

Housing News

November 17, 1999



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”

(Your
Organization’s
Project
Here)

November’s Featured Project is...

We haven’t received any nominations for a project to showcase in November! CHHIP opened their beautiful redevelopment of the Villa Apartments, the gateway project for the Pike-Pine Corridor. What are the rest of you working on?

If you’d like a little free publicity and a chance to show your stuff (or if you just want a longer newsletter to read), tell us about it!!

These features are also being posted on HDC’s new website <www.hdc-kingcounty.org>.

HDC Goes Online!

Check it out, HDC’s new website is up and running on the internet at <www.hdc-kingcounty.org>! We will be posting much of what goes into our newsletter on the website as well, and will be updating such things as the job and conference listings more frequently. Much of the HDC brochure is posted there as well, along with our member directory and contact information.

“Greening Affordable Housing” Seminar

On November 4 the Seattle City Light’s Built Smart for Affordable Housing program, the Northwest Eco-Building Guild, HDC, and others teamed up to put on a workshop on “Greening Affordable Housing”. Local experts spoke on various environmental construction issues, and considered how healthy and environmentally sustainable design and construction techniques can be incorporated into affordable housing projects.

Kathleen O’Brien, of environmental building consultants O’Brien & Company, spoke about resource-efficient materials and local programs to encourage more sustainable construction. She uses the term “high-performance housing” instead of “green housing”, to emphasize the benefits of this approach. She said that the biggest step a developer can take to lessen the environmental impact of its project is to simply build smaller, and noted that the well-respected “Environmental Building News” magazine (www.ebuild.com) has produced a list of “22 features that make a small house work” that may be useful to low-income housing developers as well.

Robert Gilman, of the Context Institute, noted that recent studies have demonstrated that productivity increases can result from healthy workplace design. He suggested that improved housing design can also improve residents’ “productivity” in their job searches, community life, educational achievement, and so on. Taking that parallel one step further, improved resident “productivity” might in turn result in reduced costs and/or improved success in the services provided by housing providers...

Maureen Markham of DCTED’s Housing Finance Unit spoke about new financing opportunities now coming on-line to help pay for environmentally-sound development. Seattle has been selected by Fannie Mae to develop and implement pilot programs for energy-efficient and location-efficient mortgages, which will encourage greater attention to environmental considerations. (Details on both are still being worked out.)

A number of other speakers contributed to the program as well. Jon Alexander of Sunshine Construction spoke about how to implement effective jobsite recycling programs. Cecil Smith of CS Construction in Portland spoke about indoor air quality issues. Mark Frankel talked about strategies to improve energy efficiency.

Some final thoughts from the conference: Integrated design is critical to achieve the potential benefits of green development; it is also important to involve residents in the design process if at all possible. Indoor air quality is a major issue for low-income people, and should be paid special attention. Another issue is changing demographics – most builders still build for family of four, while households of that size are decreasing in number. On the flip side, house size is doubling – perhaps in response to decreasing community space outside the home...

Noting that parallels exist between affordable housing and environmental sustainability, Doug Lengel, Education Director at the Master Builders' Association, said that "Green building should be a path to affordable housing, not an obstacle to it."

For more information on the conference proceedings or contact info for other participants, contact Rob Shwed at HDC, at 206 / 682-9541.

WCDFL Training Reminder

WCDFL's final training session for 1999, on Commercial Real Estate Development, will take place **December 6** in Seattle. Scholarships are available. Contact Melora Battisti Hiller for more information, 206/358-1005.

"Bringing Justice Home" Video Available

The Alliance for Justice developed a video on for its First Monday housing and homelessness program (Oct. 4). HDC has a copy if you would like to view it. 206/ 682-9541

Workshops, Seminars, & Conferences

5th Annual Homeless Women's Forum—Sponsored by WHEEL, **Nov. 17**, noon - 1:30 p.m., Dome Room, Arctic Bldg., 700 3rd Ave. (& Cherry), Seattle. Free lunch, but RSVP 206/ 956-0334.

3rd Annual Partners for Smart Growth Conference—sponsored by the Urban Land Institute. Hotel del Coronado, San Diego. **November 17-19**. For info visit www.uli.org or call 1-800-321-5011.

How to Succeed in Tax-Exempt Bond Deals Using Low Income Housing Tax Credits – sponsored by the Housing Development Reporter and the Institute for Professional and Executive Development: **Nov. 18-19** at the Royal Sonesta Hotel Boston, Cambridge MA. The seminar is intended to be an introduction and overview to the technical requirements, financing options, and structuring techniques involved in using the housing tax credit in conjunction with tax-exempt bonds. Fee is \$545 for HDR subscribers or \$575 for others. Register by phone at 800/473-3293, fax 202/973-7748, or mail to IPED, 1255 23rd St. NW, Suite 660, Washington DC 20037-1170.

Wetlands in Washington, 1999 – presented by Law Seminars International, **Nov. 18-19** at the Mayflower Park Hotel in Seattle. The conference will provide an update on significant recent changes in wetlands regulations, as well as negotiation strategies, successful case histories and challenges to regulations. Tuition is \$595 (\$550 per person for multiple people from the same organization), \$515 for government employees, \$397 for students and people new to their job. Register by phone at 800/854-8009 or 206/621-1938, email at "registrar@lawseminars.com", on the LSI web site at "www.lawseminars.com", or by mail at: Law Seminars International, 810 Third Ave. Suite 140-1, Seattle WA 98104.

Employment Opportunities

New Listings

Housing Manager, Archdiocesan Housing Authority

Part-time (25 hr / week) position in a 26-unit affordable family housing project in Tacoma. The housing manager will live on site in a rent-free, three bedroom apartment overlooking three residential buildings and common play area. The Housing Manager is responsible for maintaining complete occupancy and full rent collection, as well as responding to resident requests, maintaining inventories and records, and so forth. Requires familiarity with government funded housing compliance guidelines, demonstrated organizational ability, excellent communication and listening skills, be bonded or bondable, and have previous experience working with tax credit properties. Contact Kathey Maddalena, HR Representative at (206) 728-4292. To apply, submit an official CCSWW / AHA application, cover letter, and resume to: Office of Human Resources, Archdiocesan Housing Authority, ATTN: KM-HRMATHM, 1902 Second Avenue, Seattle WA 98101, or fax to (206) 441-4999. POSITION OPEN UNTIL FILLED.

Archdiocesan Housing Authority

AHA also has several other positions open:

- Office Assistant (\$9.92/hr DOE) to provide general office support, coordinate support services for the residents (homeless women) AHA's Rose of Lima house, assist with fund-raising activities and special events, and perform other tasks as necessary. For more information contact Cynthai Shaw, program manager at 206/328-5730. To apply send resume and cover letter to: Archdiocesan Housing Authority, Human Resources, ATTN: RLOA, 1902 Second Avenue, Seattle WA 98101. Position closes November 24 or when filled.
- On-call Direct Service Advocate (\$9.92/hr DOE) to communicate and enforce program policies and procedures, ensure program consistency, and provide advocacy-based support, crisis intervention, information and referral for residents. Requires BA degree in related field, experience working with low-income families / single women, knowledge and experience in crisis intervention. Contact James Ellis or Joan Clough at (206) 285-7489, Archdiocesan Housing Authority, HR-SHSOC, 1902 Second Ave., Seattle WA 98101.
- Women's Advocates (different shifts and locations, pay \$10.22/hr plus benefits) to provide direct service to homeless clients; contact Gillian Parke at AHA's Noel House, (206) 441-3210, for more information.

Assistant Controller, Capitol Hill Housing Authority

To provide assistance on a broad range of accounting functions at a dynamic agency that develops and manages affordable housing. Excellent salary/benefits. Requires college degree and 2 yrs experience in a broad range of accounting and advisory functions; prefers CPA or CPA candidate. To apply send resume/salary history to: Ed, CHHIP, 1406 10th Ave. #101, Seattle WA 98122. Fax (206) 329-1857, email chhip01@uswest.net.

Housing Planning Coordinator (Planner III), King County Housing and Community Development Program

Responsible for a section composed of 4.5 FTE housing planners responsible for the housing portion of the Consolidated Housing and Community Development Plan and all related housing planning efforts, growth management-related affordable housing planning; homeless services contracts; and housing development assistance. Requires BA degree in urban planning,

public administration, or a related field; 6 years experience, of which 4 years was at a level equivalent to Housing Planner II; knowledge of and experience in affordable housing planning; strong supervisory and organizational skills. Salary range \$45,662-58,114 plus benefits. Contact Doris LaStrappe at (206) 296-8672 or Doris.LaStrappe@metrokc.gov for more information or an application. Required forms and materials must be sent to Exam Coordinator, 700 - 5th Ave., Suite 3700, Seattle WA 98104 before 4:30 PM on November 17.

Staff Accountant, Low Income Housing Institute

Dynamic nonprofit, low income housing development agency seeks staff accountant. 3+ years experience, including general payroll and ledger experience. Construction, property management, or nonprofit accounting experience preferred. Experience with ADP a plus. Salary DOE. Fax resume to (206) 443-9851 or email to jotab@lihi.org.

Facilities Director, Plymouth Housing Group

Responsible for the oversight of the maintenance department, including the completion of maintenance and repairs to all PHG buildings, as well as perform construction management for all new housing projects. Requires 5 years experience in multi-family housing maintenance, 3 years supervisory experience, and ability to communicate well and work with a diverse group of people. Salary \$35-40,000 DOE plus benefits. Call or visit for application package: Plymouth Housing Group, 2209 First Avenue, Seattle WA 98121; tel. (206) 374-9409, fax (206) 374-0602, email jobs@plymouthhousing.org. Position closes November 30.

Executive Director, Vashon HouseHold

Vashon HouseHold is Vashon Island's nonprofit affordable housing preservation and development organization. The Executive Director has primary responsibility for managing VHH's existing projects and programs and developing new housing projects, as well as providing fund raising, budgeting, supervisory, volunteer, board coordination, and community relations support for the organization. Full-time salary range is \$30-34,000; this is a 3/4 time position. Requires a BA degree in a related field and at least 5 years experience in a nonprofit housing or related organization. To apply submit letter of interest and resume to: Vashon HouseHold, PO Box 413, Vashon WA 98070; tel.(206) 463-6454 fax (206) 463-1435, or to: Karen Boyle, President, 111 Third Avenue, Suite 3400, Seattle WA 98101, tel.(206) 447-8997, fax (206) 749-1910, email Boylk@Foster.com. Position open until filled.

Previous Listings

Housing Developer, Beacon Development Group

Seeking an energetic, experienced individual to work to support nonprofit organizations, community and faith-based groups by providing quality affordable and low-income housing development and consulting services. Applicant must have at least 5 years experience as project manager for multiple affordable housing development projects and expertise in finance, development, and project construction / rehab management. Salary range \$44,000 - \$52,000 DOE plus benefits. Send resume, cover letter, 3 references to: Loretta Wright, Beacon Development Group, 1920 East Madison St., Seattle, WA 98122. OPEN UNTIL FILLED.

Legislative Director, Children's Alliance

Statewide policy advocacy organization seeking a individual with passion for children's issues to coordinate its state legislative efforts, lobby state policymakers, and translate policy priorities into legislative initiatives. Understanding of legislative process is essential, as is the ability to work with media and with low income people and people of color. To apply send resume and cover letter to: Children's Alliance, 172 20th Avenue, Seattle, WA 98122. For complete job description see <http://www.childrensalliance.org/Announcement-for-Legislative-Director.html>.

Executive Director, Durham Community Shelter for HOPE

15-year old emergency shelter in Durham, NC seeks talented and dedicated person responsible for a broad range of duties, including community relations, fundraising, staffing, financial, and administrative management, and government relations. Idea candidate will possess a deep commitment to serving the homeless, exceptional skills in public relations and operations management and a belief that the work is more "mission" than "job". Prefers experience in non-profit management and working in the inner city. Competitive salary and benefits. To apply send resume, cover letter, and salary requirements no later than December 1, 1999 to Scott A. Benhase, PO Box 218, Durham, NC 27702 or by email to scott_benhase@juno.com.

Development Officer, Enterprise Social Investment Corporation (ESIC)

ESIC, the nation's leading sponsor of affordable housing through the Low Income Housing Tax Credit (LIHTC), is seeking talented, motivated, and experienced real estate professionals with exceptional leadership who are able to prosper in a fast-paced, entrepreneurial atmosphere. Requires strong financial and analytical skills, 3 years experience in real estate development, BS in finance or related field (MA preferred); experience working

with nonprofit organizations and the LIHTC preferred. Position based in Portland, OR. Competitive salary and benefits. Send resume to: ESIC, 1020 SW Taylor, Suite 800, Portland OR 97205, or fax to (503) 223-0955.

Project Developer, Intercommunity Housing

Mission-based nonprofit organization seeking a real estate project developer experienced in all aspects of project development, to be responsible for the purchase, construction and/or rehab of multi-family affordable housing units. Applicants should have a Bachelors degree and a minimum of 3 years experience related to one or more aspects of real estate purchase and finance, construction, competitive bidding processes, planning and development, grants, LIHTC, and federal funding programs. Computer proficiency required. Competitive salary and health and retirement benefits. Resume and cover letter to: Intercommunity Housing, 150 12th Avenue, Suite #3, Seattle WA 98122. Email interhouse@aol.com, Fax: 206/621-7046.

Construction Site Supervisor, Seattle Habitat for Humanity

Requires knowledge of and experience in all aspects of new construction; good communicator and ability to plan for, communicate with, and lead crews of volunteer workers. Interact with subcontractors, building inspectors, material suppliers. Responsible for construction scheduling on assigned sites. Must have own transportation. Full time for 6-9 months. \$2500/month. Cover/resume to: Seattle Habitat for Humanity, 306 Westlake Ave. N., #210, Seattle, WA 98109. OPEN UNTIL FILLED.

Fund Developer, Seattle Human Services Coalition

Looking for a contractor to develop several potential funding sources and investigate others on behalf of the coalition. Projects to include: investigating foundations for funding priorities, writing grant proposals and developing potential funding sources. Must have experience fund raising with nonprofit community-based organizations. For info or to submit resume contact SHSC executive director Julia E. Sterkovsky at 206/325-7105, Fax 206/860-8825 or by mail at 2212 S. Jackson, Seattle, WA 98144. OPEN UNTIL FILLED.

2020 Vision Coordinator, Seattle Human Services Coalition

SHSC is seeking a contractor to coordinate members' participation in the 2020 Vision organizing campaign, a project to bring together human services providers to answer the question, "What would it take to meet basic human need in King County by 2020?" The coordinator will create a draft plan for group process and use of resources, organize

meetings of the 2020 Coordinating Group, confer with member coalitions on progress and needs, and supervise additional contractors as necessary. They are looking for a person experienced in working with a diverse constituency and community-based nonprofit groups. This is a part-time contract running from August 15 to December 31, with good potential for renewal through June 2001. For more info or to apply, contact Julie Sterkovsky, 2212 S. Jackson, Seattle WA 98144. Tel: 206/325-7105, Fax: 206/860-8825.

UW Law School Affordable Housing and Community Development Clinic

The UW Law School is seeking applicants for a tenure-track position. Applicants must have been admitted to practice law in some state for a minimum of 3 years and have substantial practical experience in transactional law, including real estate, corporate, tax, and housing and community development. The position involves: directing a clinical program in housing and community development; teaching law students skills relating to transactional, housing and community development practice; supervising the students in provision of legal services to clients. Contact Prof. Alan Kirtley for more info at 206-543-3434 or kirtley@u.washington.edu. To apply, send resume/cover letter to: Prof. Penny Hazelton, UW School of Law, 1100 NE Campus Parkway, Seattle WA 98105.