

The Housing News

July 19, 2002
Short & Sweet Summertime Edition



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"

HDC Members' Project Database

Every year HDC updates our database of members' projects. This database collects information on all the projects our members are involved in. We use this information in our policy and advocacy work. This year we have refined the database to improve our ability to search for specific information. Here are some of the results:

Total Number of HDC Members' Units: 13,599

Total Number of HDC Members' Projects: 445

Number of Units Funded by the Seattle Housing Levy: 2,008 (168 projects)

Number of Units Funded by the Housing Trust Fund: 3,401 (106 projects)

Number of Units Serving 30% MAI and Below: 3,184 (157 projects)

The numbers we are able to produce from the database are only as complete as the information we receive from members. We are hoping to further refine and get more complete numbers on funding sources and people served in the future. Copies of the Project Data Report will be sent to members in August. If you have any questions about this report please contact Sarah Morgan at 206/ 682-9541 or hdcking@hdc-kingcounty.org.



Housing Matters

A "SALUTE TO SUCCESS" CELEBRATION
SPONSORED BY WASHINGTON MUTUAL

TUESDAY, SEPTEMBER 24, 2002 • 4:30 TO 7:00 P.M.

AWARDS PRESENTATION • LIGHT SUPPER AND DRINKS
LOTS OF FUN

Watch for your invitation in the mail!

State Budget Cuts

With revenue forecasts only slightly less bleak, the Governor must make nearly a **billion** dollars in cuts from the next biennium operating budget, 2003-2005. This is on top of over a billion in cuts for the current biennium.

Instead of requesting departments to submit scenarios with cross-the-board percentage cuts, the Governor is asking each department to rate all its programs in relation to its core mission by three categories—high, medium and low. At least one third of the budget must be in the low category.

At CTED this exercise will be done separately for each of the two offices—OCD and OTED. Sung Yang, acting deputy director for OCD, is asking for stakeholder input. He says most of OCD's budget is pass-through funding from non-state sources, but OCD must include the pass-through programs in the exercise. Though this approach forces departments to define their core missions (perhaps for the first time), it does not look at the overall picture of state-provided services, including interrelationships and overlap, and it does not force totally new ways of doing business. Yang says there is a Governor's Task Force examining "Government for the New Millennium" to address the big picture. Email your comments to sungy@cted.wa.gov

National Housing Trust Fund Update

On June 20th the National Housing Trust Fund was approved as an amendment to H.R. 3995 (the Omnibus Housing Bill) by a vote of 33-28. One Republican representative voted in favor of the

amendment leaving the door open for the measure to be reconsidered. When the committee reconvened on July 10th the amendment was removed by a vote of 34-35. It seems that National Housing Trust Fund fell victim to party politics. Several Republican Reps who had signed on as co-sponsors of the bill ended up voting against it at the insistence of their party.

During the debate over the NHTF, Rep. Sue Kelly (R-NY) offered a substitute amendment that would create one-for-one matching grants for state and local housing trust funds, subject to appropriations. This amendment is more prescriptive than the NHTF as it would require states and localities to set up housing trust funds in order to qualify for federal grants. The NHTF would provide for a four to one federal match of state and local housing spending, whether in the form of a trust fund or not. Rep. Kelly's amendment calls for 75% of funds to be targeted to rental housing for extremely low income families, with 25% left for housing for low income families (either rental or homeownership). The amendment was further amended by Rep. Doug Bereuter (R-NE) to require an allocation of 40% of any funds appropriated to state and 60% of funds to localities. This amendment may make the program difficult to implement as the resources of state and local housing trust funds to be matched are unlikely to divide exactly the same percentages as required by the amendment.

Housing advocates are pleased that the committee recognized and acted on the need for new production of housing for extremely poor people. However, they are disappointed that the amendment passed in lieu of the NHTF is modest and limited in scope.

Yes For Homes Update

The Yes for Home campaign is rolling along. Volunteers are busy canvassing. The campaign has raised over \$200,000. But the big push is yet to come. There are only eight weeks left until the election. HDC members' help is needed in getting the word out.

Here are four things you can do to help the campaign:

1. Take a yard sign and put one up in your yard;
2. Sign up to help in the levy campaign;
3. Endorse and contribute money to the Yes for Homes campaign. Encourage others to do the same;
4. Vote yes for the Levy September 17! Remember it is the only time it will be on the ballot.

To make donations or to volunteer for Yes for Homes, contact Chris Gregorich at 206/ 956-9238 or email YesforHomes@yahoo.com.

House Omnibus Spending Bill

On July 10 HR 3995, The House Omnibus Spending Bill passed out of committee by a voice-vote. Besides the NHTF amendment (see story on front page) several other housing amendments were added.

The Ney-Ross amendment would allow the prepayment of Section 515 and 514 rural properties. While the amendment authorizes enhanced vouchers for the tenants, prepayment would be permitted whether or not such vouchers were available. Rep. Doug Beretuer (R-NE) offered an amendment that would require advance appropriations for enhanced vouchers in order for prepayment to be allowed. However, owners would not be obligated to accept the vouchers. Advocates believe that the Bereuter amendment will make prepayment less likely.

Rep. Mel Watt (D-NC) introduced an amendment that would allow public housing agencies to increase their payment standards on Section 8 vouchers to 120% without receiving permission from HUD. Rep. Barbara Lee (D-CA) offered amendment that protects victims of domestic violence from eviction on the basis of the domestic violence.

Federal Legislative Update

Source: National Low Income Housing Coalition Memo to Members. 6/28/02 & 7/12/02.

S. 2721- Housing Voucher Improvement Act of 2002- Introduced on July 11 by Sen. Paul Sarbanes (D-MD). The bill would authorize a range of new tools to improve the ability of voucher holders to successfully use their vouchers. The bill would authorize thrifty production vouchers, to cover operating costs on units developed for tenant at 30% MAI and below.

S. 2711 – This bill introduced by Sen. Patrick Leahy (D-VT) would provide transitional housing assistance for victims of domestic violence. The bill was referred to the Senate Committee on Banking, Housing and Urban Affairs.

S. 2648 - This bill, introduced by Sen. Tom Hutchinson (R-AR) would reauthorize TANF, with a focus on access to childcare. The bill was referred to the Finance Committee.

S. 1210 & H.R. 1387 – These bill both provide for the reauthorization of the Native American Housing and Self Determination Act through 2006. H.R. 3995, the omnibus housing bill that passed out of committee on July, reauthorizes NAHSDA through 2004.

USDA Spending Bill - On July 11, the House Appropriations Committee passed an FY 2003 spending bill for the USDA, which includes the Rural Housing Services programs. The Administration had proposed substantial cuts to the major rural programs, but those cuts were rejected by the committee. Section 515 received a \$5 million increaser to \$116 million. Section 502 received a \$5 million increaser to \$1.048 billion, instead of the proposed \$122 million cut.

Affordable Housing Month

September is Affordable Housing Month. All over the state housing organizations will look for ways to promote affordable housing and to reminded 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 adds featuring vignettes showing the positive impact of affordable housing.
- Affordable Housing Night at the Mariners. On Monday, September 16, over 250 HDC members will attend the Mariners game. Joyce may even make us all wear housing hats.
- HDC Awards Event. On September 24, 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

Governor's 2002 Economic Development Summit, September 12-13, Spokane, WA. Presented by the Office of Trade and Economic Development the conference will focus on leadership, partnership, recovery, and results. You will leave with tools, information, and knowledge to enhance the economic vitality of your community – and the state. To learn more visit www.oted.wa.gov.

The Nuts and Bolts of Asset Management, September 19-20, Seattle, WA. Presented by Impact Capital this hands-on course will allow participants to explore the full range of an asset manager's responsibilities. Cost: \$350. To register,

or for more information, go to www.impactcapital.org/training/registration.cfm or call Carrie Byron at 206-587-3200.

Spectrum C3P Certification Program, October 8-9, Seattle, WA. A comprehensive two day training and certification program on the Low Income Housing Tax Credit. Cost: \$425 per person. To register visit www.spectrumseminars.com.

Spectrum S.T.A.R. Certification Program (Rural Development 515), October 10-11, Seattle, WA. A comprehensive two day training and certification on the Rural Development 5151 Program. Cost: \$375 per person. To register visit www.spectrumseminars.com.

Housing Washington 2002, October 30-November 1, Hilton Seattle Airport Hotel and Conference Center. A three day affordable housing conference. Save the Date! For more information visit www.wshfc.org/conf.

EMPLOYMENT OPPORTUNITIES

See www.HDC-KingCounty.org

for up-to-date job announcements!

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.**

Donor Development Coordinator, Plymouth Housing Group. This position will provide coordination and administration for the ongoing cultivation and two-way communication of individual donors and key prospects for the solicitation of contributions through major gifts and planned gifts. Qualifications include a BA/BS in relevant field or combination of education and experience, three years of progressively responsible and proven experience in financial sales, marketing or major donor management. Salary: \$30,000 - \$35,000 plus benefits. To apply submit resume to PHG, 2209 1st Ave, Seattle, WA 98121 or jobs@plymouthhousing.org. **OPEN UNTIL FILLED.**

Communications Specialist, PorchLight

This position will develop and implement an information program for SHA's PorchLight department. The position will write, edit and coordinate publication of information materials to provide applicant and participants of SHA housing programs the information they need to apply for housing assistance, make appropriate choices among programs, and successfully participate in the programs after admission. Qualifications: BA in English, PR or Communications, plus three years increasingly responsible experience in communications or marketing. Salary: \$47,000 + Benefits. To obtain an official application packet call 206/ 615-3577. **CLOSES JULY 31.**

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 for more details or fax resume and cover letter to 206/ 443-9851.

Housing Assistant, Low Income Housing Institute This position is responsible for providing program and technical support to the Housing Management Department. Duties include: assisting staff with administrative and program work related to the preparation of permanent and transitional housing and social service projects; troubleshooting applicant and resident concerns, as well as coordinating the housing application process within the main office. Qualifications: four years of progressively responsible related work experience, excellent organizational skills. Salary: \$11.87-\$14.26/hour DOE, + benefits. To apply send a cover letter and resume to: LIHI, Attn: Human Resources, 2407 1st Ave, Suite 200, Seattle, WA 98121. **OPEN UNTIL FILLED.**

Housing Project Manager, King County Housing finance Program This is a full-time temporary position through December 2002. Duties include development of contract documents, auditing and processing invoices, conducting site inspections, providing technical assistance to project sponsors, and monitor project progress for compliance with contract requirements. Master Degree plus two years experience in housing finance, project management, planning and/or development is required. Salary: \$43,789-\$55,692 DOE + benefits. To apply send letter of interest and resume to Maureen Kostyack, Coordinator, King County Housing Finance Program, 821 Second Ave, Suite 500, Seattle, WA 98104.

Lobbyist, Children's Alliance. The Lobbyist is a full time, permanent staff position at the Children's Alliance. The position combines government relations, public policy, coalition building and

community mobilization work. This position is based in the Seattle office. A full time presence in Olympia is expected during state legislative sessions. Ability to travel and work a flexible schedule is required. Health, dental, and retirement benefits included. Salary \$40,000. People of color and women encouraged to apply. Please submit letter of interest and resume to: Jon Gould, Deputy Director, Children's Alliance, 2017 E. Spruce St., Seattle, WA 98122 or fax to 206.325.6291.

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.

Senior Housing Developer, Housing Resources Group HRG seeks a Senior Housing Developer to identify, originate, and coordinate all aspects of affordable housing development projects including feasibility, design, community outreach and fundraising. This person will provide team leadership, collaborate with other housing developers and development partners. HRG currently has \$92 million in construction and pre-development, \$145 million is existing real estate assets, a \$2.8 million operating budget, 1,550 units in property management and 78 employees. Please see HRG website (www.hrg.org) for further duties, desired qualifications, and information on how to apply. **OPEN UNTIL FILLED.**

DEADLINE FOR NEWS ITEMS IS THE 12th OF EVERY MONTH.