

# SHDC NEWS

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SHDC NEWS is a publication of the Seattle - King County Housing Development Consortium  
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*“The Voice for Low Income Housing in King County”*

## WA’s Section 8 Loss in Top Ten

Over the last 3 years our state has lost more than 2,000 units of project-based Section 8—more than 40 other states. As a member of the Washington Coalition to Preserve Section 8 Housing, SHDC has been working to prevent this loss. A crucial factor to keep owners from opting out of their contracts is for HUD to use its discretionary authority to raise contract rents. The Coalition has worked to get OMB to allow HUD to do this. In April King County Executive **Ron Sims** and Seattle Mayor **Paul Schell** sent a joint letter of request to the OMB Director and copied all our Congressional delegation. At last HUD Secretary **Cuomo** announced \$30 million for FMR increases in “well maintained and well managed” properties. In exchange, the owners must agree to five more years in the program.

## Quote of the Month

*“The high income quintile has the greatest housing shortage—there’s not that much around that’s THAT expensive!”*

-- **Cushing Dolbeare**, at a meeting of housing advocates sponsored by the Washington Low Income Housing Congress and Washington Low Income Housing Network, April 29.

## How to Prevent Moisture Infiltration

**SHDC’s Successful Design & Materials Affinity Group** sponsored a forum on April 28 to discuss issues related to Building Envelope and Moisture Infiltration. The forum opened with presentations by **John Flynn** (Seattle City Light – Build Smart for Affordable Housing) and **Michael Aoki-Kramer** (DCLU) describing the scope and importance of moisture infiltration problems in Seattle. **Knute Brinchmann** (LATCH), **Vaughn McLeod** (HRG), and **Emmett Moore** (SHA) then

related lessons learned from experiences with several of their buildings. Following that **Mark Fowler** (Northwest Wall & Ceiling Bureau), **Jim Carlson** (Building Envelope Technology & Research), and **Jack Kuester** and **Tom Matthews** (Walsh Construction) also offered their perspectives on the issues.

Here’s some advice from the experts:

- ◆ “Build tight, ventilate right” – both are important.
- ◆ Pay attention not only to the “health” of the building structure, but to the health of the occupants as well.
- ◆ No building is perfect – leaks will occur, so the building should be designed and constructed so as to minimize them and allow easy access to ventilate and correct them when they occur.
- ◆ Avoid fully below-grade units when possible.
- ◆ Where possible, employ whole-house, forced-air venting.
- ◆ Work with a wide range of consultants – it can be time-consuming and frustrating, but the added input can be invaluable.
- ◆ Minimize carpeting on concrete slab floors.
- ◆ Educate residents on how to live safely and healthfully in a home, and how to maintain it.
- ◆ It is critical to budget capital reserves at the beginning of a project to allow for repairs – finding money later can be a lengthy affair, during which time problems can worsen.
- ◆ Be very careful of wood-frame stucco buildings over three stories tall – and get an expert to inspect them.
- ◆ Don’t rely exclusively on caulking – it seldom lasts as long as advertised; however the right product, used properly, can still be very effective.
- ◆ Pay close attention to the details – especially around window openings and other apertures.

- ◆ Inspect buildings regularly and closely – both during and after construction.
- ◆ It is important that developers, designers, contractors, and consultants work together from the outset to anticipate problems and implement solutions.
- ◆ Manufacturers can provide invaluable advice on how – and how not – to use their products.
- ◆ Industry and trade associations can be valuable sources for referrals – their members often have access to the most up-to-date materials and training.
- ◆ It is critical to design and build respecting the real conditions at the site.

A copy of the summary of the forum can be obtained from SHDC. **The second forum, on Interior Moisture and Mold Remediation, will take place in July.** For more information, contact SHDC. Plan to be there!

### **City Council Brown Bag Forum on Affordable Housing in Historic Buildings**

Councilmember **Peter Steinbrueck** sponsored a brown bag forum on May 12 to bring together developers, architects, funders, and public officials to talk about the challenges and prospects of using historic buildings to create low-income housing.

A number of SHDC members participated in the forum: **Geoff Spelman, Paul Lambros, Betsy Lieberman, Ken Katahira, Sharon Lee, Bob Kovalenko, Ron Murphy, and Les Tonkin.**

Projects showcased included the Eastern Hotel, Pacific Hotel, Victorian Row Apartments, the Lyon Building, and the Jensen Block.

Issues raised in the forum included:

- ◆ The extra cost of preserving and converting historic buildings is not fully supported by current funding sources and policies. Several speakers commented that the cap on per-unit costs for projects that receive public funds should be raised to cover the higher costs involved in historic preservation projects as well as the general rise in land values.
- ◆ Mark Santos-Johnson said the WA State Housing Finance Commission is open to the possibility of increasing the per-unit cost cap for housing in projects with special features –

including those with historic value and the higher costs associated with restoring them – and is exploring ways to achieve that. The HFC already takes into consideration such issues as Davis-Bacon wage rates, WMBE requirements, and projects in federally-targeted areas in deciding the actual cost cap for a specific project.

- ◆ Little or no funding sources exist to cover restoration of retail areas, which must be included in historic projects in which they originally existed. LIHTC funds, for example, cannot be applied to retail areas, even in a mixed-use building.
- ◆ Most of the “easy” restoration / housing projects have already been done. The remaining historic buildings in Seattle will likely be the most difficult to restore and develop as housing. Often they may require even more upgrades to meet code, and ever-increasing land values drive up costs. Both factors will continue to make future projects even more difficult to develop.

Councilmember Steinbrueck closed the forum by reiterating his support not only for low-income housing development and historic preservation, but also for continuing to develop ways to bring the two together. He invited anyone with ideas or suggestions to contact his office to contribute them.

The forum was televised by SeaTV on Channel 28. Interested people can also contact the Seattle Office of Urban Conservation for more information, at 206/ 684-0228.

### **Public Comments Sought on WA Shorelines Management Act Changes**

The Washington State Dept. of Ecology will hold four public hearings around the state in May to hear comments on major revisions to the Shorelines Management Act. The rules will generally raise standards by which local governments must protect shorelines and other critical areas.

The **Seattle** area hearing will take place **May 26<sup>th</sup>** at the Mountaineers, 300 Third Avenue W., in the Tahoma Room. An open house begins at 5:30 PM, and the public hearing will follow at 7:00.

Other hearings will be held on May 19<sup>th</sup> in Ellensburg, May 20<sup>th</sup> in Spokane, and May 25 in Olympia.

## DCLU Wants to Make Your Land Use Life Easy

The City of Seattle Department of Design, Construction & Land Use is evaluating the “navigability” of the new Land Use Code. Can you find what you’re looking for? Are the definitions and graphics understandable? Is cross-referencing still a problem? E-mail [diane.althaus@ci.seattle.wa.us](mailto:diane.althaus@ci.seattle.wa.us) or phone Diane at 206/ 233-3894 to get a survey form to submit your comments/ideas.

## National Homeownership Week

SHDC is a participant in the Seattle-area “Partners in Homeownership,” an effort of local government, HUD, lenders, non-profits, and the business community to encourage homeownership. Partners in Homeownership is planning the following press events and public celebrations for National Homeownership Week, **June 7-13**:

- ◆ **Kick off Luncheon**  
Monday, **June 7, Noon – 1:30 p.m.**  
Seattle Westin Hotel, Grand Ballroom  
Organized by the Greater Seattle Chamber of Commerce to involve the business community. Cost \$50. Pre-payment is required 206/ 389-7265.
- ◆ **Homebuyer Education Fair**  
Wednesday, **June 9**  
Workshops for seniors and families at West Seattle Senior Center
- ◆ **Homebuyer Education Fair**  
Saturday, **June 12**  
El Centro de la Raza & ID Housing Alliance  
Outreach to immigrant and minority communities.
- ◆ **AIA Juried Affordable Home Tour**  
Sunday, **June 13**  
Article to appear in the Sunday edition of *The Seattle Times*.

## Purchase & Sale Agreement Training

The Washington Community Development Loan Fund is sponsoring a 1-1/2 day training on Creating Quality Purchase and Sale Agreements. Presenters will cover the ABC’s of negotiation, tenant relocation issues, contingencies. You will have the opportunity to draft an agreement and to learn when to use preprinted forms. **May 24, 8:30-4:30** and **May 25 8:45-noon** at The Meeting Place at the Market, 93 Pike Street, Suite 307 in Seattle. \$95 per person. To register, contact Melora Battisti Hiller at 206/ 358-1005 or [wcdlfi@wolfenet.com](mailto:wcdlfi@wolfenet.com).

## Workshops, Seminars, & Conferences

**Northwest Community Development Academy 1999 Spring Conference—May 23-26** at Port Ludlow Resort, WA. Course topics include community economic development capitalization, information technology, financial management, optional social enterprise seminar. \$250, scholarships available. Info: Portland State University extended Studies, 503/ 725-4832.

**1999 Housing Credit Conference & Marketplace**—sponsored by the National Council of State Housing Agencies (NCSHA), **June 24-25** in the Hyatt Regency San Francisco. Satisfying allocation plan requirements; income and rent targeting; getting a carryover allocation; calculating qualified and eligible basis; structuring extended use agreements; development process; syndication basics; calculating first-year credit; property and asset management; keeping properties in compliance. \$595 by June 4, \$645 after. Reference manual available for \$75. Call NCSHA at 202/ 624-7710.

**United Way Volunteer Center’s Workshop Series**, call 206/461-4539 except where otherwise noted. Generally held at United Way, 107 Cherry St, 10<sup>th</sup> Floor, downtown Seattle. Other locations noted below.

- ◆ **Preventing Unlawful Harassment, May 18**  
Class I (for employees) from 8:30-10:30 a.m. (\$20) and Class II (for supervisors) from 10:30-12:30 p.m. (\$40) Must attend Class I. Includes continental breakfast and materials.
- ◆ **Board Recruitment, May 19** from 7:30-9:30 a.m. at Stroum Jewish Community Center on Mercer Island. \$25 per Executive Director and Board President; \$15 per additional board member. Includes continental breakfast and materials.
- ◆ **Preparing for Strategic Planning, May 26** from 8:30 a.m.-noon. \$30 includes continental breakfast and materials.

**Housing Tax Credits “101”** – sponsored by the West Group and IPEED. **June 10-11** at the Washington Marriott Hotel, Washington DC, and **July 15-16** at the Miramar Sheraton, Santa Monica. Session topics include Tax Credit Basics, Understanding Sources-Uses Models & Proformas, Negotiating, Due Diligence, Tax-Exempt Bonds, and Putting Together a “Winning” Application. \$565 for HDR subscribers, \$595 for others. Info: Contact IPED for information: Tel 800/ 473-3293, Fax 202/ 973-7748, Email [Ipedinc@aol.com](mailto:Ipedinc@aol.com).

**Multi-Family Housing Development Training** --Washington Community Development Loan Fund (WCDLF) is sponsoring Multi-Family Housing Development (HD 420) from the National Development Council's Housing Development Finance Professional Certification Program. **June 21-25** or **July 19-23** at the Mayflower Park in Seattle. Tuition is \$875. For more info contact Melora Battisti at 206/ 358-1005 or wcdlf1@wolfenet.com

**Community and Economic Development Conference** – sponsored by the ABA and Federal Housing Finance Board, **Sept. 13-15** at the Renaissance Washington Hotel in Washington DC. Sessions on community and economic development, with an emphasis on reinvigorating communities. Info: Fax inquiry to 202/ 663-7543.

**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.

## Employment Opportunities

**VISTA position, Low Income Housing Institute**—work on CRA issues. Start 6/18 for one year. Call Jennifer at 206/ 443-9935, x 113 for an application, or fax resume to 206/ 443-9851. **DEADLINE May 24.**

**Home Loan Assistant, HomeSight**—Assist in loan packaging, underwriting and program compliance. Data entry required. Min. 5 yrs. customer service, knowledge of lending practices, regulations and programs, familiarity with public lending programs. \$27,000/yr. to start, DOE. **DEADLINE JUNE 1.** Send resume and cover letter to Dorothy Lengyel, Executive Director, HomeSight, 3405 S. Alaska St., Seattle, WA 98118 or fax to 206/ 723-7137.

**Affordable Housing Officer, HomeSight**—Facilitate education classes, one-on-one client counseling, loan underwriting and packaging, case management. Min. 7 yrs. experience in lending practices, regulations and programs, underwriting and familiarity with public lending programs. \$35,000+, DOE. **DEADLINE JUNE 1.** Send resume and cover letter to Dorothy Lengyel, Executive Director, HomeSight, 3405 S. Alaska St., Seattle, WA 98118 or fax to 206/ 723-7137.

**Housing Development Consultant, Common Ground**— Non-profit consulting agency seeks experienced Housing Developer with strong skills in project planning, financing, and construction administration. Experience with public funding required; experience with organization building, market studies, community planning helpful. Excellent salary, benefits. Resume/cover letter to *Housing Developer Position, Attn. Mike Shafer, Common Ground, 110 Prefontaine Place S., Suite 504, Seattle, WA, 98104.* **DEADLINE JUNE 4.**

**Program Coordinator II position, Washington State Finance Commission**--Candidates must have professional level experience and education in housing development or management, residential loan officer or underwriter, or other experience administering other similar housing or related financial programs. A background in research, budgeting, planning and policy development and analysis a plus. Salary range \$35,064 to \$44,880 per year. For info and application, call Sandy Gump at 206/ 287-4402 or [sgump@wshfc.org](mailto:sgump@wshfc.org). **OPEN UNTIL FILLED.**

**Senior Housing Developer, Low Income Housing Institute** – Experienced housing developer for multiple projects. 5 or more years experience in finance, development, and project management. Salary range \$40k to \$46k per year, DOE. Fax resume and cover letter to 206/ 443-9851 or mail to *Low Income Housing Institute, 2417 First Avenue, Suite 200, Seattle, WA 98121.* Call 206/ 443-9935 for job applications. **OPEN UNTIL FILLED.**

**On-Call Maintenance Assistant, Plymouth Housing Group**— Part-time, flexible hours, \$8/hour, no benefits. Help complete routine work orders and prepare units for leasing. Requires 1-year experience with light electrical, plumbing, door hardware, painting, patching. Valid Drivers License and good driving record. Call for an application package: 206/ 374-9409 x 102. **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.**