

SHDC NEWS

June 18, 1999

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

Transit-Oriented Development

The TOD conference in Seattle June 18 grappled with what IT is. **“Transit-Oriented Development is all about helping people walk,”** according to Christopher Hudson, Deputy Director of the Congress for the New Urbanism in San Francisco. Once you have a good walking environment, people will not need their cars—but also, the area will be denser, with services closer together, so the area will simultaneously be a great spot for a transit stop. (See enclosed thought-provoking mission of the Congress for the New Urbanism.)

“Transit does not sell a project to a tenant, but it is key to keeping them.”—Vern Rifer, Gerding/Edlen Development Company, Portland, OR

“Transit will not make a bad project succeed. It must be a solid real estate development first.”—Ralph Austin, Innovative Housing, Inc., Portland, OR

“Forget the trains—pay attention to what works for the retailer.”—Rebecca Sonniksen, Grubb & Ellis Company, Portland, OR

Sound Transit is on schedule and on budget so far. This September you will see its new “Blue Wave” buses connecting major transportation nodes. And, yes, the commuter rail between Tacoma and Seattle’s King Street Station will begin operation by December! The central corridor of the more controversial light rail system (Rainier Valley/Capitol Hill/U-District) is scheduled to be completed by 2006. Sound Transit is seeking up to 10 pilot development projects to undertake now. So far they have one in Federal Way and one at Othello.

In its 1999 Design Demonstration Competition, AIA Seattle is asking entrants to design games which will help communities plan their station-areas. (Perhaps you could weave the new concept of **“highest and best transit use”** into your game.) To register your team’s (or individual) intent to design a game, → p.2

King County Council Restricts Homes for the Destitute

Responding to the siting of Union Gospel Mission and other programs in Boulevard Park, an island of unincorporated area north of SeaTac, Council-member Dwight Pelz sponsored a proposal to require neighborhood posting and mailed notice at time of permitting for certain social service facilities, even though they are allowed outright by zoning:

- Offender self-help agencies
- Parole offices
- Settlement houses
- Halfway home of delinquents and offenders, and
- Homes for destitute men and women.

Pelz tagged his amendments onto the emergency “Mega-House” ordinance which the council approved June 14. The council adopted the amendments 8 to 5 (the rest of the Democrats). The final ordinance passed 11 to 2, precluding a Sims veto, though he opposed it. The ordinance applies only to land use in unincorporated King County.

The fact that the council passed these amendments by such a majority raises a warning flag for those doing low income housing development. King County has a model neighborhood notification process, which is undertaken voluntarily with the goal of gaining neighborhood understanding, cooperation and good will. The process is included in King County’s Consolidated Plan, currently being revised and scheduled to be taken up by the County Council in September. The Plan covers not just unincorporated areas, but all the jurisdictions participating in the Community Development Block Grant Consortium. Will the Council throw out the current process which has been very successful, and replace it with something harsher and more certain to cause controversy and hard feelings?

DDES will be issuing administrative rules for comment this summer. This will provide a chance to argue for a broad application of the waiver provided in the ordinance for classes protected by fair housing laws.

(TOD continued from p. 1)

submit a registration form with \$25 to AIA. (Info: 206/448-4938). Games must be completed by August 13. A jury will review and test play the games. Final selections will be exhibited for the public to play at the Seafirst Gallery, August 23-September 19. The AIA is also holding a series of TOD brown bag seminars—see the Workshop Section of this newsletter.

Hearing on Seattle ADU Amendments

The Seattle City Council is considering amendments to the City's Accessory Dwelling Unit ordinance. Major changes proposed are a reduction in the owner occupancy requirement to five years and allowing a second street-facing entrance. Copies of the report and proposed amendments can be obtained from the master use information center, 2nd floor, Dexter Horton Building, 710 Second Avenue, Suite 200. Info: Diane Althaus at DCLU 206/684-8801 or diane.althaus@ci.seattle.wa.us

Public Hearing
Business, Economic & Community Development
Committee
Jan Drago, Chair
Monday, July 12 at 6 p.m.

At City Council Chambers, 11th floor
Municipal Building, 600 4th Avenue

Written comments will also be accepted by July 12. Send to Councilmember Drago or dan.mcgrady@ci.seattle.wa.us.

Hearings on Human Service Policies

The King County Council's Law, Justice & Human Services Committee wants to hear your reactions to a set of proposed policies that will affect the County's role in and funding of community-based human services. Join Councilmember Larry Gossett and other councilmembers at one of the following locations:

North King County- 7:00 to 8:30pm
Wednesday, **June 30**
Shoreline Conference Center
18560 First Ave NE, Shoreline

South King County- 7:00 to 8:30pm
Wednesday, **July 7**
Good Neighbor Center
305 S. 43rd Street, Renton
(across from Valley Medical Center)

East King County- 7:00 to 8:30pm
Tuesday, **July 13**
Bellevue City Hall Council Chambers
11511 Main Street, Bellevue

Seattle- 7:00 to 8:30pm
Wednesday, **July 14**
First A.M.E. Church
1522 14th Ave (14th & Madison), Seattle

To receive a copy of the proposed policies or to get directions to any of the four hearings contact: Janna Wilson, Project Staff at 206/296-0357, Fax 206/205-5156 or E-mail janna.wilson@metrokc.gov.

New BA in Human Services

Western Washington University is offering a new degree program geared towards working adults. Most courses are scheduled for the evening with a flexible internship program included. The program will be located at the South Seattle Community College. The deadline for applications in **July 1**. For info and application materials call 425/257-1645 or gscott@wce.wvu.edu.

Workshops, Seminars, & Conferences

Transit – Oriented Development: New Rules, New Tools—AIA Seattle is sponsoring a series of Tuesday housing design brown bags. All are noon – 2 p.m. at AIA Seattle, 1922 First Avenue, downtown Seattle unless otherwise specified. Series registration for non-members \$50; individual sessions \$15 if space is available. Register aia@aiaseattle.org or to give card payment -- 206/448-4938.

June 29—Lots of Lots

David Bley, FHLB, and OH Director Cynthia Parker on successful development strategies.

July 6—Training Session

AT SEAFIRST GALLERY, Columbia Center. Henry Markus of KC DOT, Jonathan Jackson of Sound Transit, about the real estate development opportunities.

July 13—Community Planning Techniques

Tracy Burrows, 1000 friends of Washington, and Mike Luis, The Housing Partnership, on community acceptance.

July 20—On the Boards → On the Ground

Case studies from Arai/Jackson (Mark Spitzer and Julie Alston), GGLO (Sean Canady), Mithun Partners (Bill Kreager), and ZGF (Mahlon Clements).

Multi-Family Housing Development Training --Washington Community Development Loan Fund (WCDLF) is sponsoring Multi-Family Housing Development (HD 420) from the National Development Council's Housing Development Finance Professional Certification Program. **July 19-23** at the Mayflower Park in Seattle. Tuition is \$875. For more info contact Melora Battisti at 206/358-1005 or wcdlf1@wolfenet.com.

Multifamily Apartment Management Training

– sponsored by the Washington State Council for Affordable and Rural Housing. Course topics include Budgeting Property Operations and Waiting Lists. \$40 per person for CARH members and \$50 for non-members. Topics offered on consecutive days beginning **June 30** in Marysville, **August 10** in Moses Lake, **September 9** in Yakima, or **October 13** in Olympia. Info: Contact Joe for information: Tel 425/454-6836, Fax 425/454-7695, E-mail housing@sprynet.com.

Housing Tax Credits “101” – sponsored by the West Group and IPEED. **July 15-16** at the Miramar Sheraton, Santa Monica. Session topics include Tax Credit Basics, Understanding Sources-Uses Models & Proformas, Negotiating, Due Diligence, Tax-Exempt Bonds, and Putting Together a “Winning” Application. \$565 for HDR subscribers, \$595 for others. Info: Contact IPED for information: Tel 800/ 473-3293, Fax 202/ 973-7748, Email Ipedinc@aol.com.

National Association of Housing and Redevelopment Officials 1999 Summer Conference

–topics include Implementation of QHWRA, Housing and Community Development Tours and Hands-on Workshops. **July 22-25** at the Minneapolis Hilton. An Advanced Commissioners Seminar will follow the conference continuing through **July 26**. Conference or Seminar only \$365-\$470 for agency members \$435-\$575 for non-members. Reduced prices available for those who attend both. Registration questions call 312/782-2958.

Community and Economic Development Conference

– sponsored by the ABA and Federal Housing Finance Board, **Sept. 13-15** at the Renaissance Washington Hotel in Washington DC. Sessions on community and economic development, with an emphasis on reinvigorating communities. Info: Fax inquiry to 202/ 663-7543.

Legacy of the 1949 Housing Act: Past, Present, and Future of Federal Housing and Urban Policy—sponsored by the Fannie Mae Foundation. Save the date! **September 30**, in Washington, D.C.

The Enterprise Foundation 18th Annual Network Conference: Building America one Community at a Time at the Hyatt Regency Crystal City in Arlington, VA. **October 12-15** Contact the Network Conference Hotline at 410-772-2467.

Employment Opportunities

Computer Shop Manager, Archdiocesan Housing Authority—Provide computer lab services and training for Aloha residents. Set-up, procure and maintain equipment; teach classes; and develop community employer relationship in order to refer job ready residents. Must be proficient in the operation and procurement of both PC's and Windows based applications. Excellent written, oral and public speaking skills required. Social Service experience preferred. Part time \$12.80-\$14.13 DOE. For info contact Flo Beaumon at 206/283-6070. Send resume and cover letter to ATTN: JS-ACSM, Office of Human Resources, Archdiocesan Housing Authority, 1902 Second Avenue, Seattle, WA, 98101. **OPEN UNTIL JUNE 22.**

Housing Development and Program Manager, Seattle Office of Housing—Job responsibilities include developing housing policy and programs, negotiate complex financial transactions, making recommendations to the Director and elected officials, work independently and lead major housing projects, supervise and act as team leader on developing programmatic strategies. Candidate ideally should have a BA in related field, minimum of five years experience. \$62,300-\$84,000 DOE. For more info call 206/684-0512. Brochure with complete job description available. Resume/cover to Jean Teshima, City of Seattle Office of Housing, Alaska Building-8th Floor, 618 Second Avenue, Seattle, WA 98104. Fax 206/233-7117. **OPEN UNTIL JUNE 30.**

Deputy Director, Seattle Office of Housing—Job responsibilities include supervising homeowner, multifamily, Sec. 8 preservation programs, staffing committees and leading the OH Management Team on developing and implementing departmental policies, plans and procedures. \$66,300-\$89,500 DOE. Brochure with complete job description and qualifications available. Cover/resume to Jean Teshima, City of Seattle Office of Housing, 618 Second Avenue-8th Floor, Seattle, WA 98104. Fax 206/233-7117, E-mail Jean.teshima@ci.seattle.wa.us. **OPEN UNTIL JULY 23.**

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.**

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.**

Finance Director, Plymouth Housing Group—For non-profit low income housing developer/manager. Responsibilities include management of accounting functions including GL, AR, PR, AP, grant compliance, project budgets & financial reporting. Supervise staff of 2. \$44,000-\$52,000 DOE + benefits. Req: strong accounting background. CPA preferred. Letter of interest, resume and PHG application required. For info contact 374-9409 x. 102 or E-mail jobs@plymouthhousing.org. **OPEN UNTIL FILLED.**

Housing Manager, Plymouth Housing Group—Develop, recommend and implement management policies and procedures. Bach. degree & 2 yrs exp. with property management. Knowledge of and sensitivity to needs of low-income and special needs population. Knowledge of and connections with community placement agencies & resources. Exp. with Win '95 & Office '97. \$30,000-\$38,000 DOE. Great benefits. For info contact 374-9409 x.102 or E-mail jobs@plymouthhousing.org. **OPEN UNTIL FILLED.**

Resources Coordinator, Plymouth Housing Group—For non-profit housing provider. Work with low income residents of downtown buildings. Eviction prevention, crisis intervention, information and referral, community-building. Req: BA/BS in Social Work, or related field, 2 years experience working with homeless and low income individuals, able to work with community agencies. \$23,000-\$27,000 DOE + benefits. Letter of interest, resume and PHG application required. For info contact 374-9409 x.102 or E-mail jobs@plymouthhousing.org. **OPEN UNTIL FILLED.**

Mutual Housing Assistant—Half-time. Resident-run affordable housing program. Assist with building management and communications, filing/recordkeeping. Well-organized, multi-task, client service oriented. Word & Excel. Competitive salary, benefits. Send resume to: Beckey, CHHIP, 1535 11th Avenue, #201, Seattle, WA 98122. Fax: (206) 329-1857. **OPEN UNTIL FILLED.**

Fund Developer, Seattle Human Services Coalition—Looking for a contractor to develop several potential funding sources and investigate others on behalf of the coalition. Projects to include: investigating foundations for funding priorities, writing grant proposals and developing potential funding sources. Must have experience fund raising with nonprofit community-based organizations. For info or to submit resume contact SHSC executive director Julia E. Sterkovsky at 206/325-7105, Fax 206/860-8825 or by mail at 2212 S. Jackson, Seattle, WA 98144. **OPEN UNTIL FILLED.**

Director of Property Management, Chinatown Development Center (San Francisco, CA)—Executive level position which manages all Chinatown CDC properties including commercial spaces. Supervise employees, prepare and monitor annual operating budgets, prepare status reports, staff committees, develop policies and procedures, develop long-range strategic plan, and fundraising. Must have 3-5 years experience in residential property management, 2 years experience with low-income housing, knowledge of governmental housing programs and regulations. Prefer candidates to have a Real Estate Broker's license, experience in community relations. \$60,000-\$65,000 + benefits. Submit resumes **ASAP** to CCDC Search c/o The Fox Group, 319 Hillcrest Drive, Aptos, CA 95003 or Fax to 831/687-0604. For info contact Alan Fox at 831/662-3691 or E-mail afoxenever@aol.com.

Volunteer Manager, Seattle Habitat for Humanity—coordinates and manages all aspects of volunteering within Habitat including recruitment, training, placement, oversight, evaluation, and recognition. Cultivates and continues partnerships within the community. Must be proficient with Microsoft Word, Excel and Access. High energy and ability to manage multi-tasks, salary mid to high twenties, plus benefits. Cover/resume to: Seattle Habitat for Humanity, 306 Westlake Ave. N., #210, Seattle, WA 98109. **OPEN UNTIL FILLED.**

Construction Site Supervisor, Seattle Habitat for Humanity—requires knowledge of and experience in all aspects of new construction; good verbal/written communicator and ability to plan for, communicate with, and lead crews of volunteer workers. Interact with subcontractors, building inspectors, material suppliers. Responsible for construction scheduling on assigned sites. Must have own transportation. Full time for 6-9 months. \$2500/month. Cover/resume to: Seattle Habitat for Humanity, 306 Westlake Ave. N., #210, Seattle, WA 98109. **OPEN UNTIL FILLED.**

On May 7, 1999, Governor Gary Locke signed SHB 1345, providing a new property tax exemption for nonprofit low income housing. Obtaining passage of this legislation was a top priority for SHDC this year. The ceremony was attended by prime sponsor Rep. Al O'Brien, and Representatives Steve Van Luven , Velma Veloria (with her aide Alison Mendiola), and Ida Ballasiotes. George Scarola represented Co-Speaker Frank Chopp. Happy SHDC attendees included Kathy Roseth and Sue Yuzer from LATCH, Mark Blatter from St. Andrew's Housing Group, and Carla Okigwe from SHDC. Washington Low Income Housing Congress attendees included lobbyist Majken Ryherd Keira, and Susan Crowley, City of Seattle.