

SHDC NEWS

September 17, 1998

SHDC NEWS is a publication of the Seattle - King County Housing Development Consortium
"The Voice of Low Income Housing in King County"
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SHDC's Corner

Utility/Electric Rate Reduction--The City of Seattle will hold a public hearing on public utility rates October 1. SHDC will advocate for an extension of the City's existing very low income rate reduction program to individuals who would be eligible but for the fact that they do not live in individually metered buildings.

Right to Purchase-- SHDC is generally supporting a City of Seattle proposal to help preserve Section 8 projects. It would apply to projects where the owner wants to sell (not to opt-out situations) and would give 90 days for a tenant organization, nonprofit, or other buyer who agrees to keep the project affordable in perpetuity, to come up with earnest money and an offer to purchase. However, SHDC would like to see the ordinance define affordable at a standard lower than 80% of median, since that level is market rate! And, additional subsidy resources will be needed.

Housing Our Community Campaign---\$100 million for the State Housing Trust Fund. SHDC is an active participant in a statewide multi-year effort to increase the State Housing Trust Fund. Each year the State receives twice the amount of project funding requests as the amount available. Except for a \$4.7 million increase last year, the Housing Trust Fund has been frozen at the same \$50 million for the last four biennia and no adjustment for inflation! With Section 8 contracts expiring, an embarrassing lack of decent farmworker housing, and the homeless children's lawsuit settlement looming, the existing \$54.7 million is inadequate to meet the state's basic housing needs. The Washington Low Income Housing Congress, the Washington State Coalition for the Homeless, and the Washington Low Income Housing Network adopted a three-party resolution creating the campaign. Please join! Contact Laura Stravino, 206/442-9455.

No on Referendum 49-- SHDC opposes Referendum 49 on November's ballot. A careful examination shows that it will reduce the motor

vehicle excise tax used for transit and transfer over \$400 million from the State's General Fund to back bonds for road improvements. The State will consequently have far less funding available for "discretionary" programs, including housing and human services.

AHAB Goes for \$100 million

The State Affordable Housing Advisory Board is sending its top three priorities to the Governor for the upcoming legislative session. They include:

Strengthen the State Housing Trust Fund

- ◆ Bring it to \$75 million this biennium and to \$100 million in the following biennium.
- ◆ Provide a separate \$5 million/biennium dedicated fund for farmworker housing for the next 10 years.

Strengthen Housing Finance Commission resources

- ◆ Increase the HFC debt limit to \$2.5 billion.
- ◆ Raise housing's initial share of the State's bond cap to 45%.

Assure accountability for the Buildable Lands Inventory

- ◆ Adopt Oregon's approach and allow expansion of the urban growth boundary if there is not a 20-year supply of buildable land.
- ◆ Provide incentives to increase densities within the urban growth boundaries.

AHAB members were told by State OFM and Governor's staff that any recommendation of more than a few million for the Housing Trust Fund would not be perceived as "credible." Nevertheless, AHAB members took stock of the current demand on the Housing Trust Fund and huge housing needs statewide, and

proceeded unanimously to put forth the \$100 million figure.

Help Protect Fair Housing Act Standards

Efforts by local suburban cities to restrict siting of group homes for kids or people with special needs have been waylaid for now-- but advocates expect the issue to return again next year.

The federal Fair Housing Act was under fire by H.R. 3206, which would expand cities' regulatory authority over homes for children, the elderly and disabled. The bill was introduced by the National League of Cities, and was supported locally by Edmonds, Mercer Island, Bellevue and Auburn, among others. The measure almost made it out of committee, but concerned groups were able to plug into a national effort and thwart the legislation.

From February through June, Chris Heaton of The Children's Alliance was in the center of the crossfire. Grassroots efforts combined with powerful lobbyists for children's issues, the disabled and a few housing groups raised awareness in the other Washington through many calls, meetings and sign-on letters. The final sign-on letter was signed by more than 350 major organizations. The groups and individuals created the Coalition to Preserve the Fair Housing Act, which has a website at www.bazelon.org/cpfha/cpfha.html (you can still sign-on your support at this time).

Unfortunately, Heaton thinks that an amended version of the legislation will be advanced again by the NLC, perhaps as soon as January. In the meanwhile, the Coalition is working to diffuse tension around group home siting issues through a national conference in Washington, D.C. this November and a HUD-sponsored national task force this fall and winter to include cities, counties and housing providers.

To keep informed of the issue as it resurfaces, e-mail Chris at heaton7@wolfenet.com. Special thanks to those of you who participated in this issue, particularly the City of Seattle, which formally opposed H.R. 3206. Chris says

she especially needs help from the Eastside and South King County.

Section 8 Preservation

The Section 8 Local Response Project has retained the consultant team of Mike Sivia and Pat Williams to do financial modeling of what it will take to preserve at-risk projects. About 10 representative projects will be analyzed, drawn mainly from Snohomish and King Counties, but several from Farm Home and smaller community areas also will be included. The report, due December 20, will contain financial options and policy/rule changes which could be implemented by key funding partners. The project is sponsored by SHDC, LISC, Seattle, Snohomish County, the Tenants Union, Children's Alliance, and Washington Low Income Housing Network.

City and County Budget Hearings

Seattle City Budget Hearings

Get prepped!

Council briefing on DHHS and the new Office of Housing and Program Management
Thursday, September 24 9:30 a.m.

Public hearings
Monday, **October 5** at 5:30 p.m.
and
Thursday, **November 12** at 5:30 p.m.
Council Chambers
11th Floor Municipal Building

Live Call-in Show on Seattle Budget Issues with Budget Chair Martha Choe

Thursday, **October 1** at 7 p.m.
Channel 28

King County Budget

Executive submits budget to Council mid-October

Review of housing portions
Housing & Policy Planning Committee
October 21 at 2 p.m. (tentative)

Public hearings to be scheduled in November

Public Hearings

Housing Permit and Regulatory Processes **Amendments to the Land Use Code**

Business, Economic & Community Dev. Comm.

Monday, September 21

5:30 p.m.

Council Chambers,

11th Floor of Municipal Building

Assisted Living Facilities

Business, Economic & Community Dev. Comm.

Tuesday, **September 22** at 6:30 p.m.

Council Chambers,

11th Floor of Municipal Building

SPU's Water, Sewage & Drainage Rates

Utilities and Environmental Mgmt. Comm.

Thursday, **October 1** at 5:30 p.m.

Council Chambers,

11th Floor of Municipal Building

(continued...)

Neighborhood Plans

Queen Anne (presentation, not a public hearing)

Tuesday, **September 22**, 6:30 p.m.

Conference Room A, Center House,
Seattle Center

Holly

Tuesday, **September 29**, 6:30 p.m.,

Southeast Seattle Senior Center Social Hall,
4655 S. Holly St.

Chinatown/International District

Saturday, **October 3**, 10 a.m.-noon at

Asian Resource Center, 1025 South King St.

Denny Triangle

Saturday, **October 3**, 4 p.m. at Gethsemane

Lutheran Church Social Hall, 911 Stewart

Queen Anne

Tuesday, **October 7**, 6:30 p.m., Shaw Room,

Northwest Rooms, Seattle Center

Eastlake

Monday, **October 19**, 6:30 p.m.,

Pocock Rowing Center, 3320 Fuhrman E.

Written comments on the plans can be sent to Councilmember Richard Conlin, Chair, Neighborhoods, Growth Planning and Civic Engagement Committee, Attn: [fill in specific plan], 600 Fourth Avenue #1100, Seattle, WA 98104 or e-mail him at: council@ci.seattle.wa.us (refer to the specific plan in the subject line).

Seattle City Council Brown Bags

Seattle Councilmember Peter Steinbrueck periodically hosts informal "brown bag" sessions on housing issues, held in Council chambers, 11th floor of the Municipal Building.

CANCELED!

~~Senior Services Homesharing Program~~

~~Wednesday, September 23~~

~~Noon-1:30 p.m.~~

Preservation of Historic Buildings with
Affordable Housing

Wednesday, September 30

Noon-1:30 p.m.

Final Week of Design Demonstration

Housing Solutions in Progress

Through September 23

10 a.m.-6 p.m.

Seafirst Gallery, 701 Fifth Ave, 3rd Floor

Friend of Housing Award Nominations

The Washington State Housing Finance Commission is seeking nominations for individuals and groups for "Friend of Housing" awards, to be presented at its annual conference in November. Eligible nominees might include for-profit and non-profit developers and activists, lenders, public sector partners and elected officials. One-page nomination forms are due **September 21**-- Call (206) 464-7139 for a copy.

Workshops & Seminars

Dealing with the Immigration Service and Border Patrol... What Can We Do?--

sponsored by the WA Alliance for Immigrant and Refugee Justice and the Seattle Human Services Coalition. **September 24** from 1-5 p.m. at Miller Community Center, 301 20th East in Seattle. Does the INS have the right to enter your facility? Can the INS and police work together? What are your legal rights if the INS comes? How do you hold agents accountable for their actions? How can you educate tenants about their rights? Free! Please pre-register by calling 206/ 340-9187.

The Executive Master of Not-for-Profit Leadership Program--

sponsored by Seattle U, the MNPL degree emphasizes management and leadership skills specifically for non-profit execs. It's a 16-month program with evening and weekend classes. Info sessions are from 6-7 p.m. **on September 22; October 1, 19 and 29; November 10 and 19; and December 1** in Casey Hall Room 517 of Seattle University. Call 206/ 296-5440 to reserve a spot or request info.

Fearless Fundraising and Grantwriting--

sponsored by Powerful Schools. Basic skills, taught by Executive Director Greg Tuke. Two sessions, **October 14 and 21**. \$25. Some scholarships. Call 722-5543.

Non-Profits and Advocacy: What Does The Law Allow?--

sponsored by The Children's Alliance and NW Nonprofit Resources. Features John Pomeranz, non-profit advocacy counsel with the Alliance For Justice in Washington DC. **October 20** from 8:30-12:30 p.m. at First Presbyterian Church in Bellevue. \$20 for non-members. For info call Steve Lansing at 206/324-0340. A complete registration form is included in this mailing.

Public Charities in Washington--

sponsored by Lorman Education Services, **November 6** from 9 a.m.-4:30 p.m. at Seattle Center House, Conference Room A. Charitable registration, solicitation and disclosure; classification of employees and contractors; liability issues; unrelated business income; strategic alliances and reorganizations. Led by local attorneys from Reed McClure, Garvey Schubert & Barer

and Bendich, Stobaugh & Strong. \$189, or \$179 if more than one registration per organization. Call 715/ 833-3959 for info.

Conferences

Second Annual James W. Rouse Forum on the American City--

sponsored by Fannie Mae Foundation, Enterprise Foundation and the Brookings Institution Center on Urban and Metropolitan Policy. The lecturer will be Robert Caro, Pulitzer Prize winning author of The Power Broker: Robert Moses and The Fall of New York, **September 28** at the International Trade Center in Washington DC.

Saving Salmon in an Urban Setting: The Science and the Politics of Preserving the Puget Sound Chinook--

The Greater Seattle Chamber of Commerce Leadership Conference. **October 8-10** at the Westin Bayshore in Vancouver, B.C. Co-chairs are Christine Gregoire, Washington State Attorney General and William D. Ruckelshaus, Principal in Madrona Investment Group and former Administrator of the EPA. \$800. Call Philomena Coyle at 206/ 389-7265.

Community Conference on Homelessness: Causes and Solutions--

sponsored by the Seattle/King County Coalition for the Homeless and Antioch University. **October 10**, 9 - 3, at Antioch University, 6th & Battery, Seattle.

Housing Tax Credits "101": The Technical Rules, The Business Dynamics, The

Compliance Requirements-- sponsored by Housing & Development Reporter (HDR) and The Institute for Professional and Executive Development, Inc. **October 22-23** at The Westin City Center in Washington DC. \$575, or \$545 for HDR subscribers. Call 1-800/ 473-3293 for info.

Advocacy Camp '98-- sponsored by The Children's Alliance. **October 28-30** at Rainbow Lodge in North Bend. Become more effective in Olympia, improve your media skills and inspire and lead local advocates. For info call 206/324-0340.

Beyond Bricks: People and Possibilities--

sponsored by The Enterprise Foundation. **November 1-4**, the Adam's Mark Hotel in Denver. Training certificates offered in housing production; nonprofit communications; asset building; financial management; and business planning. Register by September 25, \$300, or \$175 for nonprofits; \$100 more afterward. Call 410/772-2467.

STATE HOUSING CONFERENCE "Windows on Washington: New Perspectives on Housing"--

sponsored by the Washington State Housing Finance Commission, Washington State Department of Community, Trade and Economic Development, and Wells Fargo. **November 2** (eve. reception) - **November 5** (after lunch) at Cavanaugh's Inn at the Park, Spokane. Highlights include Alexander Garvin on "The State of U.S. Neighborhoods," Scott Morgan, host of "Dream Builders," architect Michael Pyatok, and Dean Johnson, host of PBS's "Hometime." Also a town meeting debate of the issues--"Getting it done." Conference info 206/464-7139. For conference rate, reserve rooms **by October 12-** - 1-800-325-4000.

The Livable Communities Fair-- sponsored by the King County Council and 30 jurisdictions, nonprofits and businesses in our region.

November 7-8 at Seattle Center. Speakers, booths, workshops. To register, hold a workshop, be a sponsor call Shirley Tomasi at 206/ 296-0355. Check <www.scn.org/civic/livable/> for updates.

Building Better Communities: A National Dialogue on Collaborating for Success in Housing and Serving Neighbors in Need--

sponsored by The Campaign for New Community and The Interfaith Community Ministry Network, **November 12-14**, Arlington VA. Keynote by Rev. Dr. James Forbes, Riverside Church (NY). A variety of approaches to successful siting and development, barrier removal and collaboration among non-conventional allies. Low Cost. Call Renee Nogales at 202/543-2249 for full packet.

(FYI- No job listings were submitted this month.)