

# The 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"*

## The Mom's Place: LIHI Helps Mothers in Recovery

On April 25, the **Low Income Housing Institute** (LIHI) celebrated the opening of the Mom's Project. Located in Seattle's Bitterlake neighborhood, at 601 North 130<sup>th</sup> Ave, the project serves chemically dependent low-income women who are pregnant or parenting and their children.

LIHI owns the building but has entered into a long-term lease with Perinatal Treatment Services (PTS). PTS is a DSHS certified, non-profit agency, which provides long-term residential and outpatient services to pregnant and parenting low-income, chemically dependent women and their children. The Mom's Project will serve up to 25 women and 18 children (ages newborn through five years). Women and their children live at the project for up to six-month, during which time they will receive comprehensive counseling and case management services to assist them in living a drug-free lifestyle and in becoming more effective parents. The Mom's Project is one of only a few programs that allow mothers and pregnant women to receive the treatment they need without losing their children. This benefits the women and the children.

LIHI has performed a remodel on the site, which was originally designed as a medical treatment facility. The remodel of the space included the addition of three childcare rooms, a commercial kitchen and other minor changes to make the facility conducive to the needs of PTS.

Funders for the project include: the City of Seattle Human Services Department, **Key Bank**, **King County Housing Community Development**, **Impact Capital**, **Federal Home Loan Bank**, Washington State Office of Community Development and the Channel Foundation. Roger Tucker and Rumi Takahashi of **Environmental Works** served as the architects. The general contractor was John Daniels Construction.

For more information about the project contact Don Riddell at 206/ 443-9935.

## Seattle 2002 Housing Levy: More Proposals

The Seattle City Council is still working on what the housing levy will look like.

Councilmembers Richard McIver and Nick Licata have presented one proposal while Councilmember Jan Drago has her own, as does Council President Peter Steinbrueck.

Councilmember Drago, who wants less impact on taxpayers, has suggested a \$89 million levy over 8 years. McIver and Licata have put forth a proposal for \$95 million over 6 years. McIver argues that the needs for affordable housing are great and that polls show that voters will support a higher level.

The Council proposals are all including approximately \$6 million in interest earnings to be used for the levy programs. HDC is concerned that the interest rate assumptions will cause the interest on bridge loans to be higher. Uncommitted funds or funds not immediately needed are now being used for short-term bridge loans to projects at 0-3%. Bridge loans allow a sponsor to hold a property until all other funds are in place, or help with other short-term project cash needs. If the Council specifies interest earnings, say at 5%, then the bridge loans will have to be lent at that rate--costing projects more, and therefore the projects will need more subsidy from the levy programs. So, it is "earned" on the one hand to be taken away on the other, and thus double counted.

The Council is scheduled to vote June 10 on the ordinance putting the levy to the voters – probably on the September ballot. For the latest HDC levy position visit our website at [www.hdc-kingcounty.org](http://www.hdc-kingcounty.org).

## Staffing Changes at the State

On May 14<sup>th</sup>, the Washington Low Income Housing Congress met with CTED director Martha Choe. Several HDC members attended the meeting. Choe said that Governor Locke concluded there was no legislative will to have two departments, and given the budget climate it was better to cut costs by remerging. The Governor's decision to not pursue a CTED split means that there will be staffing changes. Busse Nutley, Director of the Office of Community Development, will be leaving her post. Choe will operate the re-merged department with two deputy directors, one for each of the old OCD and OTED functions, like two lines of business, since they each have their own coherence and synergy. Jill Nishi will be deputy for OTED, and Martha would like to fill the OCD deputy position as soon as possible.

Choe said she is a believer in leveraging and partnering. She welcomes input and advice--and even reads and responds to her emails! She asked for advice on what to do, given the budget cuts that will happen next session. Housing Congress attendees were generally very impressed with the meeting.

### **Buildable Land Five-Year Evaluation Report for King County**

At the May 22, 2002 meeting of the King County Planning Council the findings of the Buildable Lands Five-Year Evaluation Report for King County will be presented. Under the Growth Management Act King County and five other counties must report every five years on their capacity to accommodate growth during the 20-year Growth Management period. Between 1993 and 2000 King County gained nearly 75,000 housing units (accommodating about 170,000 people), or 38% of the residential growth target. The report found that King County has the capacity for 263,000 more housing units. This is more than twice the capacity need to accommodate the remainder of the 1992-2012 household growth targets. The report also found that King County contains more than 26,000 acres of vacant or potentially redeveloped residential land. These findings indicate that King County will be able to meet its targets without expanding the Urban Growth Area. To read a copy of the summary visit [www.metrokc.gov/exec/orpp/gmpc/agenda.htm](http://www.metrokc.gov/exec/orpp/gmpc/agenda.htm)

### **Random Drawing for KCHA Waiting List**

On June 4, 2002 the King County Housing Authority (KCHA) will begin accepting applications for placement on the Section 8 Rental Assistance waiting list. Applications will be available from June 4 to June 18. Applications may be downloaded at

[www.kcha.org](http://www.kcha.org) at KCHA offices. After June 18<sup>th</sup> a drawing will be held to determine random placement on the waiting list. One application per family will be accepted. Applicants must qualify as homeless, living in substandard housing or paying more than 50% of income for rent.

### **Federal Legislative Update**

*Source: National Low Income Housing Coalition Memo to Members. 5/3/02 & 5/12/02, 5/17/02.*

**House Supplemental Budget**- On May 15 the House Appropriations Committee passed the supplemental appropriations bill for FY02. The bill includes \$600 million in rescissions from HUD FY02 funds to be diverted to other uses. First, \$300 million of Section 8 funds not obligated will be rescinded. Second, the bill will rescind a \$300 million pool of funds intended for the rehabilitation of assisted multifamily housing from Interest Reduction Payments (IRP) recaptured by HUD. Rescissions from HUD amount to half of all the rescissions in the bill. Housing advocates has expressed their concern about the trend of rescinding Section 8 budget authority, as well as HUD's recalcitrance in spending the IRP funds on their intended purposes, thus leaving them open for rescission. The House bill is expected to reach the floor later this week.

**H.R. 4737** – This bill is the Republican proposal for reauthorizing TANF. It passed the House on May 16<sup>th</sup> by a vote of 229 to 197. The bill would impose stricter work requirements on recipients, would require state to increase the proportion of recipients participating in work activities, and would narrow the types of activities that count as work. Despite increasing the requirements imposed on individual and states the entire value of the TANF block grant would remain static at \$16.5 billion annually. Child care funding would increase by only \$1 billion in mandatory and \$1 billion in discretionary spending.

Under the bill public housing and homelessness assistance would be added to the "superwaiver" list. The superwaiver provision would permit agency heads, at a governor's request, broad authority to waive program requirements imposed by Congress and the regulatory process. Although called a "demonstration" the superwaiver legislation does not have the limitations associated with previous demonstrations. Under H.R. 4737 governors could request waivers of requirements (such as the imposition of time limits or work requirements) for public housing and McKinney-Vento homeless programs. The superwavier authority is making anti-poverty and housing advocates very fearful that hard-won legislative and regulatory provisions could be obviated at the will of a governor and the Administration.

**S. 2524** –On May 15, Sen. Evan Bayh (D-IN) introduced S. 2524 which would reauthorize TANF. The bill would increase work requirements for recipients and would require states to increase the number of recipients working to 70%. Unlike the bill passed by the House, it would provide \$8 billion in additional childcare funding. Under the bill, TANF funds used for housing assistance would no longer count against recipients' TANF time requirements.

**National Housing Trust Fund** – The National Housing Trust Fund continues to gain support. S. 1248 now has 27 co-sponsors from 16 states. H.R. 2349 has 176 co-sponsors. More than 2,000 organizations, municipalities, elected officials and newspaper editorials across the country have endorsed the establishment of a National Housing Trust Fund. This shows the strong grassroots support for the idea. To add your endorsement to the National Housing Trust Fund visit [www.nhtf.org](http://www.nhtf.org).

### **Affordable Housing Month**

September is Affordable Housing Month. All over the state housing organizations will look for ways to promote affordable housing and to remind legislatures of the important role affordable housing plays in the community.

Here are some of the activities HDC is planning:

- HDC in partnership with the Master Builders will run a series of TV ads featuring vignettes showing the positive impact of affordable housing.
- Affordable Housing Night at the Mariners. On September 18, over 250 HDC members will attend the Mariners game. Joyce may even make us all wear housing hats.
- HDC Awards Event. In September, HDC will hold it's second award event to honor our members and others in the community who are dedicated to the affordable housing cause.

What does your organization have planned?

### **Workshops, Seminars & Conferences**

**Contracting with Public Entities In Washington, May 22, Seattle, WA.** This one-day seminar will cover practical approaches to public works construction contracting. Cost: \$289. To registers visit [www.lorman.com](http://www.lorman.com).

**Energy Out West, May 20-24, Spokane.** Join the Western Regional Weatherization Network and learn the most current tips, tricks and practices for doing energy retrofits on the housing stock in your area. Find out what is going on in the energy

efficiency world from beginner to advanced, in the classroom, and with hands-on tutorials. For more information call 253/ 445-4575.

**Developing an Emergency Procedures Plan and Working with the Media, May 24, 9am-4pm, Seattle, WA.** Presented by AHMA this one-day course enables those working in affordable housing to plan and prepare for emergencies that might involve their properties. The course provides ideas for establishing a plan and working with the press in a manner that provides information without creating liability for the owner and manager. Cost: \$175 (members of AHMA, HDC, WAHSA and WA-CARH) or \$200 (non-members). To register call 425/ 454-6836.

**Design Review for Project Managers, June 3, Seattle, WA.** Presented by Impact Capital, this covers ways to manage the relationship between the owner and architect and the general contractor during the evolving design process. Cost: \$125. To register call 206/ 587-3200 ext 113.

**Construction Project Management, June 4-5, Seattle, WA.** Presented by Impact Capital, topics covered in this class include a review of AIA documentation for field supervision, payment system and job closeout; communication and negotiation skills for job progress meetings; and an examination of the certificate of occupancy process review techniques. Cost: \$220. To register call 206/ 587-3200 ext 113.

**Seattle Human Services Summer 2002 General Meeting, June 5, 2:00pm-4:00pm, East Cherry YWCA.** Human Services dialogue with Mayor Greg Nickels - voice your concerns, ideas, issues, questions, solutions. For more info contact Peggi or Julia at 206/ 325-7105.

**Puget Sound Home Buying Expo, June 15<sup>th</sup>, 10:00am-4:00pm, Stadium Exhibition Center.** Take this opportunity to gather valuable consumer information on all aspects of home buying and selling. For more information visits [www.homebuyingexpo.com](http://www.homebuyingexpo.com).

**National Alliance to End Homelessness Annual Conference and Training Institutes, July 17-20, 2002.** Save the Date!

**\*\*\*EMPLOYMENT OPPORTUNITIES\*\*\***

**See [www.HDC-KingCounty.org](http://www.HDC-KingCounty.org)  
for up-to-date job announcements!**

**Accounts Receivable Coordinator, Plymouth Housing Group.** Responsible for full-cycle AR relating to billing & collection of rents, preparing reports & reconciling payments from agencies. Qualifications: AA in accounting & 2 years full cycle AR exp, Excel, accounting software & familiarity with AMSI or other property management program. Salary: \$25,000-\$28,000 DOE + benefits. To apply send letter of interest and resume to PHG, 2209 First Avenue, Seattle, WA 98121.

**Business Manager, The Wintonia, Archdiocesan Housing Authority.** This position is responsible for facility operations, tenant management, bookkeeping, coordinating with SHA, monitoring contracts, collectibles and payables. Qualifications include: program /financial management experience, excellent bookkeeping/accounting skills, access to car and available to be on-call some weekends, background in subsidized housing programs. Salary: \$25,391-\$28,032 (DOE). To apply send cover letter and resume to : AHA, HR-WIN, 1902 Second Ave, Seattle, WA 98107. **OPEN UNTIL FILLED.**

**Executive Director, Lutheran Alliance to Create Housing.** LATCH devotes its \$500,000 budget to developing multi-unit cooperative family housing, advocating public housing policy, and managing 128 housing units. Applicants must have a business management background or a college degree in a business-related field, experience in a nonprofit organization, and interest in housing development. Responsibilities: Fund development; marketing; financial and personnel management; policy advocacy; housing development and management. Salary: \$50,000 to \$60,000 + benefits. To apply send letter or interest, resume and 3 references to: Tim Jorve, LATCH , 8757 15<sup>th</sup> Ave NE, Seattle, WA 98117 or email tim@latch.org. For more information visit [www.latch.org](http://www.latch.org). **CLOSES JUNE 15**

**Facilities/Asset Manager, Low Income Housing Institute.** Supervise maintenance dept, capital improvements, property management agents & other asset management functions. Salary DOE. See [www.lihi.org](http://www.lihi.org) for more details or fax resume and cover letter to 206/ 443-9851.

**Housing Developer, Seattle Housing Authority.** This position will assist in the acquisition, financing, development and construction of non-traditional public housing and other affordable housing development projects, as well as site selection, feasibility analysis, budget/pro forma development, funding applications, loan closing, and the design and construction processes. Qualifications include: four years experience in housing development, financing, budgets and project management, plus a BA in a related field. To apply

contact the Seattle Housing Authority at 206/615-3535.

**Housing Manager, Plymouth Housing Group.** Responsible for developing, recommending and implementing management policies and procedures to ensure buildings are managed effectively. Qualifications: BA is related field, excellent supervision skills, knowledge of HUD, low-income tax credit compliance and regulations. Salary: \$33,000 to \$41,000 DOE + benefits. To apply send letter of interest and resume to PHG, 2209 First Avenue, Seattle, WA 98121.

**Housing Stabilization Specialist, Plymouth Housing Group.** Responsible for assisting individuals who are transitioning from the streets into permanent housing in surmounting barriers to housing stability. Qualifications: BA/BS in Social Work or related field, 2 years experience with homeless, low-income, CD/MI, knowledge of local resources. Salary: \$25,000 to \$28,000 DOE + benefits. To apply send letter of interest and resume to PHG, 2209 First Avenue, Seattle, WA 98121.

**Office Manager, Plymouth Housing Group.** This position assists the Deputy Director and other director level staff. Major areas of responsibility include team and committee support; office, HR, and finance support; special project work; and routine duties essential the operation of PHG's administrative offices. Qualifications: AA degree in math, accounting, business or related field, five years of experience of administrative or secretarial experience in office management. Salary: \$33,000-\$35,000 DOE + benefits. To apply send letter of interest and resume to PHG, 2209 First Avenue, Seattle, WA 98121.

**Resident Programs Coordinator, Low Income Housing Institute.** This is a VISTA position. This position will conduct a thorough evaluation of current resident programs; develop five new programs for residents of LIHI properties; establish community partnerships, and create a "How-To" guide for LIHI Program Staff about developing resident programs. Salary: \$850/month stipend plus \$4,725 education award or \$1,200 cash award upon completion. To apply contact the Fremont Public Association's recruitment line at 206/ 675-3200 or apply on-line at [www.fremontpublic.org/vols/mlk\\_vista.html](http://www.fremontpublic.org/vols/mlk_vista.html).

**Supportive Housing Program Coordinator, Low Income Housing Institute.** This is a VISTA position. The VISTA Volunteer will play a key role in developing and implementing the operations of the IDA program at LIHI properties. The VISTA will coordinate efforts to link residents with financial education, utilizing LIHI's computer centers, in-

home access and outside training and resources a, and develop new programs to increase banking, budgeting and information sharing among residents. Salary: \$850/month stipend plus \$4,725 education award or \$1,200 cash award upon completion. To apply contact the Fremont Public Association's recruitment line at 206/ 675-3200 or apply on-line at [www.fremontpublic.org/vols/mlk\\_vista.html](http://www.fremontpublic.org/vols/mlk_vista.html)

**Technology Program Coordinator, Low Income Housing Institute**

This is a VISTA position. This position will be responsible for designing and implementing programs to provide tools for low income families and individuals to access technology. The VISTA will help to establish computer labs and programming in several LIHI housing developments, and will coordinate community partners and residents in expanding a program to place computers directly in the homes of residents. Salary: \$850/month stipend plus \$4,725 education award or \$1,200 cash award upon completion. To apply contact the Fremont Public Association's recruitment line at 206/ 675-3200 or apply on-line at [www.fremontpublic.org/vols/mlk\\_vista.html](http://www.fremontpublic.org/vols/mlk_vista.html)

**DEADLINE FOR NEWS ITEMS  
IS THE 12<sup>th</sup> OF EVERY MONTH.**