

Housing News

December 20, 2001



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 Village at Overlake Station, Redmond

King County Housing Authority Opens Transit Oriented Development Project

On December 11 the **King County Housing Authority** (KCHA) celebrated the opening of the Village at Overlake Station, the first in a series of transit oriented development (TOD) projects. The Village at Overlake Station is located at 2650 152nd Avenue in Redmond.

TOD projects seek to solve two of the Puget Sound region’s problems, high housing costs and traffic congestion, at once. A TOD development is a compact, mixed-use activity area centered around a transit station that encourages residents, workers and shoppers to drive their cars less and ride mass transit. The Overlake project is the first in the nation to use the TOD concept with buses (usually they are based around rail stations). At Overlake the housing is built over a park-and-ride and a transit station, conserving valuable space by building up, not out. To encourage the use of public transportation by residents, each household will receive a free monthly bus pass for the first two years of their residence.

This will balance a limit of one parking spot per household. Rhonda Rosenberg, KCHA, doesn’t think the limited parking will be a problem for residents. “For people at this income level, the ability not to have two cars is very freeing,” she said. The park-and-ride also features spots for Flex Car, a car-sharing program.

When the project is completed it will have 308 units: 175 studios, 118 1-bedrooms, 107 2-bedrooms, and 9 3-bedrooms. Rents range from \$660 to \$1,007 a month. The project is meant to provide work force housing, serving the needs of those in entry-level jobs. To this end it has an income limit of 60% MAI. For Redmond that means \$43,320 for a family of four.

When the final phase of the project is completed in July, Overlake will also feature a daycare center. Operated by Hopelink, the center will be equipped to handle up to 53 children from ages five weeks to 5 years. KCHA hopes that commuters, as well as residents, will take advantage of the day care.

Funding for the project came from public and private sources. Funders include: King County Housing Authority (who issued bonds), Fannie Mae, the City of Redmond, King County, and the State Office of Community Development. The architect for the project was Hewitt Architects. **Walsh Construction** was the contractor for the residential portion of the project and McCarthy Building served as contractor for the parking garage. The Allied Group will provide property management.

For more information about The Village at Overlake Station or future TOD projects call Rhonda Rosenberg, King County Housing Authority, 206/574-1185.

HDC Annual Retreat

On December 14, HDC held its annual membership retreat. The retreat provides members with the opportunity to help shape HDC’s priorities for the coming year. At last year’s retreat members brainstormed three scenarios for the coming year –

the good, the blah, and the ugly. The hope was that 2001 would be an example of the good. However, after a year of natural disasters, terrorists attacks, economic downturn and a crisis in state funding, HDC found that there were many parts of an “ugly” scenario that we could not have envisioned.

This year’s retreat focused on how HDC has been successful at helping its members and looked at what obstacles are facing the membership in the coming year. We shortened the meeting to half a day and were happy to see the high-energy results. Look for a more detailed account of the retreat in our next newsletter.

Seattle Changes

At the Seattle City Council changes are afoot. **Peter Steinbrueck**, who in the past has served as chair of the housing committee has been elected council president. The committees may also be reorganized leaving it unclear where housing will fall and who will chair that committee. HDC is excited to have Steinbrueck, a long time housing supporter, guiding the agenda of the council.

There is one change that won’t be happening. Mayor-Elect Greg Nickels has announced that **Cynthia Parker**, Director of the Office of Housing, will retain her position under the new administration. This is good news for HDC.

State Update

Budget - On December 6, Governor Lock lifted the freeze on the capital budget. This was good news for many HDC members who had projects stalled or put into jeopardy by the freeze. Locke had frozen the budget because of concerns about a \$1.25 billion short fall in the budget. The budget problem is a result of an \$813 million drop in revenue and \$400million in additional spending. The Governor’s 2002 supplemental budget proposals attempts to solve this problem by reducing the General Fund budget by \$566 million and providing \$573 million in additional resources.

The Governor’s main target for reductions is human services which he would like to see cut by \$235 million. This could create problems for affordable housing providers as many of their residents make use of state funded human service programs. The Governor has also suggested raising revenue by removing tax exemptions. This could put the low-income housing property tax exemption in jeopardy. The exemption has been in place for two years and provides an important source of funds for non-profit developers. Luckily Frank Chopp, Speaker of the House and a long-time friend of housing, has said he would resist such a move.

The Governor would like to preserve the capital budget, which he sees as creating well paying jobs. This is hopeful for the Housing Trust Fund, since it is funded from that pool. Additionally, affordable housing had a track record of creating jobs and bringing new resources into the state in the form of federal dollars and tax credits. However, given the razor slim majority of the Democrats in the state legislature and the tough decisions that will have to be made advocates are bracing for a hard fight to maintain the HTF’s \$78 million funding level.

To take a closer look at the Governor’s budget recommendations visit www.governor.wa.gov.

Housing Heroes

Each year the Washington Low Income Housing Congress recognizes legislators with the Housing Heroes Awards. The awards are given to those who went the extra mile, providing strong and tireless leadership to help bring about affordable housing accomplishments. This year the following people were named as Housing Heroes:

- Senator Lisa Brown (D-3, Spokane)
- Senator Darlene Fairley (D-32, Lake Forest Park)
- Representative Ed Murray (D-43, Seattle)
- Senator Jeanne Kohl-Welles (D-36, Seattle)
- Representative Carolyn Edmonds (D-32, Shoreline)
- Representative John Pennington (R-18, Carrolls)
- Fred Kiga, Former Department of Revenue Director (Currently Gov. Locke’s Chief of Staff)

Meyers Named to HUD Region

On December 17, HUD announced John Meyers of Mukilteo as the new Regional Director for HUD’s Northwest/Alaska Region (Alaska, Idaho, Oregon and Washington). HUD has created new Regional Director positions replacing the old Secretary’s Representative positions to serve as HUD’s liaison to mayors, city managers, elected representatives, state and local officials, and stakeholders. Renee Greenman remains as Director of the NW/Alaska Multifamily Hub.

Meyers was most recently president of the Washington Lincoln Group, LTD, a political consulting firm. He has served as an aide to Congresswomen Jennifer Dunn (R-WA). He has also worked for the U.S. Department of Health and Human Services in San Francisco. From 1988 to 1992 he was Executive Director of the Washington State Republican Party.

Federal Update

Source: National Low Income Housing Coalition Memo to Members, 11/19, 11/16.

HUD Budget - President Bush signed the FY02 VA-HUD appropriations bill into law on November 26th. Now housing advocates face the grim task of fighting for the FY03 budget in the face of a weakening economy.

OTAG-ITAG Funding - The Defense appropriations bill is the current vehicle for the reinstatement of the OTAG-ITAG technical assistance funding. The funding provision passed the Senate by amendment on December 7. The House is expected to act this week.

H.R. 2349 - National Housing Trust Fund - Washington State Representative Brian Baird (D-3rd District, Southwestern Washington) has become a co-sponsor of the National Housing Trust Fund. The total number of co-sponsors in the House is 129.

H.R. 3324 - Introduced on November 16 by Rep. Nancy Johnson (R-CT) this bill would clarify the eligibility of certain expenses for the low-income Housing tax credit. The bill was referred to the House Ways and Means Committee.

HDC Speakers Bureau Moves Into Action

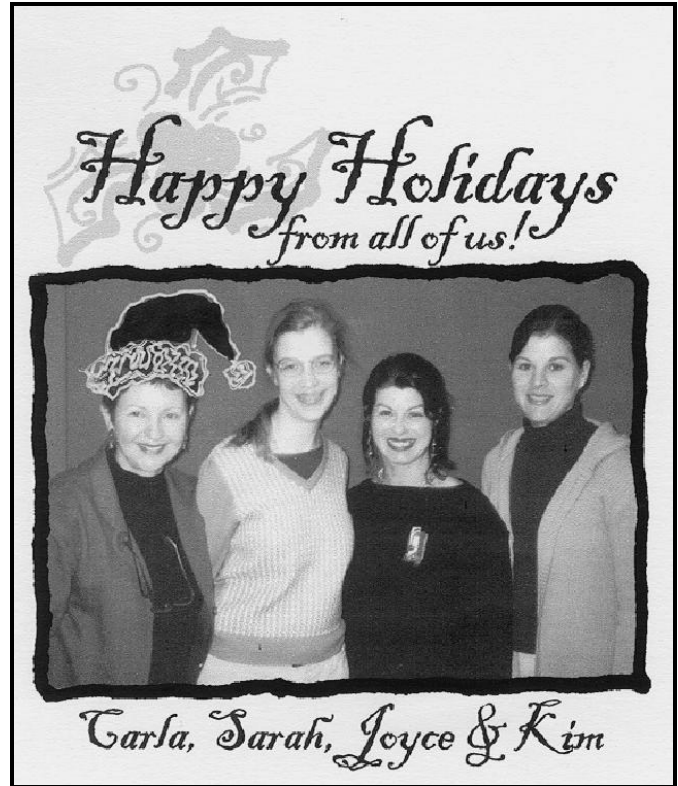
Jump on board and join us in our efforts to educate the community on the continuing need for affordable housing. These efforts are part of the planning effort for renewal of the 2002 Seattle Housing Levy.

We currently have over 40 speakers signed up and we have plenty of room for more. We are going to have two training sessions in January to get all speakers up to speed on the Power Point presentation and script.

January Training Sessions:

Wednesday, January 9 at 8:30 a.m. at HDC
Tuesday, January 23 at 8:30 a.m. at HDC

If you would like to register for the next training session or have suggestions on possible speaking venues please contact Kim Hines at 206-223-0037 or e-mail at khines@hdc-kingcounty.org.



Housing Advocacy Day

This annual event will take place on January 31, 2001. Join other housing advocates in Olympia to let the legislature know how important housing is. There will be a legislative briefing with Nick Federici, WLIHC's lobbyist and training on lobbying for new advocates with Nancy Amidei. Now is the time to call your legislators and make an appointment to see them while you are in Olympia. To sign up for this important event contact Jota Borgmann or Megan Farley at 206/422-9455. The Washington Low Income Housing Congress, the Washington State Coalition for the Homeless, and the Washington Low Income Housing Network are sponsoring this event.

Workshops, Seminars and Conferences

HUD Basic Occupancy Certification Course, January 14-16, 2002, Seattle, WA. This hands-on course will walk you through HUD Transmittal 4350.3 and recent HUD Notices and Federal Register Releases. Presented by AHMA. Costs: \$225 for AHMA members, \$250 for non-members. To register call 425/454-6836. Registration deadline: December 31, 2002.

The 2002 Community Reinvestment Conference, January 30-February 1, 2002, San Francisco, CA. Includes sessions on CRA Compliance Training, Community Development Investments, Community Development Lending, Community Development Services, and Community Building. For more information visit www.frbsf.org/community/index.html.

Managing Maintenance, February 12-13, 2002, Seattle, WA. Presented by Impact Capital. This training will cover a variety of aspects of maintenance planning and management. Topics include: different types of inspections and the protocol surrounding them; preparing for emergencies; coordinating turnover. Cost: \$300. For more information or to register call 206/587-3200 ext. 113.

The Oregon/Idaho Regional CDBG Conference: Linking Community Development Partners with CDBG, February 21-22, 2002, Portland, OR. The conference will focus on economic development, infrastructure and housing rehabilitation. Cost: \$90. Registration deadline is February 6, 2002. For more information on the conference contact Chris Marko at 503/ 228-1780.

The Northwest Regional Board Training Institute, February 22-23, 2002, Portland, OR. The Institute offers a selection of practical board member skills training sessions. It is an opportunity to learn from seasoned professionals and to interact at length with your peers. Cost: \$100. Registration deadline is February 15, 2002. Presented by the Rural Community Assistance Corporation. For more information on the conference contact Chris Marko at 503/ 228-1780.

Pacific Northwest Regional Council of NAHRO Annual Conference, April 22-24, 2002, Portland, OR. Save the Date! For more information visit www.pnrcnahro.org.

Energy Out West, May 20-24, 2002, 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 class room, and with hands-on tutorials. For more information call 253/ 445-4575.

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

*****Employment Opportunities***
see www.hdc-kingcounty.org for
up-to-date announcements!**

Administrative Assistant, AIDS Housing of Washington AIDS Housing of Washington seeks Office Assistant FT 30hrs/wk, M-F, min. 2yrs exp. Duties include: office & telephone reception, word processing and other administrative support. Good writing, organization and communication skills a must plus a commitment to working with low-income housing and people living with HIV/AIDS. \$11.50-\$13.50/hr + benefits. Send cover letter and resume to Director of Administration, AHW, 2014 E. Madison St, Suite 200, Seattle WA 98122, or email to jobs@aidshousing.org. **OPEN UNTIL FILLED**

Executive Director, Community Home Ownership Center Manage statewide operations serving several thousand clients annually. Excellent organizational and communication skills, public speaking, manage fundraising activities, establish and maintain collaborative relationships with partner organizations. Some in-state travel required. Non-profit experience preferred. Salary DOE. Send resume, cover letter, and salary history to WSHFC, Attn: Lisa DeBrock, 1000 2nd Avenue, Suite 2700, Seattle WA 98104. **OPEN UNTIL FILLED**

Grants Manager, Project Alchemy Project Alchemy provides direct technical assistance to grassroots organizations working for social and economic justice in the Pacific Northwest. This 20-hour a week, part-time position is responsible for managing the cultivation and solicitation of foundations and corporations on behalf of Project Alchemy. The ideal candidate will have strong knowledge of the social justice funding community and will feel passionate about project Alchemy's mission. Salary commensurate with experience. To apply send resume and cover letter to: Betsey Curran, Director of Development, Project Alchemy, 1080 West Ewing St., Seattle, WA 98119 or betsey@projectalchemy.org. **OPEN UNTIL FILLED**

Grant Writer, AIDS Housing of Washington AIDS Housing Washington seeks grant writing professional, min. 2 years exp. Prefer public and private grants in non-profit. Prospect research, develop fundraising materials, manage direct mail/individual gifts program & donor software. Must have commitment to working with low-income housing and people living with HIV/AIDS. Good writing, organization and communication skills a

must. Salary \$38,000-\$42,000 + benefits. Send cover letter and resume to Director of Administration, AHW, 2014 E. Madison St, Suite 200, Seattle WA 98122, or email to jobs@aidshousing.org. **OPEN UNTIL FILLED**

Housing Developer, Common Ground State-wide non-profit housing consulting firm seeks energetic and committed individuals to manage real estate development, organizational capacity building, program development and housing planning projects. Applicants should have at least 3 years experience in affordable housing and knowledge of low-income housing finance in the State of Washington. Experience in real estate development, affordable housing asset management or housing planning is preferred. Competitive salary DOE. Submit resume and cover letter ASAP to managing Housing Developer, Common Ground, 110 Prefontaine Place S, #504, Seattle, WA 98104. EOE. **OPEN UNTIL FILLED**

Housing Project Manager/Relocation Specialist, King County Housing Finance Program This position will be part of the team of King County project managers responsible for reviewing funding requests and managing contracts for individual housing projects. In addition, this

position will serve as the relocation specialist for the Housing and Community Development Program. The relocation specialist provides technical assistance to project sponsors, suburban cities and County staff, and ensures compliance for all housing and community development projects that involve acquisition of properties with existing tenants. Qualifications include a degree in urban planning, architecture, public administration or a related field, plus experience in housing finance, project management, planning and/or development. Experience with relocation regulations is desirable. We're looking for someone who can communicate clearly and sensitively with agencies and tenants in acquisition/relocation situations. To learn more, contact Maureen Kostyack, Housing Finance Program Coordinator, at 206-296-8669. The position will be posted in December at <http://www.metrokc.gov/ohrm/psd/openings.html>.

<p>DEADLINE FOR NEWS ITEMS IS THE 12TH OF EVERY MONTH</p>
