

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”



The Frye Hotel Lives Again

The Low Income Housing Institute has completed renovation of the historic Frye Hotel in Seattle’s Pioneer Square. The Frye predated the Smith Tower and was the largest hotel north of San Francisco when it was built in 1908. It was later purchased by a local company to provide permanent low-cost housing. After twenty years these owners wanted to get out of the Section 8 program and prepay their HUD mortgage, at which point the building could have been converted to market rate housing. In order to save the 234 units of low-income housing, over \$17 million was needed to purchase and rehabilitate the property.

Funds were secured from many sources—Seattle’s voter-approved Housing Levy, the State’s Housing Trust Fund, U.S Department of Housing and Urban Development, Enterprise Social Investment Corporation, Key Bank, US Bank, Federal Home Loan Bank, Seattle Housing Authority, Pioneer Square Community Council, the Washington Housing Finance Commission, and the Washington Community Development Loan Fund. The architect for the project was Tonkin/Hoyne/Lokan of Pioneer Square.

Low income families and individuals will pay 30% of their income for rent, and Section 8 rental assistance from HUD will make up the difference to pay for on-going maintenance. 48 of the 234 units are now set aside for homeless people transitioning off the streets or out of shelters.

Tenants are people like Hayden Brooks and Peggy Toutaint. Hayden, who was once homeless, has lived at the Frye for over 6 years, and is glad the affordable rents were saved. He credits the housing for keeping him clean and sober since he has lived there. Peggy, who is disabled, is excited to live in a newly renovated handicapped accessible unit where she can now get into the shower without having to trip over the bathtub. The Frye Hotel will remain as affordable housing for low-income seniors, families and disabled people for the next 50 to 75 years.

The “Project of the Month” also appears on HDC’s website <www.hdc-kingcounty.org>. If you’d like a little free publicity and a chance to show your stuff (or if you just want a longer newsletter to read), tell us about it!!

Property Purchase Alert – Don’t Buy from Salmon!

As advertised, the recent listing of salmon under the Endangered Species Act (ESA) is beginning to add another layer of complexity to the development process. It is critical that developers include a contingency for ESA compliance in any purchase and sale agreement. Projects already in the pipeline may have to go through additional compliance processes as well, which may delay closings or release of federal funds.

We hope that local officials will be delegated authority to decide whether a project will or will not have impact under ESA and thereby require additional ESA approvals. According to Section 7 of the ESA, any project with federal funding is under “obligation to consult” with the federal “Services” charged with overseeing salmon recovery under ESA – National Marine Fisheries Service (NMFS –

“nymphs”) and the Fish and Wildlife Service. This will entail a detailed review process. The review process could take as long as five months, depending on site conditions and the backlog of projects awaiting review. King County has set up a Biological Review Panel that is doing technical review of applications, and then forwarding its recommendations to the supervising federal agencies for their concurrence. The City of Seattle has not yet developed a similar local review process.

King County is creating an ESA compliance checklist of property characteristics that are likely to require more stringent review. The checklist will be made available to developers. They also are planning a training for nonprofits and city staff in February. Contact Maureen Kostyack at King County for more information at 206/296-8669 or by email at maureen.kostyack@metrokc.gov.

Affinity Group News

Several of HDC's Affinity Groups have been going great guns recently, and for those of you who aren't able to make it to our monthly meetings, here's an update on what's happening.

Public Relations - The PR Group has moved into high gear and gotten some great press coverage on housing production successes at the halfway point of the Seattle Housing Levy. Advertisements were posted in a number of neighborhood newspapers (sponsored by Kay Bank – thanks!) congratulating the nonprofit developers on their success in being ahead of schedule in Levy housing production. Several op-ed pieces have appeared or are under way. Tom Mathews of Walsh Construction wrote a great one which appeared in the Daily Journal of Commerce December 6. Additional op-ed pieces are on the way in the Seattle Times and Puget Sound Business Journal as well. Betsy Lieberman of AIDS Housing of Washington and Geoff Spelman of the Mt. Baker Housing Association sponsored several radio spots on KUOW. KOMO and KIRO produced some good TV coverage of CHHIP and LIHI open houses. Great job to Pat Williams and everyone else who has kept this going, and thanks to Christine Woffinden of Laird Harris Public Affairs for helping make it happen!

Another exciting part of this PR push was HDC's November 18 **Seattle Legislators' Tour** of nonprofit housing projects in Seattle. Paul Lambros and Chuck Weinstock led the tour. Although only one of the state legislators – Rep. Jim McIntire – was able to attend, the others' aides took part, as did Bill Kossen, a Seattle Times Reporter. Rep. McIntire was a great, very informed advocate on housing issues, and was able to highlight much of the context and successes behind the tour projects. Bill wrote a

terrific story chronicling the tour projects (and low-income housing in general) that appeared on the front page of the Times' Saturday Real Estate section November 27. A similar eastside tour went well too, visiting projects by SAHG, DASH, and the Multi-Service Center. Dini Duclos led a third tour in south King County.

Tax Credit Cost Limits – It will come as no surprise to anyone building housing in King County that costs are skyrocketing, and that this is making it ever more difficult to comply with project cost limits set by the Washington State Housing Finance Commission. A group of HDC member has been trying to work with the Commission to find ways to mitigate this problem. Jim Ferris reported at the Dec. 10 HDC Annual Meeting that the Commission has decided to defer a final decision on the issues raised in the group's first proposal until next year. The Commission's current policy allows applicants to leave land costs out of the cost limit by leasing it. The Commission had planned to revise this policy, but the HDC Tax Credit Group was able to convince them to keep the current policy of allowing land leases while the Commission continues to research a more permanent solution to the problem.

We will soon be sending out a **new sign-up sheet** for the 2000 Affinity Groups – please circulate it at your organization, and have people tell us which groups they are interested in participating in!

Compassionate Conservatism Defined

HDC recently received a letter from Texas Governor George W. Bush explaining “compassionate conservatism”. He says “... it is conservative to cut taxes. It is compassionate to help people save and build and dream.

“It is conservative to reform welfare by insisting on work. It is compassionate to encourage charities and churches and synagogues and mosques as the confront suffering and poverty.

“It is conservative to insist on high education standards, basics, phonics, and local control. It is compassionate to make sure that not one single child gets left behind...”

- George W. Bush, Thursday morning



Happy Holidays from Carla & Rob

Workshops, Seminars, & Conferences

Episode 1: Phantom Money – Workshops on Successfully Securing Grants and Loans through FHLB's Community Lending Programs – January 21, Seattle Sheraton Hotel and Tower. This workshop will include sessions on FHLB's Affordable Housing Program, the Home\$tart Savings Program, the Community Investment Program / Economic Development Fund, and Challenge Fund, as well as case studies and training in how to put deals together using all the programs. Workshop fee is \$45. Mail registration form to the Federal Home Loan Bank of Seattle, 1501 Fourth Avenue, Seattle WA 98101-1693. Additional workshops will be presented on different dates in Spokane and other NW states. For more info contact Kathy Messinger at 206 / 340-8743.

National Association of Housing Partnerships Winter Members Meeting - January 13-15, Radisson Miyako Hotel, San Francisco. The meeting will include meetings for NAHP's four Working Committees (Multi-Family Development, Homeownership Counseling, Network Development, and Single-Family Development as well as concurrent sessions on the Housing Partnership Development Fund, Homeownership Counseling, and Major Issues Confronting Housing Partnerships, a meeting to further define NAHP's future shape and mission, and a tour of several housing properties developed by BRIDGE Housing Corporation, one of the nation's largest and most accomplished non-profit producers and owners of multi-family housing. The conference fees are \$290/person including breakfast, lunch, and dinner Friday, and breakfast Saturday; the Thursday Kick-Off Dinner costs an additional \$50. Register to the National Association of Housing Partnerships, 160 State St. - 5th Floor, Boston, MA 02109.

National Low Income Housing Congress 2000 Conference - March 27-29, Washington DC. This conference is an important step in NLIHC's campaign to put housing on the national agenda in 2000. Registration will be available in mid-January. See NLIHC's website for updates, www.nlihc.org.

Employment Opportunities

New Listings

Executive Director, Housing Comes First
Housing Comes First, called "the best housing coalition in America" by the CCC and Housing America, is seeking an executive director. HCF has a staff of 15 workers, including 8 VISTA workers, and 3 offices statewide. The position pays \$32,000-

40,000 annually, with 3 weeks vacation and medical benefits. Requires experience in community organizing, fundraising, and coalition building; media relations skills, ability to work with all kinds of people, and supervisory experience. Reply by **December 30** to: Housing Comes First, Attn: Laura Barrett, 5300 Delmar, St. Louis, MO 63112-3199. Tel. 314-367-2993, Fax 314-367-9626.

Housing Developer, King County Housing Authority

One of the largest providers of low income & affordable housing in the NW is currently seeking experienced & innovative candidates for the new position of Housing Developer. Prepare applications for grants/loans from city, county & state agencies; prepare spreadsheets to analyze project budgets; determine financial feasibility/optimal funding scenarios; coordinate real estate & partnership closings with attorneys, consultants & other professionals. Demonstrated exp. in urban planning, community development, financial analysis, real estate & commercial financing. BA degree or equivalent & 2 years related wk exp. WSDL. \$3,199-4,800/mo D.O.E. + excellent benefits. Send cover letter & resume to KCHA, HR Job #78-99, 15455 65th AVE S, Seattle, WA 98188 EOE.
POSITION CLOSES 12/29/99

Resident Managers, Low Income Housing Institute

Two openings for onsite staff at 10 and 40-unit buildings in Seattle. Janitorial, light maintenance, emergency response. 20 and 40 hours/week. Call Low Income Housing Institute at (206) 443-9935 for job description and application.

Holiday Engineers, S. Claus Enterprises

Dedicated, widely-beloved non-profit gift giving organization at north pole desperately seeking logistics professionals for short-term contract work assisting with millennial holiday season. Positive attitude and experience in gift wrapping, sleigh loading, route planning required. Jolly laugh and experience in reindeer maintenance helpful. Benefits include free housing at new arctic facility, loads of egg nog and candy canes, good cheer, and an automatic "Nice" listing on next year's List. An equal opportunity employer – tall people encouraged to apply! For more information, contact K. Kringle at North Pole.

Previous Listings

Housing Manager, Archdiocesan Housing Authority

Part-time (25 hr / week) position in a 26-unit affordable family housing project in Tacoma. The housing manager will live on site in a rent-free, three bedroom apartment overlooking three residential

buildings and common play area. The Housing Manager is responsible for maintaining complete occupancy and full rent collection, as well as responding to resident requests, maintaining inventories and records, and so forth. Requires familiarity with government funded housing compliance guidelines, demonstrated organizational ability, excellent communication and listening skills, be bonded or bondable, and have previous experience working with tax credit properties. Contact Kathy Maddalena, HR Representative at (206) 728-4292. To apply, submit an official CCSWW / AHA application, cover letter, and resume to: Office of Human Resources, Archdiocesan Housing Authority, ATTN: KM-HRMATHM, 1902 Second Avenue, Seattle WA 98101, or fax to (206) 441-4999. POSITION OPEN UNTIL FILLED.

Archdiocesan Housing Authority

AHA also has several other positions open:

- On-call Direct Service Advocate (\$9.92/hr DOE) to communicate and enforce program policies and procedures, ensure program consistency, and provide advocacy-based support, crisis intervention, information and referral for residents. Requires BA degree in related field, experience working with low-income families / single women, knowledge and experience in crisis intervention. Contact James Ellis or Joan Clough at (206) 285-7489, Archdiocesan Housing Authority, HR-SHSOC, 1902 Second Ave., Seattle WA 98101.
- Women's Advocates (different shifts and locations, pay \$10.22/hr plus benefits) to provide direct service to homeless clients; contact Gillian Parke at AHA's Noel House, (206) 441-3210, for more information.

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 \$44,000 - \$52,000 DOE plus benefits. Send resume, cover letter, 3 references to: Loretta Wright, Beacon Development Group, 1920 East Madison St., Seattle, WA 98122. OPEN UNTIL FILLED.

Assistant Controller, Capitol Hill Housing Improvement Program

To provide assistance on a broad range of accounting functions at a dynamic agency that develops and manages affordable housing. Excellent salary/benefits. Requires college degree and 2 yrs experience in a broad range of accounting and advisory functions; prefers CPA or CPA candidate. To apply send resume/salary history to: Ed, CHHIP, 1406 10th Ave. #101, Seattle WA 98122. Fax (206) 329-1857, email chhip01@uswest.net.

Development Officer, Enterprise Social Investment Corporation (ESIC)

ESIC, the nation's leading sponsor of affordable housing through the Low Income Housing Tax Credit (LIHTC), is seeking talented, motivated, and experienced real estate professionals with exceptional leadership who are able to prosper in a fast-paced, entrepreneurial atmosphere. Requires strong financial and analytical skills, 3 years experience in real estate development, BS in finance or related field (MA preferred); experience working with nonprofit organizations and the LIHTC preferred. Position based in Portland, OR. Competitive salary and benefits. Send resume to: ESIC, 1020 SW Taylor, Suite 800, Portland OR 97205, or fax to (503) 223-0955.

Construction Site Supervisor, Seattle Habitat for Humanity

Requires knowledge of and experience in all aspects of new construction; good 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.

UW Law School Affordable Housing and Community Development Clinic

The UW 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 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.