

Housing News

October 18, 1999



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”



SEED's Columbia Hotel
4900 Rainier Avenue S., Seattle

October's Featured Nonprofit Project

South East Effective Development has completed a remodeling of the historic Columbia Hotel in Columbia City. Buffalo Bill Cody was a guest at the former hotel. Despite a renovation in the 1980's, due to poor management the property became a drug haven. SEED acquired it, cleaned it up, and it now provides 8 safe studio and one-bedroom apartments for people earning less than 50% of the area median income. Lottie Motts coffee shop and Sound Transit's local office occupy the street level space below the housing. Bronze masks cast by Cleveland High School students are embedded in the new sidewalks, representing the diverse cultures of the neighborhood.

SEED's work in Columbia City has contributed to a renaissance in the area. Come down for dinner at La Medusa across the street or a cup of coffee at Lottie Motts, shop at the new cooperative art gallery exhibiting local artists, and check out the Columbia Hotel and the turn-around of this charming neighborhood business district.

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HUD Budget Appropriations

The HUD-VA Appropriations Conference Committee released the final draft of the HUD budget bill October 7, with mostly good news for housing advocates. The bill provides \$26.3 billion for HUD, up \$2.2 billion from last year's level. This funding provides for 60,000 new incremental vouchers – less than requested by the President, but 10,000 more than FY99. The bill also provides for:

- Full funding for Section 8 contract renewals.
- \$1.02 billion in homeless assistance, up from FY99.
- Increased funding for the operating fund (\$3.138 billion), but reduced funding for the housing capital fund (\$2.9 billion).
- HOPE VI reduced by \$50 million to \$575 million.
- CDBG funding increased to \$4.8 billion.
- HOME remained at \$1.6 billion.
- HOPWA increased \$5 million to \$232 million.
- Beating back an intense attack, the Community Builders Fellows Program will be funded through September 2000, after which the positions revert back to civil service slots.

(Information taken from the National Low Income Housing Coalition's Oct. 10 '99 Memo to Members.)

Salmon Recovery and Construction Conference in Bellevue

On October 1, HDC's roving staffer, recovered from his spring trip to Japan, ventured to Bellevue to participate in an all-day symposium on the potential impacts on construction of the listing of salmon under the endangered species act. The seminar was

entitled “Spawning Great Ideas for Construction: A Seminar on Sustainable Building and Salmon Recovery.” Participants included construction professionals and government officials who shared experiences and described approaches and products that will help construction projects to move forward under the new requirements imposed by the ESA listing. The conference split into two tracks, focusing on housing and commercial construction. Each track featured speakers on topics such as energy efficiency, erosion and runoff control, and water conservation.

The salmon listing under ESA adds a significant new regulatory level and requirements to the construction process throughout much of Puget Sound. **Sam Anderson** of the Master Builders Association listed three major impacts of the listing on builders. First, the ESA prohibits any act which directly or indirectly harms the salmon or its habitat: all of Puget Sound and many of the streams and rivers which flow into it. Second, every federal agency involved in funding projects within this area is required to analyze every decision or project that could potentially impact salmon to determine whether the project will harm the fish, and must consult with the National Marine Fisheries Service in doing so. Third, the ESA allows litigation to force compliance by the agency or any third party – including individual citizens.

Much of the discussions examined ways to move forward with construction projects while minimizing impacts on salmon. Several key themes identified during the day include:

- Erosion and runoff control will become even more critical during construction after the salmon listing. **Sellen Construction** has developed effective procedures that they will share with other companies.
- An integrated planning and design process, focusing on complete building systems rather than individual components, can greatly improve the efficiency and durability of a project over its lifetime. While it may add to up-front costs, such integrated planning can quickly recoup those costs later.
- Growing number of products and systems are coming on to the market which can make buildings healthier both to inhabitants and the environment. These include “eco-roofs”, and systems for rainwater catchment, gray water reclamation, and biofiltration. Salvaged and recycled materials are also becoming more available.

Several additional resources were identified:

- The State Dept. of Ecology maintains good suggestions for watershed protection.
- King County has a good program for material recycling.
- The State Dept. of General Administration’s specifications for air quality are regarded as among the best in the nation.
- The US Green Building Council’s LEED program is another good source of ideas for environmentally sustainable construction.

The Master Builders are developing a “Green Builder” certification system to help builders and developers in King County create more environmentally sustainable projects.

Contact Rob Shwed at HDC (tel. 206/682-9541) for a more complete summary of the conference proceedings.

Green Affordable Housing Workshop November 4

Seattle City Light’s Built Smart for Affordable Housing program, HDC, and the Northwest Eco-Building Guild will team up to put on a workshop on “Green Development for Affordable Housing”. The workshop, which will feature local experts on various environmental construction issues, is designed to show how healthy and environmentally sustainable design and construction techniques can be incorporated into affordable housing projects. Seminar topics will include:

- material reduction and resource-efficient construction.
- financial tools and opportunities.
- sustainable materials available locally.
- jobsite recycling strategies.
- indoor air quality issues and low-toxic construction strategies.
- mechanical systems to conserve energy.
- a panel discussion of ways to integrate all of the above during design.

The workshop will take place 8AM-4PM, **Nov. 4** at the Seattle Center. Call Rob at HDC (206/682-9541) for more info. Enclosed is a flyer with more details and registration information.

Apartment Vacancy / Rent Rate Report Released

Dupre & Scott reports the average rent in King County increased 4.6% since their April report, to \$782, while the average vacancy rate held steady at 3.9%.

Among Seattle neighborhoods, Downtown Seattle-Belltown has the highest average rents (\$1,013), and the Rainier Valley the lowest (\$534). Notably, the Central Area had the second highest increase among Seattle neighborhoods at 6.9%. Outside Seattle, Issaquah had the highest average rent (\$1,138) and highest increase (8%).

See the enclosed copy of the Seattle Times / PI article for full information.

Commission Changes Bond Policies

At their September 23 meeting, the Washington State Housing Finance Commission adopted interim policies for **unrated bonds** and set in motion a process to establish new selection criteria for **projects competing for bond cap**.

There are increasing opportunities to place unrated 501(c)(3) bonds with other types of investors than banks, who have commonly been the purchasers. The new interim policies will allow more than one owner per bond, as long as one controls at least 51%. Owners must meet sophisticated investor criteria, including adequate net worth.

Because there is high demand for bond financing falling under the state's bond cap, the Commission is clarifying and codifying their policies affecting the Private Activity Bond Program and the Housing for the Elderly Program. They plan to adopt general "process" rules authorizing an application process, including fees, scoring criteria, and other administrative procedures and requirements. They will separately develop the detailed policies by which they will make decisions on which projects receive bond cap.

In order for the policies to be in place for the **first bond allocation round in February 2000**, the Commission has published the proposed new rules in the State Registers October 6 and November 17. A **public hearing will be held December 16** at the Commission's Seattle office. The detailed policies will be presented for adoption by the Commission in January 2000.

"Istook Amendment" Never Dies

While you were busy developing low income housing, you were saved again by the Let America Speak Coalition. Since 1996 there have been amendments in Congress each year to greatly restrict how much advocacy nonprofits can do. The first such effort, thankfully fended off, bore the name of Rep. Istook. Last year, Congress adopted legislation making federal nonprofit grantees subject to the Freedom of Information Act (FOIA). (If you haven't already received instructions from your accountant as to how you are now required to respond when a member of the public "FOIA's" you, better go ask!)

This year at the end of September, Sen. Bond (R, Mo.) inserted 3 provisions restricting lobbying and litigation into the HUD budget bill! They would have (1) required you to maintain separate bank accounts for federal funds and charitable donations, (2) further prohibited use of federal funds for work on bills being newly written and perhaps even local lobbying, and (3) prohibited litigation against the U.S. Government. With intense, up-to-the-wire work of the Coalition and others, the restrictions were defeated last week in conference committee (though the substitute language for (3) still needs clarification). See OMB Watch's website for more detail: www.ombwatch.org

What an infuriating waste of our time, which should be going to create more units and house more people!

DCLU Amendments to Protect Trees

The Seattle Department of Construction and Land Use will be amending the land use code to establish set-backs for trees 6" in diameter in single, lowrise and multifamily zones, and require 2" of tree per 1000 sq. ft. of lot area in single and lowrise 1 & 2 zones. To learn more, attend the workshop Monday, **October 25 at 6 p.m.** at the Washington Park Arboretum Visitors Center. There will be a public hearing Monday, **November 2, 6 p.m.** at the City Council Chambers, 11th floor Municipal Building.

City Council Hearing on 2000 Budget and Comp Plan Amendments – Nov. 9

The Seattle City Council's Budget Committee will hold a public hearing on Tuesday Nov. 9 at 5:30 PM to discuss the 2000 proposed budget, CIP, and Comprehensive Plan amendments. The supplemental budget will be for the second year of the City's biennium budget.

Comment on Seattle's Annual Action Plan for Housing and Community Development

The comment period for the city's Consolidated Housing and Community Development Plan ends November 10. To make comments on the Plan, you can either:

- Attend a public meeting **Thursday Oct. 28** at 5:30PM, in City Council chambers on the 11th floor of the Municipal Building (600 4th Avenue);
- Review the Plan at Seattle Public Libraries;
- View the Plan on the web at <http://cityofseattle.net/hsd>.

Mail, fax, or email comments to: Anne Price, Senior Planner, Human Services Dept., 618 Second Ave., 6th Floor, Seattle WA 98104. Fax: 206/233-5119. Email: anne.price@ci.seattle.wa.us.

Community Development Corporations – A How-to Workshop

Presented by the South King County Housing Forum. **November 9**, 10 AM – 12 noon, at the Grace Lutheran Church in Des Moines. The workshop will explore the nuts and bolts of CDC's and how to incorporate mixed-income housing as part of the CDC's plan. Panelists include Chuck Depew, Paul Fischburg, and Tom Lattimore. The Church is located at 22975 24th Avenue South (corner of Kent-DesMoines Rd.), and the workshop will be held downstairs in the Adult Learning Center. RSVP to Bonnieclare Erling at 206/622-5822.

WCDLF Training Reminder

Upcoming WCDLF training sessions include:

- 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.

"Bringing Justice Home" Video Available

The Alliance for Justice developed a video on for its First Monday housing and homelessness program (Oct. 4). HDC has a copy if you would like to view it. 206/ 682-9541

Workshops, Seminars, & Conferences

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.

National Congress for Community Economic Development Annual Conference: Changing America – Community Economic Development in the 21st Century – **October 27-31**, The Westin Galleria, Houston TX. Fees are \$445 for NCCED members, \$545 for non-members. To register call 202-289-9020, fax 202-289-7051, or write to: NCCED, 1030 15th St. NW #510, Washington DC 20005.

Affordable Live/Work Housing For Artists—“Housing for the Millennium” Series. The City of Seattle Office of Housing and Seattle Arts Commission are co-sponsoring this free half-day forum, Friday, **October 29**, Noon to 5 p.m. at Town Hall, 8th & Seneca, Seattle. Info: Bart Becker 206/684-0604.

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.

Low-Income Housing Tax Credit Basics: A 3-Hour Introductory Workshop for Beginners – presented by the WA State Housing Finance Commission, **Nov. 12**. A workshop geared towards people with very limited knowledge of the LIHTC program. Two 3-hour sessions, 9:30AM – 12:30PM, or 1:30PM – 4:30PM. No charge, but space is limited. Respond to the HFC by October 29: Yvonne Lacey, WSHFC, 1000 2nd Ave., Suite 2700, Seattle WA 98104. Tel: 206/287-4406. Fax: 206-587-5113. Email: ylacey@wshfc.org.

5th Annual Homeless Women's Forum— Sponsored by WHEEL, **Nov. 17**, noon - 1:30 p.m., Dome Room, Arctic Bldg., 700 3rd Ave. (& Cherry), Seattle. Free lunch, but RSVP 206/ 956-0334.

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.

How to Succeed in Tax-Exempt Bond Deals Using Low Income Housing Tax Credits – sponsored by the Housing Development Reporter and the Institute for Professional and Executive Development: **Nov. 18-19** at the Royal Sonesta Hotel Boston, Cambridge MA. The seminar is intended to be an introduction and overview to the technical requirements, financing options, and structuring techniques involved in using the housing tax credit in conjunction with tax-exempt bonds. Fee is \$545 for HDR subscribers or \$575 for others. Register by phone at 800/473-3293, fax 202/973-7748, or mail to IPED, 1255 23rd St. NW, Suite 660, Washington DC 20037-1170.

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

Housing Planner, AIDS Housing of Washington – Dynamic local housing nonprofit seeks full-time person to join their consulting team. Responsibilities include research and writing of AIDS housing needs assessments and plans; facilitating community meetings; one-on-one consultations. National work. Min 3 years experience in housing, planning, or AIDS-related services; excellent facilitation, writing, and computer skills; willingness to travel. Salary 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>. **Position closes November 12.**

Senior Accountant, Archdiocesan Housing Authority – Responsible for: assuring and overseeing reconciliation of general ledger control accounts to property management subsidiary records for all assigned projects; full charge bookkeeping for new housing projects, including setting up new accounting systems for proper transaction tracking. Salary starting at \$29,727, excellent benefits. Contact Doug Coleman at 206-448-0239 for more info. To apply, send resume, cover letter to: JS-SAPMA, Office of Human Resources, Archdiocesan Housing Authority, 1902 Second Avenue, Seattle WA 98101. **Position closes October 29.**

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 Assistant, Low Income Housing

Institute – Fast-paced housing non-profit seeks someone with writing, organizational, and administrative skills to assist housing development dept. Fax resumes to 206-443-9851.

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.

UW Law School Affordable Housing and

Community Development Clinic – The Univ. of Washington Law School is seeking applicants for a tenure-track position. Applicants must have been admitted to practice law in some state for a minimum of 3 years and have substantial practical experience in transactional law, including real estate, corporate, tax, and housing and community development. The position involves: directing a clinical program in housing and community development; teaching law students skills relating to transactional, housing and community development practice; supervising the students in the provision of legal services to clients. Contact Prof. Alan Kirtley for more info at 206-543-3434 or <kirtley@u.washington.edu>. To apply, send resume/ cover letter to: Prof. Penny Hazelton, UW School of Law, 1100 NE Campus Parkway, Seattle WA 98105.