

Housing News

February 16, 2000



Housing News is a publication of the Housing Development Consortium of Seattle - King County
1000 8th Avenue, Suite 105 • Seattle, WA 98104-1201 Phone 206/ 682-9541 • Fax 206/ 623-4669
Carla Okigwe, Executive Director hdcking@hdc-kingcounty.org Paul Lambros, Board President

“The Voice for Low Income Housing in King County”

Federal Budget

“Housing advocates have reason to feel upbeat about the position from which we are starting this year,” says Sheila Crowley, President of the National Low Income Housing Coalition. “Besides more money, the budget request incorporates some good policy proposals.”

The Clinton housing budget is up \$6 billion to \$32 billion, with an increase for virtually all housing programs. It includes:

- More than has ever been allocated to the McKinney Homeless Assistance Program
- Mainstreaming Shelter Plus Care into the Section 8 program to provide permanent support for the “permanent homeless” projects.
- 120,000 new vouchers—60,000 fair share, 32,000 welfare-to-work, 18,000 currently homeless and 10,000 for a new pilot program (see next item)
- A new mixed income pilot program under which 10,000 vouchers will be allocated to states along with their tax credits; at least 75% must be used by households with incomes less than 30% of median, and can be in no more than 25% of the units in any new development; units will be backed by FHA; a one time \$8 million for incentive payments to developers who build units targeted to special needs.
- A new \$50 million in grants to states and localities to subsidize new, mixed-income assisted living units (Section 202).
- Moving the Resident Opportunity and Self Sufficiency program from a CDBG setaside to the Public Housing Capital Fund
- Allowing housing authorities to collect a one-month security deposit
- Raising FHA mortgage loan limits to match Fannie Mae and Freddie Mac limits.
- Raising the low income housing tax credit from \$1.25 to \$1.75 per capita and indexing it to inflation.

“Indications are that the budget caps, which dominated last year’s budget debate, are all but forgotten this year,” notes Crowley. “There is a tacit acknowledgement by both the Administration and Congress that the caps are no longer workable, requiring cuts that are too deep to be politically feasible, especially while everyone is celebrating the budget surplus and the booming economy.” Congressional budget committees plan to have their budget resolution completed by March 15, a month earlier than usual.

For details and comparative charts, see the website for the National Low Income Housing Coalition—www.nlihc.org.

Our Place in the State - Hog Heaven

Over the last ten years King County projects have received **38.5%** of the State’s allocations from the Housing Trust Fund. While this makes sense to us—we have an even higher need, King County looks like a HOUSING HOG to others. A chart handed out at a recent meeting of the State’s Policy Advisory Team lists the historical allocation amounts by county. THE NEXT HIGHEST COUNTY (Pierce) only received **7.1%**, followed closely by only two other counties—Spokane (6.9%) and Snohomish (6.6%). And that’s it, folks. The remainder of our 38 counties received (in)significantly less!

This is the basis of the perennial tussle about whether there should be a limit on the amount awarded to King County projects. Aside from the obvious need argument, we’d like to point out that with the 38.5% of the dollars we produced 42.6% of the total state Housing Trust Fund units—we’ve got leverage! Furthermore, we tackle the hard stuff. While other counties were doing elderly and homeowner units, we did relatively more homeless and generic low income rentals. (Well, OK, we didn’t do any farmworker projects.) So next time the Hog argument comes up, tell people to look a little deeper. The chart is enclosed with this newsletter.

NLIHC Board Vacancies

The nominating committee of the National Low Income Housing Coalition Board of Directors is seeking nominations for new board members to be elected at the NLIHC Annual Meeting on March 29. Nominees must be NLIHC members and represent a constituency that is committed to solving the affordable housing crisis. There are vacancies in the following membership categories: state housing coalitions, low-income people (public- or assisted-housing resident or less than 50% area median income), and at-large. The nominating committee wants to expand the geographic diversity of the board membership. Nominations from states currently not represented are especially welcome. See the NLIHC website (www.nlihc.org) for a current board roster. Forward nominations to: Andy Mott, Nominating Committee Chair, c/o Sheila Crowley, National Low Income Housing Coalition, 1012 – 14th Street, Suite 610, Washington DC 20005, or by email to: sheila@nlihc.org.

“Built Green” Program Looking for Test Projects

The “Built Green” program HDC is helping to develop is seeking projects to test its program lists. Built Green is in the final stages of development, and now needs to develop criteria to define its three progressive levels of achievement. The program works by awarding projects points for different “green” (resource-efficient and/or healthy) features incorporated. Points are then totaled to assess the project’s overall performance. (For example, a project might need 40 points to reach Participant level, 120 for Basic, and 180 for Distinguished.)

At this point we would like to invite developers, architects, or builders to use the Built Green checklist to evaluate their projects. There is one big caveat, however – the program applies at present only to single-family home construction. Otherwise, any project could be evaluated if enough information is available. If you would like to participate or would like more info, contact Rob at HDC: 206/682-9541 or hdeking@hdc-kingcounty.org.

Project Openings & Other Events

Magnolia Villa Feb. 23, 2:00 - 3:30 pm
Developer: Low Income Housing Institute (LIHI)
Location: 1410 Magnolia Street SE, Lacey, WA
Directions: From I-5 take exit 108, Sleater Kinney Road South. Turn right (south) on Sleater Kinney Road and drive about 1.5 miles. Turn right onto 17th Avenue SE, then turn right onto Magnolia Street. Magnolia Villa is straight ahead.
Contact LIHI for more info, 206/443-9935 x113.

Workshops, Seminars, & Conferences

Endangered Species Act Section 7 Review – February 29. King County Housing and Community Development workshop to introduce agencies and city staff to King County’s Section 7 review process, which is required for projects using federal funds as a result of the salmon ESA listing. The workshop will cover evaluating sites for potential ESA issues, preparing effective information for Section 7 review, and budgeting and scheduling for environmental assessments. Call Maureen Kostyack for more information: 206/296-8669.

Regional Conferences on Housing for Homeless People - March 6-7, Sir Francis Drake, San Francisco CA. This conference will bring together grantees and regional housing industry leaders who have been successful in providing supportive housing for homeless people. The conference will explore ways to enhance cooperation between housing developers and service providers, identify resources, and promote creative collaborations and partnerships. Emphasis will be on the unique nature of developing and operating housing for homeless people, and on showcasing best practices. For more information call 1-800-998-9999. Fax registration to: Aspen Systems Corporation, Attn: Janice London at 301/519-5161 before March 4.

Tenant Notification and Relocation – (mid-March date TBA). King County Housing and Community Development workshop covering tenant notification and assistance to tenants who may be permanently or temporarily displaced as a result of a funded housing project. Any applicant who anticipates acquisition of a property with existing residential and/or commercial tenants should attend this workshop or call Pam Blanton at 206/196-8633 for more information.

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.

Affirmative Fair Housing Marketing Plans – March 24. A half-day workshop presented by the Affordable Housing Management Association of WA (AHMA) for both HUD-assisted and USDA multifamily housing programs. The workshop will cover the basics on how to create an affirmative fair housing marketing plan that is comprehensive, serves your needs, meets regulatory requirements, and best serves the diverse communities your property serves. Cost is \$50 per person, with discounts for AHMA and WA-CARH members. Contact Joe at 425/454-6836 for more information.

National Low Income Housing Coalition: 2000 Housing Policy Conference and Lobby Day - March 27-29, Omni Shoreham Hotel, Washington DC. Concurrent presentations and workshops will take place around NLIHC's policy priority areas: housing preservation, vouchers, public housing, housing production, and housing plus services. There will also be time in the evenings for members to organize caucuses around topics of mutual interest. Attendees will receive a copy of NLIHC's annual *Housing Advocates Resource Guide*. Registration fees range from \$100 to \$200 prior to March 1, with discounts available for NLIHC members and low-income persons. Registrations after March 1 are \$225, \$300 on-site. Mail or fax registrations to: NLIHC, 1012 - 14th Street NW, Suite 610, Washington DC 20005; tel. 202/662-1530, fax 202/393-1973. It is also possible to register online. See NLIHC's website for details and updates, www.nlihc.org.

A New Year, A New Century, A New Beginning: The 2000 NAHRO Legislative Conference – March 27-29, JW Marriott Hotel, Washington DC. This conference will cover this year's key legislative issues, including: the 2000 elections, the Quality Housing and Work Responsibility Act of 1998, effects of the 2000 Census on HOME and CDBG programs, HUD's paperless electronic system and downsizing, and funding for FY 2001. NAHRO will sponsor several educational seminars before and following the conference. Registration fees for the conference range from \$395 to \$495, with lower prices for NAHRO members and registrations completed by February 25. Registrations must be on the official NAHRO form, mailed to: NAHRO Conference Registration Center, PO Box 809254, Chicago IL 60680.

Building a Pro-Community Century: From Information to Implementation - March 27-29, The Grand Hyatt Hotel, Washington DC. The annual conference of the National Congress for Community Economic Development will include presentations from government program administrators as well as community development

practitioners, discussions about changes in key community development programs, and information about new federal resources for community economic development. In addition, the presidential candidates have been invited to participate in a forum on housing and community economic development sponsored by NCCED and 23 other national organizations on March 29. Registration fees range from \$295 for NCCED members before March 3 to \$495 for nonmembers registering after March 3; there are also discounts for multiple registrants from the same organization. Register either by fax to 202/289-7051, on the internet at www.ncced.org, or by mail to: National Congress for Community Economic Development, 1030 - 15th Street NW Suite 325, Washington DC 20005. Telephone 202/289-9020 for more information.

2000 Community Reinvestment Conference – April 17-19, Palace Hotel, San Francisco.

Sponsored by the Federal Reserve Bank of San Francisco, this conference is designed to clarify CRA compliance, credit, and investments; generate ideas and contacts to bolster community reinvestment programs; provide experience in creating or refining community development programs; and familiarize people with the new regulatory environment. Registration fees are \$395 per person for financial institutions and for-profit organizations, \$295 for nonprofit and government representatives. Register by March 24 to: Mary Malone, Conference Registrar, Federal Reserve Bank of San Francisco, 101 Market Street, Mail Stop 560, San Francisco CA 94105, or fax to: 415/393-1931.

Fair Housing 2000: Faces of Our Communities – April 20, Sheraton Tacoma Convention Center. The Tacoma Human Rights and Human Services Department 14th Annual Fair Housing Conference will cover how to be more sensitive when interacting with people with disabilities; legal obligations under fair housing laws; how to properly address immigrant housing issues; and much more. For more information call 253/594-7843.

Green Building Gets Real in England – April 20, Seattle City Light. Dr. Jacqueline Glass, of the Oxford University Center for Sustainable Development, will present a lecture on research into the use of concrete or other high-mass structural materials as thermal mass to optimize building interior environments, which offers the potential for reducing energy use and eliminating or downsizing HVAC equipment. For more info contact Northwest Cement Producers Group at 425/453-8060, or email johncement@aol.com.

Pacific Northwest Regional Council of the National Association of Housing and Redevelopment Officials (NAHRO) 2000 Conference - April 30-May 3, Coeur d'Alene ID. 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 info can be found on the PNRC website, www.pnrcnahro.org.

Affordable Housing Management Association of Washington's Annual Meeting and Conference – August 23-24, Fife, WA location TBA. Will include HUD representatives, NAHMA staff and trainers, local workshop leaders, and an array of trade show vendors. Fair Housing, Section 8 update, mark-to-market, physical inspections and comparable rent workshops and other presentations. Registration fee amount TBA, with discounts for AHMA members. Contact Joe at 425/454-6836 for more information.

Low Income Housing Tax Credit Certification Course – Sept. 27-28, location TBA. Presented by Spectrun Seminars. Intensive course covers all aspects of the LIHTC program and compliance issues to earn the C3P Professional designation (Certified Credit Compliance Professional). Course fee \$425 per person. Contact Joe at 425/454-6836 for more information.

Financial Management and Budgeting Workshop – Sept. 29, location TBA. Presented by Spectrum Seminars, this all-day workshop trains people in the financial management of a subsidized property as well as covering the preparation of property-level budgets. Registration fee amount TBA, with discounts for AHMA members. Contact Joe at 425/454-6836 for more information.

Employment Opportunities

Administrative Assistant, St. Andrews Housing Group

Nonprofit housing development group is seeking part- or full-time secretary/receptionist. Salary \$10-12/hr DOE. For more info or to apply contact: St. Andrews Housing Group, 2650 - 148th Avenue SE, Bellevue WA 98007-6452, tel. 425/746-1699.

Director of Housing Development, Low Income Housing Institute

Housing nonprofit seeks Director of Housing Development. Must have 6 years experience in development and finance of low-income housing and in supervision of staff. Salary DOE. Fax resume to Low Income Housing Institute: 206/443-9851.

Executive Director, New Avenues for Youth
NAFY is seeking a highly experienced, energetic individual to lead this young, entrepreneurial organization. The Director will manage a \$1.8 million budget and 68 employees, and will oversee administration, finance, Management Information Systems Development, and other activities. Position located in Portland, OR. Ideal candidate will have at least 5 years management experience and a BA degree. To apply send cover letter and resume BEFORE MARCH 10 to: Waldron & Company, 101 Stewart, Suite 1200, Seattle WA 98101. Tel. 206/441-4144, fax 206/441-5213, email info@waldronandcompany.com.

Executive Director, Pioneer Square Community Development Organization

PSCDO is seeking a highly self-motivated person to serve as executive director for this growing non-profit organization. The position will provide leadership, guidance, and passion to the PSCDO while managing strategic growth and ensuring program and funding stability. The primary mission of the PSCDO is to increase affordable housing within the district, especially artist live/work housing. Salary \$44,000 - \$54,000 DOE plus benefits. For application packet send letter of interest to: Search Committee, PSCDO, 157 Yesler Way, Suite 416, Seattle WA 98104; tel. 206/667-0687, email info@pscdo.org.

Finance Director, Plymouth Housing Group

For not-for-profit low income housing developer/manager. Responsibilities include mgmt of accounting functions including GL, AR, AP, PR, grant compliance, project budgets & financial reporting. Supervise staff of 2. \$55K-\$68K DOE. Strong accounting background. CPA preferred. Letter of interest, resume, PHG application required. Email jobs@plymouthhousing.org, call 206-374-9409 ext. 102 or visit PHG, 2209 1st Ave, Seattle, WA 98121. People of color encouraged to apply.

Housing Developer, Low Income Housing Institute

Housing nonprofit seeks experienced housing developers to handle multiple projects for affordable housing organization. Requires knowledge of public and private funding sources and low-income housing and homelessness issues. Salary DOE. Fax resume to Low Income Housing Institute: 206/443-9851. POSITION OPEN UNTIL FILLED.

Housing Developer, Lutheran Alliance to Create Housing (LATCH)

LATCH, a nonprofit coalition of 33 Puget Sound congregations dedicated to increasing the supply of low-rent housing in the region, is seeking a housing developer. Job duties would include: develop new project opportunities, develop program for site and

financing strategy; coordinate and document community process; prepare financing applications; and assist senior housing developer in project management. Requires bachelor's degree and 2 years experience related to job duties; experience in real estate acquisition, valuation, finance, and low income housing programs highly desired. Salary \$30,000-\$40,000 DOE plus benefits. Less than full time a possibility. To apply send letter of interest and resume to: Katherine Roseth, LATCH, 8757 - 15th Avenue NW, Seattle WA 98117.

Housing Division Manager, Low Income Housing Institute

Nonprofit agency with diverse portfolio of over 900 affordable housing units seeks to fill top level director position. Must have outstanding track record and minimum of 5 years supervisory level experience in property / asset management. Salary DOE. Call for application: 206/443-9935x113. Fax resume to: 206/443-9851, or mail to: Low Income Housing Institute, 2407 First Avenue, Suite 200, Seattle WA 98121. OPEN UNTIL FILLED.

Housing Program Manager, Community Home Ownership Center

Nonprofit agency serving lower- and moderate-income first-time homebuyers seeks a program manager responsible for managing CHOC's homeownership programs. Desired qualifications: supervisory experience; familiarity with nonprofit administration; organizational, presentation, and communication skills; familiarity with real estate / mortgage industry; computer skills. Wants to expand agency's work area from tri-county to statewide in 2000. Prefers college degree with 5 years related experience. Salary range \$27,000-29,000 DOE. Send resume / cover letter to: Carol Gipson, CHOC, 1000 - 2nd Avenue, Suite 2700, Seattle WA 98104.

Legislative Director, National Low Income Housing Coalition

NLIHC is seeking an experienced advocate with in-depth knowledge of federal housing policy and the federal policy-making process, and with well-developed analytical and communication skills. Direct experience with HUD and Capitol Hill preferred. Demonstrated commitment to social justice required. Offers competitive salary and benefits and collegial workplace. Send cover letter and resume to: President, NLIHC, 1012 14th St. NW Suite 610, Washington, DC 20005 or fax to 202-393-1973. AA/EEO.

Senior Development Analyst - Tax Credit Division, Washington State Housing Finance Commission

WSHFC is seeking an analyst responsible for managing a portfolio of multi-family affordable housing proposals from application to project completion, which includes analyses of project feasibility and conformity to Commission policies and goals. WSHFC is a market-driven and self-supporting commission created to provide federal tax incentives and/or below-market rate financing for building, purchase or preservation of affordable housing and non-profit capital facilities. WSHFC prefers candidates with:

- 2-4 years professional experience in real estate finance and development and/or underwriting;
- Knowledge of federal, state, and local housing programs;
- Bachelor's degree in related field (master's degree preferred).

Salary \$38,570-\$49,368 DOQ plus benefits and potential for performance bonuses. To apply send resume, list of 5 or more professional references, and letter of interest to: Sandy Gump, Washington State Housing Finance Commission, 1000 Second Ave., Suite 2700, Seattle WA 98104. Tel. 206/287-4402, fax 206/587-5113. ALL MATERIALS MUST BE RECEIVED BY FEBRUARY 25, 2000.