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It's Easier Than You Think

Tour local policymakers: A simple but effective way to build critical relationships

After HDC's Eastside Housing Forum in February, the Eastside planning committee wanted to capitalize on new relationships and new interest from policymakers. The planning group decided to offer six tours of low and moderate income housing developments to suburban mayors and council members. By keeping the tours simple and low-maintenance, they have become an enjoyable and wholly successful new way to foster dialogue and to overcome misconceptions.

Each tour brought together two to three nonprofits, one to three electeds, and one or two interested non-profit board members.

In many ways, the most difficult step was figuring out how to get started. "We parceled up the Eastside into three areas, so tours would be no longer than two hours to see projects in two or three adjacent cities," said Carla Okigwe, HDC's Executive Director. The tours were scheduled around lunch time so council members could more easily attend. As they provide transportation for their senior residents, DASH lent a small van with driver to the effort. Each tour brought together two to three nonprofits, one to three electeds, and one or two interested non-profit board members. "This made it easy to chat and talk about the important work we do" said Okigwe "our guests were relaxed, asked a lot of questions, thanked us profusely at the end of each tour and said they would rave to their colleagues about how they should sign up, too."

In fact, feedback from the tours was very positive. A Bellevue city councilmember called the tours "very educational" and went on to say that "I look forward to continuing

to support the good work of the Housing Consortium and its individual members to provide affordable housing. Great lunch, too." A Sammamish councilmember took what he learned on the tour to his council and had this to say afterward: "I for one, look forward to the opportunity to work collectively to meet the need for affordable housing in our community."

"I for one, look forward to the opportunity to work collectively to meet the need for affordable housing in our community." —Sammamish City

One of the keys to the tour's success was simplicity. Initially, the planners envisioned a grand bus tour with many electeds, glossy materials, and media coverage. This would have required a significantly larger investment, would have risked low attendance, and could have stifled conversation. "In retrospect," said Okigwe "we got more bang for our buck with the small-size tours in terms of building relationships and providing a learning experience, not just for them, but for us, too."

To learn how you can put together these simple but effective tours and build better direct relationships with the policymakers that make decisions critical to your organization's future, contact ben@housingconsortium.org.

Implementing the 10-Year Homeless Plan

HDC members will be key

King County's Ending Homelessness Plan calls for 9,500 units over the next ten years, of which 4,750 will be new production and the rest will be placements in existing stock. Seattle's Office of Housing

Continued on Page 2

HDC Board Meetings

- No August Meeting
- **Wednesday, September 7**
9:00 am - 10:30 am
AHW, 2014 E. Madison

HDC Monthly Member Meetings

- No August Meeting
- **Friday, September 16**
Noon - 1:30 pm
28th Floor Board Room
WSHFC, 1000 2nd Avenue

For more information, contact
Jessica Hopkins at
206.682.9541 or
jessica@housingconsortium.org

Implementing the Homeless Plan

From P.1

has estimated that the cost to achieve the 9,500 unit goal will be \$600-800 million, including costs for converting or renovating existing, non-homeless units. The current annual level of new production specifically for persons coming from homelessness is about 225 units, due to limited subsidy resources. The Plan calls for an average new production of 475 units per year—twice the current level. How can this be achieved?

HDC has set up a work group of its members to recommend ways to make this possible while still keeping a commitment to providing additional housing for non-homeless working families, elderly and persons with disabilities who also need affordable housing. This workgroup met as part of the July Monthly Member Meeting and outlined some of the key strategic questions posed by the 10-year plan.

- * Clearly, one of the most effective strategies is to prevent homelessness in the first place. Most of the responsibility for prevention will lie within the service system. But could HDC members look within their own policies to see if there are ways to help?
- * The largest need is to house single adults. Another strategy would be to look for cost effective ways to serve this population. Would it make sense to shift housing funding programs away from favoring large units?
- * The biggest obstacle is the lack of resources. HDC members could offer current units or create more units for homeless families or singles if additional supportive services and funding were available. But this must not come at the expense of creating units for the hundreds already on the waiting lists...or they, too, will become homeless. How can HDC help strike this balance?
- * Finally, nonprofit housers have no direct influence over the systemic forces that lead to homelessness. Is there a role for HDC in raising awareness around these causes?

For related information see *Seattle Weekly* article, "A Goal: Homes for 9,500," enclosed with this newsletter. To join the discussion send an email to hdc@housingconsortium.org.

HOUSINGnews!

A publication of the Housing Development Consortium
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Submissions to: jessica@housingconsortium.org

Deadline: 25th of every month

Affordable Housing Exhibit Through August 28 At the Museum of History and Industry

MOHAI is currently showing an exhibit from The National Building Museum—"Affordable Housing: Designing an American Asset," sponsored by the Fannie Mae Foundation, National Association of Realtors, and others. HDC helped the museum's staff integrate local information through speakers, project tours, and literature. HDC's literature will be available throughout the duration of the exhibit.

On August 4 there will be a **panel discussion** on "Affordable Housing: Good Design Makes Good Living." It is free at 7 p.m. HDC members may bring their organization's literature to put on a resource table by the door.

There will be **two history walking tours**--

August 20—"Open Doors: Affordable Housing in Downtown Seattle"

August 27—"New Holly: Reinventing the Neighborhood"

Both tours are on Saturday at 11 a.m. and require pre-registration. Tickets \$20 for non-members. 206/ 324-1126.

Also, for members of the Washington Low Income Housing Alliance, there will be a reception **August 25** for legislators where WLIHA will make its **Housing Hero Awards**. (See details in this newsletter, p. 4)

The Museum of History & Industry (MOHAI) is located at 2700 24th Avenue East in Seattle. The museum is open every day from 10 a.m. to 5 p.m. Admission prices are: adults, \$7; seniors (age 62+) and youth (ages 5-17), \$5; and pre-school (ages 0-4), free. The first Thursday of every month is free and features extended hours until 8 p.m. For more information, please call 206/ 324-1126 or visit www.seattlehistory.org.

Funding Application Workshops

Sound Families Funding Application Info Session

Attend this workshop before preparing your application due September 8.

"Overview of Permanent Housing Pilot and Fall Request for Proposals"

Wednesday, August 24, 2-3 p.m.

Seattle Municipal Tower—40th floor
700 5th avenue, downtown

RSVP by 8/17 to Jessica Chow 206/ 684-0362

King County Funding Application Info Session

Attend this session before preparing your application due September 9. There are a number of changes to the program.

Tuesday, August 9, 12:30-4:30

King County Airport (Boeing Field)

RSVP Debra Grant 206/ 296-8633.

Seattle News

Reduced Parking Requirements

The City Council has approved reduced parking for all multifamily developments in certain urban centers. The handy chart below is from Councilmember Rasmussen's newsletter 6/29/05.

Urban Center	Previous Parking Requirements	New Parking Requirements	Current Average # of Vehicles per Household
First Hill	1.1 - 1.5 (dependent upon unit size)	0.5 space per unit	0.6
Capitol Hill	1.1 - 1.5 (dependent upon unit size)	1 space per unit	0.8
Pike/Pine	1 space per unit	0.5 space per unit	0.6
University District	1.1 - 3.25 (dependent upon unit size)	1 space per unit with 2 or fewer BR, 1.5 for units with 3 BR, and 0.25 additional spaces per additional BR	0.9

In 2001 the city adopted **reduced parking requirements for low income housing** based on location and unit size. For 31-50% of median outside Center City Neighborhoods 0.75 space for 2BR or smaller and inside Center City Neighborhoods .05 space for 2BR or smaller and 1 space for 3 BR. For <30% citywide 0.5 space for 2BR or smaller and 1.0 space for 3BR. In 2002, after a survey of actual usage in projects with **very low income** tenants (<30% of median income), the City reduced parking requirements for the very low income projects in Center City neighborhoods even further: 0.33 space for 2BR and 0.5 space. for 3 BR

HDC IS HIRING

Position: Program Coordinator
Starts: September 2005

HDC is seeking an energetic, creative and driven Program Coordinator. While the position will involve administrative work and detail management, it is an ideal opportunity for someone looking to introduce themselves to the key players and concepts in affordable housing, nonprofit organizations, fundraising, strategy development, public policy advocacy and the future of King County. *E.O.E.*

To learn more visit www.housingconsortium.org

City of Tacoma to Vote on Housing Levy

The Tacoma City Council voted on July 19 to refer an affordable housing levy to the November 8, 2005 ballot. The measure will ask voters to approve a levy of approximately 18 cents per \$1,000 of assessed property value, costing the average homeowner approximately \$32 per year, to raise \$2.5 million per year over a period of six years. Of the 18 cents per \$1,000, approximately 4 cents will come from a special levy, or lid lift, generating approximately \$500,000 per year for housing for households between 50-80% of AMI. Two thirds of the funding will be allocated to rental housing and 1/3 will be allocated to homeownership, although this will be detailed in an Admin/Finance Plan Council will approve in August.

—News from Sandy Burgess,
 Metropolitan Development
 Council

King County News

Healthy Families and Communities Task Force Appointed.

King County's new task force, chaired by Council budget chair Larry Gossett and Renton Mayor Kathy Keolker-Wheeler, is charged with implementing the 2004 report from the Task Force on Regional Human Services. They will seek stronger regional coordination of services and a dedicated source of revenue to fund vital community health and human services.

Homeless Advisory Committees Appointed.

32-member Interagency Council includes 8 HDC members—**Steve Norman, Tom Tierney, Lynn Davison, Bill Hallerman, Paul Lambros, Bill Hobson, Sue Sherbrooke, Dini Duclos.**

The Interagency Council's charge is to coordinate collaborations between partners and systems providing housing and homelessness services, develop new models for service delivery, and make recommendations to the Governing Board. The Governing Board includes elected officials, funders, businesses, faith, civic, including **Tara Connor** (from Plymouth Housing Group, an HDC member) representing the Coalition for the Homeless.

County Wins National Housing Award.

King County won a HUD award in June for eliminating unnecessary barriers to creating affordable housing. It was the only county honored among the fourteen local government recipients nationally. Since passage of the State Growth Management Act, the county adopted a major overhaul of its zoning code (applicable to unincorporated areas) to allow townhouses, accessory dwelling units, mixed use development, cottage housing and it eliminated the minimum lot size in its urban areas. It has significantly streamlined its permit procedures, and has undertaken a number of creative projects involving surplus property. For info, call Allan Johnson 205-6482.

Federal Legislative Issues

From: NLIHC "Memo to Members" (7/22/05) & independent HDC research.

National Housing Trust Fund Update: Advocates Push to Beat August Recess, GSE Bill Drops in Senate Banking Committee.

As the August recess drew near, Housing Trust Fund advocates worked hard to move the parent bill ("The Federal Housing Enterprise Regulatory Reform Act of 2005") quickly out of the Senate Banking committee before the members leave D.C. All eyes were on S. 190 and a markup scheduled for July 28th.

The plan is to add a measure creating a new "Affordable Housing Fund" to the GSE oversight bill by requiring that 5% of the total profits of Fannie Mae and Freddie Mac be combined to create a new revenue source for the development and maintenance of housing which serves those making 30% or less of AMI.

The Senate Banking Committee hit a snag when Chairman Shelby (R-AL) presented a version of the GSE bill that both does not include the Affordable Housing Fund provision, and includes "poison pills" for the Democrats including limitations on the portfolios of GSE's for reasons other than safety or security.

The House has passed a version of the GSE bill, including the Affordable Housing Fund, out of its Financial Services Committee. That bill has recently found opposition as conservative members have characterized the fund as somehow subsidizing the work of advocacy groups. While Chairman Michael Oxley (R-OH) has offered to expressly permit such a misuse of funds, the bill has been diverted into the Judiciary Committee which has argued that it should have had jurisdiction over the measure.

To learn more about the National Housing Trust Fund and the "Housing America's Workforce Act" and to find out what you can do, visit:

www.housingconsortium.org/advocacy/index.php

Advocacy Action Corner

What You Can Do To Help Affordable Housing Through Advocacy

ATTEND HOUSING HERO AWARDS — AUGUST 25

Thank your State Legislators!

Museum of History and Industry, 6 - 8pm.

Food and Drink

Join the Washington Low Income Housing Alliance for the 2005 Housing Hero Awards. 2005 was a tremendously successful session for affordable housing. Victories across the board brought more resources and lowered barriers making our work easier and helping to bring more people a decent place to live.

Make an appointment to meet your Senator and Congressman and tell them to make affordable housing a priority.

The U.S. House and the Senate will adjourn for the month of August. This is a great opportunity to spend twenty minutes with your federal elected officials. To find out more go to: <http://www.housingconsortium.org/advocacy/index.php>

Federal Budget Update: Senate Appropriators Set Priorities, Housing Holds The Line.

Near the end of July, the Senate Appropriations committee released its FY 06 spending bill. Just days before, the subcommittee whose role it is to set Federal spending priorities for Transportation, Treasury and HUD (TTHUD) successfully attached an amendment raising the total appropriations tally by \$446 million (most of which went to HUD programs) in order to significantly improve on the shortfalls in the administration's original budget outline.

Some of the highlights of the bill include:

- * A final rejection of the attempted move of CDBG to the Commerce Department and 8% funding cut.
- * Maintenance of the HOPE VI program at \$150 million, though the administration asked for it to be zeroed out.
- * A small increase in tenant-based Section 8 vouchers, though not enough to renew all current vouchers.

The NLIHC Budget Chart has been updated to reflect the Senate action and is available at <http://www.nlihc.org/news/072205chart.pdf>. The appropriations bill is expected to be considered by the full Senate in September.

Clearly, the Federal budget would look much worse if it weren't for the work of Washington State Senator Patty Murray, the Ranking Member of the TTHUD subcommittee. Her vigilance and commitment to housing were essential to creating a budget that at the least defended crucial programs from elimination.

Employer Assisted Housing (EAH): House and Senate Seek to Engage Private Sector Solutions

In June, a small cadre of Senators and Representatives began to tackle the growing "priced out" crisis in housing by expanding the potential of private sector Employer Assisted Housing programs. The Senate version (S. 1330) of the "Housing America's Workforce Act of 2005" is currently in the Finance Committee and is sponsored by Sen. Hillary Clinton (D-NY) alongside 6 co-sponsors including one Republican (Gordon Smith of Oregon). The House version is in both the Ways & Means and Financial Services Committees. The Senate bill is seen as the political bell-weather for the success of the effort.

Recognizing the striking, albeit limited success of EAH programs around the country, the bill seeks to remove two key obstacle to future investment by employers in EAH programs:

- * First, the bill seeks to offer tax credits to employers who invest in EAH programs in order to partially offset their costs.
- * Second, the bill seeks to make EAH benefits non-taxable income for the employee.
- * Finally, the bill will create new programs to publicize the EAH concept to "high-potential" employers around the country.

In order to make it out of committee and reach the floor, these two bills will need additional bi-partisan co-sponsors.

July Affinity Group Updates

Seattle City Light Work Group

HDC and Seattle City Light have been meeting since spring to determine how best to resolve the difficulties experienced by non-profit housing providers in satisfying electrical service connections. Representatives from SCL engineering and commercial customer services are working earnestly with representatives of HDC and Seattle OH to craft a process of communications that begins early in the development process and produces understandings of specific project requirements.

Our goals include:

- * Promoting an understanding of the development schedules and funding realities of non-profit housing providers,
- * Promoting early communications between the parties that will produce reliable information on connection details and fees, and that will endure the length of time necessary to construct the improvements, and
- * Generating early information for SCL regarding probable development within specific geographic sectors of their system that could help their planning efforts and reduce offsite cost for specific projects.

Solutions to long-standing frustrations with City Light service connections seem within reach, and the HDC representatives will regularly update HDC members at the monthly HDC membership meetings. Attending these meetings on behalf of the HDC membership are Paul Fischburg, Vaughn McLeod, Ron Hopper, Joanne Quinn, and Carla Okigwe. Cheryl Binetti is coordinating the SCL staff. Contact **Ron Hopper** if you have specific experiences with SCL that need to be voiced during this process—rhopper@smrarchitects.com.

Tax Credit/Bond Cap Affinity Group

The affinity group met 6/29/05 to discuss its subcommittee's proposal to add an additional 10 points for projects with greater than 75% homeless units.

The Com-

mission will consider this proposal. It will publish a list of proposed policy changes to the tax credit program at the end of August. The Commission is scheduled to vote on the changes at its September meeting. Tax credit applications will be due in January. For more information on the affinity group activities, contact **Paul Purcell** at paulp@beacondevgroup.com.

Sewer Capacity Charges

HDC members have been surprised by the substantial increase in sewer fees—particularly the capacity charge that is billed to property owners six months after connection, and then every six months for 15 years. These charges occur in 17 cities, including Seattle, and 17 local sewer districts that use King County's wholesale wastewater treatment services. A work group is forming to come up with some proposals on this topic. To sign up, contact HDC—jessica@housingconsortium.org.

Seattle Downtown Zoning and Housing Bonus Group

The Mayor is proposing zoning changes for the Denny Triangle area north of Downtown where there are many parking lots and virtually no housing. HDC's work group has met several times with private for-profit developers and City staff to develop a proposal for a new residential housing bonus program. For over a decade the City has had a housing bonus program for developers of commercial high-rise office buildings. Now there are a number of for-profit developers interested in building high-rise condominium projects. Under the new bonus program, in order to gain building height, condo developers would contribute funding to aid nonprofits creating affordable housing. For more information, contact Seattle affinity group chair **Sarah Lewontin** at slewontin@hrg.org.

Homeless Plan Implementation Work Group

See the page 1 article about the formation of this group. It needs a chair! Contact Linda Hall at: lindah@sahg.org.

What's happening this summer?

Add these events to your summer calendar:

1. **8/4: Housing Committee interim work session in Olympia.** Join HDC staff and members as we seek to inform the Housing Committee's work next session and ensure that their effort is directed towards the most critical needs. The first session will focus on "the challenges to achieving adequate affordable housing in Washington and goals for improvement."
2. **9/15 or 9/16: Housing Committee interim work session in Olympia.** The second session will focus on Affordable Housing Solutions. This will be a great opportunity to promote nonprofit developers as reliable partners in future housing development.
3. **8/1/05-9/1/05: The August federal recess.** The U.S. House and the Senate go on recess for all of August, making this an important time to connect with your Congressman and both of our Senators. Offer to give them or their staff a tour of your developments and to meet some of the people you serve. To find out more go to: www.housingconsortium.org/advocacy/index.php



Workshop-Seminars-Conferences

See www.housingconsortium.org for detailed listings

AUGUST 18-19, BREMERTON, WA

Annual Meeting and Conference, Affordable Housing Management Association

Steve Rosenblatt's number-one rated Fair Housing Workshop will highlight the conference on Friday. We have expanded our training offerings beyond the typical HUD Section 8 courses to include workshops specifically related to the Low Income Housing Tax Credit Program. In conjunction with the Housing Finance Commission, we are also pleased to announce that national trainer Ruth Theobald of TheoPro Consulting in Wisconsin will provide a full day training on the Basics of Tax Credit Compliance, on Friday as well. This year's conference will be held at the gorgeous new Kitsap Conference Center at Bremerton Harborside, in Bremerton WA. That's just steps away from the Seattle/Bremerton Auto and Passenger Ferry, and the speedy "foot ferry" terminal. There are various conference options to choose from ranging from \$220 - \$390. Registration materials and conference information are available at www.ahma-wa.org.

AUGUST 22-26, WASHINGTON, D.C.

Training Institute, Neighbor Works America

This training institute offers core and specialized training in the following areas; affordable housing, asset management, community building and organizing, community economic development, construction and production management, homeownership and community lending, management and leadership, and neighborhood revitalization. Tuition cost varies. For more information visit www.nw.org or e-mail nti@nw.org.

SEPTEMBER 11-13, SPOKANE WA

The 12th Annual Affordable Housing Conference, Housing Washington 2005

Sponsored by Washington State Housing Finance Commission, Washington Low Income Housing Alliance and CTED. This conference will focus on exploring new pathways to affordable housing. There will be three days of great presentations, tours, information exchanges and focus sessions. This conference will be held in Spokane. You will need to book a room by August 17th to receive the hotel's conference rate. For full hotel and conference details or to register on line; visit www.wshfc.org/conf. The conference fee is \$210 before August 17th and \$260 after.

OCTOBER 5-7, VANCOUVER, BC

2005 Regional Leadership Conference, Greater Seattle Chamber of Commerce & Prosperity Partnership

"Competing in a Flat World: How the Puget Sound Region Can Succeed in an Integrated Global Economy." This conference will provide regional leaders with a better understanding of the changing global context that forces a new urgency on key investments and business climate improvements. More detailed information regarding this conference will come out in August. You may contact Charles Knutson at 206-389-7295 or charlesk@seattlechamber.com.

OCTOBER 5-7, WASHINGTON, DC

National Conference on Inclusionary Housing, Innovative Housing Institute

Learn about inclusionary housing (ih) basics, creating an effective IH campaign, updating existing laws and best practices across the US. Also tour IH communities in the DC metro area and network and problem solve. For more information visit www.ihhousing.org/conf or call Joan at IHI, 401-332-4124.

NOVEMBER 8-9, WASHINGTON, D.C.

Leading America's Investment in Communities, The Enterprise Social Investment Corporation

At ESIC forum industry experts will provide an in-depth look at the forces and trends that are Leading America's Investment in Communities. Featured speakers are James Carville and Mary Matalin. You will be able to network with some of the nations leading developers, community groups and investors. For more information on this forum visit www.enterpriseconferences.org.

NOVEMBER 12, SEATTLE, WA

Third Annual Aging in Place Resource Fair, City of Seattle/Human Services Department

This fair will be held at the Seattle Science Center. There will be vendors and workshops through out the event. For more information please visit: www.seattle.gov/humanservices/aging/ or e-mail: margaret.casey@seattle.gov

Employment Listings from Housing Organizations

See www.housingconsortium.org for more detailed listings

Program Coordinator, Housing Development Consortium

The Program Coordinator will work closely alongside the Executive Director and the Advocacy Director to ensure the organization's continued sustainability and the maintenance of its member community. In addition, the Program Coordinator will have the opportunity to help the organization develop long-term strategy, make hiring decisions, fundraise and navigate the legislative process at the state and local level. View full posting at www.housingconsortium.org

Housing Director, Community Housing Coalition

Provide support and direction for the Community Housing Coalition. Engage in research and information gathering. Disseminate info on housing issues; review policies and make recommendations, review projects that come to the community's attention; provide coordination for both public / private housing efforts. Qualifications: BA/BS in related field, minimum of 5 years of successful housing experience; prior non-profit setting preferred. Experience working with federal, county, or city government. View full posting at:

www.bihhhs.org. Submit resume and letter of interest to: Health, Housing & Human Services Council, Attn: Jan Lambert, 221 Winslow Way W, Suite 203, Bainbridge Island, WA 98110, Or via email to: communityhousingcoalition@hotmail.com. (posted 5/9/05)

Director of Finance, Seattle Chinatown International District Preservation and Development Authority (SCIDPDA)

This full-time exempt level position establishes and maintains the financial policies and procedures for this complex community development organization. Candidates with highly developed skills in real estate accounting, budgeting and risk management encouraged to apply. Excellent business communication skills required. CPA with experience in non-profit/government accounting preferred. For more information, or to apply contact: SCIDPDA Attn: Human Resources, PO Box 3302, Seattle, WA 98114, fax: (206) 467-6376 or email: KimG@scidpda.org (posted 5/24/05)

Construction Manager/Housing Developer, Beacon Development Group

The Construction Manager/Housing Developer provides construction oversight on housing projects, provides training and support to other Housing Developers during the construction phases of their projects, and participates in pre-development construction planning and cost estimating. For more detailed posted, see our website: www.beacondevgroup.com. Salary Range: Competitive, DOE. Submit resume with cover letter including salary history and requirements to: Donna Stahl, Beacon Development Group, 1221 East Pike Street, Suite 300, Seattle, WA 98122-3930 or, e-mail: donnas@beacondevgroup.com

Director of Property Management, Capitol Hill Housing Improvement Program

Growing, accomplished non-profit housing corporation seeks Director of Property Management. The position is responsible for the development and implementation of all property management, asset management and compliance functions, budgeting, supervision of staff and development of policy. Knowledge of affordable housing is helpful. This is a regular full time position. Salary DOE, plus benefits, including retirement. All interested candidates should submit a resume and letter of interests to CHHIP, 1406 - 10th Avenue, Suite 101, Seattle, WA 98122, or by email at Resume@CHHIP.org. Open until filled. Capitol Hill Housing Program is an Equal Opportunity Employer (posted 6/16/05)

Resettlement Administrative Assistant, Refugee Assistance Program - Archdiocesan Housing Authority

The Resettlement Administrative Assistant provides administrative support to the program director and resettlement staff in the operation of the Refugee Assistance Program. This position is responsible for database management, checkbook back-up, fee-for-service recording, deposits, petty cash, program bills, reports for payroll, and managing office equipment. Part-time: 18 hours/week, \$ 12.07+/hr. DOE. For full posting, visit www@ccsww.org. To apply send resume and cover letter to: Archdiocesan Housing Authority, Attn: HR-RAA, 1902 2nd Avenue, Seattle, WA 98101, e-mail: jobs-aha@ccsww.org or fax: 206-441-4999

Senior Accountant, Plymouth Housing Group

Part of a team of 7 finance staff with responsible for overseeing all accounting functions for payroll, taxes, general ledger, case management and reporting. PHG is a downtown Seattle provider of housing for low income and homeless people. Position requires a BA in accounting with three years of relevant experience preparing payroll, MIP Accounting Software experience a plus, as well as non-profit and multi-entity accounting experience; CPA preferred. Mail resume and letter of interest to PHG, 2209 - 1st Ave, Seattle 98121 or e-mail to jobs@plymouthhousing.org more information can be found by going to www.plymouthhousing.org

Case Manager, Seattle Chinatown International District Preservation and Development Authority (SCIDPDA)

This full-time non-exempt level position serves residents and Adult Day Health clients through programs provided at Legacy House, a program of the SCIDPDA. Candidates with professional experience in serving geriatric populations and bilingual in an Asian language encouraged to apply. For more information, or to apply contact: SCIDPDA, Attn: Human Resources, PO Box 3302, Seattle, WA 98114, fax: (206) 467-6376 or email:

KimG@scidpda.org

Site Development Manager, Habitat for Humanity

For single-family homes, condos and multi-home developments. Individual will acquire land, perform due diligence, and manage site development process (planning, design and infrastructure through permit process, development of accurate budgets and scheduling/managing multiple projects). At least 2 yrs site development exp., BA, Microsoft Office/Project and exp. supervising volunteers pref. A commitment to the mission and vision is essential. Salary DOE. Benefits include paid medical, three weeks vacation, and 10 paid holidays. Please e-mail resume and cover letter to habitat@seattle-habitat.org. (posted 6/30/05)

Housing Development Manager, Low Income Housing Institute

Non-profit housing developer and provider. Supervise up to 10 Development staff. Perform development duties - construction and financial. Min 6 yrs exp. in multi-family housing finance and development. Master's degree preferred. Salary DOE/competitive + excellent benefits. To apply visit www.lihi.org or call 206-443-9935 x 113. (posted 6/30/05)

Project Accountant, Lorig Associates, LLC

Cost/contract accounting on development projects; assist in developing project proformas; financial statement preparation on development properties; year-end tax preparation for CPA; special projects and other accounting and/or administrative tasks. Work with Project Managers to compile development project draw requests for clients and/or bank and ensure timely submittal. Requirements include BA in accounting, CPA desirable, Minimum three years experience in financial/project accounting from general ledger to financial statement preparation and Knowledge of Yardi or similar accounting software preferred. Send resumes sent to jobs@lorig.com.

Employment Listings from Housing Organizations

See www.housingconsortium.org for more detailed listings

Cleaning Worker, Housing Resources Group

Cleaning and preparation, including cleaning building common areas, preparing vacant units for occupancy, carpet cleaning, floor care, unit sanitation, and light maintenance of a 100-unit family-oriented apartment property on First Hill. Min. one year custodial experience in high-volume environment or equivalent. To apply download an application at www.hrg.org or pick up at the HRG office. Send completed Employment Application to: Housing Resources Group, Attn: Cleaning Worker Search, 1651 Bellevue Avenue, Seattle, WA 98122-2014; fax to: (206) 623-9404; or e-mail: HR@hrg.org

Maintenance Inventory Purchaser, Housing Resources Group

Oversee ordering/purchasing of necessary maintenance and cleaning supplies/materials. Work with Maintenance staff to acquire tools and supplies needed at job sites, to insure fast maintenance response to residents. Min. two years administrative experience or an Associate's degree in relevant field; Microsoft Office applications including Word, Excel and Outlook; non-repetitive lifting of up to 50 lbs, proficiency in AMSI property management software, light maintenance skills, and knowledge of Federal Housing and Landlord Tenant laws preferred. To Apply: Download application at www.hrg.org or pick up at the HRG office. Send resume and cover letter to: Housing Resources Group, Attn: Maintenance Inventory Purchaser Search, 1651 Bellevue Avenue, Seattle, WA 98122-2014; fax to: (206) 623-9404; or e-mail: HR@hrg.org

Maintenance Supervisor, Housing Resources Group

Coordinate a maintenance staff team, working closely with the Maintenance Manager and Property Manager to maintain & improve a group of buildings. Help organize unit cleaning, painting, contracted work & routine maintenance. Perform skilled carpentry & maintenance work. Lead special projects & assist other maintenance teams as assigned by the Maintenance Manager. Work with the Maintenance Office to acquire tools & supplies needed at job sites, giving fast maintenance response to residents. Requires five years skilled carpentry experience and two years supervisory experience, both in a high-volume environment. To Apply: Download application at www.hrg.org or pick up at the HRG office. Send resume, cover letter and supplemental questionnaire to: Housing Resources Group, Attn: Maintenance Supervisor Search, 1651 Bellevue Avenue, Seattle, WA 98122-2014; fax to: (206) 623-9404; or e-mail: HR@hrg.org

Maintenance Worker, Housing Resources Group

This position floats to various properties in & around Downtown Seattle and performs apartment properties maintenance tasks. Min. two years skilled maintenance (carpentry, electrical, plumbing) in an apartment setting, lift and carry up to 50 lbs. To apply download application at www.hrg.org or pick up at the HRG office. Submit completed Employment Application to: Housing Resources Group, Attn: Maintenance Worker Search, 1651 Bellevue Avenue, Seattle, WA 98122-2014; fax to: (206) 623-9404; or e-mail: HR@hrg.org

Housing Director, Kitsap Community Resources

Responsible for overseeing operation of KCR Housing division programs such as emergency and transitional housing, rental assistance, homeless childcare and weatherization. Good computer, written and verbal communication skills required. Must be bondable. Housing development, community services, partnership building, community relations, grant writing, budgeting experience is preferred. Occasional out-of-town travel and attendance at night meetings required. Must have reliable transportation to use on the job. \$3503 - \$4204 per Month plus benefits. Requires BA/BS in Human Services, business administration or related field plus four years experience in a leadership/management role. Job description and application available weekdays 8:30 AM to 4:00 PM at 802 7th Street, Bremerton, Washington 98337 or at www.kcr.org. Position closes 4:00 PM July 22, 2005. Kitsap Community Resources is an Equal Opportunity Employer.

Maintenance/Grounds/Janitor, Archdiocesan Housing Authority

Perform a variety of routine general building maintenance tasks, limited grounds maintenance and janitorial duties. Compensation is three-bedroom apartment valued at \$876/mo. and cash compensation of \$ 9.40+/hr. DOE. (Total compensation of \$28,831+/year DOE.) Minimum two years maintenance experience, working knowledge and experience with plumbing, electrical and lock systems. Working knowledge and experience with repair of plaster, wall repairs, and painting. For additional information contact Betty Parker, Housing Manager (206) 722-0717. To apply, Send resume, cover letter and complete application: ARCHDIOCESAN HOUSING AUTHORITY, HR - KPM, 1902 Second Avenue, Seattle, Washington 98101

Accounting Specialist - Receivables, Plymouth Housing Group

Join a team committed to serving the needs of the homeless and special needs population, with responsible for processing/recording agency revenues and expenses, including tenant billing and rent collections. Requirements: AA in accounting preferred and 2 years related experience with automated accounting software. Property management and subsidized housing experience are pluses. Pay \$13.46-\$15.38/hr DOQ and great leave and health benefits! Submit letter/resume to - Plymouth Housing Group 2209 1st Ave. Seattle, WA 98121 or email jobs@plymouthhousing.org or fax 206-374-0602. Go to www.plymouthhousing.org for more details. EOE

Executive Assistant, Common Ground

Dynamic nonprofit organization, with offices in Seattle's Pioneer Square, is looking for a multi-talented professional to support the ED and Board, manage fund raising efforts, and oversee creation of external communication materials. A senior position that requires excellent technical skills (Microsoft ACCESS, EXCEL, WORD, Adobe Illustrator and Photoshop, basic HTML), strong communication skills (writing, editing, and speaking), and the ability to manage multiple priorities with aplomb. Flexible work environment, great colleagues, very competitive salary and benefits. For more information visit www.commongroundwa.org. Email cover letter and resume to kristin@commongroundwa.org.

Senior Housing Developer, Beacon Development Group

Senior Housing Developers work with a team of staff to develop multiple affordable housing and community development projects. Senior Housing Developers work with minimal supervision in the areas of development of new project proposals, feasibility, pre-development review, project construction/rehabilitation management, and public / private financing for new and rehabilitated housing for low-income households. The Senior Housing Developer position is responsible for supporting all aspects of project development from planning to closeout, and may provide guidance and advice to Housing Developers in support of development activities. Additionally, the Senior Housing Developer helps create and implement BDG's marketing and client relations plan. Salary very competitive, DOE. For more information contact: Barbara Guzzo at 206-860-2491 ex.204, Beacon Development Group, 1221 East Pike Street, Suite 300, Seattle, WA 98122-3930 or visit www.beacondevgroup.com, to apply send resume with letter of interest to: barbarag@beacondevgroup.com

Housing Developer, Beacon Development Group

Housing Developers work with a team of staff to develop multiple affordable housing and community development projects. Under the supervision of a Development Director, Housing Developers work in the areas of feasibility and pre-development review, project construction/rehabilitation management, and public and private financing for new and rehabilitated housing for low-income households. The Housing Developer position is responsible for supporting all aspects of project development from planning to closeout. Salary very competitive, DOE. For more information contact: Barbara Guzzo at 206-860-2491 ex.204, Beacon Development Group, 1221 East Pike Street, Suite 300, Seattle, WA 98122-3930 or visit www.beacondevgroup.com, to apply send resume with letter of interest to: barbarag@beacondevgroup.com