

Housing News

March 17, 2000



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”



PHG's David Colwell Building Nearing Completion

On May 10, 2000, **Plymouth Housing Group** will celebrate the opening of the David Colwell Building. You can see the building under construction at the intersection of Denny, Stewart and Yale, a few blocks from the REI flagship store.

The building is named in honor of the Rev. David Colwell, formerly Senior Minister of Plymouth Congregational Church. In the late 1970s, members of the downtown church became concerned about the increasing numbers of homeless people on the streets of Seattle – including people who slept in the church's doorways. They acted on David Colwell's words from the pulpit: “One homeless person is one too many!” and established Plymouth Housing Group as an independent non-profit in 1980.

The Colwell Building will provide 126 studio and one-bedroom apartments. Seventy-six studios will be affordable to tenants with incomes at or below 50% of median. Twenty-five of these studio units will be affordable to tenants with incomes at or below 30% of median, with five being set-aside units for people living with AIDS. Twenty-five one-bedroom apartments will also be affordable tenants with incomes at or below 30% of median, with funding from **Seattle Housing Authority** through

the Holly Park replacement program. Seattle Housing Authority will also provide subsidies for these very-low-income units. Tenants will come from existing PHG buildings, as well as from the community.

The Colwell Building development team includes PHG, **Stickney Murphy Romine Architects**, development consultant **Williams & Associates**, and **MarPac Construction**. Predevelopment funding was provided by the **Washington Community Development Loan Fund**. Development funders include the **City of Seattle**, **City Light**, **Federal Home Loan Bank**, **Washington Mutual Bank**, the **National Equity Fund**, and **Seattle Housing Authority**.

An opening celebration will be held from 12 noon to 3 p.m. on Wednesday, May 10. Mayor Paul Schell will be joined by other speakers representing the City and public and private funders, as well as the PHG board and Plymouth Congregational Church members. At the opening, PHG will also present two pieces by artists Stuart Keeler and Michael Machnic of IXL: a sculpture recognizing donors to a campaign in David Colwell's honor, as well as a tribute to David and his wife, Catherine.

Project Openings & Other Events

- **Brandon Court**, Delridge Neighborhood Development Association
Tuesday, March 28 4:00 – 7:00 PM
- **Colwell Building**, Plymouth Housing Group
Wednesday, May 10 12:00 – 3:00 PM

A Farewell Note from Rob

Rob Shwed, HDC's program coordinator for the past year, will be leaving us at the end of March. Rob has been awarded a scholarship by the Japanese government to spend two years in Kyoto, Japan studying architecture and urban design, and looking

at how that city is trying to preserve what is left of its architectural heritage while still providing housing and modern services for its people...

I am of course really excited about the chance to spend so much time in Japan, studying traditional architecture and housing there. During my visit to Kyoto last spring, I was struck by the special beauty that characterizes that city, and applied for this scholarship to explore not only what gives it such a special feel, but also to look for specific qualities and lessons that I might later use in Seattle, or even in China, where I spent a year before coming to HDC. So needless to say the chance to do all that at the Japanese government's expense is quite a treat!

I will be at Kyoto University, one of the premier architecture schools in the country. (If anyone remembers the first HDC article I wrote last spring, on a groundbreaking low-income, open-design housing project in Osaka, I will be studying with the professor who helped design and develop it.) Professor Takada's "Housing Lab" focuses not only on developing new housing solutions, but also on how to adapt Kyoto's traditional housing designs for a more modern age.

*Before I leave, I want to thank everyone in HDC that I have worked with this year. I have learned a great deal from you during my time here, and am grateful for everyone who took the time to explain things to me - sometimes over and over! I have enjoyed working with all of you, and wish you the best in all you do. Keep up the great work! And if anyone happens to find himself in Japan in the next two years, look me up!
Best wishes,*

Rob Shwed



City Club Forum on Community Investment

In honor of April being Community Development Month, HDC, LISC, WCDLF, and the Children's Alliance are sponsoring a luncheon forum on community investment at the Washington Athletic Club on Thursday, **April 6**. The forum will convene a panel of area leaders to address the latest thinking on leveraging new resources and building strong communities. The term "community development" encompasses many meanings, including enhanced housing, jobs, neighborhoods, small businesses, and support services for citizens.

The panel will feature people addressing the various perspectives that make for successful projects, including public and private funders, a project leader, and someone bringing new resources to the table. Among the questions to be addressed:

- How has the thinking changed on what makes for successful projects?
- How do community and economic development efforts work together?
- How do these contribute to larger priorities such as education and developing a work force?

Confirmed speakers to date include **Sue Taoka**, Executive Director of the Seattle Chinatown/International District Preservation and Development Authority; **David Bley**, Senior Vice President/Director of Corporate and Community Affairs at the Federal Home Loan Bank of Seattle; **Paul Shoemaker**, Executive Director of Social Venture Partners; and Seattle City Councilmember **Richard Conlin**, chair of the Neighborhood Sustainability and Community Development Committee.

Registration begins at 11:30 AM at the Washington Athletic Club; the luncheon program runs from 12:00 – 1:30 PM. Cost is \$25 for City Club members, \$30 for City Club guests and members of co-presenting organizations (including all HDC members), and \$35 for the general public.

Series on Home Purchase Affordability Available Online

The recent 8-part *Seattle Times* series on housing can be viewed at www.seattletimes.com/homes. It was too big for us to copy and mail to you. A related article from *The Stranger* is attached to this newsletter.

Save the Date!
Renters Summit in Seattle
June 10

Our World Village – A New Zoo Perspective

(The following is adapted from an article in the "Pan African Zoo Association Bulletin".)

"In order to simplify the world market, in which our zoological institutions exist, let's shrink the earth's population to a village of precisely 100 people. With all the existing human ratios remaining the same, it would look like this:

- 57 would be Asians, 21 Europeans, 8 Africans, and 14 from the western hemisphere, both north and south;
- 52 would be female, 48 male;
- 30 would be white;
- 30 would be Christian, 70 of other faiths;
- 89 would be heterosexual, 11 homosexual;
- 6 people together would possess 59% of the entire world's wealth (and they would all be from the United States);
- 80 would live in substandard housing;
- 70 would be unable to read;
- 50 would suffer from malnutrition;
- 1 would be near death, and 1 near birth;
- 1 would have a university education; and
- 1 would have a computer."

Tax Credit Guide Available From IRS

The Government Printing Office's Superintendent of Documents has released a document to help developers using Low Income Housing Tax Credits answer tax questions, determine tax liability, and deal successfully with an IRS audit. "Low Income Housing Credit" also provides details on the credit and allocation process, program requirements, allowable expenses and costs, calculating the low-income housing credit, the effect of federal financing on low-income housing projects, and related tax topics. The book (stock number 048-004-02421-7) is available for \$24 within the US, and can be ordered by phone at 202/512-2250, or by mail to: Superintendent of Documents, PO Box 371954, Pittsburgh PA 15250-1954.

King County URA Training April 5 Open to Seattle Nonprofits,

Pam Blanton of King County is inviting Seattle nonprofits to take part in King County's next URA (Uniform Relocation Act) training, scheduled for April 5, 9:30 – 11:30 AM at the Mercer Island Community Center. RSVP to Pam at 206/296-8633.

21-Unit Housing Property Available in Ballard

HDC was contacted recently by a property owner looking for a nonprofit developer/owner to purchase a housing property of his. The property comprises 21 units of housing at 1439 and 1441 NW 52nd Street in Ballard. It currently has 2 vacancies, with units renting for \$590 per month. The property, nearly condemned five years ago, has been spruced up by the owner. It is zoned for higher density than is currently built. Contact Pete Severson if interested, at 206/706-3363 (after March 25) or 541/523-1629. (He splits his time between Seattle and Oregon.)

Workshops, Seminars, & Conferences

Affirmative Fair Housing Marketing Plans – March 24. A half-day workshop presented by the Affordable Housing Management Association of WA (AHMA) for both HUD-assisted and USDA multifamily housing programs. The workshop will cover the basics on how to create an affirmative fair housing marketing plan that is comprehensive, serves your needs, meets regulatory requirements, and best serves the diverse communities your property serves. Cost is \$50 per person, with discounts for AHMA and WA-CARH members. Contact Joe at 425/454-6836 for more information.

National Low Income Housing Coalition: 2000 Housing Policy Conference and Lobby Day - March 27-29, Omni Shorham Hotel, Washington DC. Concurrent presentations and workshops will take place around NLIHC's policy priority areas: housing preservation, vouchers, public housing, housing production, and housing plus services. There will also be time in the evenings for members to organize caucuses around topics of mutual interest. Attendees will receive a copy of NLIHC's annual *Housing Advocates Resource Guide*. Registration fees are \$225, \$300 on-site. Mail or fax registrations to: NLIHC, 1012 - 14th Street NW, Suite 610, Washington DC 20005; tel. 202/662-1530, fax 202/393-1973. It is also possible to register online. See NLIHC's website for details and updates, www.nlihc.org.

Building a Pro-Community Century: From Information to Implementation - March 27-29, The Grand Hyatt Hotel, Washington DC. The annual conference of the National Congress for Community Economic Development will include presentations from government program administrators as well as community development practitioners, discussions about changes in key community development programs, and information about new federal resources for community

economic development. In addition, the presidential candidates have been invited to participate in a forum on housing and community economic development sponsored by NCCED and 23 other national organizations on March 29. Registration fees range from \$295 to \$495; there are discounts for multiple registrants from the same organization. Register either by fax to 202/289-7051, on the internet at www.ncced.org, or by mail to: National Congress for Community Economic Development, 1030 - 15th Street NW Suite 325, Washington DC 20005. Call 202/289-9020 for more information.

Creating a Vision for the New Millennium: A Regional Conference Addressing the Issues of Housing and Homelessness - April 12-14, Hood River Inn, Hood River OR. Sponsored by the Oregon Coalition on Housing and Homelessness (OCHH), this conference will feature workshops on mental health issues relating to homeless people, how to build a great volunteer program, an introduction to Fair Housing Law, civil rights and homelessness, innovative programs for youth, the homeless/domestic violence connection, and rural homelessness and mobility issues, and will also offer a chance to network with case managers, homeless advocates, housing developers, and policymakers. Conference fee is \$120 for OCHH members, \$145 for non-members. Register to: OCHH, 694 Church Street NE, Salem OR 97301. For more information call John Chylek at 541/345-3628x15.

Tax Incentives for Developing Historic Properties – April 13-14, Roosevelt Hotel, New York NY. Sponsored by the National Park Service and the National Housing and Rehabilitation Association, this conference will provide a comprehensive look at how the federal historic tax credit program can be used in residential and commercial redevelopment. Speakers include officials from the National Park Service and IRS and authorities in the structuring, development, and financing of historic rehabilitation projects. Registration fees start at \$435 for for-profit organizations, and \$295 for nonprofit or government employees. Register to: Historic Tax Credit Conference, PO Box 75207, Washington DC 20013-5207. For more information contact Deborah Maylie by phone at 202/343-6008 or email at deborah_maylie@nps.gov.

2000 Community Reinvestment Conference – April 17-19, Palace Hotel, San Francisco. Sponsored by the Federal Reserve Bank of San Francisco, this conference is designed to clarify CRA compliance, credit, and investments; generate ideas and contacts to bolster community reinvestment programs; provide experience in creating or refining community development programs; and familiarize people with the new regulatory environment.

Registration fees range from \$295 to \$395 per person. Register by March 24 to: Mary Malone, Conference Registrar, Federal Reserve Bank of San Francisco, 101 Market Street, Mail Stop 560, San Francisco CA 94105, or fax to: 415/393-1931.

Apartment Management: A Hands-On Approach - April 18-19 and May 16-17, Meeting Place at the Market, 93 Pike Street, Seattle. Sponsored by the Washington Community Development Loan Fund and presented by Merit Training and Consulting, this course will cover the range of information needed to be an effective, efficient site manager. From basic maintenance to Federal Fair Housing Laws, this course will help participants manage their time, communicate with the site owner, and provide tenants with a safe, comfortable place where they enjoy living. Course fee is \$375 per person; some scholarships are available. Call or email Jenna Glasser at 206/358-0238 or wcdlffwwa@wolfenet.com.

Fair Housing 2000: Faces of Our Communities – April 20, Sheraton Tacoma Convention Center. The Tacoma Human Rights and Human Services Department 14th Annual Fair Housing Conference will cover how to be more sensitive when interacting with people with disabilities; legal obligations under fair housing laws; how to properly address immigrant housing issues; and much more. For more information call 253/594-7843.

Green Building Gets Real in England – April 20, Seattle City Light. Dr. Jacqueline Glass, of the Oxford University Center for Sustainable Development, will present a lecture on research into the use of concrete and other high-mass structural materials as thermal mass to optimize building interior environments, which offers the potential for reducing energy use and eliminating or downsizing HVAC equipment. For more info contact Northwest Cement Producers Group at 425/453-8060, or email

Washington Reinvestment Alliance Annual Meeting - May 10, Frye Hotel, Seattle. WRA's annual meeting will feature a speech by Rey Ramsey, President of the Enterprise Foundation and member presentations on successful projects. Franklin Raines, CEO of Fannie Mae, has also been invited. Contact Melissa Foster for more information, 206/443-9935x133 or email melissaf@lihi.org.

Beyond 2000 - Opportunities and Successes, the 10th Annual Conference of the Washington State Coalition for the Homeless - May 10-12, Double Tree Inn, Yakima WA. This conference will include workshops, speakers, project tours, community hero awards, a silent auction, and chances to network with colleagues

from around the region. More information will be available in March, or contact the Coalition directly: PO Box 955, Tacoma WA 98401, or by fax at 253/572-4239 or email to wsch@earthlink.net.

Contracting with Public Entities in Washington - May 18, The Meeting Place at Pike Place Market, Seattle. This one-day seminar will cover practical approaches to public works construction contracting, including: project delivery systems, bidding and award, standard contract provisions, payment and security for payment, and claims and dispute procedures. Registration fee is \$269 per person, \$259 each for people from the same organization. To register to: Lorman Education Services, PO Box 509, Eau Claire WI 54702-0509, fax 715/833-3953. For more information telephone 715/833-3940, or see their website at www.lorman.com.

Grantwriting for Professionals I - May 31-June 2, Columbia-Pacific RC&D Office, Aberdeen WA. Presented by Dr. Donald S. Udell, Resource Development Specialists, this workshop will explore key fundraising strategies and help participants locate the best sources. Sessions on traditional and alternative finance models, funding sources, the process of successful fund raising, where to look and proposal development. Registration fee is \$200 for Columbia-Pacific RC&D members, \$250 for non-members. For more information or to register, contact the Columbia-Pacific RC&D Council, 303 South "I" Street Suite 102, Aberdeen WA 98520-6615, telephone 360/533-4648, or fax 360/532-2217.

2nd Annual Seattle Home Ownership Luncheon - June 12, Seattle Westin Hotel, Seattle. Sponsored by the Greater Seattle Chamber of Commerce. Join business and community leaders as we address challenges and solutions to the housing affordability crisis in the Puget Sound region. For more information, contact Clare Hagerty at 206/389-7241 or email to clareh@seattlechamber.com.

Affordable Housing Management Association of Washington's Annual Meeting and Conference - August 23-24, Fife, WA location TBA. Will include HUD representatives, NAHMA staff and trainers, local workshop leaders, and an array of trade show vendors. Fair Housing, Section 8 update, mark-to-market, physical inspections and comparable rent workshops and other presentations. Registration fee amount TBA, with discounts for AHMA members. Contact Joe at 425/454-6836 for more information.

Low Income Housing Tax Credit Certification Course - Sept. 27-28, location TBA. Presented by Spectrun Seminars. Intensive course covers all aspects of the LIHTC program and compliance issues to earn the C3P Professional designation (Certified Credit Compliance Professional). Course fee \$425 per person. Contact Joe at 425/454-6836 for more information.

Financial Management and Budgeting Workshop - Sept. 29, location TBA. Presented by Spectrum Seminars, this all-day workshop trains people in the financial management of a subsidized property as well as covering the preparation of property-level budgets. Registration fee amount TBA, with discounts for AHMA members. Contact Joe at 425/454-6836 for more information.

Employment Opportunities

Administrative Assistant, St. Andrews Housing Group

Nonprofit housing development group is seeking part- or full-time secretary/receptionist. Salary \$10-12/hr DOE. For more info or to apply contact: St. Andrews Housing Group, 2650 - 148th Avenue SE, Bellevue WA 98007-6452, tel. 425/746-1699.

Development Coordinator and Executive Assistant, AIDS Housing of Washington

Top notch assistant wanted for dynamic housing nonprofit. Provide support to Executive and Development Directors including board responsibilities. Must have strong project management, writing, editing, desk top publishing and communication skills. Proficient in MS Office 98. Full-time \$16-\$18/hr. DOE, plus benefits. Open until filled. Submit resume and cover letter to: Personnel, AIDS Housing of Washington, 2025 First Avenue, Suite 420, Seattle, WA. 98121. Faxes not accepted. EOE.

Director of Construction & Maintenance, King County Housing Authority

KCHA, the highest rated Housing Authority in the Pacific Northwest is seeking a Director of Construction Management & Maintenance. KCHA has 12,000 units of housing, 250 employees, and an annual budget of \$60 million and continues to expand its inventory. The Director is responsible for overseeing all aspects of construction & maintenance of facilities and housing developments; purchasing and contracting activities; staffing and budget plans; capital planning; coordination of major capital improvements. Requires extensive (min 6 yrs) experience in all facets of housing development, modernization and rehab; proven leadership and organizational management skills; degree in Public

Administration, Construction or Facilities Management or related field; strong supervisory, management, communication and analytical skills; ability to hire, train and direct staff. Working knowledge of federal, state and local building codes, public housing rules & regulations desirable. Ability to assess capital improvement/ replacement needs for long term asset management highly desirable. Salary \$59,500 - \$89,400 DOE plus excellent benefits. Submit cover letter and resume by March 31 to: KCHA, HR #00-06, 15455 - 65th Ave. S., Seattle, WA 98188.

Director of Housing Development, Low Income Housing Institute

Housing nonprofit seeks Director of Housing Development. Must have 6 years experience in development and finance of low-income housing and in supervision of staff. Salary DOE. Fax resume to Low Income Housing Institute: 206/443-9851.

Executive Director, Northwest Regional Facilitators (NRF)

Spokane-based nonprofit providing housing, child care, leadership and communications seeks creative leader. 27 employees, \$1m budget. People skills, fundraising, strategic planning, community relations. More at www.nrf.org; questions to nrfadmin@nrf.org. Send detailed resume and references to: Search Committee, NRF, 525 East Mission, Spokane, WA 99202-1824. OPEN UNTIL FILLED

Finance Director, Plymouth Housing Group

For not-for-profit low income housing developer/ manager. Responsibilities include mgmt of accounting functions including GL, AR, AP, PR, grant compliance, project budgets & financial reporting. Supervise staff of 2. \$55K-\$68K DOE. Strong accounting background. CPA preferred. Letter of interest, resume, PHG application required. Email jobs@plymouthhousing.org, call 206-374-9409 ext. 102 or visit PHG, 2209 1st Ave, Seattle, WA 98121. People of color encouraged to apply.

Housing and Community Development Administrator, Federal Home Loan Bank of Seattle

The FHLB is seeking a motivated self-starter with experience in housing and community development to administer the marketing, analysis and reporting for our Challenge Fund and Affordable Housing Program. The Bank's mission is to expand housing and economic opportunities in the region by providing funding and other banking services essential to community-based financial institutions. Requires strong presentation skills; solid financial analysis skills; ability to conduct independent

research with customers and community and governmental organizations; ability to communicate effectively, both orally and in writing with a wide variety of audiences; Bachelor's degree in Business Administration, Public Administration or related field. Master's degree preferred. Competitive salary and comprehensive benefits package. Apply to: Valerie Albano, Federal Home Loan Bank of Seattle, 1501 Fourth Avenue, Seattle, WA, 98101-1693. Fax (206) 340-2328, email valbano@fhlbsea.com.

Housing Developer, Low Income Housing Institute

Housing nonprofit seeks experienced housing developers to handle multiple projects for affordable housing organization. Requires knowledge of public and private funding sources and low-income housing and homelessness issues. Salary DOE. Fax resume to Low Income Housing Institute: 206/443-9851. POSITION OPEN UNTIL FILLED.

PR Coordinator, Housing Development Consortium of Seattle-King County

Part-time position to help carry out the day-to-day implementation of our PR strategy. Special sort of person capable of keeping us on track with our plan by coordinating the work of a number of players, while at the same time being a good "sales person" with media and other contacts. Experience with public and media relations & strong interest in low and moderate income housing. 16 hours/week, somewhat flexible within a pre-approved schedule. \$20/hour. Email hdcking@hdc-kingcounty.org for a full job description. To apply, send letter of interest and resume to: Carla Okigwe, Executive Director, HDC, 1000 8th Avenue, Suite 105, Seattle, WA 98104-1201. POSITION OPEN UNTIL FILLED.

Program Coordinator, Housing Development Consortium of Seattle-King County

Policy advocacy for the Housing Development Consortium of Seattle-King County. HDC is a trade association for the key nonprofit low/moderate income housing developers in this area. The program coordinator helps members work on issues and funding, writes newsletter and website articles, and provides office support. Great starter position to break into the low income housing field. The job is in a fun and hard working office, shared with a statewide low income housing organization. Full time. \$30,000 to start. Cafeteria plan benefits. Email hdcking@hdc-kingcounty.org for a full job description. To apply, send letter of interest and resume to: Carla Okigwe, Executive Director, HDC, 1000 8th Avenue, Suite 105, Seattle, WA 98104-1201. POSITION OPEN UNTIL FILLED.