

The 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"



Vivian McLean Place, Delridge

Vivian McLean Place

On April 19th, the Delridge Neighborhoods Development Association (DNDA) celebrated the opening of Vivian McLean Place.

Vivian McLean Place is part of the effort to develop a new neighborhood commercial district and bring life and vitality to the Delridge neighborhood. The unique project combines a new branch of the Seattle Public Library (opening in late June), public parking and 19 low-income apartments located at 5423 Delridge Way SW. The project replaces three boarded-up houses that sat abandoned on the property for years. One of the houses was donated to the Homestead Community Land Trust, which relocated the house just a block away, renovated and sold it to a first-time homebuyer. Vivian McLean Place is next door to Brandon Court, DNDA's first mixed use project, which was completed in April 2000.

The project is named after Vivian McLean a founding board member of DNDA and a 50-year community activist in Delridge. At the opening McLean said that she hoped the building will be "a symbol of what's to come" and urged people to have faith in their community. "Believe in the future of Delridge and West Seattle," she said. The project offers 1, 2, and 3 bedroom apartments with rents

ranging from \$475 to \$824, based on unit size and tenant income. Tenants must make no more than 50% of the median area income to qualify. Capitol Hill Housing Improvement Program will provide property management for Vivian McLean Place.

Funding for Vivian McLean Place was provided by Impact Capital, the City of Seattle Housing Levy, the Office of Community Development, the Washington State Housing Finance Commission, Washington Mutual Bank, the National Equity Fund and the Seattle Housing Authority.

For more information about the project contact Paul Fischburg at 2-6/ 923-0917.

Helping to Build Our Field

Where will the next generation of non-profit affordable housing developers come from? How do we encourage talented people to dedicate themselves to housing? Over the years Housing Resources Group (HRG) has been fortunate, like many HDC members, to have undergraduate and graduate students at University of Washington and other schools, volunteer and do course related projects that have assisted their housing development efforts. From these experiences it became clear that many students were curious and interested in the non-profit sector - especially in urban planning and development. HRG determined the best way to help grow the non-profit housing industry in Puget Sound was to educate the students about the opportunities and rewards of affordable housing as a career option.

In 2000 the HRG Board of Directors committed \$15,000 per year from the organization's fundraising efforts to offer an internship at University of Washington's Runstad Center for Real Estate graduate program in Urban Planning. This internship is named after Virginia Anderson, a founding board member of Housing Resources Group, whose leadership and commitment to affordable housing is notable. Annually, a

committee that includes professors, the dean and HRG staff selects a second year student interested in affordable housing. HRG's first intern, Mark Garrell, is completing his extensive research and development work with HRG in June, which will include his master's thesis on "Year 15 Issues" related to tax credit projects.

Seattle 2002 Housing Levy: What's Happening?

Work on the Seattle Housing Levy continues. Mayor Greg Nickels has made a recommendation of \$95 million over six years or \$15.8 million a year. HDC feels that this is a fair number as it will sustain the current level of production (350-400 units a year). The \$15.8 million annual amount is consistent with the conservative end of the levy range recommended by the Citizens Advisory Committee and takes into account inflation since the 1995 levy was passed plus anticipated inflation over the future levy. A six-year \$95 million levy amounts to an annual tax rate of \$0.20 per \$1,000 valuation. For comparison the 1995 levy started at \$0.33 / \$1,000.

Between March 6th and 10th Davis, Hibbitts & McCaig, Inc, conducted a poll of 400 Seattle voters who voted in at least one of the past four elections. When asked if they would support a housing levy of \$69/year (\$120 million over eight years) 56% answered "Yes" at the start of the poll and after they were asked further questions on pro/con arguments, 66% answered, "Yes." These are encouraging numbers showing that Seattle voters would support a housing levy at the level recommend by the Mayor. The concern remains that the levy may get overshadowed by the many transportation measures on the ballot this fall. Advocates also want to keep public support high by reducing public quibbling about the details.

To make a donation to the housing levy campaign send your check to: Yes For Homes, PO Box 21629, Seattle, WA 98111

Bond Cap

One of the important financing tools available to non-profit developers of low-income housing is bond cap. Each year the Federal Government provides Washington State with the authority to issue private activity bonds up to a specified per capita limit. These bonds are used to finance private activities that are in the public interest including: infrastructure and economic development pollution control, utilities, student loans, and low-income housing. Low-income housing projects that use bonds are able to access Low Income Housing Tax Credits, making bond cap an even more important tool. Usually affordable housing uses 50% of the total bond cap available in a given year. The housing bond cap has usually been

divided 70/30 between the Washington State Housing Finance Commission (HFC) and local issuers (housing authorities and public development authorities). If the HFC does not use all of its allocation in a given year, it is allowed to carry the remainder over into the next year. However, the carry-forward amount is then subtracted from the current year's allocation.

Recently three issues have arisen: 1. The lack of a policy basis for allocating the housing portion of bond cap. 2. The split between the HFC and local issuers. 3. Who can use carry-forward? The legislation for bond cap refers back to a previous law which indicated that the split should be 80(HFC)/20(Other issuers). There are differing legal opinions on the status of the current allocation's compliance with State law. OCD has stated that it will initiate a facilitated process to work out the policy issues. HDC is concerned that the voices of the bond cap users be represented in the policy making process. It is important that bond cap remains an affordable and flexible financing tool for the development of low-income housing. We will be following the process and plan on keeping our members up to date on any changes.

CTED is Back

Governor Locke has decided to not pursue splitting the Department of Community, Trade and Economic Development into two separate entities. For the last two years the Department has been operating as the Office of Community Development (administers the Housing Trust Fund) and the Office of Trade and Economic Development. The legislature has been reluctant to make the split because of the additional administrative costs involved. Martha Choe will continue as CTED Director.

Federal Legislative Update

Source: National Low Income Housing Coalition Memo to Members 4/12/02, 4/19/02, and 4/26/02.

Federal Deficit – On April 26, the Washington Post reported that the federal budget deficit for 2002 could be twice what the Congressional Budget Office last projected and may go over \$100 billion. A recent analysis by the Center on Budget and Policy Priorities show that the cost of the tax cut already enacted when phased in is nearly four times the budget for the Department of Veterans Affairs alone. Over a third of this tax cut will go to the richest one percent of Americans.

H.R. 2999 – Introduced by Rep. Jan Schakowsky (D-IL) this bill would put on hold \$340 billion in tax cuts that go into effect in 2004 and redirect those

funds to more pressing priorities, including affordable housing.

H.R. 4446 – Introduced by Rep. Mike Rogers (R-MI) the bill would authorize the American Dream Downpayment Fund proposed by the Bush Administration. The Downpayment fund is to be a set-aside within the HOME program. Without the authorizing legislation the funds would simply become additional resources for the HOME program generally. The bill also reauthorizes the Self-Help Housing Program at \$65 million for FY03 and for FY04, with sums as may be necessary. It would also reauthorize HOPE VI for FY03 at \$574 million.

S. 2230 – Introduced by Sen. Arlen Specter (R-PA) the bill would make permanent the authority of the Secretary of Veterans Affairs to guarantee adjustable rate mortgages and to authorize the guarantee of hybrid adjustable rate mortgages. The bill was referred to the Senate Committee on Veterans Affairs.

S. 2239 – Introduced by Paul Sarbanes (D-MD) the bill would amend the National Housing Act to simplify the down payment requirements for FHA mortgage insurance for single-family homebuyers. The bill was referred to the Senate Committee on Banking, Housing, and Urban Affairs.

S. 2116 – Introduced by Sen. John Kerry (D-MA) would the Welfare Reform and Housing Act, would amend the Temporary Assistance to Needy Families (TANF) encouraging states to use TANF funds for supplemental rental assistance by omitting such spending for the “assistance “ category of state TANF spending. The bill would also allow state to determine what constitute “minor rehabilitation” of housing.

SPU Toilet Rebate Success

One of the hardest things to fund in low-income housing is operating expense. One way to make that scarce dollar go further is to try and cut the expense. Currently the Seattle Public Utilities have a program to help you install low-flow water conserving toilets in your buildings. SPU's program will reimburse you \$100 per toilet to replace older models. The program is also available outside Seattle in a number of districts served by Seattle Water.

Housing Resources Group has replaced all their old toilets and is reporting a 27% decrease in water bills. The cost of the replacement will be paid for in six months. Plymouth Housing Group replaced all their toilets and are seeing a 50% savings. PHG's costs will be recovered in about four months. SPU can run a report showing how much your organization stands to save from installing the toilets. But act quickly. Budget cuts in the city mean

you need to take advantage of this program while it is still available. To learn more call David Broustis at 206/ 684-4150 for more information.

Affordable Housing Month

September is Affordable Housing Month. All over the state housing organizations will look for ways to promote affordable housing and to reminded legislatures of the important role affordable housing plays in the community.

Here are some of the activities HDC is planning:

- HDC in partnership with the Master Builders will run a series of TV adds featuring vignettes showing the positive impact of affordable housing.
- Affordable Housing Night at the Mariners. On September 18, over 250 HDC members will attend the Mariners game. Joyce may even make us all wear housing hats.
- HDC Awards Event. In September, HDC will hold it's second award event to honor our members and others in the community who are dedicated to the affordable housing cause.

What does your organization have planned?

Workshops, Seminars & Conferences

Design and Development for Project Managers, May 6, Seattle, WA. Presented by Impact Capital, this course focuses on evaluating various models of housing production and learning a systems for qualifying and selecting architects and engineers. Participants will practice clarifying design standards and reviewing AIA contracts and the modification that can empower the owner. Cost: \$125. To register call 206/ 587-3200 ext 113.

Cost Reduction Techniques, May 7, Seattle, WA. Presented by Impact Capital, this course will help participants win the constant battle between housing costs and the bottom line. The class will investigate affordable construction management techniques, value engineered materials, and creative solutions to help redesign jobs to lower total cost. Cost: \$125. To register call 206/ 587-3200 ext 113.

Housing California Conference, May 7-9, Sacramento, CA. California's annual statewide conference featuring 62 workshops. Cost: \$200. To register visit www.housingca.org.

Washington State Coalition for the Homeless 12th Annual Conference, May 8-10, Yakima,

WA. Hear four amazing plenary speakers, choose from five additional workshops, make important connections with colleagues. Cost: \$150. Some scholarships available. For more information call 253/ 572-4237 or email wsch@earthlink.net.

Reviewing Design Review, May 15, 8:00am-Noon, Union Square Boardroom, Seattle, WA. Presented by the Housing Partnership. Evaluate a range of design review programs and understand how this process can make new housing development an asset for its community. Cost: \$38 per person. To register contact Michael Luis at 425/ 453-5123 or mluis@seanet.com.

Contracting with Public Entities In Washington, May 22, Seattle, WA. This one-day seminar will cover practical approaches to public works construction contracting. Cost: \$289. To registers visit www.lorman.com.

Energy Out West, May 20-24, 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 classroom, and with hands-on tutorials. For more information call 253/ 445-4575.

Developing an Emergency Procedures Plan and Working with the Media, May 24, 9am-4pm, Seattle, WA. Presented by AHMA this one-day course enables those working in affordable housing to plan and prepare for emergencies that might involve their properties. The course provides ideas for establishing a plan and working with the press in a manner that provides information without creating liability for the owner and manager. Cost: \$175 (members of AHMA, HDC, WAHSA and WA-CARH) or \$200 (non-members). To register call 425/ 454-6836.

Design Review for Project Managers, June 3, Seattle, WA. Presented by Impact Capital, this covers ways to manage the relationship between the owner and architect and the general contractor during the evolving design process. Cost: \$125. To register call 206/ 587-3200 ext 113.

Construction Project Management, June 4-5, Seattle, WA. Presented by Impact Capital, topics covered in this class include a review of AIA documentation for field supervision, payment system and job closeout; communication and negotiation skills for job progress meetings; and an examination of the certificate of occupancy process review techniques. Cost: \$220. To register call 206/ 587-3200 ext 113.

Seattle Human Services Summer 2002 General Meeting. June 5, 2:00pm-4:00pm, East Cherry YWCA. Human Services dialogue with Mayor Greg Nickels - voice your concerns, ideas, issues, questions, solutions. For more info contact Peggi or Julia at 206/ 325-7105.

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 job announcements!

Business Manager, The Wintonia, Archdiocesan Housing Authority. This position is responsible for facility operations, tenant management, bookkeeping, coordinating with SHA, monitoring contracts, collectibles and payables. Qualifications include: program /financial management experience, excellent bookkeeping/ accounting skills, access to car and available to be on-call some weekends, background in subsidized housing programs. Salary: \$25,391-\$28,032 (DOE). To apply send cover letter and resume to : AHA, HR-WIN, 1902 Second Ave, Seattle, WA 98107. **OPEN UNTIL FILLED.**

Executive Director, Housing California. The Executive Director serves as the principal spokesperson for the organization, providing vision and leadership in advocating on behalf of the affordable housing community in general, and very low income and homeless people in particular. The Executive Director is responsible for implementing overall policy goals of the organization and supervising the annual conference, advocacy, programs, financial and administrative operations, and staff. Starting salary: \$65,000-\$70,000 + benefits and performance bonus. To apply send resumes and cover letter to: Housing California Serah, c/o The Fox Group, 319 Hillcrest Drive, Aptos, CA 95003 or foxgroupsearch@aol.com or fax to 831/ 687-0604. **OPEN UNTIL FILLED.**

Executive Director, Seattle Habitat for Humanity. The Executive Director will work closely with the 16-member Board of Directors and direct the staff & operating components of the organization. We seek a talented leader with demonstrated success in leading complex organizations. Qualified candidates will have a minimum of 10 years of progressive responsibility & success in directing an organization in the non-profit, public or corporate sectors, comparable to or larger than Seattle Habitat. A strong understanding

of a governing Board of Directors is essential as is experience with volunteer bodies. Previous experience with poverty housing or low-income housing issues is highly desirable but not essential. A highly competitive compensation package is offered. Send resume to: The Washington Firm, 2 Nickerson, Courtyard Suite, Seattle, WA 98109; 206/ 284-4800 or fax: 206/ 284-8844 or email: hollyh@wafirm.com.

Executive Director, Self Help Housing. Executive Director for nonprofit housing agency which operates a Self Help sweat equity home ownership program in Skagit and Island County. Minimum two years housing and management experience required. Salary DOE. Send resume to: Self Help housing, 405 Hoag Road, Mt. Vernon, WA 98273. **OPEN UNTIL FILLED.**

Facilities/Asset Manager, Low Income Housing Institute. Supervise maintenance dept, capital improvements, property management agents & other asset management functions. Salary DOE. See www.lihi.org for more details or fax resume and cover letter to 206/ 443-9851.

Finance Manager, Self Help Housing. Finance Manager for nonprofit housing agency which operates a Self Help sweat equity home ownership program in Skagit and Island County. Accounting degree or equivalent and experience required. Salary DOE. Send resume to: Self Help housing, 405 Hoag Road, Mt. Vernon, WA 98273. **OPEN UNTIL FILLED.**

Housing Developer, Seattle Housing Authority. This position will assist in the acquisition, financing, development and construction of non-traditional public housing and other affordable housing development projects, as well as site selection, feasibility analysis, budget/pro forma development, funding applications, loan closing, and the design and construction processes. Qualifications include: four years experience in housing development, financing, budgets and project management, plus a BA in a related field. To apply contact the Seattle Housing Authority at 206/615-3535.

Housing Manager, Archdiocesan Housing Authority. This position is responsible for managing 24 units of housing for large families, in two locations in Renton. These are tax-credit subsidized properties for low-income families. Position may live on site, but must be income-qualified in order to do so. Qualifications include: experience managing rental properties, ability to work with special needs populations, familiarity with government funded housing compliance guidelines, and excellent verbal and written skills. This position

is part-time. Salary: \$1,692 +/-month, DOE. TO apply send resume and cover letter to: AHA, HR-RHM, 1902 Second Ave, Seattle, WA 98101. **OPEN UNTIL FILLED.**

Program Director, The Josephinum, Archdiocesan Housing Authority. This position is responsible for the overall property management and operations of a 222-unit tax credit apartment building in downtown Seattle. Qualifications includes 3 years of experience in residential property management, experience working with low to moderate income populations, BA in Social Services or related field, strong computer skills. Salary: \$36,357 + (DOE). To apply send cover letter and resume to: AHA, HR-JOSPD, 1902 Second Ave, Seattle WA, 98101. **OPEN UNTIL FILLED.**

Resident Manager, Housing Resources Group. HRG seeks a full time resident manager at the Security House Apartments, to provide on-site management of an 107-unit HUD-subsidized high-rise apartment building with a senior population and commercial tenants in downtown Seattle. Qualifications include: apartment management experiences, computer skills, ability to obtain COS certification. Salary DOE. **OPEN UNTIL FILLED.**

Resident Programs Coordinator, Low Income Housing Institute. This is a VISTA position. This position will conduct a thorough evaluation of current resident programs; develop five new programs for residents of LIHI properties; establish community partnerships, and create a "How-To" guide for LIHI Program Staff about developing resident programs. Salary: \$850/month stipend plus \$4,725 education award or \$1,200 cash award upon completion. To apply contact the Fremont Public Association's recruitment line at 206/ 675-3200 or apply on-line at www.fremontpublic.org/vols/mlk_vista.html.

Supportive Housing Program Coordinator, Low Income Housing Institute. This is a VISTA position. The VISTA Volunteer will play a key role in developing and implementing the operations of the IDA program at LIHI properties. The VISTA will coordinate efforts to link residents with financial education, utilizing LIHI's computer centers, in-home access and outside training and resources a, and develop new programs to increase banking, budgeting and information sharing among residents. Salary: \$850/month stipend plus \$4,725 education award or \$1,200 cash award upon completion. To apply contact the Fremont Public Association's recruitment line at 206/ 675-3200 or apply on-line at www.fremontpublic.org/vols/mlk_vista.html

System Manager Housing, Providence Health System. The Providence Health System is recruiting an experienced Affordable Housing management professional. The initial focus of this position will be on ensuring program compliance with applicable Federal, State and local housing regulations; and strategic leadership of the growing housing ministry or the Providence Health System in providing housing and supportive services for low-income elderly and disabled people. Requirements include a the equivalent of a BA in Social Work, Community Development, Business Administration, Health Administration or related discipline; a minimum of eight years of affordable housing management and development experience. Send resume with salary history to recruiting@providence.org or apply online at www.providence.org under Employment-Puget Sound.

Technology Program Coordinator, Low Income Housing Institute. This is a VISTA position. This position will be responsible for designing and implementing programs to provide tools for low0income families and individuals to access technology. The VISTA will help to establish computer labs and programming in several LIHI housing developments, and will coordinate community partners and residents in expanding a program to place computers directly in the homes of residents. To apply contact the Fremont Public Association's recruitment line at 206/ 675-3200 or apply on-line at www.fremontpublic.org/vols/mlk_vista.html

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