

HDC NEWS

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HDC 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”



HUD Budget Cuts Threatens Local CDBG, Other Programs

The Department of Housing and Urban Development has issued a report detailing the potential impacts of budget cuts proposed by the House Appropriations Committee. The Committee markup for the FY2000 HUD budget (H.R. 2684) would cut HUD spending by \$1.6 billion, imposing significant cuts on many HUD programs. The Department estimates that the cuts would result in 156,000 fewer housing units for low-income families. The Community Development Block Grant program would be reduced by 5%, and no incremental housing vouchers would be funded. The cuts would also reduce funding for fair housing enforcement and the Lead Hazard Control Grant program, and would deny assistance to nearly 16,000 homeless families and persons with AIDS. These cuts would come at a time when the number of families with worst-case housing needs – defined as spending over 50% of their income on rent – stands at an all-time high of 12.5 million people.

The cuts would also undercut investment and job creation programs. The proposed America's Private Investment Companies program, designed to expand investment capital in distressed areas, would not be funded at all. HUD estimates that 97,000 people would be deprived of jobs as a result of the budget cuts.

In Washington State, HUD programs would be reduced by nearly \$26.5 million. HUD funding for Seattle alone would be reduced by \$6.4 million, as well as over \$3.6 million in the rest of King County; Tacoma would lose \$2.1 million, and the rest of Pierce County a further \$1.45 million. Statewide, over 1,500 jobs would be lost as a result of these cuts, and housing for nearly 3,000 families would be lost.

According to an article in the July/August 1999 issue of NAHRO's *Journal of Housing and Community Development*, CDBG funding in Washington State has been in steady decline already. Between 1980 and 1999 the State CDBG allocation has been reduced from \$107.8 (in 1999 dollars) to \$65.6 in 1999 – a 39% reduction in 20 years. This decline comes at the same time as the number of families living in poor households has risen by 22%.

Copies of the HUD report, "Losing Ground: The Impact of Proposed HUD Budget Cuts on America's Communities", are available on HUD's web site at <http://www.hud.gov/focus/focus.html>. Charts detailing local impacts to Washington communities can be found at www.hud.gov/pressrel/budgcuts/wa.html.

Online Affordable Apartment Finder Needs Your Listings

At our April HDC meeting, Doug Repman told us about a website the Affordable Housing Management Association (AHMA) is developing. A new nonprofit, Multifamily Affordable Properties (MAP), has been created to develop a free web site listing all multifamily affordable housing available across Washington state. <www.aptfinder.org> will list all properties affordable to those earning less than 80% of median income, including information on rents, waiting lists, unit sizes, eligibility requirements, management agents, and how to contact the on-site managers and apply for units. See the enclosed letter from MAP for more details on how you can participate.

Kurt Creager for National NAHRO

Kurt Creager, Executive Director of the Vancouver Housing Authority, is one of two candidates for the Senior Vice Presidency of the National Association of Housing and Redevelopment Officials (NAHRO). If Kurt is elected he will automatically ascend to the national presidency in a couple of years. NAHRO members, you should have received your ballot. Be sure to mail it in!

Where's Benjii?

As the HDC Retreat approaches, some of you may be wondering what is the news from Benjii Bittle, who was behind the great food that graced earlier HDC Retreats. Benjii is alive and well and living in Tacoma, where he is the new Administrator of the Tacoma Arts Commission. Below is part of a recent letter from him.

My job is very demanding-- a combination of running the Arts Commission, jumpstarting technical assistance to arts groups, establishing a cultural tourism plan for Tacoma and funding everyone. Finally I've gone from being the squeaky wheel to the policymaker-- but I'm finding it hard to hold my tongue at meetings.

It's a thrilling time for the arts here. The international glass museum and glass bridge, a new pop culture museum, a new Tacoma Art Museum all open in a couple of years, the Foss Waterway is being entirely redeveloped, Chihuly just bought a huge new hot shop for an arts incubator site downtown, etc. etc. I'm still getting used to having a staff and directive from the City Council- when something has to go out, I still have to resist the urge to do a bulk mail on my kitchen table!

Feel free to share as much of this as you like with whomever you like. Oh- and mention I'm looking for non-profit developers to start work on artist live/work space in Tacoma city limits. I'd love to support some HDC'ers, if there's anyone who wants to meet the need.

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State Nominations Sought

FHLB Affordable Housing Advisory Council-The Federal Home Loan Bank of Seattle is seeking nominations for a member to represent Western Washington on its Affordable Housing Advisory Council. HDC will nominate **Kathy Roseth** for this position. The council meets with representatives of the Seattle Bank's Board of Directors four times a year, and works with the Bank staff to identify and implement special initiatives. Contact Robin Hyerstay for more information: 206/340-8737, rhyerstay@fhlbsea.com. Deadline **Sept. 29**.

Friends of Housing Award-The Washington State Housing Finance Commission is seeking nominations to honor individuals and organizations around the state for their achievements to improve access to affordable housing. Call Brigette Helsten at 1-800-767-4663, ext 409 for information. Deadline **Sept. 23**.

Livable Communities House Party

The Livable Communities Coalition, a coalition of nonprofit organizations (including HDC) that advocate for healthy, equitable, and sustainable communities, is sponsoring a house party the evening of **September 22**, from 6:00-8:00 PM, at the home of Seattle City Councilmember Richard Conlin. Call the LCC office at 206/343-3074 to RSVP. Suggested donation is \$35 at the door. Councilmember Conlin's house is in Seattle's Madrona neighborhood at 706 34th Avenue (2 houses north of Cherry Street).

Green Development Workshop to Take Place in November

HDC and Seattle City Light's Built Smart for Affordable Housing program will team up with other organizations to put on a workshop in early November on "Green Development for Affordable Housing". The workshop, which will feature experts from around Puget Sound and from other states, is designed to show how healthy and environmentally sustainable design and construction techniques can be incorporated into affordable housing projects.

The workshop is tentatively scheduled for **Nov. 4**. More information will be forthcoming, so stay tuned, and plan to attend!

Section 8 Preservation & Public Housing Law Teleconferences

The National Housing Law Project is conducting audio teleconferences on the recent changes to the public housing and project-based Section 8 programs. They will provide advocates and practitioners with an in-depth review and analysis of the legislative and regulatory changes. To participate you must register with the NHLP and pay your own long distance charges plus a \$20 fee each. There is no limit to the number of people who can listen in. Each starts at 10 a.m. and lasts one hour. To register contact Amy Siemens in Oakland, CA at asiemens@nhlp.org. You can get a discount for all of them for \$80, deadline August 9. Each has a registration deadline about 10 days prior.

◆ October 6 - Public Housing and Tenant Based Section 8 Admissions

The teleconference will be devoted entirely to public housing and tenant-based Section 8 admission standards and policies under the 1998 housing act and HUD regulations. The discussion will cover issues such as preferences, income targeting, site based waiting lists, and tenant screening procedures.

◆ October 12 - The PHA Plan Process

This teleconference will return to the PHA plan process and will review strategies for influencing future plans. The discussion will review elements of and experiences with a select number of PHA plans that are part of the first set of plans that are due in October and will focus on what should be done to influence plans that will be submitted in calendar 2000.

WCDLF Training Reminder

Upcoming WCDLF training sessions include:

- Sept. 20-21** Nuts and Bolts of Asset Mgmt (Seattle)
- Oct. 25** Crafting Purchase and Sale Agreements (Spokane)
- Dec. 6** Commercial Real Estate Development (Seattle)

Scholarships are available. Contact Melora Battisti Hiller for more information, 206/358-1005.

Housing Congress Annual Meeting

The Washington Low Income Housing Congress will hold its annual membership meeting Thursday, **September 22**, 10 a.m. to 4 p.m. at the West Coast SeaTac Hotel, 18220 Pacific Highway S.

Steinbrueck Hosts "Housing for the New Millennium" Forums

Councilmember Peter Steinbrueck will host a series of housing forums over the next few months. The Office of Housing has organized the first forum on **Tax Credit Partnerships** – Wednesday, **Sept. 22**, at 12:00 noon in the City Council Chambers, 11th floor Municipal Bldg. HDC members Jim Ferris (HRG) and Chuck Weinstock (CHHIP) and lenders will discuss their experiences with tax credits. The next forum, co-sponsored by the Seattle Arts Commission, will be **October 29**, on Artists' Live/Work Housing.

Workshops, Seminars, & Conferences

Defining "Qualified" Community

Development Investments – A seminar to help financial institutions and community development organizations define CRA-qualified investments and understand related regulatory and technical issues. At the Federal Reserve Bank of Chicago, **Sept. 28**. Fee is \$150. Call Dan Tatar (804/697-8463) or Fred Mendez (415/974-2722) for more information.

Multifamily Apartment Management

Training – sponsored by the Washington State Council for Affordable and Rural Housing. Course topics include Budgeting Property Operations and Waiting Lists. \$40 per person for CARH members and \$50 for non-members. The final session will take place **October 13** in Olympia. Info: Contact Joe for information: Tel 425/454-6836, Fax 425/454-7695, E-mail housing@sprynet.com.

Managing the Nonprofit Organizational

Lifecycle – presented by Jacobson Jarvis & Co, PC and Merrill Lynch. **Sept. 28**, 8:00 am to 4:30 pm at the Bellevue Club, 11200 SE 6th Avenue in Bellevue. Workshops on a variety of topics. Cost is \$65 per person, \$60 for each additional person from the same organization, including breakfast and lunch. Call Jacobson Jarvis for more information at 206/628-8990, or see their web site at www.jjco.com.

Legacy of the 1949 Housing Act: Past, Present, and Future of Federal Housing and Urban Policy – sponsored by the Fannie Mae Foundation. Save the date! **September 30**, in Washington, D.C.

Spawning Great Ideas for Construction, A Seminar on Sustainable Building and

Salmon Recovery – presented by the Construction, Demolition, and Landclearing Council of the Washington State Recycling Association.

October 1, 1999, 8:00 am – 4:30 pm, at the Embassy Suites Hotel, Bellevue. Includes sessions tailored for residential and commercial design and construction. Call 206/244-0311 for more information.

Section 8 Preservation Summit—sponsored by the Washington Coalition to Preserve Section 8. Two back-to-back workshops. Financing Acquisitions with Bill Rumpf, new Office of Housing Deputy Director and formerly of the California Housing Partnership Corp. Also Federal Housing Policy with Greg Provenzano, Columbia Legal Services. **October 4**, 9:30AM-4:00PM, at the SeaTac Holiday Inn.

Paths Out of Poverty: Strategies for Families, Programs, Communities, and States – Co-sponsored by the National Coalition for the Homeless. **October 9-12**, Hyatt Regency on Capitol Hill, Washington DC. Contact Wider Opportunities for Women, 815 5th Street NW, Suite 916, Washington DC 20005 for more info.

New Money, New Possibilities in Housing, Prevention and Services – two one-day forums presented by the Washington State Coalition for the Homeless, **Oct. 12** at the SeaTac Holiday Inn in Seattle, and **Oct. 14** at the Hallmark Inn, Moses Lake. Training sessions on programs in permanent and transitional housing, including ESAP and CEAP and others. State agency personnel will be available for questions or comments. Fee is \$35 and includes lunch and materials. Register by mail to: WSCH, PO Box 955, Tacoma WA 98501. For more info call WSCH at 253/572-4237 or email to wsch@earthlink.net.

The Enterprise Foundation 18th Annual Network Conference: Building America one Community at a Time at the Hyatt Regency Crystal City in Arlington, VA. **October 12-15** Contact the Network Conference Hotline at 410-772-2467.

NAHRO 1999 National Conference and Exhibition: Creating Communities for the New Millennium – at the Pennsylvania Convention Center, Philadelphia, PA. **October 17-20**. Includes sessions on Housing, Community Development, International Perspectives, and Organization Management, as well as booths and exhibits on new products and services. Cost ranges from \$395 (individual agency member registered by Aug. 15) to \$525 (non-member register on site, after Sept. 15). Register by mail to: NAHRO Conference Registration Center, PO Box 809254, Chicago, IL 60680; for information call 312/782-2958.

Building Equitable Workplaces II: Beyond Good Intentions – cosponsored by the Seattle Human Rights Commission and Seattle Office for Civil Rights. At Providence Medical Center in Seattle. **Oct. 19, 8 am – 4 pm**. A full-day conference on moving beyond the good intentions of promoting diversity in the workplace, to making diversity a reality. The conference will explore how bias at the individual, interpersonal, and institutional levels impacts an organization's ability to be highly effective; workshops will offer practical skills and strategies for creating and sustaining diversity initiatives. \$60 fee includes coffee, lunch, materials, and parking. For more info contact Stan Brownlow, Seattle Human Rights Commissioner by email at: sbrown6872@aol.com.

Children's Alliance 4th Annual Advocacy Camp – at The Resort at Mount Spokane, **October 27-29**. Training sessions to help you: Become a more effective advocate with the state legislature, improve your media skills, inspire and lead local children's advocates, and meet and network with other advocates for Washington's children. \$150 covers tuition, materials, room, and board – special scholarships may be available. For more info or to sign up, call Paola at 206/324-0340 or email to paola@childrensalliance.org with your name and mailing address.

6th Annual State Housing Conference: Housing Washington 1999: Join Forces, Increase Choices—sponsored by the WA State Housing Finance Commission and CTED. **Nov. 1-3** at the Doubletree Hotel at the Seattle-Tacoma Airport. For info visit www.wshfc.org/conf or call 1-800-767-HOME x4336.

Urban Housing- The Main Event: A Design and Construction Symposium – sponsored by design professionals and the construction community. **Monday November 8**. Call 206-284-4500 for more information.

3rd Annual Partners for Smart Growth Conference—sponsored by the Urban Land Institute. Hotel del Coronado, San Diego. **November 17-19**. For info visit www.uli.org or call 1-800-321-5011.

Wetlands in Washington, 1999 – presented by Law Seminars International, **Nov. 18-19** at the Mayflower Park Hotel in Seattle. The conference will provide an update on significant recent changes in wetlands regulations, as well as negotiation strategies, successful case histories and challenges to regulations. Tuition is \$595 (\$550 per person for multiple people from the same organization), \$515 for government employees, \$397 for students and people new to their job. Register by phone at

800/854-8009 or 206/621-1938, email at "registrar@lawseminars.com", on the LSI web site at "www.lawseminars.com", or by mail at: Law Seminars International, 810 Third Ave. Suite 140-1, Seattle WA 98104.

Employment Opportunities

The **Archdiocesan Housing Authority** is seeking to fill a number of positions:

- **Housing Manager** – Facilitates resident management of the Broadway House, a historic 7-unit resident-managed house for formerly homeless women. Requires an understanding of resident management and appropriate support for it; the ability to relate well to staff and residents from diverse backgrounds; experience in conflict resolution, crisis intervention, and group dynamics. Prefers knowledge of landlord-tenant law, experience in Seattle subsidized housing. 30 hrs / wk, \$11.46 hourly + benefits. Contact Flo Beaumon at 206/283-6070 for more info. Resume/cover letter to: Archdiocesan Housing Authority, ATTN: Human Resources – BWHM, 1902 Second Avenue, Seattle WA 98101. **POSITION CLOSSES Sept. 24.**
- Other positions available at AHA include: two **Women's Advocates (close Sept. 28)** and a **Human Resources Representative (closes Sept. 22)**. To apply send resume / cover letter to Archdiocesan Housing Authority, Main-Win, 1902 Second Avenue, Seattle, WA 98101.

Accounting Assistant / Contract Monitor, AIDS Housing of Washington – Dynamic local housing nonprofit with national consulting practice seeks full-time person responsible for contract maintenance, compliance reporting, asset management, subcontractor liaison, invoice preparation and bank reconciliations. Min 3 years experience in accounting and MS Office, strong organizational and communication skills. \$12-\$14 / hour DOE + excellent benefits. Resume and cover letter to: AIDS Housing of Washington – HR, 2025 First Avenue #420, Seattle WA 98121. For more information visit the AHW website at "www.aidshousing.org".

Housing Developer, Beacon Development Group – Seeking an energetic, experienced individual to work to support nonprofit organizations, community and faith-based groups by providing quality affordable and low-income housing development and consulting services. Applicant must have at least 5 years experience as project manager for multiple affordable housing development projects and expertise in finance, development, and project construction / rehab

management. Salary range from \$44,000 - \$52,000 DOE plus full benefits. To apply send resume, cover letter, 3 references to: Loretta Wright, Beacon Development Group, 1920 East Madison St., Seattle, WA 98122. **OPEN UNTIL FILLED.**

Legislative Director, Children's Alliance – Statewide policy advocacy organization seeking a individual with passion for children's issues to coordinate its state legislative efforts, lobby state policymakers, and translate policy priorities into legislative initiatives. Understanding of legislative process is essential, as is the ability to work with media and with low income people and people of color. Resume and cover letter to: Children's Alliance, 172 20th Avenue, Seattle, WA 98122. For complete job description see <http://www.childrensalliance.org/Announcement-for-Legislative-Director.html>.

Executive Director, Durham Community Shelter for HOPE – 15-year old emergency shelter in Durham, NC seeks talented and dedicated person responsible for a broad range of duties, including community relations, fundraising, staffing, financial, and administrative management, and government relations. Idea candidate will possess a deep commitment to serving the homeless, exceptional skills in public relations and operations management and a belief that the work is more "mission" than "job". Prefers experience in non-profit management and working in the inner city. Competitive salary and benefits. To apply send resume, cover letter, and salary requirements **no later than December 1, 1999** to Scott A. Benhase, PO Box 218, Durham, NC 27702 or by email to scott_benhase@juno.com.

Project Developer, Intercommunity Housing – Mission-based nonprofit organization seeking a real estate project developer experienced in all aspects of project development, to be responsible for the purchase, construction and/or rehab of multi-family affordable housing units. Applicants should have a Bachelors degree and a minimum of 3 years experience related to one or more aspects of real estate purchase and finance, construction, competitive bidding processes, planning and development, grants, LIHTC, and federal funding programs. Computer proficiency required. Competitive salary and health and retirement benefits. Resume and cover letter to: Intercommunity Housing, 150 12th Avenue, Suite #3, Seattle WA 98122. Email "interhouse@aol.com", Fax: 206/621-7046.

Housing Developer, King County Housing Authority – Seeking experienced and innovative candidates to perform a variety of development-related tasks in new position of Housing Developer. Knowledge of urban planning, community

development, financial analysis, real estate, and commercial financing. BA degree or equiv. and 2 yrs related work experience. WSDL. \$3,106-\$4,660/month DOE, exc. benefits. Resume and cover letter to: KCHA, HR Job #39-99, 15455 65th Avenue S., Tukwila, WA 98188. **CLOSES SEPT. 23.**

The **Plymouth Housing Group** is looking to fill the four positions described below. For more information on any of them, contact 374-9409 x.102 or E-mail jobs@plymouthhousing.org. Plymouth Housing Group, 2209 First Avenue, Seattle, WA 98121.

- **Deputy Director** – Responsible for oversight of housing development, supervision of the administrative office, property management, social services and retail property clients. Requires BS/BA in a related field and 5 yrs experience at senior mgmt level in a not-for-profit organization. Salary range \$52K-\$62K DOE, great benefits. Submit letter of interest and resume to Plymouth Housing Group at the above address. **OPEN UNTIL FILLED.**
- **Finance Director, Plymouth Housing Group**—For non-profit low income housing developer/manager. Responsibilities include management of accounting functions including GL, AR, PR, AP, grant compliance, project budgets & financial reporting. Supervise staff of 2. \$44,000-\$52,000 DOE + benefits. Req: strong accounting background. CPA preferred. Letter of interest, resume and PHG application required. **OPEN UNTIL FILLED.**
- **Housing Manager, Plymouth Housing Group**—Develop, recommend and implement management policies and procedures. Bach. degree & 2 yrs exp. with property management. Knowledge of and sensitivity to needs of low-income and special needs population. Knowledge of and connections with community placement agencies & resources. Exp. with Win '95 & Office '97. \$30,000-\$38,000 DOE. Great benefits. **OPEN UNTIL FILLED.**

Construction Site Supervisor, Seattle Habitat for Humanity—requires knowledge of and experience in all aspects of new construction; good verbal/written communicator and ability to plan for, communicate with, and lead crews of volunteer workers. Interact with subcontractors, building inspectors, material suppliers. Responsible for construction scheduling on assigned sites. Must have own transportation. Full time for 6-9 months. \$2500/month. Cover/resume to: Seattle Habitat for Humanity, 306 Westlake Ave. N., #210, Seattle, WA 98109. **OPEN UNTIL FILLED.**

Fund Developer, Seattle Human Services Coalition—Looking for a contractor to develop several potential funding sources and investigate others on behalf of the coalition. Projects to include: investigating foundations for funding priorities, writing grant proposals and developing potential funding sources. Must have experience fund raising with nonprofit community-based organizations. For info or to submit resume contact SHSC executive director Julia E. Sterkovsky at 206/325-7105, Fax 206/860-8825 or by mail at 2212 S. Jackson, Seattle, WA 98144. **OPEN UNTIL FILLED.**

2020 Vision Coordinator, Seattle Human Services Coalition – SHSC is seeking a contractor to coordinate members' participation in the 2020 Vision organizing campaign, a project to bring together human services providers to answer the question, "What would it take to meet basic human need in King County by 2020?" The coordinator will create a draft plan for group process and use of resources, organize meetings of the 2020 Coordinating Group, confer with member coalitions on progress and needs, and supervise additional contractors as necessary. They are looking for a person experienced in working with a diverse constituency and community-based nonprofit groups. This is a part-time contract running from August 15 to December 31, with good potential for renewal through June 2001. For more info or to apply, contact Julie Sterkovsky, 2212 S. Jackson, Seattle WA 98144. Tel: 206/325-7105, Fax: 206/860-8825.