

SHDC NEWS

April 22, 1999

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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Celebrate! – Nonprofit Property Tax Exemption Passes



SHB 1345 passed the State Senate last Friday, surviving a last minute "two-thirds vote required" ruling by Lt. Governor Owen and beating the cut-off by only a couple of hours. The bill now goes to the Governor for signature.

Federal Watch

Tax Credit bill

HR 175 (Affordable Housing Opportunity Act of 1999), sponsored by Rep. Nancy Johnson, would increase the per capita allocation of tax credits to each state from \$1.25 to \$1.75. It also includes a cost of living escalator. All of the Washington federal delegation have signed on, except Rep's. Brian Baird and Doc Hastings.

Tax Credit rule-making

The IRS is amending its compliance monitoring, carryover requirements, and verification of sources and uses. The revisions would require the Housing Finance Commission to conduct on-site inspections of all buildings in each project, and check income certification documents and rent records for 20% of tenants living in the project. The proposed rules were published Jan. 8. Comments are due **May 6**.

Federal Budget

The House passed the FY 2000 Budget Resolution April 14. It will guide appropriations for the upcoming year. (Only the federal government would start FY 2000 on October 1, 1999!) Both the House and Senate Appropriations Committees will begin their mark-up of appropriations bills in May, and they are supposed to stay within the limits of the Budget Resolution. Congress wants to provide \$15B in tax cuts next year while preserving Social Security. This will translate into cuts for housing.

Meanwhile, the Senate Appropriations Committee approved an emergency supplemental appropriation

for U.S. military costs (\$544) that would cut \$1.8 B from domestic programs. The House passed a similar bill for \$1.3 B, including \$350 M from TANF, \$3.1 B from CDBG, and \$262 M from food stamps.

Block Granting Homeless Assistance

HR 1073, introduced by Reps. Rick Lazio and Barney Frank, would replace the current Continuum of Care distribution process with block grants, while setting aside 30% of all homeless funds for permanent housing. It would shift the renewal of Shelter Plus Care into the mainstream Section 8 program, and limit the percentage of funds to be used for supportive services. It appears that while the bill may progress through the House, the Senate is unlikely to take up this legislation this session, according to the National Low Income Housing Coalition.

Funding for Section 8 Preservation

Two bills in Congress will help prevent the loss of Section 8 housing. **HR 425 (the Housing Preservation Matching Grant Act of 1999)**, sponsored by Rep's. Vento and Ramstad, was covered in SHDC's March newsletter. It would provide preservation funding requiring state match.

HR 1336 (the Emergency Resident Protection Act of 1999)

is sponsored by Republican Reps. Lazio and Leach. It would provide "enhanced vouchers" for elderly or disabled residents to allow higher levels of assistance so that they can stay in their projects if rents are higher after contract expiration. The bill also directs HUD to renew below-FMR contracts at higher levels. Advocates are working to amend the bill for more targeted use of limited resources and are hoping the bill can eventually be merged with HR 425.

Meanwhile, national advocacy groups are pushing OMB to allow HUD to use its authority to increase FMR's where it will help keep the current owner in the program.

"Financial Modernization" and CRA

HR 10 has passed out the House Banking and Financial Services Committee, and will be considered next by the House Commerce Committee

(with no member of the Washington state delegation). It allows banks to shift assets to other related activities and thereby avoid the current CRA obligations. On the Senate side Tom Daschle has introduced S 173 which is somewhat better than HR10.

SHDC sent a letter to our federal delegation asking them not to support these bills if they weaken CRA, and to the President asking him to veto any bill that weakens CRA.

Federal Housing Policy & Budget Trends with Cushing Dolbeare

Please attend an event sponsored by the Washington Low Income Housing Congress (WLIHC) and the Washington Low Income Housing Network (WLIHN).

April 29

1:30-3:30 p.m.

WA State Housing Finance Commission
1000 2nd Ave, 28th Floor Conference Room
RSVP Laura Stravino at 206/ 442-9455.

Cushing Dolbeare, founder of the National Low Income Housing Coalition and a consultant on housing and public policy in the other Washington, will present her current analysis of federal budget trends. She'll also share her historical perspective on where we've been and where we must go as a nation to ensure safe, decent and affordable housing for all. Light refreshments will be served.

FYI-- This event follows a meeting of the WLIHC from 10 a.m.- 12:30 p.m. at the same location. The focus of the Congress' meeting will be an evaluation of the state legislative session for housing. All interested parties are welcome to attend the earlier meeting.

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.

King County Budget Outreach Forums

SHDC encourages you to attend a budget outreach forum. The 1999 schedule for the King County Executive's Budget Outreach Forums is as follows:

Health and Human Services Issues

May 4 from 7-9 p.m.

Shoreline Conference Center
Highlander Room
18560 First Ave NE in Shoreline

Law, Safety and Justice Issues

May 11 from 7-9 p.m.

Regional Justice Center
High Profile Courtroom, 3rd Floor
401 4th Ave N in Kent

Rural Issues

May 12 from 7-9 p.m.

Enumclaw Senior Center
1350 Cole St in Enumclaw

Growth/Transportation/Salmon Issues

May 13 from 7-9 p.m.

Eastgate Public Health Center
14350 SE Eastgate Way in Bellevue

For more info call Lorrie McKay at 206/ 296-4002 or e-mail Lorrie.McKay@METROKC.GOV

WRA Annual Meeting Announced

Washington Reinvestment Alliance (WRA) has announced its annual luncheon, featuring guest speakers former Governor Mike Lowry and John Taylor, CEO of the National Community Reinvestment Coalition.

May 7

Noon- 1:30 p.m.

Winslow Room, 75th Floor of Columbia Tower
701 5th Ave in downtown Seattle

Co-sponsors include Evergreen Community Development, Cascadia Revolving Fund, Washington Low Income Housing Network and others. Lunch costs \$12 for non-profits and \$15 for all others. The annual meeting will follow from 1:30-3 p.m. For reservations, call Sarah Larson at 206/ 443-9935 x 123.

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, Noon – 1:30 p.m.**
Seattle Westin Hotel, Grand Ballroom
Organized by the Greater Seattle Chamber of Commerce to involve the business community. Cost \$50. Pre-payment is required 206/ 389-7265.
- ◆ **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.

Spring Apartment Rent Survey

Dupr ■ + Scott have released their spring rent survey. They are predicting that supply will start exceeding demand. Already the region's average vacancy rate has crept back up to a more normal 4.6%. However, portions of King County are still tight—North King County's rate is only 2.3%. Rents are still escalating, but at a slower increase—the average is \$695 for the region. See survey details enclosed with this newsletter.

Multi-Family Housing Development

Washington Community Development Loan Fund (WCDLF) has announced an additional session of Multi-Family Housing Development (HD 420) from the National Development Council's Housing Development Finance Professional Certification Program.

10-15 slots remain in both sessions, either **June 21-25** or **July 19-23** at the Mayflower Park in Seattle. Tuition is \$875. For more info contact Melora Battisti at 206/ 358-1005 or wcdlfi@wolfenet.com

Seattle Comp. Plan Public Hearing

Seattle City Council's Neighborhoods, Growth Planning and Civic Engagement Committee will hold a public hearing on Comprehensive Plan amendments to be considered in 1999.

April 26, 1999

6:30 p.m.
Seattle City Council Chamber
11th Floor, Municipal Building
600 4th Ave

The Strategic Planning Office (SPO) received 14 proposed amendments. In the "Housing Element" of the Comp Plan, only one change is proposed: to amend Policy H37 to allow "higher subsidy ~~and~~ production costs."

Final decisions will be made by the Council in September. Complimentary copies of the proposed amendments are currently available from the SPO in Room 300 of the Municipal Building, Neighborhood Service Centers or Branch Libraries. Call Elsie Crossman of SPO for info at 206/ 684-8364.

Workshops, Seminars, & Conferences

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.

1999 Housing Credit Conference & Marketplace—sponsored by the National Council of State Housing Agencies (NCSHA), **June 24-25** in the Hyatt Regency San Francisco. Satisfying allocation plan requirements; income and rent targeting; getting a carryover allocation; calculating qualified and eligible basis; structuring extended use agreements; development process; syndication basics; calculating first-year credit; property and asset management; keeping properties in compliance. \$595 by June 4, \$645 after. Reference manual available for \$75. Call NCSHA at 202/ 624-7710.

United Way Volunteer Center's Workshop Series, call 206/461-4539 except where otherwise noted. Generally held at United Way, 107 Cherry St, 10th Floor, downtown Seattle. Other locations noted below.

- ◆ **Effective Volunteer Program Management 101: A Course for Volunteer Management Professionals**, **May 4, 6, 11 and 13** from 8:15 a.m.-12:30 p.m., Catholic Community Services, 100 23rd Ave S in Seattle (23rd and Yesler). \$125, limited scholarships available. Call 206/ 461-6906.
- ◆ **What Every Nonprofit Executive Needs to Know about Federal, State and Local Taxes**, co-sponsored by Clark Nuber, **May 4** from 8:30-11:30 a.m. \$30 includes continental breakfast and materials.
- ◆ **Board Recruitment**, **May 19** from 7:30-9:30 a.m. at Stroum Jewish Community Center on Mercer Island. \$25 per Executive Director and Board President; \$15 per additional board member. Includes continental breakfast and materials.
- ◆ **Preventing Unlawful Harassment**, **May 18** Class I (for employees) from 8:30-10:30 a.m. (\$20) and Class II (for supervisors) from 10:30-12:30 p.m. (\$40) Must attend Class I. Includes continental breakfast and materials.
- ◆ **Preparing for Strategic Planning**, **May 26** from 8:30 a.m.-noon. \$30 includes continental breakfast and materials.

Employment Opportunities

Program Coordinator II position, Washington State Finance Commission-- 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.**

Hygiene Center Coordinator, Low Income Housing Institute-- Develop and manage LIHI's downtown hygiene facility providing showers, restrooms and laundry for the public. 5 years of nonprofit program management, prefer homeless program experience. Call for application 206/443-9935 x 0. Deadline **5 p.m. April 30.**

Housing Manager, Plymouth Housing Group-- Develop, recommend and implement management policies and procedures. Monitor and report on financial operations. \$30-38K DOE, plus benefits. Letter of interest, resume and PHG application by **5 p.m. April 30.** 206/374-9409 x 102 or jobs@plymouthhousing.org.

On-Call Maintenance Assistant and Temporary On-Call Maintenance Assistant, Plymouth Housing Group-- Both are part time, flexible hours, \$8/hour, no benefits. The temporary position is for 90 days only. Helping complete routine work orders and preparing units for leasing. Requires 1-year experience with light electrical, plumbing, door hardware, painting, patching. Valid Drivers License and good driving record. Call for an application package: 206/ 374-9409 x 102. **OPEN UNTIL FILLED.**