

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”

Housing Washington Conference Economic Prognoses

At this year's Housing Washington Conference there was one subject on everyone's mind – the economy. At the conference's opening general session, **Nicolas Retsinas** from the Joint Center for Housing Studies, noted that we are not living in ordinary times. In the past, housing has always been a reliable indicator of the economic well being of the nation. In every other economic downturn this century home sales have begun to drop 12 to 15 months before the downturn, but not this time. Retsinas noted that in fact housing has been helping to prop up the economy. Every time a home is sold there is an average gain to the seller of \$25,000. Multiple that by 5 million, the number of homes sold so far this year, and you see that home sales have pumped \$150 million into the economy.

However, since September 11, open houses and web visits for homes being sold are down 30-40%. It is unclear if this is simply a temporary dip in reaction to current events (the “CNN effect”) or if purchases will also go down. Retsinas is very concerned that many families are using their homes as “credit cards” by cashing out their equity (see article by Elizabeth Rhodes in the attachments).

Retsinas noted that the definition of poverty in this country is essentially “not having a decent place to live”. He then pointed out that there is not a single state where a person working a minimum wage job can afford to rent a 2-bedroom apartment. In Washington the housing wage is \$14 an hour. That translates to an 83-hour work week at a minimum wage job. In connecting the importance of affordable housing to the current national situation Retsinas quoted Charles Dickens, “In love of home, love of country has its rise.”

Tony Lee, Fremont Public Association, described the impacts of the upcoming cut-off date for Temporary Assistance for Needy Families (TANF) welfare benefits. In August of 2002, people who have continuously been on welfare will hit their lifetime limit. Lee explained that although there is a 5-year lifetime limit the state is allowed to exempt

up to 20% of its current welfare role from the limit. The reasons for the exemption are up to the state. Human service activists are advocating for a broad definition that would allow all those facing financial repercussions to remain on TANF. Given Washington's current number of TANF recipients the state can exempt up to 11,000 families - only 3,000 are due to hit their limit in August. Just because the problem of limits might not hit right away doesn't mean it won't ever be an issue. As the number of overall cases decline so does the number of exemptions allowed and there will always be people who are not going to make it off TANF.

There is little evidence that people are doing better off welfare than on it. The median wage of someone coming off TANF is \$7.20/hours, the average work week is 30 hrs, and the average number of weeks worked a year is 32 – 40. Hardly full time employment, this level does not bring a family up to the livable housing wage. It should also be pointed out that those who have left the program so far are the most employable. Those who are running up against the limits are likely to be the hardest to employ. In a softening economy there are questions about how successful the Welfare to Work program will be.

MSC and Ken Katahira Win “Friend of Housing” Awards

Each year, the **Washington State Housing Finance Commission** presents the Friend of Housing Award to individuals and organizations throughout Washington for their contributions in providing affordable housing to lower- and moderate-income residents of Washington State. At this year's Housing Washington Conference two HDC members were among those honored. The **Multi-Service Center** was recognized for its innovative service-supported programs involving emergency, transitional and rental housing. **Ken Katahira**, Development Director of Interim Community Development Association was honored for his role in getting a family association involved in the creation of low-

income housing and his work in Seattle's International District. Other honorees are: Hayward Watson, Director of Fannie Mae's Washington State Partnership Office; David Cheal, Counsel for the Washington State Senate, Labor, Commerce and Financial Institutions Committee; Jose Hidalgo, Seattle Mortgage Company; and State Senator Lisa Brown.

I-71 Update

I-71 supporters and the Seattle City Council have finally reached a compromise. The judge has accepted the compromise and directed I-71 to be decertified and withdrawn from the ballot if the City meets certain conditions, which the City Council is scheduled to approve October 29:

- \$1 million over 2 years to create 170 new emergency shelter beds with a 1:1 match.
- \$1.75 million for transitional housing, creating approximately 70 units with a 1:1 match.
- Develop a hygiene/ day center, which would provide homeless individuals with showers, toilets, laundry facilities and other service.
- Produce 100 transitional units and 100 permanent units for homeless, if the Housing Levy Renewal passes. The Council has also agreed to a minimum of 50% of the new levy rental funds for households at or below 30% MAI.

State Update

As the state legislative session approaches, HDC thought it would be a good idea to give members a look at what to expect. The legislature alternates between long and short sessions. Last spring/summer was the long session, creating the biennial budget. This coming session is scheduled to be a short session, when legislators normally would only be making budget adjustments, but now are faced with major reduction decisions. One source estimated a \$600 million short fall in the operating budget. The Governor has already asked the six largest state agencies (including the Office of Community Development and DSHS) to evaluate their General Fund budgets and offer 15% reductions. Furthermore, the Office of Financial Management has placed a freeze on further issuance of bonds for Capital Budget projects until the November 20 revenue forecast. (See attached state memos.) Projects which had allocations but were not under contract were caught in the lurch, including a number of Housing Trust Fund projects from last spring's funding round. In addition there is I-747, a statewide initiative that if passed would

limit property tax increases that provide state and local revenue to 1%.

Even though the results of the November general election could give either party a one or two seat majority in the House, there will still be no working majority to facilitate the necessary budget reductions or smooth the passage of legislation. Faced with this crisis housing advocates will be working hard to maintain the level of funding for the Housing Trust Fund.

State Tax Structure Study

The state Department of Revenue has announced an 11-member Tax Study Committee to determine how well the current tax system functions and how it might be changed to better serve the citizens of the state in the 21st Century. The committee's charge is to present the legislature with recommendations by November 30, 2002 on alternatives that would encourage commerce and business creation and encourage home ownership. **Hugh Spitzer**, chair of the AHAB, State Representatives **Jim McIntire** (North Seattle) and **Jack Cairnes** (Kent), and Senator **Dow Constantine** (West Seattle) are local members. The public documents for the Study Committee proceedings will be posted at <http://dor.wa.gov>.

Seth Dawson, lobbyist for the Washington State Coalition for the Homeless and Community Action Agencies, is serving on the advisory committee and would like **input from our nonprofit sector** by November 1 to submit to the next Study Committee meeting November 9. seth.dawson@compassh.org

Federal Update

Source: National Low Income Housing Coalition Memo to Members, 10/12, 10/19.

Economic Stimulus Package – Democrats in the Senate have been working hard to encourage Senate leadership to include housing in the economic stimulus package. Senators Sarbanes (D-MD), Reed (D-RI), Kerry (D-MA), and Leahy (D-VT) are recommending that the package include \$3 billion in additional HOME funds, an additional \$1 billion in funding for the Public Housing Operating Fund and an extra \$100 million for FEMA's Emergency Food and Shelter Program. Housing will be competing with many other programs for inclusion in the package, but housing advocates are happy that it is on the table. Meanwhile the H.R. 3090, the House's economic stimulus package passed out of the House Ways and Means Committee. It was scheduled to come before the full House last week, but was postponed due to the anthrax scare. H.R. 3090

proposes tax cuts mostly benefiting upper-income people and corporations.

VA-HUD Appropriations – The conference committee has not yet met. But advocates should prepare for a tough fight; OMB Director Mitch Daniels has warned that those programs not related to anti-terrorism, military or security should prepare for cuts. In the absence of a new budget HUD is operating on a continuation of last year's funding. The latest continuation resolution expires on October 31.

S. 1522 – This bill would provide support to community-based group homes for young mothers and their children. It was introduced by Sen. Kent Conrad (D-ND) and referred to the Senate Health, Education, Labor and Pensions Committee.

H.R. 2999 – The First Things First Act. Introduced on October 2, by Rep. Jan Schakowsky (D-IL) the bill would put a hold on Bush's tax cut. The bill would return the top marginal tax rate (affecting those with incomes greater than \$400,000), freeze the tax rates for those in the 30.5% to 35.5 % bracket and halt the complete elimination of the estate tax. Altogether the bill would provide more than \$340 billion over ten years. The bill was referred to the Housing committee of Ways and Means and to the Committee on Rules.

H.R. 2589 – The bill, which reauthorizes the Office of Multifamily Housing Assistance Restructuring, passed the House by voice vote on September 24. To speed its passage through the Senate the bill was incorporated into H.R. 3061, the Labor-HHS-Education appropriations bill.

H.R. 2349 – The National Housing Trust Fund. The bill now has 93 co-sponsors. Representatives Adam Smith, Jay Inslee and Norm Dicks have signed on as sponsors. Senators Maria Cantwell and Patty Murray have not yet signed onto the bill.

HDC Annual Membership Retreat

***HDC Annual Retreat
"Setting the Course for Difficult Times"
Friday, December 14th, 9:00 am-1:0 pm
St. Andrew's Church,
2650 148th Avenue S.E. Bellevue, WA
Lunch Included***

***This year's retreat will focus on responding
to our changing environment.***

Carla and HDC Honored



Seattle City Light Power Player Award, October 7, 2001. Seattle City Councilmember Richard Conlin & Seattle Deputy Mayor Chuck Clarke present to HDC Director Carla Okigwe.

Project Open Houses and Events

Turning Housing on Its Head - Celebrate 10 Years of LIHI, October 27, 11:00am, Town Hall, Seattle. Save the Date. Join LIHI as they celebrate 10 years of commitment to housing quality, dignity and justice.

Workshops, Seminars and Conferences

Housing First: Ending & Preventing Family Homelessness, November 5-6, Washington D.C. Presented by Beyond Shelter Inc., co-sponsored by National Alliance to End Homelessness. Save the Date. The "housing first" approach advocates for the immediate relocation of homeless families into permanent housing, followed by up to one year of home-based support after the move to help families stabilize. For more information visit www.beyondshelter.org.

Real Estate for Board Members: The Legal Ramifications of Real Estate Development, November 15, 4:00pm-7:30pm, Seattle. Sponsored by Impact Capital. For more information or to register visit: www.impactcapital.org/training.

Ending Homelessness for People with Mental Illness and/or Substance Use Disorders, December 5-8, Washington, D.C. Sponsored by the National Resource Center on Homelessness and Mental Illness. For more information visit www.pranic.com/nrc/.

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.

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

Community Development Compliance Manager II, Key Bank Manage and direct internal; and external community reinvestment activities. Direct CRA compliance activities to ensure Key Bank serves the credit needs of the entire community. Assist with research, design and implementation and evaluation of products and services intend to serve the credit needs of low-to-moderate income individuals. Preferred candidate should have a college degree and 4 -6 years of retail banking experience. Requires extensive knowledge of CRA, HMDA, and fair lending regulations. Salary DOE to apply e-mail your resume to janet_elzey@keybank.com or fax to 425/709-4410, reference PS134794. **OPEN UNTIL FILLED**

Employment Specialist, Plymouth Housing Group This position is responsible for assessing the employment and training needs of participants in the PHG employment program and assisting participants in finding and retaining appropriate employment or job training. Qualifications include: AA or BA in Social and Human Services, experience working with homeless and low-income people. working knowledge of MS word and WA State Driver's License. Salary: \$25,100-\$30,200 + benefits. For more information call 206/374-9409 ext. 102. **OPEN UNTIL FILLED**

Finance Manager, Delridge Neighborhoods Development Association This position is responsible for overseeing all aspects of the day-to-day financial matters of this growing community development corporation. Will report to the Executive Director. Qualifications include: 3-5 years bookkeeping or accounting experience, operational knowledge of non-profit accounting practices, knowledge of QuickBooks Pro, MS Excel and Word. This position is half time. Salary: \$17 -\$20/hr DOE. To apply send cover letter, resume and three references to DNDA, 5411 Delridge Way SW, Seattle,

WA 98106, attention Paul Fischburg. **OPEN UNTIL FILLED**

Housing Coordinator, Archdiocesan Housing Authority This position will be responsible for supervising the Property Management at sites designated by the Director of Permanent Housing. The Housing Coordinator will oversee housing operations and supervises management staff, ensuring that each site is operated and maintained in an efficient and cost-effective manner. Qualifications include three years experience in elderly, special needs and/or multi-family property management, two years experience managing properties with HUD project-based subsidies, strong supervisory skills, BA/BS in social services or related field. Salary: \$41,000 plus benefits. To apply send resume and cover letter to AHA, HR-AHHC, 1902 Second Avenue, Seattle, WA 98101. **OPEN UNTIL FILLED**

Housing Search Specialist, Plymouth Housing Group Assist low-income and homeless applicants with the rental process; assist with rental application intake and screening; assist tenants to obtain the services they need in their housing. Requirements: AA degree in related field, experience working with the homeless, low-income, mentally ill, chemically dependant, exp. with relocation of low-income resident in compliance with state relocation guidelines, computer experience; familiarity with community agencies and resources. Salary: \$25,000-\$28,000 DOE. To apply send resume and cover letter to PHG, Human Resources, 2209 First Avenue, Seattle WA 98121. **OPEN UNTIL FILLED**

Management/Development Specialist, Diocese of Yakima Housing Services Responsible for housing development and management duties for DYHS. Includes working with private and public housing funders as well as technical consultants to obtain pre-development and permanent financing for new projects. Requirements: BA or BS in community development, finance, planning, housing development/construction or related field. Excellent public relations, communication and organizational skills. Bi-lingual (Spanish/English) required. To apply send resume to: Diocese of Yakima Housing Services, 5301 Tieton Sr., Suite C, Yakima, WA, 98908-3478. **OPEN UNTIL FILLED**

On-Site Apartment Manager, Lutheran Alliance to Create Housing Provide on-site management for a 38-unit, 4-story building performing a combination of office duties, common areas cleaning, light maintenance, leasing, and unit preparation. Represent LATCH and its high

standard of service and operation to all persons who visit, live in, or work at Bergan Place Apartments. Salary DOE. To apply complete LATCH employment application and send with letter of interest to: LATCH, Attn: Director of Property Management, 8757 15th Ave NW, Seattle, WA 98117. To request job description and employment application call 206/ 789-3706. **OPEN UNTIL FILLED**

Organizer, Real Change Real Change seeks a hard working multi-talented organizer to help vendors succeed, manage the empowerment programs, and build for effective activism. Salary DOE, benefits. For more information visit www.realchangenews.org. To apply please send cover letter and resume to Timothy Harris, 2129 2nd Avenue, Seattle 98121. **OPEN UNTIL FILLED**

Program Manager, Association of Oregon Community Development Organizations
This position will focus primarily of delivering value-added services and information to AOCDO's membership. One of the primary tasks for this position will be managing the state training consortium. Other key responsibilities include researching, writing and designing new publications or web-based tools and participating in fundraising. Carrying out these tasks will require excellent communication and analytic skills, strong relationship skills and superior judgment. To apply send resume and cover letter to AOCDO, 1020 SW Taylor, Suite 542, Portland, OR, 97205 or email to jblatt@aocdo.org, or fax to 503/223-3845. **OPEN UNTIL FILLED**

Resident Companions, Plymouth House of Healing Spend a year living in community with formerly homeless people who struggle with mental illness. Training, room and board, health insurance, and stipend provided. This is an exciting new project of Plymouth Church, the Mental Health Chaplaincy, and Harborview Medical Center. To learn more, call 206-861-1342. To apply, send resume to Plymouth House, 1217 Sixth Avenue, Seattle 98101, fax to 206-622-8726, or email info@plymouthchurchseattle.org. **OPEN UNTIL FILLED**

Resource Assistant, AIDS Housing of Washington Full-time Resource Assistant wanted by dynamic nonprofit to provide administrative and programmatic support of Resource and Housing Specialist staff. Minimum 3 years related experience. Must have excellent communication, research and organizational skills; strong writing, editing, and formatting skills; and be very proficient in Windows-based word processing and database applications. Salary: \$13-\$15/hr plus benefits. To apply send

resume and cover letter to: Personnel, AIDS Housing of Washington, 2025 First Avenue, Suite 420, Seattle, WA 98121. **OPEN UNTIL FILLED**

Resource Development Director, Plymouth Housing Group Manage all aspects of fund development and public relations for established nonprofit housing provider. Supervise 2.5 staff. Required: 3-5 years experience in fund development, public relations and nonprofit senior level management. Proven success in community relations, grant writing, annual campaign management and prospect research. Commitment to housing and human services. Able to work with board and board committees. Excellent oral/written communication skills, follow through. Attention to detail, time management. Salary: \$46,000-\$56,000 + benefits. To apply send resume and cover letter to PHG, Human Resources, 2209 First Avenue, Seattle WA 98121. **OPEN UNTIL FILLED**

Senior Housing Development Specialist, Seattle Office of Housing This position will develop the new housing incentive programs such as the Housing Bonus/Transfer of Development Rights Program; the Tax Exemption Program; and other housing incentive programs for large, complex, multifamily, commercial and public/ private development projects and homeownership programs. Qualifications include: BA in related field, three years experience in planning, research, real estate, community development or program management, experience with housing issues. Salary: \$56,500 + benefits. To apply send resume and cover letter referencing job #006-01 to S. Bergstrand, City of Seattle Personnel, 710 2nd Ave, Suite 1207, Seattle, WA 98104. For more information contact Dahe Good at 206/ 684-0986. **CLOSES NOVEMBER 6**

Sustainability Specialist, Seattle Office of Housing This position is responsible for accelerating the incorporation of sustainable building practices into Office of Housing activities and for asset management. Salary: \$56,500 + benefits. To apply send resume and cover letter referencing job #007-01 to S. Bergstrand, City of Seattle Personnel, 710 2nd Ave, Suite 1207, Seattle, WA 98104. For more information contact Cindy Erickson at 206/ 684-0360. **CLOSES NOVEMBER 13**

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

