENDATIONS ADDRESS SEVERE AFFORDABILITY

🕒 JULY 29, 2015 👤 EDITOR 💬 5

by Bill Bradburd

On the whole, the HALA Report dramatically address the affordability crisis more than simply looking for a path to quickly address our affordable housing crisis, the recommendations broaden the scope to include ways of producing as much market-rate housing as possible throughout the city.



NEEDS NEIGHBORHOOD DEVELOPMENT MANAGERS TO SURVIVE

Posted by Roger Valdez on Monday, August 24, 2015 · [Leave a Comment](#)



## Housing Affordability and Livability Agenda

### HALA Recommendations

In response to the call to action in Resolution 31546 and to the Mayor's charge to build or preserve 50,000 homes, the HALA Committee has identified a total of 65 strategies to increase affordable housing in the city. These strategies fall into four main categories:

1. **MORE RESOURCES FOR AFFORDABLE HOUSING:** more subsidy, through a range of revenue generating mechanisms
2. **MORE HOUSING:** maximizing opportunities in the market
3. **MORE SUPPORTS FOR COMMUNITIES:** strategic preservation of housing and protections for vulnerable tenants and homeowners
4. **MORE INNOVATION:** the streamlining of systems and related reforms to cut the costs of housing

67 recommendations

In each strategic category, the HALA was asked to consider ways to ensure alignment with the City's racial and social justice initiative goals. This important issue increased the complexity of the issues being addressed in the context of a large urban environment with highly diverse populations and communities.

In response to the Mayor's request that the HALA develop recommendations that produce 20,000 affordable homes across the income spectrum ( $\leq 30\%$  AMI,  $\leq 60\%$  AMI,  $\leq 80\%$  AMI and  $> 80\%$  AMI), the



Opinion

## Housing will become even more unaffordable if Seattle doesn't act now

**Our goal is not social engineering, but to provide choice, and in that choice, opportunity.**

By Faith Li Pettis  
David Wertheimer  
*Special to The Times*



SEATTLE is growing. We're attracting new businesses and residents at a remarkable pace, and facing the new challenges and opportunities that growth brings.

We accepted the task of co-chairing Seattle's Housing Affordability and Livability Advisory (HALA) Committee because we both believe in embracing the opportunities of growth. If done right, we can make Seattle affordable for all and preserve the qualities that make our city unique and vibrant.





Faith Li Pettis

**FRIEND OF HOUSING**

**AWARD CEREMONY 2015**



WASHINGTON STATE  
**HOUSING FINANCE  
COMMISSION**

*Opening doors to a better life*



# FRIEND OF HOUSING



# FRIEND OF HOUSING



SHAR properties



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



Spokane  
Low Income  
Housing  
Consortium

## Executive Director



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



2008 & 2009 grant recipients



Washington State Housing Trust Fund

secured Over \$400,000



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING

onestophousing.org



housingsearchnw.org

Find a Place to Rent | List a Place to Rent



**HousingSearch**  
Open the door to housing

**Welcome**  
to HousingSearchNW.org - a free resource to help you find a home in the state of Washington that fits your needs and budget. Property owners and managers can post apartments or homes for rent any time, which means that our list is always current.

Now serving statewide.  
Listings are being added daily.

*Check back often!*



**Find a Place to Rent**



**List a Place to Rent**



**Find a Residential Facility**



**Regional Resources**



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION





# FRIEND OF HOUSING

## Housing & Homelessness Advocacy Day 2015

**660** registered attendees

**88** volunteers

**133** district meetings with legislators

**135** advocates who have experienced homelessness and/or housing instability

**111** advocates who are tenants

**113** board member advocates



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



# FRIEND OF HOUSING



# FRIEND OF HOUSING



state legislator  
candidate forum



# FRIEND OF HOUSING



## Continuum of Care



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



# FRIEND OF HOUSING



Andy Algeo



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



**FRIEND OF HOUSING**

**AWARD CEREMONY 2015**



WASHINGTON STATE  
**HOUSING FINANCE  
COMMISSION**

*Opening doors to a better life*



# FRIEND OF HOUSING

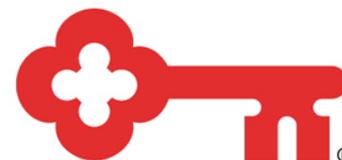


# FRIEND OF HOUSING



**Washington  
Mutual**

**KeyBank**

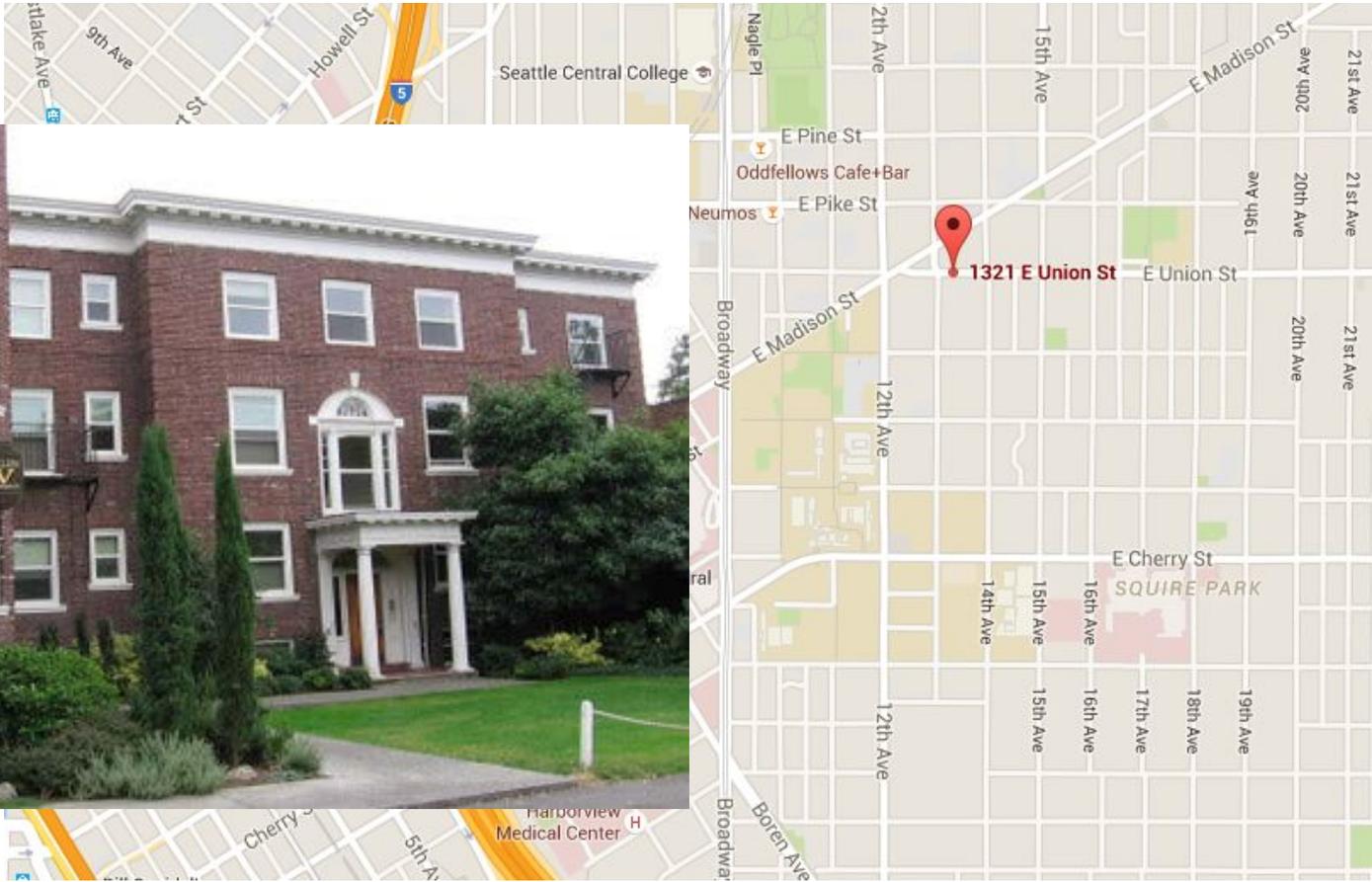


WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING

# Hel en V



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION

1994-1995

*in Multifamily Housing*



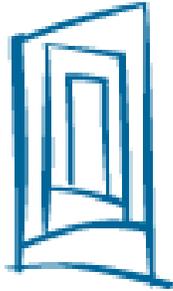
WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



# FRIEND OF HOUSING



HOUSING  
DEVELOPMENT  
*consortium*



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION





# Impact Capital

Loan Committee



# FRIEND OF HOUSING



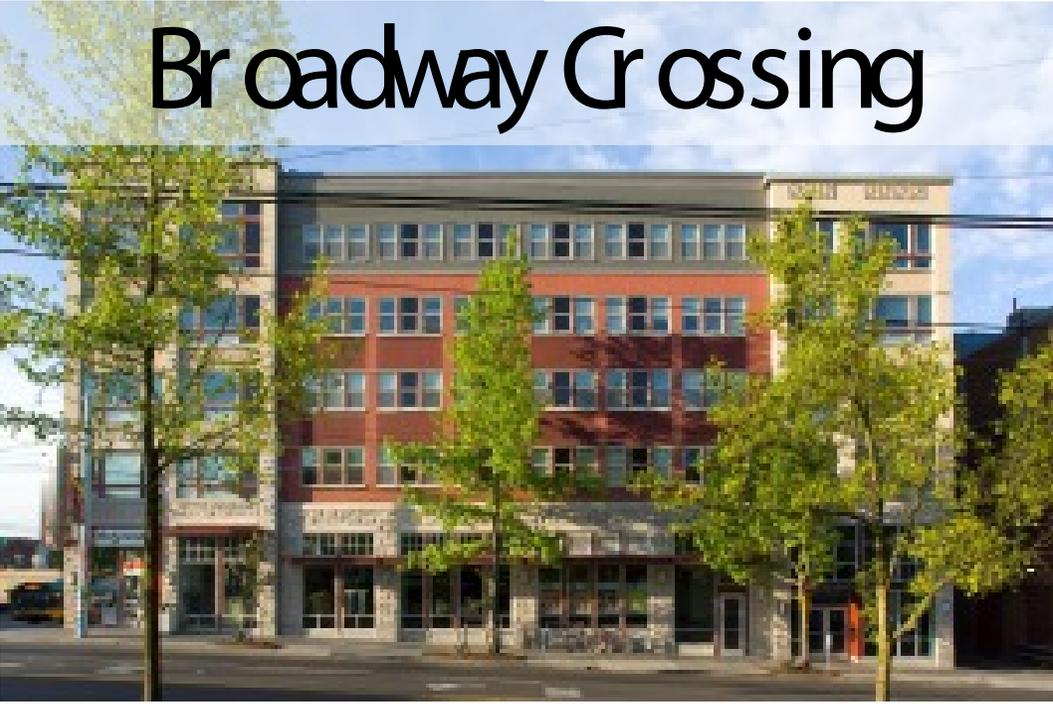
Finance & development committees



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# Dinah's Projects



# FRIEND OF HOUSING

*Dinah's Projects*

## 12<sup>th</sup> Avenue Arts



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



## *Dinah's Projects*

## Modern not t Place



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING

Dinah  
Thoreson



**FRIEND OF HOUSING**

**AWARD CEREMONY 2015**

**MARGARET M SEVY  
LIFETIME ACHIEVEMENT AWARD**



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION

*Opening doors to a better life*



# FRIEND OF HOUSING



# FRIEND OF HOUSING



Mutual Self-Help  
Housing Program



# FRIEND OF HOUSING



# FRIEND OF HOUSING

Before



after



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



2,821  
X \$10,000

homes in rural washington  
in sweat equity

---

\$28.2 million

in immediate home equity

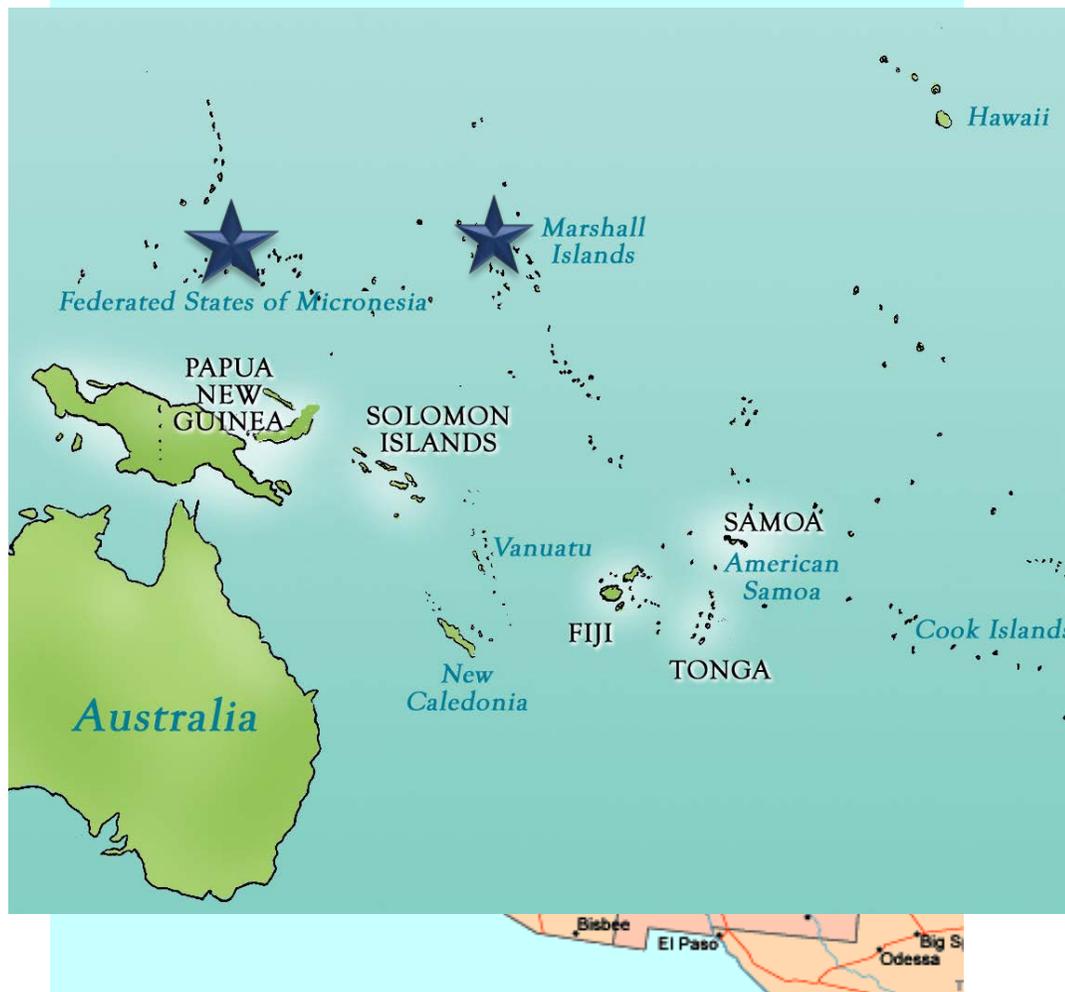


# FRIEND OF HOUSING



# RCAC

[www.rcac.org](http://www.rcac.org)



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING

WAState  
Far mwor ker  
Housing Tr ust



Sustainable Thurston



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



# FRIEND OF HOUSING



# FRIEND OF HOUSING



Billie Heath



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



**FRIEND OF HOUSING**

**AWARD CEREMONY 2015**



WASHINGTON STATE  
**HOUSING FINANCE  
COMMISSION**

*Opening doors to a better life*



# FRIEND OF HOUSING

30 YEARS OF

COMMITMENT

LEADERSHIP

RESULTS



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



DEVELOPER  
PROPERTY MANAGER  
BOARD MEMBER  
COMMISSIONER  
ADVISOR  
ADVOCATE





1981

Seattle senior housing program



Scattered sites

National<sup>TM</sup>  
Equity<sup>INC</sup>  
Fund   
*an affiliate of LISC*

 Enterprise<sup>SM</sup>



# FRIEND OF HOUSING



*Creating Opportunities – Building Community*  
Spokane Neighborhood Action Partners

## Riverwalk Point I



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING

## EL CENTRO de la RAZA

Beloved Community  
**PLAZA**  
ROBERTO  
MAESTAS  
El Centro de La Raza



# FRIEND OF HOUSING

Beloved Community  
**PLAZA**  
ROBERTO  
MAESTAS  
El Centro de la Raza



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



1992

Underwrote first housing project for  
**Lutheran Alliance to Create Housing**



Later merged to become



# FRIEND OF HOUSING

## Housing Affordability and Livability Agenda



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION

*Opening doors to a better life*



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION





MA Leonard

MARGARET M. SEVY

LIFETIME ACHIEVEMENT AWARD



**FRIEND OF HOUSING**

**AWARD CEREMONY 2015**



WASHINGTON STATE  
**HOUSING FINANCE  
COMMISSION**

*Opening doors to a better life*



“When you find yourself in a position to lead,  
*lead.*”



## NEW YORK CITY



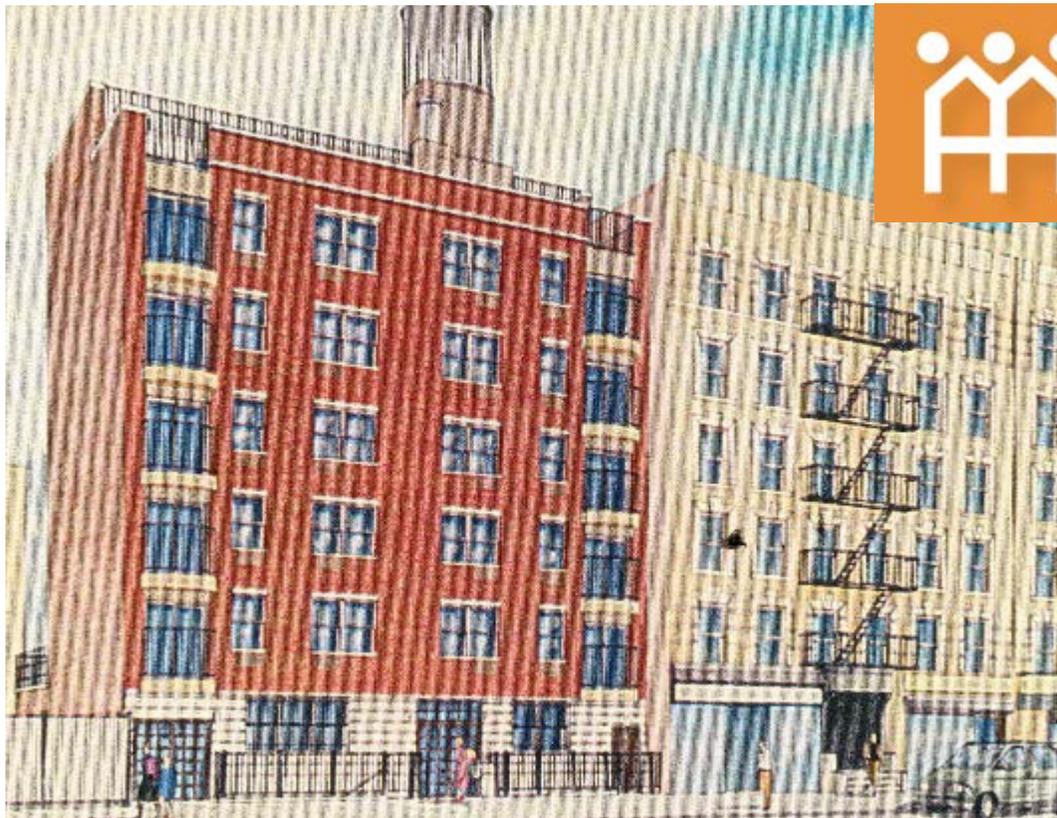
ASIAN AMERICANS FOR EQUALITY



# FRIEND OF HOUSING



ASIAN AMERICANS FOR EQUALITY



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



Fremont Public Association

*known today as*



FRIEND OF HOUSING

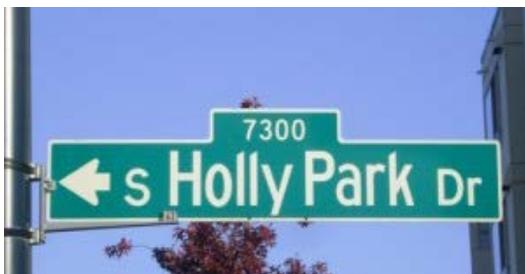


WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# Holly park before





## The Seattle Times

Winner of Ten Pulitzer Prizes

[Home](#) | [News](#) | [Business & Tech](#) | [Sports](#) | [Entertainment](#) | [Food](#) | [Living](#) | [Homes](#) | [Travel](#) | [Opinion](#)

Tuesday, May 6, 1997 - Page updated at 12:00 AM

[E-mail article](#) [Print](#)

### Holly Park To Rise Again

By Jerry Large  
*Seattle Times Staff Reporter*

IT'S A NOBLE PLAN: Raze the old housing project that isolated the poor and create a mixed-class community. But will the experiment work?

Upper Holly Park is eerily silent. Most of its residents have been moved out in preparation for a major change.

For half a century, Holly Park has been full of the sounds of people who needed a home and couldn't afford better, a place for people with limited options.

It opened in 1942 as temporary housing for Boeing workers because during World War II they had to be close to the plants. Working families lived there in the '50s and '60s when they couldn't quite make ends meet.

In the '70s and '80s, immigrants who needed shelter poured in. So did families on welfare.

It has been a home of last resort for old people without means and disabled people who needed any roof



# NEW HOLLY aFTER



# Newhdly



Seattle Public Library

Senior housing



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION



# FRIEND OF HOUSING



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION





New Orleans RECOVERY: before & After

# FRIEND OF HOUSING



“A leader is best when people barely know she exists;  
and when her work is done, her aim fulfilled, they will say:  
We did it ourselves.”

*-Lao Tzu*



# FRIEND OF HOUSING





Doris Koo

MARGARET M. SEVY  
LIFETIME ACHIEVEMENT AWARD



**FRIEND OF HOUSING**

**AWARD CEREMONY 2015**



WASHINGTON STATE  
**HOUSING FINANCE  
COMMISSION**

*Opening doors to a better life*

