

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”



Katherine's House, 327 3rd Avenue, Kent

Katherine House – Featured Project

On September 10, Catholic Community Services of South King County Family Center (CCS) will celebrate the opening of Katherine's House. Located in downtown Kent, Katherine's House will serve as transitional housing for women exiting the Regional Justice Center (RJC). Over the past four years CCS has worked with the RJC helping women to transition back into society. Many of these women were passing through the RJC on a four to eight month cycle. The women returned to jail because it is a safe, clean and sober place to be, and they had no place else to stay in the community. 75% of the 400 women interviewed by CCS last year had no permanent address. CCS hopes that Katherine's House will meet at least a little of the need.

Designed to resemble a single family home, the house will serve up to six women and one live-in manager. Residents will be chosen from the women CCS is already working with at the RJC and who want to improve their lives after their release. To help the women stay out of the criminal justice system Katherine's House will provide a structured living environment with lots of supportive services. Women will be required to remain clean and sober, seek needed physical and mental health assistance, pursue skill training or higher education, and eventually seek employment and secure permanent housing. CCS expects residents to remain in the

house for between six months and two years. Residents will contribute one third of their incomes for rent.

Instead of the NIMBYism you might expect such a project to face, Katherine's House has received support from its neighbor Holy Sprit Catholic Church. The church, which owns much of the surrounding property, sold CCS the land for Katherine House at half of its appraised value. The parishioners and their pastor have been long time champions of the project contributing financially through donations, as well as volunteering to mentor the women at the project.

The architect for the project was **Tonkin/Hoynes/Lokan** and the builder was **Synergy Construction**. Funders for the project are: the cities of Auburn, Kent, Renton, Federal Way, and Tukwila; **United Way of King County; King County**; US Bureau of Justice; Holy Spirit Catholic Church; Wood Family Foundation; **Impact Capital**; the Washington State Housing Trust Fund; and numerous private individuals.

For more information about Katherine's House please contact Cathy Peters at 253/ 854-0077.

Property Tax Exemptions: What You Need to Know

Relief from property tax can have a huge effect on a housing nonprofit's budget. This year there are several changes to property tax exemptions for nonprofit housing in King County.

The first is the result of a lawsuit brought by five HDC members against the King County Assessor's Office. The nonprofits felt that their properties were being valued too highly. Because of funding regulations most nonprofit-owned low-income buildings have covenants that require the organizations to continue running them as low-income housing for between 20 to 100 years. Furthermore the organizations are generally

constrained in the rents they can charge. To value the properties based on market rate rents was to overvalue them. The lawsuit called for the Assessor's office to use an income-based approach when valuing the buildings. After several rounds of appeals the State Court of Appeal ruled in favor of the nonprofits. The ruling states that all future valuations will be based on the income approach. The King County Assessors will also be looking at the cost approach, with modifications for obsolescence, as a comparison before they render a final value. The ruling also stated that federal Low-Income Housing Tax Credits are not real property and cannot be included in the property tax assessment. This ruling should provide tax relief for a number of buildings that are not exempt under the state low-income housing property tax exemption.

It is assumed that the ruling will be in effect for 2001 valuations. If your organization filed annual appeals of valuation with the assessors in the past and the appeal has not been settled you should be able to apply the new process to the valuation. This could result in a refund. If you have already settled you will probably not be able to receive an additional refund.

Since this is the first year of the new process it is not entirely clear how things will work. HDC suggests that with new valuations for 2001 coming out soon members should do a quick analysis of valuation based on the income approach using maximum allowable rents and actual expense with an appropriate capitalization rate to make sure the King County assessment is in line. Individual organizations may need to consult counsel or other experts on their own properties.

The second piece of good news in the tax exemption puzzle is the passing this year of the property tax exemption amendment bill (SB 6092/ HB 2098) during the 2nd special state legislative session. In 1999, Washington's housing advocates succeeded in persuading the legislature to exempt private nonprofit low-income housing from property taxes if they were funded by the state or a local levy. Two years of experience with the exemption showed some improvements were needed. This year's amendments resolve some of the problems of the first bill. The new law moves the exemption date up to when the financing that makes the project eligible is closed. Previously the exemption did not take effect until the project was fully occupied, causing some organizations to pay one or two years of additional property tax. The law eliminates penalties for single-family rental dwellings if the household incomes rise above the threshold. The law also creates three new types of exempt properties: group homes, mobile home parks owned by nonprofits, and tax credit properties whose general partners are public housing authorities.

In most cases the procedure for applying for tax-exempt status will remain the same. However there will be a different process for new facilities or projects that are vacant due to renovation. New facilities must show that they have received a commitment for financing from a federal or state housing program administered by CTED or from an affordable housing levy. Property vacant due to renovation will be eligible if it will be used as very low income housing within two years and the owners show their intent, in writing, to construct or remodel the property to housing for very low-income households. Units that are in their first year of operation no longer need occupancy on January 1 to qualify; instead they are able to use December 31 occupancy. This means that if a project was first occupied at the very end of the year it will be eligible for the exemption for that entire year. After the first year the January 1 occupancy data will be used. The new changes go into effect on August 23rd, 2001. Applicants have 60 days from that date to file for the exemption without penalty.

If you have questions about eligibility and how to make sure you get the exemption contact Peri Maxey at the Washington State Department of Revenue at 360/570-5868.

Art Source for Your Housing

Installing art in affordable housing projects is a way to personalize a project to the cultural flavor of a neighborhood and an effective strategy for getting communities invested in the projects.

To facilitate the creation and installation of artwork in its own projects, as well as in other organizations' projects, South East Effective Development (SEED) acquired the former Cleveland High School Foundry and renamed it Public Arts Workshop (PAW).

PAW offers the capability to produce sidewalk inlays, sculpture, benches, kiosks, banners, signs, garden art and plaques using ceramic, glass and mosaic tiles, as well as bronze, aluminum and other metals.

PAW's resident artist oversees interns and works with high school art students and neighborhood kids, who in many cases help create the art. In other instances, PAW hires or commissions a professional artist to do the design.

One of the most visible projects done by PAW is the celebrity footprints surrounding the Nordstrom flagship store in downtown Seattle.

If you are interested in learning more about Public Arts Workshop or to see a slide show or photos of what they have done, contact Jerri Plumridge, PAW program director, at 206/ 760-4286.

Federal Update

Source: *National Low Income Housing Coalition Memo to Members, 8/3, 8/10, 8/17.*

HUD Appropriations Passed – Both the House and the Senate have passed version of the VA-HUD-Independent Agencies spending bills for FY 2002. The House bill passed on July 31 by a vote of 336-89. The bill generally parallels the Administration's funding request. Rep. Charles Rangle (D-NY) successfully added an amendment that would discontinue the requirement that public housing residents perform eight hours a month of community service. The Senate passed their bill on August 2 with a vote of 94-5. While the Senate bill provides more funds for some key programs than the House and the President it disappointed housing advocates by providing fewer incremental vouchers.

The Senate budget permits open-ended rescissions and transfer of all unused Section 8 funds from FY02 and prior years. It calls for rescinding \$615 million, as is customary. Additionally, any money that HUD recaptures from the Section 8 program will be transferred out of the Section 8 program. This threaten both project-based and tenant-based Section 8 programs, which rely on recaptured funds to pay for contract renewals and vouchers. The threat is particularly worrisome, as the recaptured funds will not be used on housing programs. According to analysis by the Center on Budget and Policy Priorities, 80% of the "excess" funds will go to programs such as NASA and the National Science Foundation. For more analysis of the appropriations bill visit the Center on Budget and Policy Priorities website at www.cbpp.org.

The two houses will work out the difference in the bills after they return from their August recess.

S. 1254 - Reauthorize the Multifamily Assisted Housing Reform and Affordability Act of 1997 This bill would extend the Section 8 Mark-to-Market program for an additional five years. The program is scheduled to sunset at the end of September. The bill would also bring the OMHAR under the purview of the Federal Housing Administration, and expand HUD's discretion in determining which projects should be subject to the program and what their rent levels would be. The Senate Banking Committee has approved the bill.

S. 1365 – The Affordable Housing Preservation Act of 2001 would provide matching grants to states and localities for the acquisition, rehabilitation, operating costs, and capital expenditures needed to preserve federally

assisted housing. Sen. Jim Jeffords (I-VT) introduced the bill with six co-sponsors.

H.R. 2349 - The National Housing Trust Fund The bill gained another supporter when Washington Congressman Adam Smith signed on to the bill. "To address the severe housing crunch we are experiencing in the Puget Sound basin will require a serious commitment from not only local officials, but also the federal government. This National Affordable Housing Trust Fund will go a long way towards meeting that goal," said Smith. Thanks to all the advocates that encouraged Congressman Smith to get involved.

H.R. 7 – The Community Solutions Act of 2001 This bill passed the House on July 19. The bill includes a provision authorizing Cabinet Secretaries to direct the disbursement of funding through indirect assistance, if it is "feasible and efficient." "Indirect assistance" is defined as assistance through vouchers or certificates. This would allow recipients to choose where to use the aid, perhaps at a religious charity, while allowing the government to avoid the "endorsement of any particular religion." This could spell trouble for housing non-profits. The bill would allow HUD to decide to switch all housing assistance to vouchers, impacting the ability of organizations to develop and maintain low-income housing.

H.R. 2812 – Minimum Wage The bill would raise the minimum wage to \$6.65/hr on January 1, 2002 and to \$8.15/hr on January 1, 2003. Rep. Barney Sanders (I-VT) introduced the bill with 16 co-sponsors. The bill was referred to the House Committee on Education and the Workforce.

Workshops, Seminars and Conferences

AHMA of Washington's Annual Meeting and Conference, August 22-23, Fife. Topics include: Fair Housing, Cultural Diversity, Conflict Management, Transforming Site Managers into Asset Managers, Senior Issues on Site, Town Meeting with Industry Leaders and much more. \$295 per person. For more information contact visit www.ahma-wa.org.

2001 Symposium on Law and Public Policy: Citizen Initiatives In Washington State, September 14, 10:00am-Noon, Seattle.

Presented by the Seattle University School of Law and the Rainier Institute. Features a presentation of the Seattle University Law Review Symposium issue, and a moderated panel discussion of the pros and cons of Citizen Initiatives in Washington State. For More information call Gregg Hirakawa at 206/ 296-1674.

Section 8 Voucher Mastery, September 17-18, Olympia. Presented by NAHRO, this seminar will cover all you need to know about dealing with Section 8 vouchers. Cost: \$365. To register or for more information contact Ron Oldham at 206/ 910-0330 or ronaldoldman@msn.com.

Housing Stakeholders Affordable Housing Breakfast Forum, September 18, 8:00am-9:30am, Everett. The objective of this forum is to achieve community consensus on a limited number of priority opportunities and strategies for impacting the large unmet needs in Snohomish County. Cost: \$10. To RSVP call Cindy Ringstad at 425/ 388-3217.

SEMAP Training, September 19, Olympia. Presented by NAHRO, this seminar will cover all you need to know about SEMAP. Cost: \$210. To register or for more information contact Ron Oldham at 206/ 910-0330 or ronaldoldman@msn.com.

Supporting & Evaluating the Executive Director, September 19, 4:00pm-7:30pm, Seattle. Sponsored by Impact Capital. For more information or to register visit: www.impactcapital.org/training.

Washington Low Income Housing Congress Annual Membership Meeting, September 24, 10:00am-4:00pm, SeaTac. This meeting will set the WLIHC agenda for the next legislative session. For more information call 206/ 442-9455.

Spectrum S.T.A.R. Certification Program, September 24-25, 9:00am-5:00pm, Radisson Hotel Seattle Airport. This course covers all changes to the 1930-C handbook and Rules and Regulations. It provides updates on Fair Housing issues and how they relate to the Rural Development Section 515 program. This course applies to RD 5151 Plan II Interest Credit, covers the new definitions of income, and covers RD 515 proprieties with 100% Section 8. Sponsored by WSHFC, WA-CARH and AHMA. Cost: \$735 per person. To register call 425/ 454-6836.

Low Income Housing Tax Credit Program Certification Course, September 26-28, Radisson Hotel Seattle Airport. The Certified Credit Compliance Profession is a nationally - recognized certification course intended for management company staff, housing authority staff, for-profit and non-profit, tribal housing authorities, developers, accountants, lawyers and other housing professionals who seek to attain and evidence competence in the LIHTC discipline. Sponsored by WSHFC, WA-CARH and AHMA. Cost: \$425 per person. To register call 425/ 454-6836.

Fair Housing/Section 504 Workshop, September 28, 9:00am-4:30pm, Radisson Hotel Seattle Airport. This workshop will answer questions about the Memorandum of Understanding between HUD, the Justice Department, and the Treasury, which enabled the three government branches to work together to enforce Fair Housing legislation, esp. new design requirements. Sponsored by: WSHFC, WA-CARH and AHMA. Cost: \$325 per person. To register call 425/ 454-6836.

Reframing the Affordable Housing Challenge, 2001 Annual Fannie Mae Housing Conference, October 3, Washington, D.C. Save The Date. For more information contact FMFAHC@courtseyassoc.com.

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.

Financial Management for Non-Profits, October 17-18, 8:30am-5:00pm, Seattle. Sponsored by Impact Capital. For more information or to register visit: www.impactcapital.org/training.

Complete Basic Apartment Management, October 25-26, 8:30am-5:00pm, Wenatchee. Sponsored by WA-CARH. This course is step one in your quest to earn your RAHP designation. You will learn practical, useful information on how to effectively and efficiently operate an apartment projects. Cost: \$295 per person (\$395 for non-CARH members). To register call 425/ 454-6836.

Advocacy Camp 2001, October 29-31, North Bend. Want to sharpen your advocacy skills? Advocacy Camp is a three-day interactive training that will help you become a more effective advocate for kids. This training will build your skills in three key areas: Lobbying, Grassroots Advocacy, and Media Advocacy. The cost is \$150, which covers tuition, materials, room, and board. Space is limited to 55 campers and scholarships are available. We strongly encourage advocates from racial and ethnically diverse backgrounds and advocates who live outside of the Puget Sound area to apply. Applications are now available. Please contact Gabriela Quintana at 1-800-854-KIDS ext.16 or Gabriela@childrensalliance.org for an application and a detailed brochure.

Housing First: Ending & Preventing Family Homelessness, November 5-6, Washington D.C. Presented by Beyond Shelter Inc., co-sponsored by National Alliance to End Homelessness. Save the Date. The "housing first" approach advocates for the immediate relocation of homeless families into permanent housing, followed by up to one year of home-based support after the move to help families stabilize. For more information visit www.beyondshelter.org.

Real Estate for Board Members: The Legal Ramifications of Real Estate Development, November 15, 4:00pm-7:30pm, Seattle. Sponsored by Impact Capital. For more information or to register visit: www.impactcapital.org/training.

*****Employment Opportunities***
see www.hdc-kingcounty.org for
up-to-date announcements!**

Asset Management Analyst, National Equity Fund This position will collect and review construction, marketing and leasing reports; conduct compliance reviews; do analysis or quarterly and annual operating results; undertake research projects; establish and maintain project files and database. Qualifications include a BA in real estate finance, economics, business, accounting or related field, 3 years experience in real estate development, finance, rent-restricted multifamily asset or property management; or community development. Competitive salary + benefits. To apply send resume and cover letter with salary requirements by fax to 312/ 360-0804, email to emartine@nefinc.org or The National Equity Fund, Human Resources, 547 W. Jackson Blvd, Suite 601, Chicago, IL 60661.
OPEN UNTIL FILLED

Asset Manager, City of Seattle Office of Housing This position will be responsible for overseeing multifamily housing projects financed by the Office of Housing and also analysis of financial position of nonprofit organizations. Qualifications: BA/BS in Business, Real Estate, Finance, or Accounting and three years of experience in property management, asset management, real estate or related field. Salary: \$56,000 to start. Excellent benefits. To apply send cover letter and resume to: S. Berstand, City of Seattle Personnel, 710 2nd Avenue, Dexter Horton Building, Suite 1205, Seattle, WA 98104. Refer to job 3005-01. **CLOSES 8/28/01**

Community Development Compliance Manager II, Key Bank Manage and direct internal; and external community reinvestment activities. Direct CRA compliance activities to ensure Key Bank serves the credit needs of the entire community. Assist with research, design and implementation and evaluation of products and services intend to serve the credit needs of low-to-moderate income individuals. Preferred candidate should have a college degree and 4 -6 years of retail banking experience. Requires extensive knowledge of CRA, HMDA, and fair lending regulations. Salary DOE to apply e-mail your resume to janet_elzey@keybank.com or fax to 425/709-4410, reference PS134794. **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 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**

Finance Manager, Delridge Neighborhoods Development Association This position is responsible for overseeing all aspects of the day-to-day financial matters of this growing community development corporation. Will report to the Executive Director. Qualifications include: 3-5 years bookkeeping or accounting experience, operational knowledge of non-profit accounting practices, knowledge of QuickBooks Pro, MS Excel and Word. This position is half time. Salary: \$17 -\$20/hr DOE. To apply send cover letter, resume and three references to DNDA, 5411 Delridge Way SW, Seattle, WA 98106, attention Paul Fischburg. **OPEN UNTIL FILLED**

Housing Search Specialist, Plymouth Housing Group Assist low-income and homeless applicants with the rental process; assist with rental application intake and screening; and assist tenants to obtain the services they need in their housing. Requirements: AA degree in related field, experience working with the homeless, low-income, mentally ill, chemically dependant, exp. with relocation of low-income resident in compliance with state relocation guidelines, computer experience; familiarity with community agencies and resources. Salary: \$25,000-\$28,000 DOE. To apply send resume and cover letter to PHG, Human Resources, 2209 First Avenue, Seattle WA 98121. **OPEN UNTIL FILLED**

Management/Development Specialist, Dioceses of Yakima Housing Services Responsible for housing development and management duties for DYHS. Includes working with private and public housing funders as well as technical consultants to obtain pre-development and permanent financing for new projects. Requirements: BA or BS in community development, finance, planning, housing development or related field. Excellent public relations, communication and organizational skills. Bi-lingual (Spanish /English) required. To apply send resume to: Diocese of Yakima Housing Services, 5301 Tieton Sr., Suite C, Yakima, WA, 98908-3478. **OPEN UNTIL FILLED**

On-Site Apartment Manager, Lutheran Alliance to Create Housing Provide on-site management for a 38-unit, 4 story building performing a combination of office duties, common areas cleaning, light maintenance, leasing, and unit preparation. Represent LATCH and its high standard of service and operation to all persons who visit, live in, or work at Bergan Place Apartments. Salary DOE. To apply complete LATCH employment application and send with letter of interest to: LATCH, Attn: Director of Property Management, 8757 15th Ave NW, Seattle, WA 98117. To request job description and employment application call 206/ 789-3706. **OPEN UNTIL FILLED**

Program Manager, Association of Oregon Community Development Organizations This position will focus primarily of delivering value-added services and information to AOCDO's membership. One of the primary tasks for this position will be managing the state training consortium. Other key responsibilities include researching, writing and designing new publications or web-based tools and participating in fundraising. Carrying out these tasks will require excellent communication and analytic skills, strong relationship skills and superior judgment. To apply send resume and cover letter to AOCDO, 1020 SW Taylor, Suite 542, Portland, OR, 97205 or email to jblatt@aocdo.org, or fax to 503/223-3845. **OPEN UNTIL FILLED**

Program Officer for Lending, Impact Capital This position analyzes and underwrites housing and real estate based economic development projects serving low income populations through out Washington State. The Program Officer will prepare underwriting assessment of loan request, close loans and manage the loan portfolio. They will also provide technical assistant to organization requiring Impact Capital loan funds and make recommendations for capacity building grants or training programs. Qualifications: five years experience in lending or development of housing or commercial projects, experience with the operations of non-profit organizations, excellent written and oral communication skills,. strong computer skills, BA or BS in related field. Competitive salary and generous benefits package. To apply send resume and cover letter to: Carrie Byron, Impact Capital, 1305 Fourth Avenue, Suite 906, Seattle, WA 98101. **CLOSES 8/23/01**

Resident Companions, Plymouth House of Healing Spend a year living in community with formerly homeless people who struggle with mental illness. Training, room and board, health insurance, and stipend provided. This is an exciting new project of Plymouth Church, the Mental Health Chaplaincy, and Harborview Medical Center. To learn more, call 206-861-1342. To apply, send resume to Plymouth House, 1217 Sixth Avenue, Seattle 98101, fax to 206-622-8726, or email info@plymouthchurchseattle.org. **OPEN UNTIL FILLED**

Resident Relations/ Community Process Development Lead, Manufactured Housing Community Preservationists Half-time position for small non-profit housing agency that owns four mobile home communities in King County. This position will provide lead on the management team for developing resident participation in decision making and community development among residents. Will also work with individual residents to resolve delinquent rent difficulties and community conflicts. Must have good skills in written and spoken English, math and logic. Spanish or Vietnamese language proficiency is very desirable. Approx. 20 hrs a week, flexible schedule. \$12.50-\$14.50/r + benefits. To apply send resume and cover letter to Doug Hobkirk, MHCP, PO Box 22167, Seattle, WA 98122-0167 or fax to 206/ 324-0216.

Resource Assistant, AIDS Housing of Washington Full-time Resource Assistant wanted by dynamic nonprofit to provide administrative and programmatic support of Resource and Housing Specialist staff. Minimum 3 years related experience. Must have excellent communication, research and organizational skills; strong writing, editing, and formatting skills; and be very proficient in Windows-based word processing and database applications. Salary: \$13-\$15/hr plus benefits. To apply send resume and cover letter to: Personnel, AIDS Housing of Washington, 2025 First Avenue, Suite 420, Seattle, WA 98121. **OPEN UNTIL FILLED**

Resource Development Director, Plymouth Housing Group Manage all aspects of fund development and public relations for established nonprofit housing provider. Supervise 2.5 staff. Required: 3-5 years experience in fund development, public relations and nonprofit senior level management. Proven success in community relations, grant writing, annual campaign management and prospect research. Commitment to housing and human services. Able to work with board and board committees. Excellent oral/written communication skills, follow through, attention to detail, time management. Salary: \$46,000-\$56,000 + benefits. To apply send resume and cover letter to PHG, Human Resources, 2209 First Avenue, Seattle WA 98121. **OPEN UNTIL FILLED**

Senior Housing Development Specialist, City of Seattle Office of Housing This position will develop new housing incentive programs such as Housing TDR Program, the Tax Exemption Program and other housing incentive programs for large, complex, multifamily, commercial and public/private development projects. Qualifications: BA in business, public administration urban planning or related field, three years experience in housing issues, knowledge of land use, zoning codes and real estate development issues. Experience at the local government level desired. Salary: \$56,500 to start, excellent benefits package. To apply send cover letter and resume to: S. Bergstrand, City of Seattle Personnel, 710 2nd Avenue, Dexter Horton Building, Suite 1205, Seattle, WA 98102. Refer to job #006-01. **CLOSES 8/28/01**

**DEADLINE FOR NEWS ITEMS IS
THE 12TH OF EVERY MONTH**