

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"



Roxbury Mutual Housing, 9425 27th Ave. SW

LATCH Opens Roxbury Cooperative

On June 3, the Lutheran Alliance to Create Housing (LATCH) will celebrate the grand opening of Longfellow Court and Westwood Court Cooperatives. Located in the Westwood neighborhood in West Seattle, at 27th Avenue SW and SW Cambridge Street, the projects are part of the Seattle Housing Authority's Hope VI grant to redevelop Roxbury House and Village.

As part of the revitalization of Roxbury, SHA has granted LATCH a 99-year lease on the land and is lending them \$1.2 million for the 45-unit project. In return 15 of the units will be reserved for families on the waiting list for or already living in public housing. The new LATCH units replace 60 units of deteriorating town homes that were owned by SHA. In addition to the LATCH units, SHA is renovating Roxbury House, 151 units for low-income seniors and people with disabilities. All former Roxbury residents were offered relocation assistance including Section 8 vouchers, moving to other SHA units, down payment assistance or relocation allocations. At this time only three former residents have indicated an interest in returning to Roxbury.

Longfellow Court and Westwood Court Cooperatives feature seven one-bedroom flats, thirteen two-bedroom units and twenty three-

bedroom townhouses, six four-bedroom, and one five-bedroom apartment. (The four- and five-bedroom units are reserved for SHA tenants.) The project is configured as two separate cooperatives divided by a private street. Public housing residents (those in the SHA units) will pay one third of their income for rent and utilities. The other units will serve families making between \$22,000 and \$31,000 a year. These units will rent for between \$565 (one-bedroom) and \$750 (three-bedroom). The projects will be managed using the cooperative housing model. LATCH has successfully used this model at several of its projects. Each resident will share in the property's management and maintenance by contributing time, energy and a variety of skills. LATCH feels that the cooperative management means the difference between providing housing only and providing a space that fosters community as well as providing housing.

Funders for the project include: the Seattle Housing Authority, the Bank of America, the National Equity Fund, the City of Seattle's Office of Housing, the Office of Community Development, HUD and the Federal Home Loan Bank. Weatherization funds came from the City of Seattle's Built Smart Program. The architect for the project was Tonkin/Hoyne/Lokan. The general contractor was Walsh Construction.

For more information about LATCH's Roxbury project please call 206/ 789-3706.

Get to Know HDC's Officers

For the third in our series of HDC officer profiles we turn to HDC's Secretary **Lynn Davison**. Lynn is executive director of Common Ground, a statewide organization providing development services and technical assistance to non-profit housing organizations across the state. Common Ground was a founding member of HDC. Lynn joined the HDC board in 1998. Here are some of the questions we asked Lynn:

Where did you grow up? Buffalo, New York (although I have lived here 25 years and have

convinced all my immediate family that this is the place to call home).

Where did you go to college? 3 degrees and 3 schools. Pretty boring stuff.

What was your previous career history? Occupations include riding instructor, bottle washer, phlebotomist, maid, cook, medical technologist, college professor, souvenir seller, public health department manager, electric utility environmental director, county mental health system director, consultant, and non-profit executive director.

How did you get in to the housing field? Working in public health and mental health for 15 years taught me that the single best predictor of self-sufficiency and/or successful treatment is the presence of stable housing. I funded a lot of community based housing while working in mental health and wanted to work more directly to preserve and create low income and special needs housing.

What is your housing philosophy? Housing is the foundation for building healthy individuals, families, and communities.

What would you like to accomplish in the next five years for affordable, low-income housing? I have goals in two areas. The first relates to supportive housing. I would like to see new public and private sources for operating dollars as well as effective collaboration between mainstream service systems and housers. The second relates to the private for-profit sector. I would like to see a significant increase, incentive based, in production of affordable housing by private developers. In addition, I hope to see more contributions from individuals, corporations, and foundations for the development and operation of housing for the lowest income people.

How long is your commute to work? One hour each way by car, ferry, and foot (no traffic ever!).

Hobbies? Like most transplants from other parts of the world I spend a lot of time recreating in the outdoors using various methods of transport (feet, bikes, boats, skis). I am a photographer. I love looking at (and very occasionally buying) art. My gardening skills are growing ... first grudgingly and now with some pleasure.

What did you think you would be when “you grew up”? Haven't done so yet.

What is your favorite type of music? I am a child of the '60's.

Where is your ideal destination for a vacation? Done lots of traveling in my day. The next up on our list are Turkey and Vietnam.

Are you on the board or involved with any other organizations? Chair of the Washington Low Income Housing Congress, involved with the Vashon Maury Island Land Trust.

Housing Matters: Salute to Success

When Washington Mutual approached HDC about sponsoring an awards celebration, we thought it would be a terrific opportunity to recognize our members. The result was *Housing Matters: Salute to Success*, an event that attracted 175 HDC members, their staffs, city and county officials, state legislators, and friends.

The sunny skies added to the enjoyment of the event, which was highlighted by the presentation of HDC's first-ever Pedestal Awards. The awards honored two individuals – Darcy Johnson, an East King County housing advocate and Sam Pace, a Realtor and past president of the Seattle-King County Association of Realtors – for their dedication in working with their communities to impact and increase the availability of affordable housing.

In addition to the Pedestal Awards, HDC also presented 18 Unsung Hero Awards. HDC's non-profit members nominated an employee, volunteer, or board member to receive this award, which recognized individuals for their often “behind-the-scenes” work and contribution to the organization's overall success.

Thanks to all those you came and helped us make this event a success. You kind find more pictures of the festivities at our website: www.hdc-kingcounty.org.



HDC's Executive Director and Board President pose with the winners of HDC's 2001 Pedestal Award. (Left to right) Carla Okigwe, Darcy Johnson, Sam Pace and Jim Ferris.

Bush Tax Cuts Effect on Washington

Citizens for Tax Justice has released "The Bush Tax Cuts, State by State." The study looks at the impact of the proposed Bush tax cut on taxpayers in each of the 50 states. The proposed cuts are shown as if they were fully effective in 2001, although they will not actually be in place until 2011.

Average Tax Cut Per Taxpayer	Amount	Vs. Natl Average	Rank
National	\$-1,201		
Washington	\$-1,380	+15%	8

Median Tax Cut Per Taxpayer	Amount	Vs. Natl Median	Rank
National	\$-552		
Washington	\$-686	+24%	3

In Washington 19.2% (537,000) of taxpayers will receive no income tax cut from the Bush plan. The poorest 20% of Washington tax payers (average income \$10,100) will get an average tax cut of \$76, while the top 1% of Washington taxpayers (average income \$1,151,000) will see a \$55,021 reduction in taxes. To see to complete report visit www.ctj.org/pdf/gwbstan.pdf.

HUD Secretary Mel Martinez's Plans

Source: National Association Of Housing and Redevelopment Officials.

On April 25, the Senate Subcommittee on Housing and Transportation held a hearing on HUD's Program Budget and Management priorities for 2002. HUD Secretary Mel Martinez was among those testifying. His testimony is a chance for activists to get a better idea of Martinez's philosophy and plans for HUD.

"In the past, there has been too much emphasis on programs and budgets and not on people and results," said Martinez. "I have four main objectives during my tenure at HUD: 1) focusing on people not programs; 2) bringing a discipline and accountability to HUD so that there is not a misuses of resources; 3) to be a good steward of our resources; and 4) to run the department ethically."

Secretary Martinez said that he plans on eliminating The Community Builders Program and will move personnel to other areas of HUD that have greater focus and accountability.

When questioned about capital funds Martinez said, "HUD commissioned a study with Abt Associates at some expense, which indicates that LHA's [local housing authorities] could not utilize more than \$2.3 billion for capital projects this year. No roof that needs fixing this year will go unfixed.

There are accrued and unencumbered funds. Putting unused funds on top of unused funds is untenable." Sen. Sarbanes (D-MD) responded by providing statistics showing that all capital funds since 1998 have been obligated and/or spent within the time frames set for them. He also reminded the Secretary that HUD could always recapture unspent funds from local housing authorities. Sen. Reed (D-RI) asserted that local housing authorities could absorb more than the \$2.3 billion in capital funds. Martinez said that he would follow-up on the subcommittee's questions about the impact of the \$2.3 billion proposed capital fund budget.

Martinez noted that he hopes to eliminate budget indiscretions by LHAs and believe that HUD's new budget will help bring about more strict use of funds. Martinez also said that he plans to empower local field offices and decentralize the decision making process.

Finally the Secretary stated that he was very supportive of the President's faith-based initiative.

Cost of Housing the Mentally Ill

A new study shows that the cost of housing persons with mental illness is essentially the same as the cost of allowing them to remain homeless. Conducted by researchers at the University of Pennsylvania's Center for Mental Health Policy and Services Research, the study tracked the cost of 4,679 mentally ill homeless people in New York City for two years while they were homeless and two years after they were housed. The study found that the average homeless mentally ill individual used \$40,500 worth of publicly funded services every year. These services include trips to the emergency room, psychiatric hospitals, shelters and prisons. On the other hand a mentally ill person living in supportive housing (with mental health assistance) use about \$41,494 in funds, a difference of only \$991. The study did not account for the personal benefits the subjects received from being housed, nor did it consider the economic and aesthetic impact the housing of the mentally ill had on New York City's neighborhoods. For more information on the study and to link to a full copy of the report visit www.csh.org/alerts/headlines.html.

Tacoma Voters Reject Housing Bond

On May 15 Tacoma voters said no to a \$5 million housing bond, with 46.64% for and 53.28% against. Housing was one of four bond measures that were voted on in the special election. In order to pass, each measure needed 60% approval, but only one was able to obtain even 50%. The other bond issues included funds for a new police headquarters, neighborhood improvements and improvements to the city's baseball stadium. The total bond package would have been \$60 million.

The \$5 million for housing could have been used to build 400 low-income apartments. Denny Hunthausen, an advocate of affordable housing called the bond failure a step backward for creating low-rent housing in Tacoma. "It's going to become a bigger issue over time as people continue to pay a higher percentage of their income for rent," he said.

Federal Update

Source: National Low Income Housing Coalition Memo to Members 5/7 and 5/11.

Budget Outline - The House and Senate have both passed the Bush budget outline. The outline provides for a 1.25 trillion dollar cut over the next 11 years and aims to limit federal spending increases to 4 percent. The budget outline does not usually hold much water during the appropriations process, though Republicans are vowing to enforce it this time.

H.R. 1652 - The Earned Income Tax Credit Reform Act of 2001 – Introduced by Rep. Mac Collins (R-GA), the bill seeks to reduce the amount of Earned Income Tax Credit by making low-income individuals without children ineligible for the credit. The bill has been referred to the House Ways and Means Committee with no co-sponsors.

H.R. 1687 - National Commission on Marginal Tax Rates for The Working Poor - The bill would establish the commission and charge it with determining the total effective marginal tax rate from all taxes and benefit phase-outs that a person is subject to, for all earning levels between \$7,000 and \$30,000 per year, in at least five states.

H.R. 1629 - Raise Multifamily Mortgage Limits – This bill was introduced by Rep. Marge Roukema (R-NJ) and Barney Frank (D-MA) and would raise the FHA multifamily mortgage limits by 25%. The bill is endorsed by HUD and some housing groups. It has been referred to the Financial Services Committee.

S. 739 - Homeless Veterans Assistance – Introduced by Sen. Paul Wellston (D-MA), this bill would encourage federal, state and local departments and agencies to work toward the national goal of ending homelessness among veterans within the decade. The legislation would establish an Advisory Committee on Homeless Veterans within the Department of Veterans Affairs. The bill has 12 co-sponsors and has been referred to the committee on Veteran Affairs.

State Legislative Update

The State Legislature is halfway through their special session, which is due to end on May 24. To date there has been little progress on the operating budget. Housing bills still on the table are budget-related and have yet to be acted on.

Goodbye Irene

Irene Basloe Saraf, the Washington Low Income Housing Network's Legislative Coordinator, will be trading in Washington State for Washington, D.C. when she starts her new job. Irene has accepted the position of Legislative Director with the National Low Income Housing Coalition. Irene has been with WLIHN for two years and will be sorely missed. Jota Borgmann, the current Program Coordinator, will become the Legislative Coordinator. Newcomer Megan Farley will join the staff as program coordinator. Megan has worked with Real Change and is graduating from the University of Washington School of Social Welfare in May.

HDC wishes Irene all the best in her new position. We expected to hear great things coming out of D.C.!

AIA Honors Low Income Housing

The American Institute of Architects, Seattle Chapter, will present Plymouth Housing Group with its prestigious Seattle Allies Organization Award 2001 at its annual AIA Honors Gala on June 2, 2001. This award recognizes the value Plymouth Housing Group has placed on good design, effectively utilizing design services to create places that contribute to the vitality of Seattle's downtown neighborhood while serving a very needy population segment.

Previous award recipients include Sunset Magazine, Seattle Design Commission, The Seattle Times, Pilchuck Glass School, Allied Arts of Seattle, and the Downtown Seattle Association. Congratulations, Plymouth!

Candidates' Forum on Housing – SAVE THE DATE!

Let's make housing a top priority in the upcoming election! HDC has organized a forum to hear how the candidates running for Seattle mayor feel about housing.

**HDC
Seattle Mayoral Candidates'
Forum on Housing
July 19th, 2001
6 to 7:30pm
Mt. Zion Baptist Church
1634 19th Avenue, Seattle
Moderator: Marcie Sillman, KUOW
All Candidates Will Be Invited**

We are expecting over 200 people at this event and you are one of them!

Events and Open Houses

Oregon Place Apartments Opening, May 18, 11:45am-1:00pm, 3600 S. Oregon Street. SEED invites you to join Mayor Paul Schell and other supporters at the Grand Opening Celebration of Oregon Place Apartments. For more information call 206/ 706-0675.

Roxbury Mutual Housing Grand Opening and Dedication, June 3, 2pm-4pm, 9425 27th Ave. SW. LATCH invites the general public and Westwood neighborhood, along with former and current residents of Longfellow Court and Westwood Court Cooperative Housing to this event. For more information please call 206/ 789-1536.

Workshops, Seminars & Conferences

Board Roles and Responsibilities, May 23, 4:00pm-7:30pm, Seattle. Sponsored by Impact Capital this evening workshop will outline a healthy process for board development and renewal. This will also layout guidelines for board operation. Cost: \$45. To register visit: www.impactcapital.org.

Diversified Funding Strategies, June 7, 4:00pm-7:30pm, Seattle. Sponsored by Impact Capital this seminar will review the varieties of revenue options and opportunities, which exist for nonprofit organizations, the different possible approaches to ensure a diversified funding base and the approaches which are, and are not effective. Cost: \$45. To register visit: www.impactcapital.org.

NCSHA's Housing Credit Conference & Marketplace, June 19-22, Seattle. Sponsored by the National Council of State Housing Agencies, the first two days of this conference are for agency staff only. Costs range from \$375-\$645 depending on memberships and the number of days you plan to attend. To register call: 202/ 624-7710.

Making It Happen In Your Community: National Alliance to End Homelessness Annual Meeting, July 18-20, Washington, D.C. This year's conference will dig into the details of how people are planning to end homelessness in their communities, their states and at the national level. For more information on the conference and how to register visit www.naeh.org.

Housing Washington 2001, October 15-17, Sheraton Tacoma Hotel, Tacoma. Some of the top speakers at this year's conference will include Nicolas Retsinas from the Joint Center for Housing Studies at Harvard University, architect Michael Pyatok of Pyatok and Associates, and Charles Buki of the Neighborhood Reinvestment Training Institute. The conference is presented by the Washington state Office of Community Development in partnership with the Washington Low Income Housing Network and the Blue Mountain Action Council. For more information visit www.wshfc.org/conf, email conf@wshfc.org, or call the conference hotline at 1-800-767-HOME ext. 773.

Employment Opportunities

See www.HDC-KingCounty.org for
up-to-date job announcements!

Administrative Assistant, St. Andrew's Housing Group. This position supports and reports to the Executive Director, and works with other staff, volunteers, and the public to ensure St. Andrew's Housing Group's clerical, reporting, record-keeping, liaison, coordination and other routine and non-routine administrative requirements are consistently met. Starting salary: \$12-\$15 per hour, DOE with benefits. To apply submit resume and cover letter to Administrative Assistant Position, SAHG, 2650 - 148th Ave. SE, Bellevue, WA 98007 or vedam@sahg.org. For more information contact Veda Moretti at 425/ 746-1699.
OPEN UNTIL FILLED

Compliance Manager, Plymouth Housing Group. This position ensures the organization's compliance reporting requirements with funding sources to include tenant eligibility requirements and maintaining the accounting of tenant rents and tenant files. Qualifications include: BA/BS in math, accounting, business or related field with two years related experience, experience in compliance issues, HUD and Low Income Housing Tax Credit regulations, supervisory experience and ability to work in a team. Salary: \$33,000-\$45,000 DOE + benefits. To apply send resume to PHG, 2209 - 1st Ave, Seattle, WA 98121 or jobs@plymouthhousing.org. For more information call 206/374-9409 ext. 102. **OPEN UNTIL FILLED**

Director of Finance and Administration, Impact Capital. This position develops, implements and oversees plans and programs related to administrative services, accounting, finance, audit, compliance, security and facilities management. Position also supervises a professional and administrative staff. Qualifications include: demonstrated knowledge of business administration, BA in business, public administration or related areas, MBA or Masters' of Public Administration preferred. Seven to ten years of progressively responsible experience, in business or public admin. To apply send resume and cover letter to Impact Capital, Attn: CDDOFA, 1305 Fourth Avenue, Suite 906, Seattle, WA 98101. For more information email carrie@impactcapital.org. **OPEN UNTIL FILLED**

Employment Specialist, Plymouth Housing Group. This position is responsible for assessing the employment and training needs of participants in the PHG employment program and assisting participants in finding and retaining appropriate employment or job training. Qualifications include: AA or BA in Social and Human Services, experience working with the homeless and low-income people, working knowledge of MS word and WA State Driver's License. Salary: \$25,100-\$30,200 + benefits. For more information call 206/374-9409 ext. 102. **OPEN UNTIL FILLED**

Fund Developer / Grant Writer, Arch-diocesan Housing Authority. Responsible for raising private funds to meet yearly budget for Noel House and Rose of Lima through grant writing, special events and direct mail. Qualifications: BA in related field, excellent written and verbal communication skills, experience of fundraising, special events, grant writing and direct mail, knowledge of homelessness. Salary: \$26,376 DOE, plus benefits. To apply send resume and cover letter to AHA, HR-NOELFD, 1902 Second Avenue, Seattle, WA 98101. For more information contact Gillian Parke at 206/ 441-3210.

HOPE VI Coordinator, Tacoma Housing Authority. This position is responsible for monitoring all HOPE VI grant activated to assure the physical and supportive services revitalization activities are programmed, planned and executed properly within budgetary constraints. Qualifications: BA in urban planning, business administration, real estate or public administration, a thorough knowledge of public housing and federal and state housing regulations, five years work experience in housing or real estate with supervisory experience. Salary: \$45,000 - \$55,000. To apply send resume, cover letter and salary requirements to Denise Booth, Tacoma Housing Authority, 902 South L street, Tacoma, WA 98405. **OPEN UNTIL FILLED**

Housing Developer, St. Andrew's Housing Group. The Housing Developer is a project manager who works with the Executive Director to ensure that St. Andrew's Housing Group's housing projects are developed on time and within budget, and maintained in an effective and efficient manner. The work consists of project-specific and general support of St. Andrew's Housing Group and it's projects. Salary Range is \$3,333-\$4,167 per month for full time position, DOE. Submit resume, cover letter and grant narrative written by you to Housing Developer Position, St. Andrew's Housing Group, 2650 - 148th Ave. SE, Bellevue, WA 98007 or lvedam@sahg.org. For more information/job description, contact Veda Moretti at 425-746-1699. **OPEN UNTIL FILLED**

Housing Quality Standards Inspector, Tacoma Housing Authority. Performs the field and office work necessary to insure compliance with Housing Quality Standards as mandated by HUD as well as federal, state and local codes. Qualifications: High School Diploma, Accredited Housing Specialist Certification preferred, two years experience in Housing Authority inspections, one year experience in federal, state or local ordinance inspection. Starting salary: \$29,150. To apply send resume, cover letter and salary requirements to Denise Booth, Tacoma Housing Authority, 902 South L street, Tacoma, WA 98405. **OPEN UNTIL FILLED**

Office Manager, Downtown Action to Save Housing. \$13.75 / hour plus benefits and parking. Located in Bellevue. To apply fax resume to Valerie Kendall at 425/ 646-9053 or email valk@dashhousing.com. **OPEN UNTIL FILLED**

Property Manager, Archdiocesan Housing Authority. Responsible for the management and oversight of 75 units of affordable housing for farmworkers in 3 communities in Mount Vernon and Sedro Woolley. This includes all occupancy and compliance matters relating to the tax credit program. Must be bi-lingual in Spanish and English. Salary: \$29,900+ DOE. To apply send resume and cover letter to AHA, Human Resources, 1902 Second Avenue, Seattle, WA 98101. **OPEN UNTIL FILLED**

Policy Advocate, 1000 Friends of Washington. This high-energy job manages several different efforts to build public, media, and decision maker support for better growth management policies and decisions. Salary: \$32,000-\$35,00. To apply send cover letter, resume, 2 writing samples and three references to: Policy Advocate, 1000 Friends of Washington, 766 Thomas Street, Seattle, WA 98109. **CLOSES MAY 18.**

Technology Coordinator, VISTA Volunteer, Low Income Housing Institute. This position is responsible for designing and implementing programs to provide tools for low-income families and individuals to access technology. The VISTA will help to establish computer labs and programming in several LIHI housing developments, and will coordinate community partners and residents in establishing a program to place computers directly in the homes of residents. VISTA volunteers work for one year terms and live at the same economic level as those they serve. The VISTA will receive a \$826/month stipend, plus \$4,725 education awards or \$1,200 cash award upon completion. To apply contact The Fremont Public Association's recruitment line at 206/ 675-3200. **OPEN UNTIL FILLED**

**DEADLINE FOR NEWS ITEMS
IS THE 12th OF EVERY MONTH.**