



There's A New Housing Authority in Washington

Clallam County & Jefferson County Housing Authorities Merge

Nearly two years ago, Clallam County H.A. assumed responsibility for the administration and operation of Jefferson County H.A.'s Section 8 program consisting of an allocation of 146 tenant-based vouchers. Like several other small agencies in Washington, Jefferson County H.A. simply lacked the capacity and revenue base to effectively administer those 146 vouchers or its small 30 unit TBRA program. The Bremerton Housing Authority had operated this program for the Jefferson County HA for several years prior to this; however, Bremerton had made the decision to withdraw from Jefferson County to concentrate on its primary mission to deliver services in the City of Bremerton. Adjacent Clallam County H.A. had the capacity and seemed the logical choice to step in.

Now, effective July 1, 2011, the Clallam County & Jefferson County Housing Authorities have officially merged to become the new Peninsula Housing Authority. Pamela Tietz, Executive Director of the new Peninsula H.A. says that leadership from Jefferson County brought the request to consider a merger to her in 2010. By December 7, 2010 a joint resolution by Clallam County, Jefferson County, and the City of Port Townsend was approved to enable the change. HUD concurred in the merger, and the two agencies worked cooperatively to implement it in the ensuing months. Another affordable housing development will eventually be added to the new Peninsula Housing Authority's portfolio when a U.S.D.A. preservation project (Garden Court Apartments with 40 units in Port Hadlock) is approved and transferred.

While the Jefferson County H.A. voucher allocation of 146 units actually adds only about 125 units of tenant-based budget authority, combined with Clallam County H.A.'s 450 vouchers, it results in a tenant-based program of 575 vouchers. The former Clallam County H.A. portfolio also includes about 500 public housing and other agency-owned units.

Executive Director Pamela Tietz said that "One big advantage of the merger is

(Continued on page 3)

PNRC-NAHRO's 2012 Scholarship Awards Schedule



Again, in 2012, PNRC-NAHRO will offer five scholarships to eligible applicants from its members' affordable housing programs. These scholarships are:

Jesse Epstein Scholarship

One \$10,000 scholarship 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 out of high school for at least four years 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.

(Continued on page 4)

Message from the President...



Jacob Fox, President
PNRC-NAHRO

Fellow Housing Professionals:

It is my great honor to share with you some experiences that I've had lately with organizational change and new ideas that I'm working on in hopes that it will compel our membership to begin to embrace innovation and results in new and different ways. First some key context: our champion and leader in Portland is Commissioner Nick Fish. He is the elected official that is responsible for the Portland Housing Bureau along with many other key responsibilities for the City of Portland. In my capacity at the Portland Housing Bureau, I am responsible for our investment of federal and local funds in affordable housing development, our efforts to end/prevent homelessness, and helping low-income Portlanders become homeowners. The overarching value for our team as we make investment decisions is to create an equitable Portland and to end discrimination.

In August, the Director of our organization, Margaret Van Vliet accepted the position of Director of Oregon's Housing and Community Services Department. I have learned so much from her and I'm humbled by her passion and commitment to serving the poor of our community. With her departure I have assumed the role of Acting Director and as with any transition, I have had to be thoughtful about how this change will impact me and how I will manage through it. As luck would have it I had a week of fishing and hiking in Southeast Alaska planned where I could contemplate and focus on the transition and how the Portland Housing Bureau will continue to achieve outcomes and innovate. I offer the following challenges for the good of our membership and our industry.

1. Our employees are our best asset for achieving outcomes and determining new, more innovative ways of serving the housing needs of the disadvantaged people in our communities. At the Portland Housing Bureau, we will seek to increase overall employee satisfaction over the coming year. I want to encourage every PNRC member agency to increase your employees' level of satisfaction by at least 25% within 12 months so that they can address your agencies' missions.
2. We all have a responsibility for ending homelessness in our communities. The Portland Housing Bureau works in partnership with Multnomah County and Home Forward on our 10 Year Plan to End Homelessness. At the Portland Housing Bureau, we will take risks and pursue innovation to end homelessness. I want to encourage every PNRC member to increase your organization's financial investment in reducing homelessness by at least 20% in your community within 24 months.
3. We need to improve communication. More specifically, our elected officials locally, at the state level, and nationally need to hear from us. At the Portland Housing Bureau, we will also be more effective in telling the story of the critical role that affordable housing plays our community so both our leaders and the average citizens are more supportive of what we do. I want to encourage every PNRC member to increase public awareness of affordable housing in your community by at least 15% within 36 months.

My term as PNRC's President ends in October. Andy Rodriguez (Nampa, ID Housing Authority) will assume this important role. Andy is someone that I deeply respect and I know that we all can depend on his leadership. I also want to thank the current PNRC Board and the new Board that will start its service in October, for their generous investment of time and effort. Onward!

Sincerely,
Jacob Fox
President

Cascade & Evergreen Chapters Hold Annual Meetings and Conferences in September

Both the Oregon (Cascade) and Washington (Evergreen) Chapters of NAHRO will convene their Annual Meetings & Conferences in September.



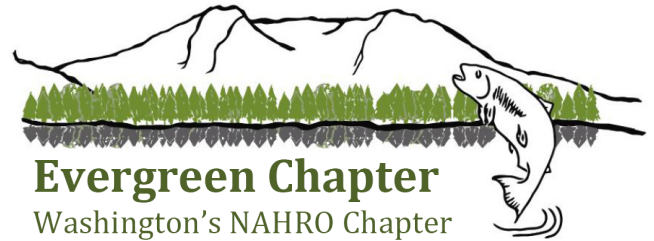
Cascade Chapter will meet in Bend, OR at The Riverhouse on Monday-Tuesday September 12-13, 2011 with a day and a half program featuring a Keynote Address by Tom Cusack on Monday September 12. Cusack is the retired Director of the Portland HUD Office and writes an affordable housing blog titled Oregon Housing Blog which can be found at www.oregonhousing.blogspot.com.

The theme for this year's Cascade Conference is ***Protecting Our Mission – Keeping Our Promise***. Three tracks of consecutive breakout sessions will include financial, occupancy and asset management, public contracting, resident services, fair housing, HUD affairs and HCV portability. Also featured will be sessions on the public perception of housing authorities and how to market your mission, improving organizational processes, and a special session featuring Tracy Campbell, CEO of Simplificated LLC who will talk about bringing “Lean” to your office.

Also, Ron Oldham will conduct NAHRO's Ethics for Commissioners, one of the two seminars needed for Commissioner Certification for a full day on Tuesday, September 13.

On Monday, September 12 at 5:30 PM following the day's conference agenda, Housing Works will hold an open house and reception at Putnam Pointe, its newly opened mixed use development featuring commercial space and work-force housing in downtown Bend.

Further information about the Cascade Chapter Conference is posted on the Chapter website at www.cascadenahro.org or from Ron Oldham at 206-901-0330 or RONALDLOLDHAM@MSN.COM



Evergreen Chapter will hold its Annual Meeting and Fall Workshop at the Red Lion Hotel – Columbia Center in Kennewick, WA on Thursday, September 22nd. At this writing the Workshop agenda is still in the planning stages, but sessions on the following topics are scheduled:

- No Smoking Policies (Julie Peterson, CHEF & Ron Oldham, PNRC-NAHRO)
- Ethics in the Workplace (Ron Oldham, PNRC-NAHRO)
- Using Social Media to Further your Agency's Mission (Laura Gentry, Seattle H.A.)
- Fair Housing (Gary Smith, NW Justice Project)
- Grievance Hearings and Hearing Officers (Linda Brosell, Seattle H.A.)
- Emergency Preparedness

The \$89 registration for this one-day workshop will include a continental breakfast and lunch.

A small block of hotel rooms at the Red Lion Hotel (800-733-5466) have been reserved for attendees at \$88/single plus tax or \$108/double. □

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(Continued from page 1)

to bring Clallam County H.A.'s capacity to develop new units and operate programs into Jefferson County where this was not previously possible. A big part of the decision to go ahead was that our neighbors in Jefferson County needed affordable housing opportunities as much as those of Clallam County do. That just wasn't going to happen for Jefferson County while the two agencies existed separately.” Tietz feels that this broader, more regional approach to affordable housing needs is best for her new jurisdiction and might have applications elsewhere.

In terms of governance, the new Peninsula Housing Authority will consist of eight Commissioners --- three from Jefferson County and five from Clallam County. For further information about the merger contact Pamela Tietz, Executive Director at ptietz@peninsulapha.org. □

PNRC-NAHRO's 2012 Scholarship Awards Schedule

(Continued from page 1)

Member agencies are strongly encouraged to provide information about these scholarships to eligible residents/participants of their low-income housing programs (including where the applications may be found on our website) and to provide appropriate assistance to applicants. Each agency may submit a total of four (4) scholarship applicants (see above details), representing the best from among those received, to their Chapters (Evergreen (WA), Cascade (OR), 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 each expected to notify those applicants whose applications are **not** sent on to the next level of review. PNRC-NAHRO will notify non-winners at the Regional 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. □

2012 Schedule & Deadlines

October 21, 2011	Scholarship application forms will be available on PNRC's website (www.pnrcnahro.org). Reminders will go out to member agencies.
February 17, 2012	Completed scholarship applications due to applicant's Housing Authority.
March 2, 2012	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 23, 2012	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 12, 2012	PNRC Regional Jury selects Scholarship winners.
April 30, 2011	Scholarship winners announced at PNRC's Annual Conference in Portland, OR.

2011 Scholarship Winners—Photo Update from Tacoma



1) Ron Oldham, PNRC Executive Director, congratulates Larry Abel, HASCA of Lane County Executive Director, on Amy Gadbois' PNRC Challenge Scholarship.

2) Nancy Stolberg, IHFA FSS Coordinator, accepts the PNRC Challenge Scholarship for John W. Thompson from Gary Calvert, VP for Member Services.

3) Natalia Mendoza, 2nd from right, accepts PNRC's Continuing Education Scholarship.

4) Hiroko Nakahara, center, accepts the Jesse Epstein Scholarship, with Andrew Lofton, Seattle HA, and her father looking on.

5) Alexis Welch receives PNRC's 2012 Community College Scholarship with Michael Mirra, Ex. Dir. Tacoma Housing Authority, far right.



Basic Elements for Inclusion in Your Emergency Plan

By Kathleen Griffin, Emergency Planning Resources, Inc. emergencyprep@msn.com

Editor's Note: Emergencies and natural disasters are bad enough when they happen, but by failing to be prepared to address them, they can be made that much worse. The following article by Kathleen Griffin, a presenter at PNRC's 2011 Annual Conference in Tacoma tells you how to get started.

Where to Start - Plan Elements

In developing an emergency plan many people start by accumulating supplies. While a kit is useful, a strong plan identifies local vulnerabilities, addresses internal and external response, provides for continuity of business operations, and includes an implementation mechanism.

Check your emergency management office's website for a list of local hazards. Identify those near your facility including hazardous materials facilities and hazards that limit street access to your facility. Common Northwest hazards include winter storms, floods, and earthquakes.

Internal response includes, among other things, accounting for well-being of staff and tenants, damage assessment, communication between facilities and with staff, treating injured, utility restoration, building repair, and possibly building evacuation. External response includes community expectation of you such as long-term housing or section 8 voucher distribution.

Address continuity of operations by creating procedures and identifying staff to continue vital functions such as finances, human resources, payroll, grant management, and information technology. Establish procedures to document damage prior to contacting your insurance carrier with your claim.

To implement your plan define a chain of succession (who will fill vital positions in their absence or if they are injured in the event), establish activation procedures, identify an emergency center to coordinate response activities, and

establish communication mechanisms, especially to communicate between facilities during power disruptions. Inform staff about these details.

Employee preparedness is vital to your agency's ability to implement your emergency plan. Employees that don't develop a family emergency plan, enlist neighbors for pet care, and assemble supplies may delay reporting to work. Encourage employees to visit redcross.org and fema.gov for personal preparedness guidance. You may support staff by addressing personal needs they will encounter at work. Consider providing child care or allowing staff to donate vacation hours to co-workers who must make insurance applications or visit injured family.

Emergency Training and Exercises

It isn't necessary to train all staff on all elements of the emergency plan. Focus on assuring they understand their emergency role, and plan elements for which they are responsible. Exercises can be as basic as a table-top discussion of procedures and communication links. More involved exercises might include practicing earthquake safety procedures or a simulation of potential emergency situations. Invite community response partners and neighbors.

Encourage employees to involve children in creating an emergency supply kit for their vehicle and/or workplace. During emergency separations children are reassured by knowing parents have necessary supplies. Above all, if you don't have an emergency plan, business or personal, get started on one now, before you need it! □

Livelihood: Housing = Jobs



More than 600 affordable housing leaders and professionals will gather for the 18th annual *Housing Washington* conference taking place Sept. 26 – 28 at the Spokane Convention Center. Look for full program details by mid-July at www.wshfc.org/conf.

Conference sessions will include innovative design, housing policy, keeping seniors in their communities, urban and rural development, intersecting transportation and housing, understanding the new Foreclosures Fairness Act, the future of housing finance reform, Community Land Trusts and Cluster Housing, turning brownfields into homes, future of jobs in Washington state, and much more.

With job creation as a top priority for the country, affordable housing is now more important than ever in creating jobs,

revitalizing communities, and providing stability. Top national keynote speakers will address the economic issues that are affecting the livelihood of our local communities and the resulting impacts on housing and jobs. Confirmed keynote speakers include Judith Bell of Policy Link, State of Washington Chief Economist Arun Raha, leading affordable housing architect, Michael Pyatok, Robyn Stone of LeadingAge Center for Applied Research, and renowned market researcher and national pollster John Zogby.

Special events include a Welcome Reception with Exhibitors, Networking Dessert with Exhibitors and the *Friend of Housing Awards Celebration*.

Sponsorship and exhibitor details, plus reduced price exhibitor packages for nonprofit and government/public agencies, are available at www.wshfc.org/conf

General information, including links to the conference's Facebook page, is available at www.wshfc.org/conf. □



News from Around the Region

Spokane/Vancouver. Spokane and Vancouver were among 23 sites nationally chosen by the VA to provide an additional 5,000 beds of transitional housing for homeless veterans and their families in “unused and underused buildings at existing VA properties.”

Clallam County Housing Authority. Clallam Co. H.A., whose new name is Peninsula Housing Authority effective July 1st (see article elsewhere in this newsletter) along with Catholic Community Services of Western WA and West End Outreach are moving ahead with a \$4 million, 30 unit affordable housing complex in Forks.

Oregon Housing & Community Services. OHCS recently announced affordable housing capacity building grants of \$559,849 to a number of Oregon housing providers including Clackamas Co. H.A., HACSA of Lane Co., and Salem H.A.

Kalama (WA) Housing Authority. Rebecca Ambrose has resigned as Executive Director of the Kalama H.A. effective July 31, 2011. Kalama H.A. is a very small agency with only 16 public housing units and 27 Section 8 Vouchers.

American Falls (ID) Housing Authority. Patricia Callaghan, Executive Director, has announced her retirement effective August 31, 2011

Seattle Housing Authority. For years King County’s Committee to End Homelessness has struggled with the question of where can homeless persons discharged from the hospital go to recover from medical procedures and surgeries. In collaboration with King County, United Way, ARRA, HHS & HUD, Seattle H.A. is providing an answer. On August 2, 2011, SHA opened a 34-bed Medical Respite Center on the 7th floor of Jefferson Terrace located adjacent to Harborview Medical Center. Jefferson Terrace is a 17 story, public housing high rise overlooking downtown Seattle. When it opened in 1967 it had 300 units for low-income elderly and disabled persons. In 2009 SHA decided to convert all 22 units on the 7th floor into a full-blown medical facility.

When the first admissions come in September, they will be placed in 16 semi-private rooms (34 beds). Exam and interview rooms, a community room and laundry will also be provided. Admission will be by referral only for those well enough to be discharged from the hospital but who have nowhere else to go. It is estimated that stays will average 21 days at a cost of \$200/day which is significantly less than the \$1,500/day cost of inpatient hospital care.

The Center will be operated by Public Health Services of Seattle-King County and staff by Harborview Hospital with

support from other local hospitals. King County Executive Dow Constantine called the project “an excellent example of our medical, behavioral health, and housing partners coming together to maximize our resources, coordinate care, and create opportunities for better health and stability for a very vulnerable population.”

Home Forward (formerly Housing Authority of Portland) and Portland Housing Bureau. Home Forward and Portland Housing Bureau have collaborated to develop Bud Clark Commons, named for the former Mayor of Portland. The 8-story, \$49.6 million building in Old Town will offer 130 studio apartments, a 90-bed transitional housing facility and day shelter for the homeless. “The Bud,” as it is being called, is the centerpiece of the City’s plan to end chronic homelessness, a plan that was begun during Mayor Bud Clark’s tenure. You can find additional information and tour the facility online at www.portlandonline.com/phb/index.cfm?c=53110.

Washington & Oregon. Peninsula, King Co., Snohomish Co., Seattle, Home Forward, and Salem Housing Authorities will share \$2.6 million from HUD for 250 Family Unification Voucher to bring families separated by foster care together again.

King County H.A. When King Co. H.A. opened its HCV waiting list for two weeks recently, it received 25,306 applications for housing assistance. This was more than double the number of applications received when the list was last opened in June, 2007.

KCHA also celebrated the grand opening of Zephyr, the first 25 units of rental housing in Seola Gardens in White Center. The event also included a groundbreaking for Providence Joseph House, a 65 unit mid-rise apartment complex for seniors. When completely built out in 2018, Seola Gardens will include 177 units of subsidized rental housing and as many as 107 for-sale homes. The community will serve a mix of income levels while retaining the same number of low-income, federally subsidized units as it replaced.

Bremerton Housing Authority. BHA recently awarded \$10,000 each to five Kitsap County non-profit organizations to support local housing-related initiatives. The organizations were Bremerton Central Lions Club, which will match their \$10,000 to create a gift of \$20,000 to sponsor a home built by Habitat for Humanity, Communitas, Max Hale Center, Oasis, and the YWCA. The funds came from the overall development budget for The Summit, the recently completed first phase of the redevelopment of Westpark into Bay Vista. An additional \$40,000 is anticipated to be awarded in 2012 when the next phase of Bay Vista is completed. □

Hybrid Geothermal Heating System Reduces Energy Consumption & Saves Money for Newton, NJ Housing Authority

Liberty Towers, a 35 year-old senior high rise building in Newton, NJ recently installed a high efficiency, sustainable hybrid geothermal water heating system which combines geothermal and conventional gas-fired or electric water heating technology and is anticipated to save 50% or more in hot water heating costs over the old boiler system.

Dr. Kimberly Woodhull, Executive Director of the Newton Housing Authority made the decision to install the hybrid geothermal system not only to save utility costs but also to demonstrate support for the national objective of reducing energy consumption.

The new water heating system was designed and installed by National Hot Water of Dallas, Texas. At Liberty Towers, copper loops filled with eco-friendly refrigerant were placed underground below the frost line to capture the earth's heat and circulate it to an electrically powered heat pump. This heat pump preheats the water entering the building's piping to a temperature of 110° F before it is piped to an ultra-high efficiency (99.1% thermal efficiency) tank-type water heater for further heating and delivery to the residents. These hybrid systems integrate two proven technologies, geothermal and fossil fuel heating, into an extremely cost-effective application.

Hybrid geothermal water heating technology has been proven by an EPA study to significantly reduce carbon emissions as well as cut fuel costs by 50% to 75% over other high-efficiency water heating systems.

Hybrid geothermal water heating systems have been gaining momentum as an extremely cost-effective water heating technology for large residences such as Liberty Towers. For example, in August of 2008 the Tarrytown Housing Authority (THA) installed a hybrid geothermal system in Franklin Towers, a residence with 81 apartments located on the Hudson River in Tarrytown, New York. After a full year of operation, THA officials are extremely pleased with the system operation and its resulting 60% reduction in fuel costs.

Specializing in cost-saving and fuel-efficient technologies, National Hot Water is a leader in hybrid geothermal water heating system design and installation.

The firm provides 24/7 service, scheduled maintenance, new installation, and technical support for water heating, water softening, water purification, and hybrid geothermal water heating for the multi-family housing, restaurant, hotel/motel, and healthcare industries. For further information about this technology or National Hot Water call toll-free 888-444-4435 or visit www.nationalhotwater.com. □



Housing Veterans in Longview, WA

Includes excerpts from an article by Cathy Zimmerman in The Daily News, August 20, 2011

Longview Housing Authority's Veterans Integration Program (VIP) helped Mike Szpakiewitz get an apartment last week.

This might not sound like such a big deal since that is what housing authorities do every day, but it was a big deal to Mike, a 58 year old veteran with ten years of military service, who a series of difficult circumstances left separated from family, unemployed, and homeless. When Mike finally went to VFW Post 1045 for help, they connected him to the Housing Authority's Veterans Integration Program and one of VIP's case managers who work with 10-15 vets at any one time.

The case manager interviewed Mike, determined that he was qualified, and moved him into a home with several other vets. Since then Mike has been participating in a variety of programs and activities aimed at integrating him back into the community. In his new home, Mike has his own bedroom in a shared living arrangement and shares cooking duties with another program participant. The goal is eventually moving to independent living. Besides working on job search skills and meeting potential employers at the Veterans Administration in Vancouver, Mike and the other vets also participation in social activities such as a yearly trip to the beach.

VIP which has been in place for several years now, was recognized by NAHRO as one of its 2010 Award of Excellence winners. The program combines Tenant Based Rental Assistance, extensive support services, and innovative employment services to create a comprehensive program whose goal is ending homelessness and reintegrating vets back into society. Participants include individual vets (both men & women), single parents with children, and two-parent families. Participants range in age from mid-20s to late 60s. The program has three main goals: residential stability, increased skill levels and/or increased income, and greater self-determination.

For further information about the VIP, contact Jon Dieter, 360 -423-0140 X21 or jdieter@longviewha.org. □

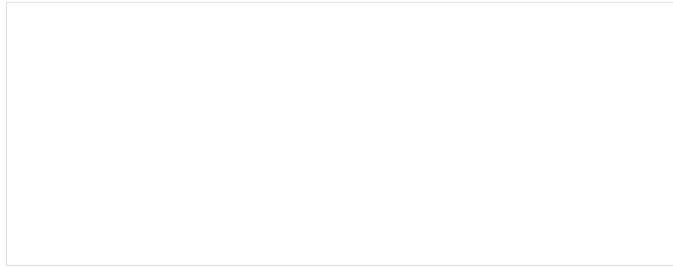


National Association of Housing
and Redevelopment Officials

Pacific Northwest Regional Council

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Mark Your Calendars Now!



**PNRC-NAHRO
2012 Annual
Conference**

**April 29 - May 1
Doubletree Hotel
Lloyd Center
Portland, OR**

See you there!