

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"

Tax Credit Preservation: How Big Will the Problem Be?

In November 2001 the **Washington State Housing Finance Commission (WSHFC)** released "A Report on Multifamily Housing Preservation Activities." As many HDC members know, Section 8 opt-outs are an ongoing cause of concern in the affordable housing community. Much effort has gone into ensuring that Section 8 properties are not converted to market rate housing. Now tax credit projects are beginning to reach the end of their affordability commitments. In the upcoming years this will be a new worry facing those concerned about preserving existing low-income housing.

The first round of tax credit properties were placed in service between 1987-1989 and were required to have a 15-year affordability period. These affordability commitments will run out between 2002-2004. Since these properties have no "right of first refusal" and no other obligations beyond that period, owners will be free to convert to market rate. Properties placed in service in 1990 or after have a 30-year affordability obligation, but can opt-out at 15 years. However, should they choose to opt-out early owners must offer the propriety to a buyer who will maintain affordability for the life of the commitment. If no such buyer is found they can convert to market rate, but only in the 18th year. This gives residents three years to find new housing. Beginning in 1990 developers could choose an extended affordability period in order to secure more points in the tax credit competition. This could add up to an additional ten years of affordability commitment on some properties. In 1993 the extended affordability period was increased to a possible 22 years.

The WSHFC report shows 4, 695 tax credit units at risk of opting-out over the next ten years. However, there are several mitigating factors. 25% of tax credit properties are owned by non-profits who have a mission to maintain affordability. It is assumed that these organizations will keep their

properties affordable beyond the required period. Also many properties have multiple funding sources and are required by other funders to maintain affordability beyond the tax credit commitment.

In the next 5 years there will be 1,611 units tax credit units at risk state-wide. 591 of those units are located in the Seattle-King County area. However, HDC members own at least 232 of these units, leaving about 359 units at risk in our area over the next five years.

Housing advocates have been able to preserve the affordability of many Section 8 projects. They will now have to widen their scope to include tax credit projects.

For a copy of the full report please contact the Washington State Housing Finance commission at 206/ 464-7139.

New Faces in Seattle Government Housing Spots

Seattle City Councilmember **Richard McIver** will chair the Housing, Human Services, and Community Development Committee. Judy Nicastro will serve as Vice-Chair. Nick Licata is a member and Peter Steinbrueck is the alternate. Eric Parsons and Paul Elliott will staff the committee. The HDC board has traditionally had quarterly meetings with the Housing Committee chair and hopes to continue those meeting with McIver.

Mayor Greg Nickels has chosen **Katie Hong** as a Senior Policy Advisor. She will handle housing issues for the Mayor. Hong recently finished an appointment as one of 15 White House Fellows, working for the White House Chief of Staff. Hong previously worked in the state's Executive Policy Office in Olympia, where she advised Governor Locke on community and economic development issues and chaired the Sub-Cabinet on Farm Worker Housing. HDC looks forward to working with the new administration to keep affordable housing issues at the forefront.

State Update

HB 2060 – Introduced by Rep. Hans Dunshee (D-39) this bill had a hearing before the House Local Government and Housing Committee on January 14th. The bill provides for a local funding source for low-income housing projects and state funding for building maintenance and utilities for extremely low-income housing funded by the state Housing Trust Fund. The bill would raise approximately \$12,555,260 per biennium by authorizing a \$10 document recording fee. After the county auditors take 5% of the fees to cover their administrative costs, 60% of the remainder will stay with the local governments that collected it, and 40% will go to the state. The part retained by local governments will go toward locally identified low-income housing projects. The state portion will go to the Office of Community Development to provide the operating assistance. HB 2060 is similar to **SB 5936** that passed last year's Senate. Rep. Dunshee, Chair of the Committee, has stated that he is committed to moving this bill through quickly.

Housing Trust Fund – Housing advocates' goal for this year is to sustain the HTF funding level at \$78 million. This may be attainable since residential construction is a major contributor to our state's economy and this can be part of an anti-recession strategy. Budget hearings are already underway.

Economic Stimulus Package – Affordable Housing advocates are hoping to have housing included in the Governor's economic stimulus package. \$10 million in State funding for housing would create 856 jobs and put an additional \$20 million into the economy from the multiplier effect-- besides helping to meet our state's affordable housing goals!

Important Dates for the State Legislature

2/8 – Last day for bills to be considered in the Policy Committee of the house were they originate.

2/12 – Last day for bills to be considered in one of the Fiscal Committees of the house where they originate.

2/19 – Last day for bills to be considered on the floor in their house of origin.

3/1 – Last day for bills to be considered in the Policy Committee of the opposite house.

3/5 – Last day for bills to be considered in the fiscal committees of the opposite house

3/8 - Last day for bills to be considered on the floor of the opposite house.

3/14 – 2002 Session adjourns for the year.

Federal Update

Source: National Low Income Housing Coalition Memo to Members, 1/11.

H.R. 3338 - On January 10th, President Bush signed the Defense Appropriations bill into law. The bill includes funds to repair the apparent Anti-Deficiency Act violation with respect to OTAG and ITAG funding. The ADA violation and the subsequent freezing of funds by HUD meant that OTAG and ITAG groups around the country are still owed money and have had to lay off staff in some cases. (This has impacted the Seattle Tenants Union and the Washington Low Income Housing Network.)

H.R. 3061 – On January 10th, President Bush also signed the Labor-HHS-Education spending bill. This bill reauthorizes the Mark-To-Market program through 2006.

H.R. 2716 - This bill, which the House of Representatives passed, will provide almost \$1 billion over five years for programs to aid homeless veterans and help prevent at-risk veterans from becoming homeless. The bill will provide immediate shelter, as well as, work to attack the root causes of homelessness by providing an array of services. The bill has gone to the President for his signature.

Concerned about becoming homeless?

- 51 % of Americans are concerned that they will become poor at some point in their lives.
- The most frequent response when asked what is means to be poor was "homeless".

These are some of the disturbing results found by the Catholic Campaign for Human Development's on-going survey on knowledge of and attitudes about poverty in the United States. The fact that so many American feel vulnerable to homelessness indicates that people do not believe the economic and social welfare systems can be relied upon to meet their needs. The poll also showed that structural explanations for poverty went up and individual explanations went down.

To read more about the survey visit www.povertyusa.com.



Rep. Ed Murray (43rd) Received a Housing Hero Award. From l-r: Chuck Weinstock, CHHIP; John Shaw, WLIHN; Rep. Ed Murray; Lynn Davison, Common Ground; Carla Okigwe, HDC.

Housing Advocacy Day

**Register now for the
8th Annual Housing Advocacy Day
Thursday, January 31st
Olympia**

The 2002 state legislative session is already off to a good start for housing. HOUSING ADVOCACY DAY in Olympia is coming up in just **two weeks**. If you are not registered, do so today!

Many exciting activities planned!

9:30 Registration at St John's Episcopal Church (114 20th Ave SE, Olympia, WA) Light Breakfast provided—Muffins, juice, coffee, etc.

10:00–11:45 Morning Program – Speakers include: Representative Ed Murray, Chair of the House Capital Budget Committee; Nick Federici, Washington Low Income Housing Congress Lobbyist; Seth Dawson, Washington State Coalition for the Homeless; and, of course, Nancy Amidei will do her famous training for new advocates!

Noon-1: 30 Legislative Luncheon Reception, 3rd floor Rotunda

Afternoon- MEET WITH LEGISLATORS

To sign up for this important event contact Jota Borgmann or Megan Farley at 206/422-9455.

HDC Speakers Bureau Begins Community Outreach Efforts

HDC is beginning efforts to educate the community on affordable housing issues and the role of non-profits and city funding. We are looking for potential speaking venues to discuss affordable housing and gain feedback from organizations about their specific housing needs. Please call or e-mail suggestions to Kim Hines at 206-223-0037 or khines@hdc-kingcounty.org.

Workshops, Seminars and Conferences

"How can Levy resources be used to support Community Development strategies?", **January 25, 8:00am-9:00am, Alexis Hotel, Seattle.** A breakfast meeting sponsored by the Local Initiatives Support Corporation. Buzz Roberts, a LISC Senior Vice President, will be discussing the latest National news relating to Community Development issues (Federal legislation outlooks and new initiatives brewing). Please RSVP to LISC's Carrie Byron at carrie@impactcapital.org.

The 2002 Community Reinvestment Conference, January 30-February 1, 2002, San Francisco, CA. Includes sessions on CRA Compliance Training, Community Development Investments, Community Development Lending, Community Development Services, and Community Building. For more information visit www.frbsf.org/community/index.html.

Housing Advocacy Day, January 31, Olympia. Sponsored by the Washington Low Income Housing Network, the Washington Low Income Housing Congress, and the Washington State Coalition for the Homeless for more info call 206/422-9455 or mail@wlihn.org.

Managing Maintenance, February 12-13, 2002, Seattle, WA. Presented by Impact Capital. This training will cover a variety of aspects of maintenance planning and management. Topics include: different types of inspections and the protocol surrounding them; preparing for emergencies; coordinating turnover. Cost: \$300. For more information or to register call 206-587-3200 ext. 113.

Seattle Housing Levy Community Development Workshop, February 20, 8:30am-10:00pm, Seattle. This is the fourth in a series of workshops that have dealt with various Levy topics. Location and Agenda TBA.

The Oregon/Idaho Regional CDBG Conference: Linking Community Development Partners with CDBG, February 21-22, 2002, Portland, OR. The conference will focus on economic development, infrastructure and housing rehabilitation. Cost: \$90. Registration deadline is February 6, 2002. For more information on the conference contact Chris Marko at 503/ 228-1780.

The Northwest Regional Board Training Institute, February 22-23, 2002, Portland, OR. The Institute offers a selection of practical board member skills training sessions. It is an opportunity to learn from season professional and to interact at length with your peers. Cost: \$100. Registration deadline is February 15, 2002. Presented by the Rural Community Assistance Corporation. For more information on the conference contact Chris Marko at 503/ 228-1780.

Financial Management for Nonprofits, February 28, 2002, Location TBA. This session focuses on the information nonprofits need from their accounting and financial reporting systems and how to structure these to retrieve this information. This class examines the challenges of budgeting, reporting, and evaluating the financial health of your non-profit. Trainer: Kay Sohl. Cost: \$110. To register visit www.impactcapital.org.

Building Alliances to Reduce Poverty: Shaping the Impending Welfare Debate, March 1-2, Seattle University. Sponsored by the Statewide Poverty Action Network. This conference will be a primary means of raising the visibility of impending federal decisions and relating them to the level and type of assistance Washington's low-income families will be able to receive in years to come. To register contact Andrea Cohen at 206/ 694-6794.

Developing an Emergency Procedures Plan and Working with the Media, March 14, Radisson Seattle Airport Hotel, SeaTac. This one-day course is designed to enable owners, property managers, and maintenance personnel to plan and prepare for emergencies that are likely to involve their properties. Cost: \$200. To register contact Joe Diehl at 425/ 454-6836.

National Green Building Conference, March 24-26, Westin Hotel, Seattle. To learn more or to register for this event visit www.nahbr.org.

EnvironDesign6 Conference, April 3-5, Convention Center, Seattle. The conference showcases what's happening to place environmental stewardship front and center into mainstream corporate America. It combines keynote speakers, concurrent workshop sessions, a Product Learning Center and networking opportunities. For more info visit www.isdesignet.com/ED/.

Pacific Northwest Regional Council of NAHRO Annual Conference, April 22-24, 2002, Portland, OR. Save the Date! For more information visit www.pnrcnahro.org.

Energy Out West, May 20-24, 2002, Spokane. Join the Western Regional Weatherization Network and learn the most current tips, tricks, and practices for doing energy retrofits on the housing stock in your area. Find out what is going on in the energy efficiency world from beginner to advanced, in the class room, and with hands-on tutorials. For more information call 253/ 445-4575.

National Alliance to End Homelessness Annual Conference and Training Institutes, July 17-20, 2002. Save the Date!

*****Employment Opportunities***
see www.hdc-kingcounty.org for
up-to-date announcements!**

Administrative Assistant, AIDS Housing of Washington AIDS Housing of Washington seeks Office Assistant FT 30hrs/wk, M-F, min. 2yrs exp. Duties include: office & telephone reception, word processing and other administrative support. Good writing, organization and communication skills a must plus a commitment to working with low-income housing and people living with HIV/AIDS. \$11.50-\$13.50/hr + benefits. Send cover letter and resume to Director of Administration, AHW, 2014 E. Madison St, Suite 200, Seattle WA 98122, or email to jobs@aidshousing.org. **OPEN UNTIL FILLED**

Asset Manager, King County Housing Authority This position will be responsible for the financial performance, investor requirements, regulatory compliance and physical integrity of a portfolio of properties located in King County. Position requires complex financial analysis, ability to develop financial statements and project management responsibilities. Finance/accounting background with property management or development experience preferred. Salary DOQ+one of the best benefit packages available. Send salary requirements and resumes to KCHA, Job #01-4-, 600 Andover Park W., Tukwila, WA 98188. **OPEN UNTIL FILLED**

Executive Director, Community Home Ownership Center Manage statewide operations serving several thousand clients annually. Excellent organizational and communication skills, public speaking, manage fundraising activities, establish and maintain collaborative relationships with partner organizations. Some in-state travel required. Non-profit experience preferred. Salary DOE. Send resume, cover letter and salary history to WSHFC, Attn: Lisa DeBrock, 1000 2nd Avenue, Suite 2700, Seattle WA 98104. **OPEN UNTIL FILLED**

Grant Writer, AIDS Housing of Washington AIDS Housing Washington seeks grant writing professional, min. 2 years exp. Prefer public and private grants in non-profit. Prospect research, develop fundraising materials, manage direct mail/individual gifts program & donor software. Must have commitment to working with low-income housing and people living with HIV/AIDS. Good writing, organization and communication skills a must. Salary \$38,000-\$42,000 + benefits. Send cover letter and resume to Director of Administration, AHW, 2014 E. Madison St, Suite 200, Seattle WA 98122, or email to jobs@aidshousing.org. **OPEN UNTIL FILLED**

Housing Developer, Common Ground Statewide non-profit housing consulting firm seeks energetic and committed individuals to manage real estate development, organizational capacity building, program development and housing planning projects. Applicants should have at least 3 years experience in affordable housing and knowledge of low-income housing finance in the State of Washington. Experience in real estate development, affordable housing asset management or housing planning is preferred. Competitive salary DOE. Submit resume and cover letter ASAP to managing Housing Developer, Common Ground, 110 Prefontaine Place S, #504, Seattle, WA 98104. EOE. **OPEN UNTIL FILLED**

Housing Project Manager/Relocation Specialist, King County Housing Finance Program This position will be part of the team of King County project managers responsible for reviewing funding requests and managing contracts for individual housing projects. In addition, this position will serve as the relocation specialist for the Housing and Community Development Program. The relocation specialist provides technical assistance to project sponsors, suburban cities and County staff, and ensures compliance for all housing and community development projects that involve acquisition of properties with existing tenants. Qualifications include a degree in urban planning, architecture, public administration or a related field, plus experience in housing finance, project

management, planning and/or development. Experience with relocation regulations is desirable. We're looking for someone who can communicate clearly and sensitively with agencies and tenants in acquisition/relocation situations. To learn more, contact Maureen Kostyack, Housing Finance Program Coordinator, at 206-296-8669. The position will be posted in December at <http://www.metrokc.gov/ohrm/psd/openings.html>.

Interim Executive Director, Delridge Neighborhoods Development Association The Interim Director will work with the existing Executive Director on a part time basis for two months prior to taking over full time for one full year during the existing Director's leave of absence. The Interim Director will work with the Board of Directors to operate under current vision, mission and policies of DNDA. Represent DNDA and its vision as primary contact with community and government constituents, coordinate and implement DNDA Programs. Supervise all staff and volunteers in carrying out specific business strategies, programs and projects. Qualifications include: experience in organizational management, supervision of multiple employees, working with non-profit Board of Directors, non-profit financial management and fundraising. Salary: \$44,000-\$59,000 plus benefits. To apply send cover letter, resume and list of five references to DNDA, 5411 Delridge Way SW, Seattle, WA 98106. For more information contact Paul Fischburg, 206/923-0917. **CLOSES 1/30/02**

**DEADLINE FOR NEWS ITEMS IS
THE 12TH OF EVERY MONTH**