

Housing News

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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"

Alarming Number of Opt-Outs Calls for Renewed Action to Preserve Section 8

Our state has 18,887 units with contracts for project-based Section 8 rent subsidies. Some of the original long-term contracts have already expired, and many more will expire over the next few years. The federal government has been offering only one-year renewals, leaving owners and tenants in an uncertain situation.

King County has 6,093 units, and 3,154 are at "high risk" of converting to market rate in the next few years, according to a study prepared by the Washington Low Income Housing Network.

Only two properties were lost last year (the Oxford Apartments in Seattle with 50 units and Eastmont Terrace in Wenatchee with 6 units), leaving housing advocates and government officials a false sense that things were settling down. **It was a shock to learn that this year there are 13 projects that have declared their intention to opt out by the end of the year, totaling 727 units.** The projects are spread around the state--four in Tacoma, two in Spokane, and one each in Pierce County; Spokane County, Bellevue, Oak Harbor, Port Townsend, Sunnyside, and Shelton.

There are a number of reasons for the increase in opt-outs. Ironically, the availability of the new federal "enhanced vouchers" may actually be encouraging some owners to opt out, since they can keep their same level of rental income and not dramatically displace tenants, but simply convert to market by attrition. Some of the projects already are on a year by year renewal cycle, and the owners may be tired of the red tape and uncertainty involved. Several are in submarket areas where street rents are higher than HUD's allowed Fair Market Rent for their larger market area. In some cases, the owner simply is at a point in their investment cycle (for example, retirement) where they wish to divest themselves of these assets.

Fortunately, in a just-released directive (Notice 99-36), local HUD offices can now offer 5-year renewals to all Section 8 projects when their current contracts expire. Of course, this is subject to annual appropriations. Other federal "fixes" are afoot as well.

The National Low Income Housing Coalition and National Housing Trust are supporting four initiatives in Congress:

- (1) Funding for a matching grants program providing several hundred million dollars to localities which provide a match of state or local funding to preserve project-based Section 8 housing.
- (2) More flexibility in the Mark-Up-To-Market program. The current criteria are too limited, so few projects qualify.
- (3) Exit tax relief to for-profit owners if they sell to nonprofits retaining the Section 8 contracts, allowing them to pay capital gains tax over time.
- (4) Technical amendments to correct the enhanced voucher problem.

At the state level, HDC is co-sponsoring an educational briefing for state legislators January 18 in Olympia. Many other housing associations statewide, lenders, housing authorities, and HUD are also sponsoring this important briefing.

The Coalition to Preserve Section 8 and Washington Low Income Housing Congress will be supporting a bill in the upcoming legislative session to amend the current opt-out notice requirements (RCW 59.28) to give better information to tenants and create penalties for not giving notices. Rep. Debbie Regala (Tacoma), whose mother lives in an affected property, will sponsor the notice amendments in the House.

For more information, contact the Washington Low Income Housing Network at mail@wlihn.org.

McKinney Program Cuts

Organizations serving homeless people in Seattle and King County will receive far less funding than expected under the McKinney Homeless Act next year. According to a report in *The Seattle Times* (Dec. 29, 1999), local officials had requested \$18.3 million in McKinney funding, but will only receive about \$10.1 million, forcing cuts in a number of federally-assisted programs. Affected programs will include child-care subsidies for homeless families, a daytime health-care program, a job-training service, a case-management service for homeless families, and a housing search service for families trying to move into permanent housing, and will affect about 860 homeless people. Local housing programs have been funded for an additional two years, but there is no guarantee that they will continue to receive funding after that.

HDC's Plymouth Housing Group was one of only two (out of eight) local service-only programs to receive funding.

Did You Know? – Housing brings jobs and economic development to the state—more than many “economic development” projects!

A recent study by the Washington Center for Real Estate Research at Washington State University compared the benefits of investing \$1 million of bond funding in the six categories defined under Washington state bond cap law. It found that of all the categories under bond cap, housing generates the largest total economic output per dollar invested—2.4 times, producing \$2.4 million on the original \$1 million investment. It also generates the second highest number of jobs (27.9 per million invested).

“Significantly, these bonds generate other economic impacts immediately, then work their way through other sectors of the economy as the beneficiaries of the direct expenditures conduct their daily business. For example, there is typically private investment representing roughly 20 percent of the bond amount which represents down payments, industry matches and the like. In the case of bonds which were directed to single-family housing, the original loans are often paid off, and the proceeds are loaned a second time—generating additional economic impact from the original bonded amount.”

Source: January 1999 report, WCRER/WSU, Pullman, WA (1-800-835-9683).

See our website (www.hdc-kingcounty.org) for more info and what you can do about this!

Public Comment Period Ends on King County Comp. Plan Amendments

The public comment period for changes proposed as Part II of the 2000 King County Comprehensive Plan ends January 21. Part II contains proposed changes to the development regulations relating to the Land Use and Zoning Maps, the County Code, and the Endangered Species Act and salmon recovery. Send comments to: Attn: Policy Development Program, King County Office of Regional Policy and Planning, King County Courthouse, 516 Third Avenue Room 420, Seattle WA 98104. More info can be found by calling the Growth Management Hotline at 206/296-8777 or emailing to compplan@metrokc.gov; copies of the Plan are available for review on the County web site www.metrokc.gov/exec/orpp/compplan/, at all County Libraries, and at the Downtown Seattle Public Libraries.

Peas Need Houses, Too

By Eileen McComb, Friends of P-Patch

According to Community Food Security Coalition, “food security” is access to culturally appropriate, nutritious, healthful food through normal channels of distribution, at all times. Many low-income individuals and families are “food insecure”, as shown by the existence of 31 emergency food banks and numerous meal programs throughout Seattle. *The 1999 US Mayors' Status Report on Hunger and Homelessness in America's Cities* states that, in Seattle, “Emergency food programs are used for a limited period of time; however, many people rely on emergency meal programs and food banks on a regular basis.” The study also indicates there is an increased demand for food assistance during the summer months.

One way to promote food security is to provide residents in low-income housing the opportunity to grow their own food. Food banks are a reaction to a growing problem; gardens are part of the solution. Friends of P-Patch (FPP) has a Cultivating Communities Program which has organized residents in SHA housing to build their own P-Patches to feed their families. There are also four market gardens, which supplement the income of those gardeners in the Community Supported Agriculture program. FPP is currently exploring other low-income communities that may want to incorporate the Cultivating Communities concept within existing and future housing sites. **Can your organization include a P-Patch in a project?** Contact Eileen at 206/648-0505 or by email at eileen.mccomb@ci.seattle.wa.us.

Workshops, Seminars, & Conferences

National Association of Housing Partnerships Winter Members Meeting - January 13-15, Radisson Miyako Hotel, San Francisco. The meeting will include meetings for NAHP's four Working Committees (Multi-Family Development, Homeownership Counseling, Network Development, and Single-Family Development) as well as concurrent sessions on the Housing Partnership Development Fund, Homeownership Counseling, and Major Issues Confronting Housing Partnerships, a meeting to further define NAHP's future shape and mission, and a tour of several housing properties developed by BRIDGE Housing Corporation, one of the nation's largest and most accomplished non-profit producers and owners of multi-family housing. The conference fees are \$290/person including breakfast, lunch, and dinner Friday, and breakfast Saturday; the Thursday Kick-Off Dinner costs an additional \$50. Register to the National Association of Housing Partnerships, 160 State St. - 5th Floor, Boston, MA 02109.

Spectrum One-Day Low-Income Housing Tax Credit Compliance Course - January 19, Holiday Inn Select, Renton WA. One day training seminar that can serve either as basic training for new professionals or a comprehensive review for experience managers. Co-sponsored by AHMA of Washington, Washington State Housing Finance Commission, and WA State Council for Affordable and Rural Housing (CARH). For more info or to register contact: Joe Diehl, WA CARH, 11100 NE 8th Street #410, Bellevue WA 98004-4441. Tel. 425/454-6836, fax 425/454-7695.

Episode 1: Phantom Money – Workshops on Successfully Securing Grants and Loans through FHLB's Community Lending Programs – January 21, Seattle Sheraton Hotel and Tower. This one-day workshop will include sessions on FHLB's Affordable Housing Program, the Home\$tart Savings Program, the Community Investment Program / Economic Development Fund, and Challenge Fund, as well as case studies and training in how to put deals together using all the programs. Workshop fee is \$45. Mail registration form before January 14 to the Federal Home Loan Bank of Seattle, 1501 Fourth Avenue, Seattle WA 98101-1693. Additional workshops will be presented on different dates in Spokane and other NW states. For more info contact Kathy Messenger at 206 / 340-8743.

Northwest Regional Community Land Trust Introductory Seminar - February 10-11, Holiday Inn Downtown, Portland OR. Presented by the Institute for Community Economics (ICE) and sponsored by HUD through

the HOME program. Training topics include: Overview of the community land trust (CLT) model; major CLT ground lease issues; designing resale formulas; community land trusts and the HOME program; basic issues in financing CLT homes on leased land; case studies of community land trusts; and the CLT model as a response to various housing issues. There is no charge for the training, but registration with ICE is required to ensure sufficient materials can be prepared. Register by February 1 to Julie Orvis, ICE, 57 School Street, Springfield MA 01105. For more info call 413 / 746-8660x118, fax 413/746-8862, email JOrvisICE@aol.com.

Strategies for Managing Affordable Housing Investment Programs - March 23-24, Hilton McLean Tyson's Corner, McLean, VA. Sponsored by World Research Group. Presentations for investors in low-income housing tax credit programs on the Community Reinvestment Act, Housing Sector Comparisons, Opportunities in the Secondary Market, Tax Compliance Issues, Partnering Strategies, Exposure Management, and more. Registration fee is \$1495, \$995 for government and non-profit organizations. Register by phone at 800/647-7600 or 212/869-7231, fax 212-869-7311, email info@worldrg.com or www.worldrg.com.

National Low Income Housing Congress 2000 Conference - March 27-29, Washington DC. This conference is an important step in NLIHC's campaign to put housing on the national agenda in 2000. Registration will be available in mid-January. See NLIHC's website for updates, www.nlihc.org.

Pacific Northwest Regional Council of the National Association of Housing and Redevelopment Officials (NAHRO) 2000 Conference - April 30-May 3, Coeur d'Alene Idaho. Registration is \$250, less for early registration, and includes a number of meals. The programs will cover a broad range of subject matter; agency awards, resident scholarships, and the President's Award will be presented. Additional information will be posted on the PNRC website, www.pnrcnahro.org.

Employment Opportunities

New Listings

Facilities Director, Plymouth Housing Group
Responsible for oversight of the maintenance department, including completion of maintenance and repairs to all PHG buildings. Coordinates and assigns work to maintain all buildings, including carpentry, plumbing, and electrical work. Evaluates immediate and preventative maintenance issues.

Creates and maintains relationships with outside contractors. Construction management of new housing projects. Requires HS diploma or equivalent; 5 years experience in multi-family housing maintenance; 3 years supervisory experience; ability to work with diverse groups of people and to communicate effectively. Salary range \$47,000 - \$57,000 DOE plus benefits. To apply request application from: Plymouth Housing Group, 2209 First Avenue, Seattle WA 98121. For more info telephone 206 / 374-9409x102, fax 206 / 374-0602, email jobs@plymouthhousing.org. OPEN UNTIL FILLED.

Housing Development Specialist, Office of Rural and Farmworker Housing

The Office of Rural and Farmworker Housing is a statewide nonprofit affordable housing developer and technical assistance provider specializing in multifamily rental housing for farm workers and other rural low-income residents. The Housing Development Specialist is responsible for all aspects of the housing development process. Requires thorough knowledge of and experience in affordable housing development or community development and finance; experience working with nonprofits, public agencies, community representatives, lenders, and others involved in the development process; excellent problem-solving, analytical, and project planning and management skills. Salary range \$28,000 - \$48,000 DOE plus benefits. To apply send letter of interest and resume BY JANUARY 25 to: Office of Rural and Farmworker Housing, 1400 Summitview Avenue #203, Yakima WA 98902, fax to 509/575-3845, or email to LWORFHAN@aol.com. Call 509/248-7014 for more info.

Housing Manager, Plymouth Housing Group

Responsible for developing, recommending, and implementing management policies and procedures to ensure that PHG's buildings are effectively managed: safe, clean, cost-efficient, and well-maintained. Requires BA degree and 2 years experience in property management or combination of education and experience; knowledge of and sensitivity to needs of low-income population, both those with special needs and the working poor; demonstrated ability to work with staff from different cultural backgrounds and different skill levels; understanding of issues relating to housing management; knowledge of and connections with community placement agencies and resources; computer experience. Salary range \$30,000 - \$34,000 DOE plus benefits. To apply request application from: Plymouth Housing Group, 2209 First Avenue, Seattle WA 98121. For more info telephone 206 / 374-9409x102, fax 206 / 374-0602, email jobs@plymouthhousing.org. OPEN UNTIL FILLED.

Project Manager, Delridge Neighborhood Development Association

DNDA, a tax-exempt nonprofit corporation working with residents, businesses, and institutions to build a thriving Delridge community in southwest Seattle, is seeking a full-time Project Manager. Depending on experience, the project manager will work with or without assistance on multiple community, economic development, and/or property development projects in the Delridge District. Responsibilities include making and maintaining contacts in a diverse community; community organizing; project budgeting, scheduling, fundraising, and finance; managing project partners, volunteers, and consultants; organizing and facilitating meetings and making public presentations, etc. Salary range \$25,000 - \$40,000 DOE, plus benefits. Requires great people skills, demonstrated leadership and project management skills, and demonstrated interest in community building, community organizing / empowerment, and community development. To apply, send letter of interest, resume, professional writing sample, and list of 3 professional references to: DNDA, PO Box 46458, Seattle WA 98146. Contact Paul Fischburg at 206 / 933-3328 for more info. OPEN UNTIL FILLED.

Resource Development Director, Plymouth Housing Group

Responsible for planning, developing, and managing all aspects of the organization's fund development and public relations. The position supervises 2.5 staff and serves as the development liaison with the Board of Directors. Major job functions include: coordinate fund-raising plans, create system for prospect research and follow up, research and write grant proposals, develop the donor base and types of fund-raising events, negotiate in-kind donations, provide support and coordination for special events and fund-raising activities, and maintain records and reporting systems. Requires minimum 3-5 years experience in fund development, public relations, and non-profit management; proven success in community relations, grant writing, annual campaign management, and prospect research; computer literate; excellent communication skills. Prefers BA degree in Business, Management, or Marketing, and public relations experience. Salary range \$47,000 - \$57,000 DOE plus benefits. To apply send letter of interest, resume and application to: Plymouth Housing Group, 2209 First Avenue, Seattle WA 98121. For more info telephone 206 / 374-9409x102, fax 206 / 374-0602, email jobs@plymouthhousing.org. OPEN UNTIL FILLED.

Previous Listings

Housing Developer, Beacon Development Group

Seeking an energetic, experienced individual to work to support nonprofit organizations, community and faith-based groups by providing quality affordable and low-income housing development and consulting services. Applicant must have at least 5 years experience as project manager for multiple affordable housing development projects and expertise in finance, development, and project construction / rehab management. Salary range from \$44,000 - \$52,000 DOE plus benefits. Send resume, cover letter, 3 references to: Loretta Wright, Beacon Development Group, 1920 East Madison St., Seattle, WA 98122. OPEN UNTIL FILLED.

Assistant Controller, Capitol Hill Housing Authority

To provide assistance on a broad range of accounting functions at a dynamic agency that develops and manages affordable housing. Excellent salary/benefits. Requires college degree and 2 yrs experience in a broad range of accounting and advisory functions; prefers CPA or CPA candidate. To apply send resume/salary history to: Ed, CHHIP, 1406 10th Ave. #101, Seattle WA 98122. Fax (206) 329-1857, email chhip01@uswest.net.

Administrative Assistant, Common Ground

Nonprofit housing organization located in Pioneer Square seeks experienced Administrative Assistant. Duties include reception, office management, clerical support of financial and development staff, and light bookkeeping. Work with great people in a pleasant environment for an important cause. Looking for a professional with good skills, good judgment, and a sense of humor. Full time position, competitive salary with excellent benefits. Send resume and cover letter to: Common Ground, 110 Prefontaine Place S, #504, Seattle WA 98104; or fax to (206) 461-3871. EOE. OPEN UNTIL FILLED.

Development Officer, Enterprise Social Investment Corporation (ESIC)

ESIC, the nation's leading sponsor of affordable housing through the Low Income Housing Tax Credit (LIHTC), is seeking talented, motivated, and experienced real estate professionals with exceptional leadership who are able to prosper in a fast-paced, entrepreneurial atmosphere. Requires strong financial and analytical skills, 3 years experience in real estate development, BS in finance or related field (MA preferred); experience working with nonprofit organizations and the LIHTC preferred. Position based in Portland, OR. Competitive salary and benefits. Send resume to: ESIC, 1020 SW Taylor, Suite 800, Portland OR 97205, or fax to (503) 223-0955.

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.

UW Law School Affordable Housing and Community Development Clinic

The Univ. of Washington Law School is seeking applicants for a tenure-track position. Applicants must have been admitted to practice law in some state for a minimum of 3 years and have substantial practical experience in transactional law, including real estate, corporate, tax, and housing and community development. The position involves: directing a clinical program in housing and community development; teaching law students skills relating to transactional, housing and community development practice; supervising the students in the provision of legal services to clients. Contact Prof. Alan Kirtley for more info at 206-543-3434 or kirtley@u.washington.edu. To apply, send resume/ cover letter to: Prof. Penny Hazelton, UW School of Law, 1100 NE Campus Parkway, Seattle WA 98105.