

SHDC NEWS

February 18, 1999

SHDC NEWS is a publication of the Seattle - King County Housing Development Consortium
"The Voice of Low Income Housing in King County"
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SHDC's Corner

Housing Advocacy Day – Over 200 hundred people from across the state came to make their voices heard to the state legislature. SHDC members set up 38 appointments with Seattle-area legislators to encourage them to increase the Housing Trust Fund and pass a property tax exemption for nonprofit housing. Special thanks to Seattle City Councilmembers **Peter Steinbrueck** and **Nick Licata** who joined us throughout the day!

"Generic" Funding Applications – Due to the efforts of SHDC, key funders have agreed to use a single "generic" funding application to simplify the process of obtaining project financing. The King County Housing Finance Program will be the first using the standardized forms for their 1999 Spring Funding Round. The form will also be used by the City of Seattle, ARCH, WCRA, WCDLF, FHLB AHP, and CTED's Housing Finance Unit.

Property Tax Exemption HB 1345 & SB 5532—Over 20 people from all over the state came to the public hearings in the House and Senate February 16, including SHDC members **Kathy Roseth, Mark Blatter, Kay Lasco, Paul Purcell, Philippa Nye, Ken Katahira and Carla Okigwe**. But both bills need to be heard by the respective fiscal committees by March 8 or they will die.

Federal Update

(Source: National Low Income Housing Coalition Memo to Members 1/29/99)

The President has announced 100,000 new Section 8 vouchers in his FY 2000 HUD budget proposal (twice the amount for FY 1999). He is also expected to request increasing the cap in the Low Income Housing Tax Credit from \$1.25 to \$1.75 per capita, but without indexing it to inflation.

The Argument for a Nonprofit Property Tax Exemption

(Article by Kathy Roseth, Executive Director of LATCH)

Most low income housing in Washington is already exempt from property taxes, including housing owned by housing authorities and public development authorities, emergency shelters, transitional housing, housing serving people with developmental disabilities, nursing homes, and senior housing financed with HUD 202 funds.

But permanent low income rental housing owned by nonprofit organizations must pay taxes based on the property's "highest and best use" (i.e., as if it commanded the highest possible rents charged by similar-looking properties in the same neighborhood). This approach to taxing low income housing destabilizes the properties over time and puts them at risk of failing, because their taxes rise with surrounding property values but their ability to increase rental income is strictly regulated by long-term covenants placed by the State Housing Trust Fund and other public funders. The best located, best maintained properties are most at risk.

Assessors around the state have sometimes given consideration to covenants restricting rents when valuing low-income housing owned by nonprofit groups. But a recent decision by the State Board of Tax Appeals limits assessors' ability to give consideration to covenants restricting rents (Cascade Court Limited Partnership et al v. Scott Noble, King County Assessor, January 1998). The Board ruled firmly that the rent covenants are voluntarily undertaken by an owner in exchange for

favorable financing and cannot be considered in valuing property. They did not recognize “public benefit,” leaving that to the state legislature to determine.

House Bill 1345 sponsored by Rep. Al O’Brien of the 1st District and **Senate Bill 5532** sponsored by Rosemary McAuliffe (also 1st District) will amend RCW 84.36 to add rental housing owned by nonprofit tax exempt corporations to the list of properties exempt from taxation, if the housing has the following characteristics: 1) at least 75% of the units are affordable to and occupied by residents under 50% of median income; 2) the rental housing is financed in conjunction with or is certified by a governmental entity that monitors affordability—i.e. CTED, City of Seattle Office of Housing, King County Department of Community and Human Services, etc. A prorated property tax exemption would be available to mixed-income and mixed-use properties. The exemption would be extended to tax credit limited partnerships in which the nonprofit organization is the general partner. Nonprofit owners may negotiate “payments in lieu of taxes” to school and fire districts to help cover the costs of services.

Human Services Day, March 11

A pre-rally briefing to be given by NASW/Children’s Alliance at the General Administration Building Auditorium (corner of Columbia & 11th), in Olympia from 8:30 a.m. to 11:30 a.m. The general briefing will be at the First Christian Church in Olympia, (corner of Franklin & 7th), from 10:00 a.m. to 11:30 a.m. The rally is at noon on the Capital Steps. To receive more information or to sign up, please call 206/ 694-5778.

Housing and Welfare Listserv

The Center on Budget and Policy Priorities has established a listserv on housing and welfare reform. The invitation and sign-up instructions

may be accessed at:
www.cbpp.org/pubs/housinginvite.htm

Public Hearings - Neighborhood Plans

Downtown Urban Center Planning Group (DUCPG) including TDR and Bonus Program Proposals – This hearing will take place *February 22, 1999 at 7:00 p.m.* in the Council Chambers, Municipal Building, 600 Fourth Avenue, 11th Floor, Seattle.

University Community Sounding Board Meeting – Will be held *February 27th*, no time or location as of the publication of this newsletter. For more information, please call Carla Main at 684-8501.

For **West Seattle** meeting information, please contact Venus Velazquez at 684-8403.

For **Fremont** meeting information, please contact Robert Scully at 684-8051.

For **Green Lake & Greater Duwamish** meeting information, contact Jill Novik at 684-8583.

Greenwood/Phinney, Denny Regrade, Queen Anne meeting information, please contact David Goldberg at 684-8414

The **Central Area Steering Committee, Madison-Miller Neighborhood & 12th Avenue Neighborhood** meeting schedules can be obtained by calling George Frost at 684-5684

For information on other community meetings, contact Laurie Dunlap at 684-0303 or laurie.dunlap@ci.seattle.wa.us

Workshops, Seminars, & Conferences

A Real Life Workshop—“How Do you Combine Housing Development with Economic Development?” Sponsored by the South King County Housing Forum. Speakers Tom Lattimore, LISC and Earl Richardson, SEED. Tuesday, **February 23,**

10-noon. Grace Lutheran Church Adult Learning Center 22975 24th S, DesMoines, WA.

Planning for Relocation – Covers the Uniform Relocation Act, Barney Frank Amendment and the King County Consortium's Optional Relocation Policy. 9:45 a.m. to Noon, **February 25**, Community Center @ Mercer View, Room A5, 8236 SE 24th, Mercer Island. Register by 2/22 -Pam Blanton 206/ 296-8633.

Community Reinvestment Conference, "Keys to Our Community's Future: Unlocking the Potential of Community Reinvestment" - sponsored by the Spokane Low Income Housing Consortium, the Spokane Area Chamber of Commerce, and the Spokane Valley Chamber of Commerce. **March 2, Cavanaugh's Inn at the Park**. This is a one-day conference to focus on community reinvestment. Speakers include **Nicolas Retsinas** (former FHA assistant secretary), **Craig Nolte** (Federal Reserve Bank of San Francisco), and **John Taylor** (National Community Reinvestment Coalition). For registration materials you can contact the SLIHC @ 509/ 353-9858 or info@slihc.org

Community Assets in Action – "A Day with John L. McKnight", sponsored by Northwest Community Development Academy and Portland State University. **March 11th** in Portland. A.m. schools as community resources, p.m. community groups in transition. For more information, please contact Patricia Cornman at 503/ 725-4849 or 800-547-8887, x 4832.

New Federal Housing Legislation Training – sponsored by the National Housing Law Project and Columbia Legal Services. Training on Quality Housing and Work Responsibility Act of 1998 and its affect on public housing and the Section 8 program is scheduled for **March 11th & 12th** Portland, Oregon. For more information contact Steve Fredrickson, Columbia Legal Services, 206/ 624-7382 x283.

Asset Management Training – sponsored by LISC, WCDLF and SCDC. Executive

directors and senior staff learn fundamentals and LISC's asset management software. Columbia SeaFirst Center, 701 Fifth Avenue, Seattle. **March 23 & 24** from 9:00 a.m. to 5:00 p.m. *Registration form attached to this newsletter.*

Housing & Community Development Partners Washington Policy Conference: Local Solutions for a National Policy - sponsored by the National Congress for Community Economic Development and the National Low Income Housing Coalition. **March 29 to 31, The Grand Hyatt Hotel, Washington, D.C.** The focus is on how local non-profit organizations are using some the federal and state policy initiatives to address the issues of affordable housing, crime, education, employment and community economic development. For more information contact the NCCED at 202/289-9020 or NLIHC at 202/662-1530.

Faces of Homelessness: 1999 Regional Spring Training Conference-- sponsored by Oregon Coalition on Housing and Homelessness, **April 14-16**, Hood River OR. \$110. Call Conference Chair Betsy Ortiz at 503/ 463-7709.

National Advocacy Summit—sponsored by the National Coalition for the Homeless, **May 1-4** in Washington, D.C. 202/737-6444 or nch@ari.net II:

Employment Opportunities

Coordinator of Resident Services – LATCH. Facilitate resident-managed rental cooperatives, connect residents to social services, coordinate volunteers, help back up property management staff. \$29K- \$32K. Letter of interest and resume to Katherine Roseth, Executive Director, Lutheran Alliance To Create Housing, 6532 Phinney Avenue N.,

Seattle WA 98103. kdroseth@ix.netcom.com.
DEADLINE FEBRUARY 25, 1999

RFQ – Business Plan Consultant – Property Management – LATCH
Evaluate LATCH management operation in comparison to industry standards and help LATCH board prepare a roadmap to self-sufficient property management operation. Consultant to be selected by March 31 and report to be completed by September 30, 1999. **See RFQ enclosed in this newsletter. DEADLINE IS MARCH 10, 1999, 5 p.m.**

Resident Manager – Lewiston – This is a live on site position. Responsible for full on-site management, staff supervision, security, tenant issues, etc. For more information or to submit a letter of interest and resume to: Plymouth Housing Group, 2209 First Avenue, Seattle, WA 98121. Fax 206/ 374-0606, Office 206/ 374-9409 x102, or e-mail to mhoriuchi@plymouthhousing.org

Senior Planning & Development Specialist, Department of Human Services, City of Seattle – This position is responsible for a wide range of human services planning and policy development activities including the City's Consolidated Plan. Requires three years of human services planning or closely related field. Bachelors degree in public administration or related field and/or combination of both. Starts \$24.23/hr. Send resume and cover letter to Janice Flaagan, DHS Human Resources, 7th Floor, Alaska Building, 618 Second Avenue, Seattle, WA 98104-2232. Refer to Job #06-99. (No deadline listed in ad.)

Administrative Assistant, Walsh Construction – Is seeking an efficient, organized, multi-tasking individual who can work in a fast paced environment. MUST have experience with MS Office 97. Needs to be able to assemble marketing materials and handling HR documentation. Salary DOE. Drug screening required. Send cover & letter resume via facsimile to 206/ 547-3804 or e-mail to wccseattle@seanet.com Posting open until position is filled.

Project Administrator, Walsh Construction – Assists with project managers and superintendents. Duties include correspondence, assemble of RFQs, update materials and visual aids, keep track of job applicants, benefits information, event coordination, travel arrangements, etc. MUST have working experience with MS Office 97 and office and personnel management skills. **Send cover and letter resume via facsimile to 206/ 547-3804 or e-mail to wccseattle@seanet.com Posting open until position is filled.**

Need Additional Staff?

Be a "Site Sponsor" for AmeriCorps or VISTA . The positions are full-time. Activities must be clearly defined, provide direct service to the community, and not displace other employees. Deadline for your application is **March 8, 1999. Attached to this newsletter is information on the programs!**

Free Office Furniture and Equipment

The Sharehouse Gateway Project is administered by the Church Council of Greater Seattle. Their goal is to put businesses who want to donate office furniture and equipment in touch with non-profits that can use these items. There is a \$25 yearly fee to each organization interested in signing up. Attached to the newsletter is an explanation of The Gateway Project and registration form.