

Housing News

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Housing News is a publication of the Housing Development Consortium of Seattle - King County
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“The Voice for Low Income Housing in King County”

Your Project Could Be Here!

If you have a new project opening or an older project you think would be of interest, please contact us about featuring it in the newsletter.

What's on the Horizon in Olympia?

The Budget – Any housing legislation this year must contend with the budget crisis in Olympia. Together, I- 728 (decreased class size) and I-732 (salary increase for teachers) will require over \$1.1 billion dollars or roughly 5% of the total budget. The class size reduction will use up about half of the available reserve, leaving \$163 million for new programs. Out of that the state will need to find \$300 million to cover the teacher wage increase. Add to this the budget shortfall created by I-695 and I-722 and it is clear that any legislation requiring a large fiscal note will have a hard time getting through. In addition the Legislature is closely split between Democrats and Republicans. This means that we can look forward to another year of compromise with legislation requiring bi-partisan support.

On January 18, 2001, **Rep. Ed Murray** and **Sen. Margarita Prentice** hosted a housing briefing for legislators on behalf of HDC and the Washington Low Income Housing Congress (WLIHC). 18 legislators and legislative aides attended the meeting. **Carla Okigwe**, Executive Director of HDC; **Jim Ferris**, Executive Director of the Housing Resources Group and President of HDC; **Lynn Davison**, Executive Director of Common Ground and Chair of WLIHC; and **Nick**

Federici, WLIHC's lobbyist, presented the housing community's priorities for this legislative session. Here is an overview of the topics covered.

Housing Trust Fund – Despite the budget crunch housing advocates are still hoping for a \$100 million appropriation for the HTF. Unfortunately, the Governor proposed only \$50 million for the HTF, plus \$8 million for farmworkers and \$5 million for homeless families. This is a \$15 million decrease from \$78 million last biennium. Should the Governor's budget stand, the HTF would be set back to its 1995 level. Legislators who attended the briefing cautioned that housing would be lucky just to maintain last biennium's funding level.

Bond Cap Increase for Housing (SB 5197) – HDC and WLIHC are hoping that this piece of legislation will be a slam-dunk, as it has bi-partisan support and no fiscal note (i.e. no need for funding). The federal government has already passed an increase in bond cap from \$50 per capita in 2000, to \$62.50 per capita in 2001, and to \$75 per capita in 2002. Currently housing is allocated 25% of the State's bond cap, but ends up using an average of 47% after reallocation. The bill increases the initial allocation for housing to 32%.

Property Tax Exemption Amendments – The Department of Revenue or the Governor will likely sponsor this bill. The fiscal note attached to it is small and HDC and WLIHC are hoping it will easily pass through the legislature. It is important to note that this bill will not substantially expand the exemption. Rather, it will correct oversights, which left out properties intended to be covered by RCW 84.36.560. The properties will still need OCD or housing levy funds to qualify for the exemption.

Maintenance and Utilities Fund - Legislators at the briefing were concerned about the sky rocketing cost of electricity. Utility costs are one example of an increasing expense that non-profits, serving the lowest-income populations, cannot keep up with. The Maintenance and Utilities Fund would help subsidize operating costs for extremely low-

income residents. The proposed fund would be administered in the form of an annuity, with interest paying the actual maintenance and utilities subsidy over a number of years. The Office of Community Development would oversee the fund and allocate money to eligible projects that are applying for capital dollars from the HTF. HDC is asking the legislature to appropriate \$10 million for this fund.

One-page summaries of HDC's positions can be found on our website.

Housing Advocacy Day

This annual event will take place on January 25, 2001. Join other housing advocates in Olympia to let the legislature know how important housing is. There will be a legislative briefing with Nick Federici, WLIHC's lobbyist and training on lobbying for new advocates with Nancy Amidei. Now is the time to call your legislators and make an appointment to see them while you are in Olympia. To sign up for this important event contact Alicia Dees at 206/422-9455. The Washington Low Income Housing Congress, the Washington State Coalition for the Homeless, and the Washington Low Income Housing Network are sponsoring this event.

Federal Legislative Update

Source: National Low Income Housing Coalition

Power Sharing- After much discussion of how to deal with the 50-50 split in the Senate, a deal has been reached. There will be equal representation on the Senate committees, but Republicans will chair the committees. Any bill receiving a tie vote in committee will be brought to the Senate floor. Additionally there will be equal staffing on the committees.

Banking Committee Membership – The Senate Banking Committee, which has jurisdiction over housing issues, will be looking very different this year. The committee will be evenly split with 10 members from each party. Three Democrats are leaving the committee including Sen. John Kerry (D-MA), a key housing leader in the Senate. Kerry is moving to the very influential Finance Committee. The four new democrats joining the committee are: Senators Zell Miller (D-GA), Tom Carper (D-DE), Debbie Stabenow (D-MI), and Jon Corzine (D-NJ).

OCD Has New Phone Numbers

The Washington State Office of Community Development has new phone numbers for its entire staff. You will find the new numbers in the attachments (green).

Keep Your Tenants Warm

One issue on everyone's mind these days is the cost of electricity, with at least one rate increase expected in the new year. This is of particular concern to low-income housing providers who operate on slim budgets. HDC will be holding a meeting this month to discuss energy costs and to brainstorm ideas for dealing with the coming increases. If you are interested in attending this meeting please contact Sarah at 206/682-9541. In the meantime here is a reminder of the assistance programs for low-income households.

Federal Low Income Home Energy Assistance Program (LIHEAP)- This program helps households with incomes at or below 125% of the federal poverty level. In Seattle call 206/684-0268, in South King County call 253/ 874-4328, in North King County call 425/ 869-6027. This program is not available to people living in federally funded public housing.

Puget Sound Energy offers the following program:

Warm Home Fund – This partnership between PSE and The Salvation Army provides assistance to families through donations from PSE customers, employees and PSE's corporate giving program. For more information contact The Salvation Army at 425/ 255-5969

Seattle City Light offers the following programs:

Senior Citizens -City Light customers who are senior citizens or disabled with incomes below 70% of the state median level may be eligible to save about 50% on electric, water, sewer and garbage bills. Contact the Mayor's Office for Senior Citizens at 206/ 684-0500

Emergency Low-Income Assistance Program – Customers who have received a final notice, have a household income at or below 125% of the federal poverty level and have already received help from the LIHEAP are eligible for this program. They may receive assistance from Seattle City Light of up to 50% or \$200 of their electric bill. This assistance is limited to once a year. Call 206/ 684-3688

Project SHARE – Funded by customer donations this program will pay up to \$200 of the electric bill for households with incomes at or below 70% of the state median income. This assistance is limited to once a year. Call 206/684-3000.

P.S. See a related article about cost-saving light bulbs in the attachments to this newsletter.

Is This the Future? Housing Vs. the Environment

Source: Seattle Times, "Long Island made ground zero for green protests," January 4, 2001

In the past environmentalists have driven nails into trees to protect the environment. Now they are striking closer to home. In the last month housing developers on Long Island have seen nine attempts at arson (some successful) and as many as 10 vandalized homes. The Earth Liberation Front, (ELF) a loosely organized, extremist environmental group has taken responsibility for these actions. The group says it sees Long Island as an example of the damage suburban sprawl can do to the environment. Some developers have blamed the environmental terrorism on anti-development rhetoric by politicians and environmentalists. Many mainstream environmentalists have denounced ELF because of their violent tactics. Will this type of terrorism come to the Northwest?

2001 Calendar Events Needed!

HDC is compiling a 2001 calendar to help with PR planning this year. Would you please send any upcoming events, activities, openings, groundbreakings, etc. that your organization is planning next year and send it to: HDC Public Relations, hdcking@hdc-kingcounty.org or fax: 206/682-4669.

Open Houses and Events

Housing Advocacy Day, Jan. 25, Olympia. See article. To sign up for this important event contact Alicia Deas at 206/422-9455.

Katherine House, Groundbreaking, Feb. 5 2001, 3pm, Kent. Catholic Community Services invites you to a groundbreaking for Katherine House a program for homeless women who are interested in pursuing a program of recovery following exit from the Regional Justice Center. For more information contact Cathy Peters at CathyP@ccsw.org.

Have a Heart for Kids Day, Feb. 19, Olympia. The Children's Alliance's annual advocacy event at the State Capitol will have activities for both adults and youth in the morning, the Step Up for Human Services rally at noon, and then lobbying legislators in the afternoon. Transportation will be available from Spokane, Wenatchee, Yakima, and the Seattle area. For more information contact Jon Gould at

(206) 324-0340 x19 or email
jon@childrensalliance.org.

Human Service Day- Rally on the Capitol Steps, Feb. 19, Noon-1pm, Olympia. Join together to demonstrate to legislators that there is a wide support for investment in Human Service. Ask you legislator to "Step Up For Human Services". For more information or to get involved in organizing this event contact Sarah McPhee at 206/ 242-1698 ext. 144 or hsday@rdcc.org.

Workshops, Seminars & Conferences

Assessing Capital Needs and Replacement Reserve Levels, Feb. 5-6, Seattle, Housing Finance Commission. Presented by Impact Capital, this session investigates the policies, goals, assumptions and techniques for analyzing replacement reserve requirements in residential properties. This course is designed for asset managers, property managers, developers, and public and private lenders. Cost: \$300 per person. For more information contact Jenna Glasser at 206/ 358-2789 or jenna@impactcapital.org.

Lead Implementation Training, Feb. 7, 9am-4pm, Seattle, Housing Finance Commission. Presented by Impact Capital this is an informal session designed to answer the questions you have regarding implementing HUD's new lead-based paint requirements. Bob Santucci, Urban Renovation Consultants, will be available to work with you informally on everything from program design to highly technical issues related to the lead regulations. Cost: \$15. For more information contact Jenna Glasser at 206/ 358-2789 or jenna@impactcapital.org.

Service-Enriched Housing: Models and Methodologies, Feb 9-10, Washington, D.C. Sponsored by Beyond Shelter this intensive workshop will focus on integrating programs and services into housing and neighborhoods. For more information call 213/252-0772 or visit www.beyondshelter.org.

Tax Credit Training, Feb 26-28, Seattle. Joe Guggenheim, trainer. 3 different sessions: basics; special financing techniques; and using tax credits with special needs and transitional housing. Fees range from \$250 to \$880, depending on if the attendee is a nonprofit or not, attends some or all days, and wishes a copy of Guggenheim's tax credit guide. Registration form from: 301/ 320-4771

National Coalition for Homeless Veterans, March 7-9, Washington, D.C. Save the Date! For more information visit www.nchv.org.

Washington State Council for Affordable and Rural Housing 13th Annual Meeting, April 16-19, WestCoast Wenatchee Hotel. Save the Date! Program will be finalized pending the official publication of the 1930-C Regulations. For more information call Joe Diehl at 425/454-6836.

Housing & Community Development.com: Partnership in a Digital Age, April 30-May 1, Seattle, Bell Harbor Conference Center. Sponsored by the Pacific Northwest Regional Council of the National Association of Housing & Redevelopment Officials. There will be five program tracks: Housing, Community Development, Professional Development, Maintenance and Technology. For more information or to register contact Ronald Oldham at 206/ 901-0330 or ronaldoldham@msn.com.

Housing Washington 2001, October 15-17, Sheraton Tacoma Hotel, Tacoma. Save the Date.

*****Employment Opportunities*****

See www.HDC-KingCounty.org for up-to-date job announcements!

Accounting Assistant, Community Psychiatric Clinic. Full-time position with non-profit community mental health clinic. Calculate tenant rents; oversee housing data for a variety of funding sources. Knowledge of HUD guidelines a plus. \$10+/hr. DOE. Excellent benefit package including employer paid med/dental/life plans and 3 weeks vacation first year. Send resume and cover letter identifying position to: HR, Community Psychiatric Clinic, 4319 Stone Way N., Seattle, WA 98103 or hr@cpcwa.org. EOE. **OPEN UNTIL FILLED**

Associate Director of Housing Management, Low Income Housing Institute. Management level position for nonprofit housing provider to supervise 5+ staff, monitor contract compliance and budgets, asset management. Exp. with Section 8, property management, social services, and supervision. Competitive salary + excellent benefits. See www.lihi.org for more details, or send letter and resume to LIHI, Search Committee, 2407 First Ave, Suite 200, Seattle WA, 98121. Or fax to 206/443-9851. **OPEN UNTIL FILLED**

Case Manager, Sand Point Family Housing, Archdiocesan Housing Authority. This full-time position will provide case management services to 8 to 10 Sand Point family residents, screen potential residents, create an atmosphere of support and safety and perform basic administrative tasks. Qualifications include: a BA in human services or related field, one year experience in direct social services, working with low-income or homeless families, experience setting/assessing goal plans, and maintaining case files. Beginning Salary: \$24,652+ (DOE) and benefits. For more information contact Joan Clough at 206/ 285-7489. To apply send resume and cover letter to AHA, HR-SHSCM, 1902 Second Ave., Seattle, WA 98101. **OPEN UNTIL FILLED**

Compliance Manager, Plymouth Housing Group. This position ensures the organization's compliance reporting requirements with funding sources including tenant eligibility requirements and maintaining the accounting of tenant rents and tenant files. Qualifications include: BA/BS in math, accounting, business or related field with two years' related experience, experience in compliance issues, HUD and Low Income Housing Tax Credit regulations, supervisory experience and ability to work in a team. Salary: \$33,000-\$40,000 DOE plus benefits. To apply send resume to PHG, 2209 - 1st Ave, Seattle, WA 98121 or jobs@plymouthhousing.org. For more information call 206/374-9409 ext. 102. **OPEN UNTIL FILLED**

Director of Real Estate Development, Historic Seattle PDA. This position provides real estate development expertise and develops and maintains strong relationships with the community, public agencies, lenders and representatives of the historic preservation field. The goal of the position is to preserve historic buildings through development. Qualifications include: BA in related field, five years experience in the field, exceptional verbal and written skills, strong background in IBM compatible computers and standard software. Salary: DOE + benefits. To apply send letter of interest and resume to Historic Seattle, Director of Real Estate Development Search, 1117 Minor Ave, Seattle, WA 98101. For more information call 206/ 622-6952 or email jobs@HistoricSeattle.org. **OPEN UNTIL FILLED**

Executive Director, Community Home Ownership Center. CHOC seeks an Executive Director with vision and leadership skills to manage the agency's transition from a locally based non-profit enterprise to a statewide agency serving several thousand clients. The Executive Director must also possess excellent organizational and communication skills and have the experience or

ability to partner with leaders in the lending, real estate, government and non-profit housing arenas. Qualifications include: BA or minimum of six years experience in related field, experience managing a staff, familiarity with local community groups. Salary: DOE. To apply send resume, cover letter, and salary history to: Personal Committee, Community Home Ownership Center, 1000 2nd Ave., Suite 2700, Seattle, WA 98104. **OPEN UNTIL FILLED**

Executive Director, Portland Development Commission. Portland Development Commission (PDC) is a nationally recognized, premier public policy implementation agency, focused on economic development, housing and revitalization projects. This position works with the commissioners to develop direction for the operation of the PDC, represents the agency as a member of the Mayor's portfolio, with City Council members, and with the public, community and business organizations. The position will oversee development of business strategies and implementation of the organization's policy. Qualifications include demonstrated leadership abilities, strong management skills, and political acumen. Experience working with a board at the senior level, managing a sizable staff, and partnering with elected officials as well as diverse community interests. Background in development, redevelopment, housing and/or urban renewal management. Salary DOE. For more information please contact Linda Kozlowksi at 503/ 244-2126 or LindaK@MSSsearch.com. **OPEN UNTIL FILLED**

Fund Developer, St. Andrew's Housing Group. This is a new position with primary responsibility for coordinating the planning and management of annual fund-raising through grant writing and fund-raising campaigns. Position is ½ time (20 hours per week). In 2002, position may be expanded to include more related duties and increased to full time. Salary range is \$16,000-\$21,000 per year for half-time position. Days and hours worked are negotiable. Must demonstrate training in fund-raising through experience or specialized classes and grant writing experience. Submit resume, cover letter and grant narrative written by you to Fund Developer Position, St. Andrew's Housing Group, 2650 - 148th Ave. SE, Bellevue, WA 98007 or lindah@sahg.org. For more information/job description, contact Linda Hall at 425-746-1699. **OPEN UNTIL FILLED**

Housing Manager, Matsusaka Townhouses & Emmons Apartments, Archdiocesan Housing Authority. This position is responsible for the management of 47 units of affordable housing in two communities in Tacoma. The manager will live on-site at Matsusaka and manage all occupancy and compliance matters and tenant issues. Qualifications: Familiar with government funded

housing compliance guidelines, experience working with tax credit projects, be bonded or bondable, strong interpersonal skills. Salary: \$1,250 per month + benefits, plus rent-free 2 bedroom apartment and monthly utility allowance. For more information call Sandi at 206/ 562-6866. To apply send resume and cover letter to AHA, HR-MEHM, 1902 Second Ave, Seattle, WA 98101. **OPEN UNTIL FILLED**

Housing Program Clinical Supervisor, Community Psychiatric Clinic. Full-time position providing administrative and clinical supervision to CPC's housing program. Requires MA or supervisory experience in housing programs for person with chronic disabilities and two years relevant experience. Must be able to handle a fast-paced work environment and multi-task. Excellent benefits package including employer paid med/dental/life plans and 3 weeks vacation 1st year. Send resume and cover letter identifying position to HR, CPC, 4319 Stone Way N, Seattle WA 98103.

Maintenance Coordinator, Housing Resources Group. This position will oversee ordering/purchasing of necessary maintenance supplies/materials and scheduling of maintenance and renovation projects in HRG-managed buildings. Qualifications include: maintenance knowledge/experience, attention to detail, dependable. Salary D.O.E. + benefits. To apply send resume, letter and complete HRG application to: HRG, 1651 Bellevue Ave., Seattle, WA 98122-2014. For more information call 206/ 623-0506. **OPEN UNTIL FILLED**

Program Manager, The Wintonia, Archdiocesan Housing Authority. This position will manage the Wintonia Apartments, a 92-unit services-enriched subsidized housing program for homeless men and women. Responsibilities include overseeing a staff of 10, ensuring grant compliance, managing service contracts, and developing budgets. Qualifications include: BA in relevant field, two years' experience with homeless and/or special need populations and knowledge of alcoholism's effects. Beginning salary: \$2,775 per month. Send resume and cover letter to: HR-WPM, Office of Human Resources, AHA, 1902 Second Ave, Seattle, WA 98101. For more information contact 206/ 728-4292. **OPEN UNTIL FILLED**

Property Manager, Plymouth Housing Group. This position is responsible for developing, recommending, and implementing management policies and procedures to ensure that PHG's buildings are managed effectively: safe, clean, cost-efficient and well-maintained. Qualifications include: BA and four years' experience in property management, supervisory experience, knowledge of Section 8, HUD and tax credit requirements,

knowledge of the needs of the low-income population. Salary: \$35,000 to \$42,000 + benefits. Call 206/ 374-9409 ext. 102 to request an application. **OPEN UNTIL FILLED**

Senior Housing Development Consultant, Common Ground. This is a senior position with a competitive salary. Join a team of experienced housing professionals in providing technical assistance and development services to non-profits, housing authorities, and local governments in the State of Washington. Common Ground seeks an experienced housing development professional with strong skills in project planning, financial analysis, development, and project management. Experience with public funding required. Experience with organization capacity building and program planning desired. Excellent salary and benefits package. Send resume and cover letter to: Housing Developer Position, Attn. Mike Shafer, Common Ground, 110 Prefontaine Pl. S., Suite 504, Seattle, WA 98104. **OPEN UNTIL FILLED**

Women's Referral Center Program Manager, Noel House, Archdiocesan Housing Authority. This position is responsible for the day-to-day operation of the WCR, including adequate staffing, safety of staff and clients, budget development and oversight, and representing the program in the community as needed. Qualifications include: BA in Social Services field, experience with program development, understanding of issues around homelessness, and excellent written and verbal skills. Salary: \$29,636 + benefits. To apply send resume and cover letter to : HR-WPM, Office of Human Resources, AHA, 1902 Second Ave, Seattle, WA 98101. For more information contact 206/ 441-3210. **OPEN UNTIL FILLED**

**DEADLINE FOR NEWS ITEMS
IS THE 12th OF EVERY MONTH.**