

SHDC NEWS

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SHDC NEWS is a publication of the Seattle - King County Housing Development Consortium
"The Voice for Low Income Housing in King County"
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Federal Watch

Housing Preservation Matching Grant Act of 1999 (HR 425) Introduced this year by Minnesota Congressman Bruce Vento, HR 425 would provide HUD grants to states to preserve HUD properties that are either insured and subsidized, subsidized with state agency loans, have HUD-held loans but formerly were subsidized, or have project-based Section 8. The bill would require a state match of at least 1 state dollar for every 2 federal dollars. The current version of the bill does not allow tax credits or bond resources to be counted as part of the state match. Each state would apply to HUD for the funds and then allocate the funds to specific properties. The grants can be used for acquisition, preservation incentives, operating costs, and capital expenditures.

Housing advocates are currently working to urge their Congressional representatives to sign on to co-sponsor the bill. A sample letter is included with this newsletter. For more details, contact Laura Stravino at the Coalition to Preserve Section 8 Housing, 206/442-9455.

The bill still needs some work, and the bill sponsors are treating it as a "place holder" while details are worked out. There is a concern that in order to fund it, Congress would have to subtract from other housing funds such as HOME. Advocates insist it should be a new program, with new funding not subtracted from other HUD programs.

Meanwhile, the sand slips through the hourglass. Our state has lost 1,422 project-based Section 8 units since 1996, bringing the remaining total to 18, 903. In Seattle, 8 projects with 394 units have opted out.

SHDC Salary Survey --
Watch for it in the mail around April 12!

State Watch—HB 1345 Passes House

HB 1345, which provides a property tax exemption for nonprofit low income housing, passed the House on a 94-3 vote. Our local legislators worked hard for strong bi-partisan support. Thanks go to Rep. **Al O'Brien** (prime sponsor) (D-1), Rep. **Steve Van Luven** (R-48) who spoke eloquently in favor of the bill, Rep. **Velma Veloria** (D-11), Rep. **Renée Radcliff** (R-21), and of course Co-Speaker **Frank Chopp** (D-43).

The bill now moves to the Senate, where it will need help getting out of Ways and Means by April 5.

Housing Trust Fund: This year it is the House's turn to put out its budget first. After much wrangling due to the even split between parties, the House may release its budget by the end of this week. We still expect to see an increase for the State Housing Trust Fund, but the funds may come in the form of set-asides which advocates hoped to avoid.

What \$ Will Voters See on Their Ballots?

The City of Seattle is looking at some big ticket items to fund over the next six years:

- ◆ Renovation of athletic fields
- ◆ Neighborhood plan implementation
- ◆ Pacific Northwest Aquarium
- ◆ Salmon Conservation
- ◆ Sand Point/Magnuson Park redevelopment
- ◆ Seattle Center Phase II (Opera House, Flag Pavilion, Mercer Arena)
- ◆ Transportation maintenance and rehabilitation (bridges, seawalls, streets)
- ◆ Woodland Park Zoo

The Council has prepared a **draft "Strategic Capital Agenda"** to prioritize and schedule which capital expenditures will go to the voters, 1999-2004. The Agenda excludes the City's utilities, since these have their own process and funding sources. **The needed renewal of the City's low income housing levy is not included.** The report states, "The City's role in housing development is also excluded since housing policies are set through a

different process and since housing rarely competes for the same set of funds.” Given the history of previous housing measures, this view comes as a surprise.

A copy of the draft Strategic Capital Agenda can be obtained by calling Jill Nishi at Councilmember Choe’s office @ 684-8802.

The Seattle City Council will meet as a committee of the whole to hear what capital expenditures the Mayor is proposing for the 1999 ballot, Monday, **April 12** at 2:30, 11th Floor of the Municipal Building. The Council will continue its work on these priorities. A public hearing scheduled for April 5 had to be cancelled since it conflicted with another hearing.

South King County Housing Forum

The South King County Housing Forum, which SHDC helped to form, is focusing its energies on the Pacific Highway South strip known as Midway, near Highline Community College. The idea is to look for redevelopment opportunities including affordable housing. The group now calls itself the “SOKCO” Housing Forum to signal its new sock-it-to’um enthusiasm. SHDC members **Tom Lattimore**, Director of Puget Sound LISC, and **Earl Richardson**, Executive Director of SEED, were recently invited to present ideas of what might be done. Richardson showed the group a different way of looking at things—what appear to be detriments to the community can actually be opportunities for action and new development. Both Lattimore and Richardson suggested that the group might want to consider creating a community development corporation to develop and implement the new vision.

Where To Turn To Help Those Callers...

The Crisis Clinic has developed a directory of health and human services in Seattle/King County. “**Where To Turn**” offers an alpha list of all the agencies, phone numbers, etc.—for \$8. “**Where To Turn PLUS**” offers the same, plus a service index, a list of private mental health professionals—for \$30. The “**Eastside Supplement**” and “**South County Supplement**”—\$5 each—cover those geographic areas, plus municipal numbers, police, parks, schools, etc. To get an order form call 206/461-3210 or e-mail info@crisisclinic.org.

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**
Westin Hotel, downtown Seattle
Organized by the Greater Seattle Chamber of Commerce to involve the business community, the public luncheon will be \$40-\$45.
- ◆ **Homebuyer Education Fair**
Saturday, **June 12**
El Centro de la Raza
Outreach to immigrant and minority communities.
- ◆ **AIA Juried Affordable Home Tour**
Sunday, **June 13**
Article to appear in a Sunday edition of *The Seattle Times*.

Also included will be an outreach effort on homeownership for those with disabilities and a workshop for seniors on how to add accessory dwelling units and/or rehab their homes, and reverse mortgages.

Fair Housing Luncheon

Eva Plaza, HUD’s Assistant Secretary for Fair Housing and Equal Opportunity, will speak at a luncheon hosted by the Seattle Office for Civil Rights, HUD, the State Human Rights Commission, King County’s Office of Civil Rights Enforcement, Fair Housing of South Puget Sound.

April 29, 1999
Noon to 1:30 p.m.
Hilton - Seattle Airport

Registration: Karen Buehler 206/ 296-7592 or karen.buehler@metrokc.gov. \$25 before 4/16; \$35 after.

Homeless Assistance - Seattle/KC Consolidated Application to HUD

HUD has released its 1999 NOFA for homeless assistance funds under the Supportive Housing Program, Shelter Plus Care and Section 8 SRO Moderate Rehabilitation Programs. As in past years, the City of Seattle and King County intend to submit a consolidated application on behalf of the region.

Representatives of organizations with existing HUD McKinney grants that expire in calendar year 2000 or anyone who is considering applying to HUD for homeless assistance through the 1999 Seattle-King County consolidated application should

1. Contact Maribeth Berberich at 206/684-0915 or Maribeth.Berberich@ci.seattle.wa.us for an "Intent to Apply" form.
2. Also call HUD at 1-800/HUD-8929 for a Continuum of Care application kit.

Note that it will be extremely difficult for new projects to get funded through this process, since \$17 million to simply renew the grants for current projects that are expiring—a figure that greatly exceeds the resources expected from HUD for this application.

Redmond RFP for Avondale Site

The City of Redmond is offering 3.7 acres on Avondale Road NE for construction of new multifamily housing. The project is part of a larger development including a neighborhood park and a Habitat for Humanity project. Competition for the site will be based on the benefits the developer can offer the City, such as affordability, willingness to work with Habitat, number of units, etc. The sales price is fixed, based on the City's cost, at approximately \$1.3 M. Contact Terry Silverman, project coordinator, at 425-55602480 or tsilverman@ci.redmond.wa.us to obtain a copy of the RFP by 4/16, in order to meet the application deadline.

Workshops, Seminars, & Conferences

Washington State Council for Affordable and Rural Housing's Annual Meeting and Conference-- at the WestCoast Wenatchee Center Hotel, **April 12-14**, in collaboration with the WA State Office of USDA-Rural Housing Services. Updates on the 1930-C rewrite, Low Income Housing Tax Credit, USDA/RHS initiatives. Call 425-454-6836.

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

Powerful New Developments in Multi-Family Housing – sponsored Multi-Housing News and NAHB's Multifamily Council, **April 15-17**, Orange County Convention Center, Orlando, FL. Info: 877-795-7583 (toll-free).

Supporting CLT Capacity, Promoting CLT Growth—The 1999 National Community Land Trust Conference, sponsored by Institute for Community Economics, **April 15-17** at the Sheraton Midway Hotel in St. Paul, Minnesota.

Bringing America Home Again: National Summit on Homelessness—sponsored by the National Coalition for the Homeless, **May 1-4** in Washington, D.C. 202/737-6444 or nch@ari.net. The Housing Institute on May 1 focuses on preservation, public housing reform legislation, the new Community Housing Investment Trust, and best strategies for increasing resources. May 2-3 features workshops and speakers including Andrew Young, Frances Fox Piven, and Andrew Cuomo. May 4 is for advocacy visits on the Hill.

Empowering People, Creating Homes—WA State Coalition for the Homeless's 9th annual conference, **May 5-7**, at the DoubleTree Inn in Yakima. Community Heroes awards, luncheon speaker architect Michael Pyatok. More info next month.

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.

Employment Opportunities

Program Coordinator, Seattle-King County Housing Development Consortium--Full-time position to assist association of the key non-profit low income housing developers in Seattle/King County. Friendly, hard-working office in downtown Seattle. Policy/program research, typing/writing newsletter, reminder calls, minutes, managing office, making copies, mailing. Strong interest in low

income housing; Word, Excel and Access; effective phone communicator; write clear, effective English; type av. two hours/day; B.A. degree or equivalent, graduate degree preferred; two years' employment experience. Want smart, organized, dependable, people-oriented candidate. \$27 K plus benefits. Call 206/ 682-9541 for complete job description. Letter of interest and resume to Carla Okigwe, SHDC, 1000 8th Avenue, Suite 105, Seattle, WA 98104-1201. **OPEN UNTIL FILLED.**

Housing Developer and Accounting Manager, St. Andrew's Housing Group – Call Mark Blatter at 425/ 746-1699 for job descriptions, salary ranges and more info (unavailable by newsletter deadline).

Finance Director, Plymouth Housing Group – Full-time position reports to the Deputy Director. Salary range \$40k to \$48K. Responsible for ALL the organization's financial planning and accounting practices as well as compliance with funders. Must have supervisory and management skills and experience. Candidate should have at least 5 years of progressive management experience. Masters degree in Business, Finance, Accounting or any equivalent experience and education. This position will also oversee information systems and office equipment purchases. For a job description and other information, please call 206/ 374-9409, x 102 or e-mail jobs@plymouthhousing.org. Submit letter of interest and resume to: *Plymouth Housing Group, 2209 First Avenue, Seattle, WA 98121, facsimile 206/ 374-0602. DEADLINE: MARCH 27.*

Program Coordinator II (PC2) positions, Washington State Finance Commission-- Several positions are currently open. 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. **OPEN UNTIL FILLED.**

Program Manager for Supportive Services, Low Income Housing Institute-- Seeking Program Manager with 5 or more years experience managing programs for homeless people. Salary 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.**

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.**

Common Ground is looking fill the positions listed below. These positions have competitive salaries, excellent benefits, and great work environment. Cover letter and resume need to be sent to Common Ground, 110 Prefontaine Pl. S., #504, Seattle, WA 98104. **DEADLINE: MARCH 29 FOR ALL POSITIONS.**

- ◆ **Financial Manager** – for budgeting, accounting, grants management functions. Must have accounting degree, non-profit experience, excellent analytical and communications skills. Network management a plus.
- ◆ **Executive Assistant** – This position is to support the Executive Director, manage the office, produce documents, manage annual giving and human resources functions. Must be a seasoned professional with strong organizational, secretarial, and communication skills.
- ◆ **Research Assistant** – Part-time position will manage the library, web site, newsletter, and provide research support to project staff. Must have strong organizational, computer, and research skills.