

# Housing News

December 18, 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 www.hdc-kingcounty.org Jim Ferris, Board President

*“The Voice for Low Income Housing in King County”*

## What’s a large family to do?

Where can a large family with little money go for housing? This is a hard question to answer. The large family population is hard to serve, they don’t easily fit in to apartments and even a house may be too small.

On November 15<sup>th</sup>, the **Low Income Housing Institute (LIHI)** and Fremont Public Association (FPA), celebrated the renovation of Bethlehem House. Located in West Seattle, the house provides transitional housing to large homeless families. Featuring five bedrooms, the house can accommodate as many as 14 family members making it one of the largest projects of its kind in King County. FPA owns and manages the house, and LIHI served as development consultant. The project received funding from the City of Seattle and OCD. The contractor was Synergy Construction and the architect was Thomas Roth and Associates.

Bethlehem House was originally operated as a 24-hour shelter for women and children run by volunteers from the Catholic Parishes of West Seattle. When the burden of providing 24-hour service became too much for the volunteers, they approached FPA about becoming a partner. Recognizing that a 24-hour shelter was also beyond their financial capabilities, FPA suggested shifting the mission of Bethlehem House to serving large homeless families.

FPA’s goal is to serve the largest homeless family they can find. Families can stay at Bethlehem house for up to two years, although most spend between five to six months. Families pay 30% of their income in rent. In addition to a housing subsidy families also receive intensive case management services to help them make the move to permanent housing.

Orcas House, owned by the **Mt. Baker Housing Association (MBHA)**, is another example of large family housing. The five-bedroom house can accommodate up to 12 family members.

Unlike Bethlehem House, Orcas is permanent housing. The current tenants have a Section 8 voucher that pays their rent. MBHA is hoping that in the future the family may be able to purchase the house through a lease-to-own agreement.

Hopefully Orcas House and Bethlehem house will provide examples for others to follow. Enquiries about Bethlehem House can be directed to Tom Richards, Fremont Family Shelter Program, at 206/ 694-6768.

## Affordable Housing Week 2000

On December 4<sup>th</sup>, as part of Affordable Housing Week, HDC held a briefing for state legislators from Seattle. Attended by **Rep. Ed Murray** (43<sup>rd</sup> district) and staff for **Rep. Velma Veloria** (11<sup>th</sup> district) and **Rep. Phyllis Gutierrez Kenney** (46<sup>th</sup> district) as well as many HDC members, the briefing was a chance for HDC to present lawmakers with our four legislative priorities and to educate them on the need for housing. HDC’s priorities for the 2001 legislative session are:

- Increase the Housing Trust Fund to \$100 million.
- Create an operating fund to support low-income housing.
- Increase housing’s share of the bond-cap.
- Make minor corrections to the low-income property tax exemption law.

HDC also supports the Washington Low Income Housing Congress’s legislative agenda. (One-page summaries of HDC’s positions can be found on our web site and in the attachment section of this newsletter.)

Rep. Murray was pleased with the presentations and offered to host a lunch-time briefing for other legislators in January at the beginning of the session. This will give HDC and our members a chance to reach more legislators and make sure housing issue are on the radar screen in Olympia.

**LATCH and St. Andrew's Housing Group** hosted a meeting for **Rep. Luke Esser** (48<sup>th</sup> district) and **Sen. Jim Horn** (41<sup>st</sup> district) at Ellsworth House, a senior housing project owned by St. Andrew's. Both legislators acknowledged the need for affordable housing on the Eastside and were more positive about housing than had been expected. In particular, Sen. Horn praised the public/private partnership with churches. However, the legislators also acknowledged that the budget situation was going to make things tough going this session.

Affordable Housing Week was coordinated by the Washington Low Income Housing Network. Meetings like HDC's were held across the state.

### Federal Legislative Update

*Source: National Low Income Housing Coalition and Local Initiatives Support Corporation*

**H.R. 5640** – The “American Homeownership and Economic Opportunity Act of 2000” was passed by both the House and Senate. This bill is very similar to S. 1542 and includes provisions from H.R. 1776 and H.R. 202 which had previously passed the House. The bill updates the Section 202 and Section 811 disabled housing programs, the Native American housing program and manufactured housing. It also provides increased protection for Section 8 tenants whose owners opt out by extending the eligibility for enhanced vouchers to tenants whose owners opted out since 1994. The bill does not include downpayment assistance for municipal workers, which as one of the reasons earlier bills did not make it through the Senate.

**LIHTC Increase and Appropriations** – President Clinton and House speaker Hastert have worked out a budget agreement that will fund several departments which had not yet gotten appropriations bills. The bill will increase Low Income Housing Tax Credits by 40% in 2002 (\$1.75 per capita and index them for inflation after 2002. It will also increase amount of private activity bond to \$62.50 in 2001 and \$75 per capita in 2002, indexed for inflation thereafter. Additionally, the deal will enact New Market Tax credits at \$15 billion over 7 years, create 40 Renewal Communities and 9 new Empowerment Zones. Senate Republicans had decided not to pursue their tax cut bill, preferring to wait for the new Bush administration. The LIHTC increase was attached to that bill and many feared that it would not happen. There had also been fear that the remaining appropriations would simply be continued till next year freezing spending at 2000 levels. Housing advocates are grateful for the good news. This may be the last bill President Clinton signs into law.

### Who Will Head HUD?

*Source: National Low Income Housing Coalition, Memo to Members, December 18, 2000.*

“For several weeks, the speculation has been that the two main contenders for HUD Secretary, should George W. Bush prevail in the election, were outgoing Congressman **Rick Lazio** (R-NY), who was defeated in his bid for the Senate by Hillary Clinton, or former Indianapolis Mayor **Stephen Goldsmith**. Mr. Lazio was the Chair of the Housing Subcommittee in the House and Mr. Goldsmith was a top domestic policy advisor to the Bush campaign. [HDC has heard that Lazio not interested in this post.]

This week, *The Washington Post* published that Rep. **Henry Bonilla** (R-TX) and Texas Railroad Commissioner **Tony Garza** are on the list. Mr. Bonilla represents the 23<sup>rd</sup> District in Texas, which borders Mexico and has a high poverty rate. He is known as an advocate for community health centers and migrant farm worker health programs, but his interest in housing is unknown. Mr. Garza is a member of Mr. Bush's inner circle of advisors in Texas. Another scenario that is circulating is that a Democrat may be asked to head HUD as part of the pledge of inclusiveness made by the Bush transition leaders.”

### Who Should Be In Charge of Housing Vouchers?

Bruce Katz of the Brookings Institute and Margery Turner of the Urban Institute have published a working paper on the operation of the Section 8 voucher program. The paper urges HUD to contract responsibility for operating the voucher program in urban areas to one well-qualified organization.

Katz and Turner claim that tenants would be better served by a regional approach. With one organization instead of several overlapping organizations, voucher recipients would not have to worry about the portability of their voucher and could more easily move from high-poverty areas to low-poverty neighborhoods. The authors feel that this new system would encourage innovation and efficiency.

The paper cites four types of organization that could conceivably take on the job: the state, regional housing authorities, non-profit social-service agencies, or for-profit providers.

The report does not address the long-term effect of vouchers on the affordable housing stock, nor does it consider the effect on poor neighborhoods of mass migration to the suburbs. A complete copy of the report is available at: [www.brookings.org/es/urban/vouchers/report.pdf](http://www.brookings.org/es/urban/vouchers/report.pdf).

## Lack of Affordable Housing Hurts Eastside Economy

Source: "Transit woes hurt Eastside firms", *Seattle Daily Journal of Commerce*, Nov. 14, 2000.

The Eastside Economic Council has completed a survey of 176 companies looking at the economic health of the Eastside. Conducted in the first two weeks of October, the survey found that a lack of affordable housing was the No. 2 issue threatening growth, topped only by traffic and congestion. 43% of respondents said that housing affordability "highly impacted" their ability to recruit and retain employees and 54% ranked Eastside affordability as "poor". In the last year the Eastside's economic health has dropped from 7.85 to 7.67 on a scale of 1-10.

## Affordability Added to International Residential Code

Source: *National Association of Home Builders*

In November the International Code Council (ICC) added affordability to the Purpose Statement of its International Residential Code, which applies to one- and two-family houses. The ICC is a nonprofit organization which is working on developing a single set of model construction codes that can be used nationwide. This code will be used as the basis for residential building codes, and hopefully, become the model for more affordable local codes.

## Do You Have a Solution? Higher Energy Costs Threaten Affordable Housing

In a recent issue of *Affordable Housing Finance*, editors asked what owners of affordable housing properties are doing to solve the issue of higher energy costs, such as the hike in electricity rates recently approved by the Seattle City Council. Do you have an innovative way to conserve energy or economize through group purchasing arrangements? If so, please **contact Joyce Halldorson**, HDC public relations coordinator, at 206/682.9541 or [hdcking@hdc-kingcounty.org](mailto:hdcking@hdc-kingcounty.org). Your solutions may be published!

## 2001 Calendar Events Needed!

HDC is compiling a 2001 calendar to help with PR planning next year. Would you please send any upcoming events, activities, openings, groundbreakings, etc. that your organization is planning next year and send it to: HDC Public Relations, [hdcking@hdc-kingcounty.org](mailto:hdcking@hdc-kingcounty.org) or fax: 206/682-4669.

## Does your day need Britain-ing up?

Looking for new terms to describe the work you do? How about borrowing some from the British?

- "Balanced community" for mixed-income development.
- "Mixed-tenure community" for a development where some residents rent while others own.
- "Social landlord" for a non-profit housing developer-manager.

These are a few examples we pulled from "Not Just a Pretty Place", an article about Poundbury, a housing development in England. The full article is included in this month's attachments.

## HDC's New Board and Officers

At HDC's December membership meeting, a new board was elected. The new board is larger than previous boards and features more associate members. Terms are for one year, beginning January 1, 2001.

### Officers:

*President:* Jim Ferris

*Vice President:* Betsy Lieberman

*Secretary:* Lynn Davison

*Treasurer:* Alice Shobe

### Non-profit members:

Lynn Davison, Common Ground

Jim Ferris, Housing Resources Group

Linda Hall, St. Andrew's Housing Group

Tom Jacobi, HomeSight

Ken Katahira, Interim Community Dev. Association

Paul Lambros, Plymouth Housing Group

Sharon Lee, Low Income Housing Institute

Betsy Lieberman, AIDS Housing of Washington

Linda Weedman, YWCA

Chuck Weinstock, Capitol Hill Housing Imp. Prog.

### Associate and Government Members:

Susan Duren, WA Community Reinvestment Assoc.

Paul Fitzgerald, King County Housing Authority

Preston Prince, Seattle Housing Authority

Bill Rumpf, Seattle Office of Housing

Alice Shobe, Impact Capital

## Workshops, Seminars & Conferences

**Housing Advocacy Day, Jan. 25, 2001, Olympia.** More information coming soon. Make appointments with your legislators.

**Service-Enriched Housing: Models and Methodologies, Feb. 9-10 2001, Washington, D.C.** Sponsored by Beyond Shelter, this intensive workshop will focus on integrating programs and services into housing and neighborhoods. For more information call 213/252-0772 or visit [www.beyondshelter.org](http://www.beyondshelter.org).

**Human Service Day- Rally on the Capitol Steps, Feb. 19, 2001, Noon-1pm, Olympia.** Join together to demonstrate to legislators that there is a wide support for investment in Human Services. Ask the Legislature to "Step Up For Human Services". For more information or to get involved in organizing this event contact Sarah McPhee at 206/ 242-1698 ext. 144 or [hsday@rdcc.org](mailto:hsday@rdcc.org).

**Lead Paint Inspector/ Risk Assessor / Abatement Worker Training, Winter 2000, Bellevue WA.** For more information on these trainings please contact Ann Kimerling, Department of Civil Engineering at 541/ 737-6839.

**National Coalition for Homeless Veterans, March 7-9 2001, Washington DC.** Save the Date! For more information visit [www.nchv.org](http://www.nchv.org).

**Washington State Council for Affordable and Rural Housing 13th Annual Conference, April 16-19, 2001, WestCoast Wenatchee Hotel.** Save the Date! Program will be finalized pending the official publication of the 1930-C Regulations. For more information call Joe Diehl at 425/454-6836.

**Housing Washington 2001, October 15-17, 2001, Sheraton Tacoma Hotel, Tacoma.** Save the Date.

**\*\*\*Employment Opportunities\*\*\***

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

**Accountant I, Low Income Housing Institute**  
Seattle nonprofit housing agency seeks individual with minimum of 2 years experience to process A/P, payroll, reconcile bank statements, and other admin. duties as needed. 40 hrs/wk. Salary \$26,072 - \$30,418 DOE plus excellent benefits. Submit letter, resume and 3 professional references to LIHI, 2407 First Ave, Suite 200, Seattle WA, 98121. Or fax to 206/443-9851. **OPEN UNTIL FILLED**

### **Accounting Assistant, Community Psychiatric Clinic**

Full-time position with nonprofit community mental health clinic. Calculate tenant rents, oversee housing data for a variety of funding sources. Knowledge of HUD guidelines a plus. \$10+/hr. DOE. Excellent benefit package including employer paid med/dental/life plans and 3 weeks vacation first year. Send resume and cover letter identifying position to: HR, Community Psychiatric Clinic, 4319 Stone Way N., Seattle, WA 98103 or [hr@cpcwa.org](mailto:hr@cpcwa.org). EOE. **OPEN UNTIL FILLED.**

### **Administrative Assistant, Matt Talbot Center, Archdiocesan Housing Authority**

This position provides support to the program manager at the Matt Talbot Center. The duties include public relations, financial management, administrative coordination as well as coordination of special events. Qualifications: BA in social services, 2 years office management experience, excellent communication skills. Beginning Salary: \$11.04+/hr (DOE) and benefits. To apply send resume and cover letter to AHA, HR-MTAA, 1902 Second Ave, Seattle, WA 98101. **OPEN UNTIL FILLED.**

### **Associate Director of Housing Management, Low Income Housing Institute**

Management level position for nonprofit housing provider to supervise 5+ staff, monitor contract compliance and budgets, asset management. Exp. with Section 8, property management, social services, and supervision. Competitive salary + excellent benefits. See [www.lihi.org](http://www.lihi.org) for more details, or send letter and resume to 2407 First Ave, Suite 200, Seattle WA, 98121. Or fax to 206/443-9851. **OPEN UNTIL FILLED**

### **Case Manager, Sand Point Family Housing, Archdiocesan Housing Authority**

This half time position will provide case management services to 8-10 Sand Point Family residents, screen potential residents, create an atmosphere of support and safety and perform basic administrative tasks. Qualifications include: a BA in human services or a related field, one year experience in direct social services, working with low income or homeless families, experience setting/ assessing goal plans and maintaining case files. Beginning Salary: \$13,148+(DOE) and benefits. For more information contact Joan Clough at 206/ 285-7489. To apply send resume and cover letter to AHA, HR-SHSCM, 1902 Second Ave, Seattle, WA 98101. **OPEN UNTIL FILLED**

### **Compliance Manager, Plymouth Housing Group**

This position ensures the organization's compliance reporting requirements with funding sources to include tenant eligibility requirements and maintaining the accounting of tenant rents and tenant files. Qualifications include: BA/BS in math, accounting, business or related field with two years related experience, experience in compliance issues, HUD and Low Income Housing Tax Credit regulations, supervisory experience and ability to work in a team. Salary: \$33,000-\$40,000 DOE plus benefits. To apply send resume to PHG, 2209 - 1st Ave, Seattle, WA 98121 or [jobs@plymouthhousing.org](mailto:jobs@plymouthhousing.org). For more information call 206/374-9409 ext. 102. **OPEN UNTIL FILLED.**

### **Controller, Archdiocesan Housing Authority**

This position is responsible for the effective and efficient management of the AHA accounting office which oversees 30+ shelters and permanent housing programs as well as the development of new housing programs. The controller must possess extensive knowledge of generally accepted accounting principals, HUD and government reporting requirements, partnerships and FASB standards along with a broad knowledge of cost accounting, budgeting, internal controls and electronic data processing. Beginning Salary: \$48,483+ (DOE). To apply send resume and cover letter to AHA, HR-CNTRLR, 1902 Second Ave, Seattle, WA 98101. For more information contact John Hickman at 206/448-5253. **OPEN UNTIL FILLED**

### **Deputy Director, Southeast Effective Development (SEED)**

SEED is seeking a dynamic individual to serve as a full-time Deputy Director of SEED's operations. This position will report to and assist the Executive Director, work with the Board of Directors on specific projects and oversee fiscal management, asset and property management and administration. Qualifications: BA in Business Administration or related fields or managerial and administrative experience, preferably in a non-profit organization, including setting organization strategy and developing and supervising staff and serving as an external representative. Direct experience with financial and asset management is essential. Salary: \$52,000 with full medical and dental coverage. For more information call 206/760-4252. Send resume and cover letter to Earl Richardson, Executive Director, SEED, 5117 Rainer Ave South, Seattle, WA 98118-1928 or by email to [erichardson@seed22.org](mailto:erichardson@seed22.org). **CLOSES DECEMBER 22.**

### **Director of Finance, Low Income Housing Institute**

Lead finance and accounting department, manage deadlines, supervise staff. CPA preferred. Salary DOE. Letter and resume to 2407 1<sup>st</sup> Ave, Suite 200, Seattle, WA 98121. Or fax to 206/ 443-9851. **OPEN UNTIL FILLED**

### **Executive Director, University Youth Shelter**

This position will work with the Board to oversee the University Youth Shelter. An MSW is preferred, equivalent experience will be considered. Experience working with volunteers, at-risk youth and understanding of diverse youth issues necessary. Regular weekend and evening hours are required. Salary \$30,000 to \$36,000 DOE. To apply, send resume and application letter to: University Youth Shelter, c/o Covenant House, 4525 19th Avenue NE, Seattle, WA 98105. For more information contact Rachael Myers at [rachael\\_myers@hotmail.com](mailto:rachael_myers@hotmail.com).

### **Housing Development Consultant, Common Ground**

Join a team of experienced housing professionals in providing technical assistance and development services to non-profits, housing authorities, and local governments in the State of Washington. Non-profit consulting agency seeks an experienced housing development professional with strong skills in project planning, financial analysis, development, and project management. Experience with public funding required. Experience with organization capacity building, program planning desired. Excellent salary and benefits package. Send resume and cover letter to: Housing Developer Position, Attn. Mike Shafer, Common Ground, 110 Prefontaine Pl. S., Suite 504, Seattle, WA 98104. **OPEN UNTIL FILLED.**

### **Housing Program Clinical Supervisor, Community Psychiatric Clinic**

Full time position providing administrative and clinical supervision to CPC's Housing program. Requires MA or supervisory experience in housing programs for person with chronic disabilities and two years relevant experience. Must be able to handle a fast paced work environment and multi task. Excellent benefits package including employer paid med/dental/life plans and 3 weeks vacation 1st year. Send resume and cover letter to HR, CPC, 4319 Stone Way N, Seattle WA 98103.

### **Program Manager, The Wintonia, Archdiocesan Housing Authority**

This position will manage the Wintonia Apartments, a 92 unit services-enriched subsidized housing program for homeless men and women. Responsibilities included overseeing a staff of ten, ensuring grant compliance, managing service contracts, and developing budgets. Qualifications



include: BA in relevant field, two year experience with homeless and/or special need populations and knowledge of alcoholism's effects. Beginning Salary: \$2,775/month. Send resume and cover letter to : HR-WPM, Office of Human Resources, AHA, 1902 Second Ave, Seattle, WA 98101. For more information contact 206/ 728-4292. **OPEN UNTIL FILLED**

**Wellness Center Coordinator (2 positions),  
Women's Wellness Center, Archdiocesan  
Housing Authority**

The Women's Wellness Center provides on-site health, hygiene, information and referral services to women. This position is responsible for the overseeing site operations on-shift, supervising staff and clients, and providing services and supplies, with dignity to women. Qualifications include: six months social services experience working with special needs population, experience with or knowledge of women's issues, homelessness, mental illness, and addictions and experience with crisis intervention. Part time. Beginning Salary: \$10.22 Shift Staff (22.5 hr/wk) , \$10.73 Shift Lead (temp. - 26 hr/wk). For more information contact: 206/ 256-0665. To apply send resume and cover letter to AHA, HR-WSC, 1902 Second Ave, Seattle, WA 98101. **OPEN UNTIL FILLED**

**Women's Advocate, Noel House Shelter,  
Women's Referral Center, St. Mark's Shelter  
(3 Positions)**

Women's Advocates are responsible for providing direct service to the women, as well as fostering a team environment among shelter staff and volunteers. Qualifications include 6 months of Social service experience, knowledge of women's issues, homelessness, mental illness and addictions, and experience with crisis intervention. Salary starts at \$10.53 per hour plus benefits. 32 - 37.5 hrs/wk. For more information contact Gilliam Parke 206/ 441-3210. Send resume and cover letter to AHA, HR-NOELWAG, 1902 Second Avenue, Seattle, WA 98101. **OPEN UNTIL FILLED**

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