

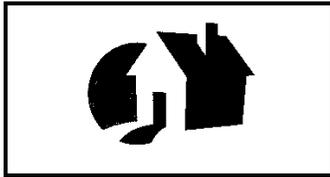
Housing News

February 15, 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"



PorchLight: SHA's New Front Door

The **Seattle Housing Authority (SHA)** is raising the bar on customer service. As part of that effort they have opened PorchLight center in Ballard, which brings SHA's entire intake function under one roof. People seeking housing will be able to apply for all of SHA's programs including: public housing, the public housing portion of HOPE VI units, Section 8 subsidies, and SHA's Senior Housing Program. PorchLight will also be managing SHA's waiting lists. Well-informed staff will help applicants while their children can entertain themselves in a new play area.

Housing counseling will be a part of the intake process. Once fully staffed there will be two housing counselors on hand to guide applicants through the sometimes confusing list of options. The housing counselors will also be able to recommend non-profit housing options to those individuals who might be eligible and interested. PorchLight's director Kathy Roseth noted that they would be reaching out to non-profits in an effort to make sure information remains current. Roseth hopes that within 18 months, PorchLight will be able to offer its services at various locations around Seattle, making it easier for residents in all neighborhoods to access the services. For example, they would like to have satellite offices in some SHA projects and provide weekly drop-in clinics in areas such as the International District and south Seattle. Roseth is also hoping to have multi-language assistance available. She envisions (in a few years) creating an electronic information kiosk which would allow applicants, caseworkers, and counselors to access information and application forms from the web via

their own computers, libraries, or stations at PorchLight.

In addition to helping prospective tenants PorchLight will also assist landlords who are interested in participating in the Section 8 program.

Located at 907 NW Ballard Way, PorchLight shares a building with the State Department of Social and Health Services. Although SHA chose the location because of costs and space issues, the hope is that the happy coincidence will allow for a nexus of services.

For now the center is open 8:00am – 5:00pm Monday through Friday, but they will be testing other times for convenience. Applicants can reach PorchLight via the number 28 bus. SHA will also be running a shuttle van from their downtown administrative office until the end of the year. For more information on PorchLight's services, contact Kathy Roseth at 206/ 239-1520.

Utility Costs: How Will We Keep the Lights On?

With energy costs spiking and rates increasing it seems that utility bills will keep rising for the foreseeable future. HDC has created a new affinity group to look at ways to address the problems this crisis will cause low-income housing.

How did we get to this point? The current crisis is due in part to the utilities' need to buy power on the open market. Seattle City Light (SCL) buys about 20% of its power from the market, mostly during the winter months. In 1997 SCL paid \$16 per megawatt; in January of this year they paid \$343 per megawatt and the price could continue to climb. Even if SCL and the region recover from the current situation this problem is likely to return. The United States has 4% of the world's population but uses 28% of its power – not a sustainable situation. In order to deal with the increased costs, SCL has added a 10% service charge to utility bills and the Council enacted an 18% rate increase, with the possibility of an additional increase sometime this year. It is also likely that SCL will abandon its

current system of summer rates (4 cents/kilowatt last year) and winter rates (7 cents/kilowatt last year) for one year-round rate (the winter rate).

SCL currently has several rate assistance programs for low-income tenants (detailed in last month's newsletter). In their decision to raise rates, the Seattle City Council determined that tenants signed up for the Low Income Assistance Program would be held harmless – meaning that the increase would not affect them. **However, many low-income renters are not signed up for the program, in part, because of an unfair income distinction.** Currently, seniors and disabled tenants with up to 70% of the state median income (roughly equal to 50% of Seattle median income) qualify for the program. 9,000 households are signed up for this program. On the other hand, the program for "other low income" ratepayers limits income to no more than 125% of poverty (which averages 22% of Seattle median area income). Only 2,000 people are signed up for this program, because few qualify. Those who are registered are most likely living in rent-restricted units, since 22% of Seattle median income will not cover the rent of a market-rate apartment. HDC would like to see the City increase the "other low-income" limit to match the senior/disabled program. This would assist tenants earning up to the minimum wage and would provide the same assistance availability for all low-income tenants.

Unfortunately the low-income assistance programs still leave a gap in the needs. Many low-income buildings have common areas. These areas are not covered by the assistance offered to tenants, yet they do affect the tenant's rent. Electricity bills are part of a building's operating cost that in turn determines how much rental income is needed to keep things running. Unlike for-profit landlords, non-profits cannot recoup higher utility costs from tenants by raising rents, as this would make the housing unaffordable to the very people it is meant to serve. Substantially higher utility costs will impact non-profits' ability to serve tenants with the lowest incomes. **By allowing buildings dedicated to housing low-income tenants to be held harmless to rate increases, the City can help to ensure that low-income people do not lose their housing.** HDC would be happy to see any rate reduction tied to conservation measures.

HDC believes that rate relief is important in the immediate crisis – we need to make sure that people have heat and can still afford to eat. However, for the future, non-profits and the City must also focus on ensuring less use of utilities. **HDC has already assisted SCL to distribute nearly 10,000 compact florescent light bulbs (which use a quarter of the energy of and last 10 times as long as standard light bulbs) to residents of non-profit properties.** The City

should consider distributing other discounted or free utility-saving devices such as: electronic light controls, efficient toilets, window shades, front loading coin-op washing machines. HDC would also like to help develop a local or state program for the substantial retrofitting of non-profit, rent-restricted housing. Massachusetts is one state that has found federal money for this type of program.

Puget Sound Energy has not announced significant increases yet. In the event that they do, HDC will urge PSE to take similar measures to help protect their low-income ratepayers.

The Water Faucet Analogy

Source: "Beyond the Band-Aid: Healing the Wounds of Poverty," Bill Grace, The Source, Feb. 2001.

"Imagine that when you left home, you left the water running in the kitchen sink. By the time you got home there was a flood. Water was calf deep, carpeting was soaked and the house was a mess. What would you do to fix the problem? After some initial shock and frustration, most people would shut off the water.

"In this scenario we instinctively know that we need to get to the root of the problem. But when it comes to social concern we act differently. The numbers of homeless and hungry people on our streets continue to increase and we build bigger food banks or more homeless shelters. That is like going home, finding the flood and starting to mop the floor without having shut off the water.

"What would it require of us to shut off the water on hunger, homelessness, white privilege, racism, and poverty? It would require courage and faith; it would require us to desire justice more than charity.

"Yet the experience of Dom Helder Camara, a Brazilian priest who was awarded Brazil's equivalent of the Nobel Peace Prize, issues a caution to us: 'When I fed the poor they called me a saint, but when I asked my country why there were so many hungry poor, they called me a communist.'

"So why would anyone pursue justice knowing that it is often times perceived as an unwelcome goal in the larger community? Maybe as we pursue justice we can reclaim our saltiness."

Housing Advocacy Day

On January 25, 150 housing advocates from around the state assembled in Olympia to meet with their legislators. The goal: to let politicians know how important housing is and to encourage them to increase funding for affordable housing.

Attendees spent the morning either in a legislative briefing with housing lobbyist Nick Federici or in training on how to be an advocate with Nancy Amidei. In the afternoon they hit the halls of the Capitol to meet with their elected officials, armed

with their information packets and bags of 100 jellybeans representing the \$100 million they want for the Housing Trust Fund. HDC staff met with ten legislators: **Senators Sid Snyder** (majority leader of the Senate), **Ken Jacobsen**, **Jeanne Kohl-Wells**, and **Representatives Frank Chopp** (Co-Speaker of the House), **Carolyn Edmonds**, **Helen Sommers**, **Mary Lou Dickerson**, **Geoff Simpson**, **Brian Hatfield**, and **Mark Doumit**.

The day ended with a group meeting with Co-Speaker of the House **Frank Chopp**, a long-time friend of housing. Co-Speaker Chopp was realistic about the financial issues facing the legislature, but nonetheless was confident that the Housing Trust Fund would be maintained at current levels and was willing to push for an increase to \$100 million. He encouraged advocates to find Republican legislators who would support housing issues; this is especially key in the evenly split legislature.

As Nancy Amidei says, the constituents are the bread and butter of a legislator's life. Making your voice heard and your concerns known can go a long way in making a difference in housing. HDC wants to thank all the members who joined us at Housing Advocacy Day.

State Legislative Update

HB 2098 – Non-Profit Property Tax Exemption Amendments. HDC supports this bill that adds certain types of projects funded by OCD, which were inadvertently excluded in the law passed in 1999, and makes the exemption kick in earlier. House sponsors are: **Rep. Carolyn Edmonds** (D-32, North Seattle), **Rep. John Pennington** (R-18, Cowlitz/Clark), **Rep. Jim McIntire** (D-46, No. Seattle), **Rep. Fred Jarrett** (R-41, Mercer Island), **Rep. Jeff Morris** (D-40, Skagit), **Rep. Jack Cairnes** (R-47, SE King County), **Rep. Sharon Tomiko Santos** (D-37, So. Seattle). The bill is expected to have a hearing within the next three weeks in the House Finance Committee, chaired by Morris and Cairnes. An identical bill will be introduced in the Senate shortly, to be heard in the Labor, Commerce & Financial Institutions Committee chaired by **Sen. Margarita Prentice** (D-11, So. Seattle/suburbs).

SB 5197 - Bond Cap Increase. HDC supports this bill to increase the State's private bond cap allocation for housing. Passed the Senate Labor, Commerce, and Financial Institutions Committee and is now in the Senate Rules Committee waiting to go to the Senate floor for a vote.

SB 5936 - Document Recording Fee (Local Fund Source & Operating Fund Combined!). Bill would add a \$10 fee on recorded documents.

Revenues raised would be split between the state and local governments. 40% (about \$12 million/year) will go to OCD to use for one-time or emergency operating expenses in OCD-funded housing, and for demonstration projects for moderate and middle-income populations. 60% (about \$19 million/year) would go back to the county of origin to be used by the county and its cities for low-income housing projects. HDC supports bill amendments to allow use for recurrent operating expense (rather than one-time) and to specify a pragmatic method of distributing funds at the local level, so they aren't split so finely that a jurisdiction can't feasibly use them for low-income housing projects. Currently in Senate Labor, Commerce & Financial Institutions.

SB 5659/HB 1790 – REET. This bill would allow funds derived from the real estate excise tax (REET) to be used for low-income housing. Scheduled for a hearing in the Senate State & Local Government Committee next week.

SB 5370/ HB 1474 – CTED Split. Department of Community, Trade and Economic Development reorganized as the Department of Community Development and Department of Trade and Economic Development. Currently in Senate Ways & Means, and House Trade & Economic Development.

Housing Trust Fund. It will need active work of housing advocates just to ensure last year's funding level is maintained. The Governor cut the Housing Trust Fund in his proposed budget. The Senate's proposed budget is expected to be released near the end of March. Key legislators involved in Capital Budget negotiations in both House and Senate are supportive of increasing or at least maintaining the Housing Trust Fund at last year's level. However, Ways & Means Chair **Spokane Senator Lisa Brown**, who is in charge of the Senate's budget, seems less supportive, and many other legislators are expressing concern about the budget, especially since they have just learned of the need to cut the General Fund budget **by another \$ 1/3 Billion**, due to higher than expected Medicaid case loads and K-12 enrollments. The updated state revenue forecasts won't be available until March 15.

Mansion Tax. 1000 Friends of Washington has gained the Housing Congress's support for a draft bill, which establishes a 1% excise tax on sales of homes higher than \$500,000 (or \$700,000 if an accessory dwelling is included). The bill would raise between \$10 million and \$50 million per year, mostly in King County. 85% of the funds would go to the city or county of origin and 15% would go to the Housing Trust Fund for low-income housing projects.

Federal Legislative Update

Source: *National Low Income Housing Coalition Memo to Members 2/2/01 & 2/9/01, & The Center for Community Change Policy Alert 2/12/01*

Congressional Housing Leadership:

- The House has abolished the Banking Committee and created a new Financial Services Committee, which will include all the issues formerly covered by Banking along with the insurance and securities matters formerly covered by the Commerce Committee. Michael Oxley (R-OH) is the Chair and John LaFace (D-NY) will be the ranking member. **Jay Inslee (D-WA)** will serve on this committee. Marge Roukena (R-NJ) has been appointed as Chair of the Subcommittee on Housing and Community Opportunity. It is expected that Barney Frank (D-MA) will continue as Ranking Member of the Housing Subcommittee.
- Senate Housing and Transportation Subcommittee: Senator Jack Reed (D-RI) was appointed Ranking Member, filling the position vacated by Sen. John Kerry. Reed is a strong supporter of housing and other programs aimed at the poor. He was the original sponsor of the National Affordable Housing Trust Fund for 2000.
- Senate HUD-VA Subcommittee - Sen. Kit Bond (R-MO) will remain in his position as Chair of the HUD-VA Subcommittee, Sen. Barbara Mikulski (D-MD) will continue as Ranking Member.

S. 23 - The New Urban Agenda Act of 2001 – Introduced by Senators Trent Lott (R-MS) and Arlen Specter (R-PA), this bill would direct HUD to study the feasibility of consolidating public and assisted housing programs into a block grant system. HUD would have 18 months to complete the study outlining how housing programs could be block-granted to maximize funding flexibility and minimize paperwork and delay. The bill does not say who might receive the block-granted funds.

H.R. 222, S. 8 & S. 277- Minimum Wage Increase – Currently, minimum wage earners working 40 hours/week, 52 weeks/year make only \$10,700. The real value of the minimum wage is figured to be \$2.90 below what it was in 1968. It has not been increased since 1997. An increase would affect over 11 million workers. In the House, Congressman James Traficant (D-OH) has introduced **H.R. 222**, which would increase the minimum wage by \$1 an hour (to \$6.15) over the next two years. In the Senate, Tom Daschle (D-OH) has introduced a bill, **S.8**, which would increase the minimum wage to \$6.65 /hour by January 1, 2003.

S.8 would also increase the Earned Income Tax Credit for two or more qualifying children, simplify eligibility, expand the definition of eligible dependents, and allow greater parental flexibility in deciding which parent claims the child for credit. On Feb. 7, Sen. Edward Kennedy (D-MA) introduced the Fair Minimum Wage Act of 2001, **S. 277** which would increase the minimum wage by \$1.50 by January 2003. The bill will move independently of Sen. Daschle's minimum wage bill.

H.R. 412 - Reduce Cost of Homes to Teachers and Police Officers – Rep. Xavier Becerra (D-CA) introduced this bill, which would provide single-family homes owned by HUD at a discount to teachers and public safety officers. Last year Sen. Phil Gramm (R-TX) opposed similar legislation.

H. R. 425 - Housing Preservation Matching Grant Act of 2001 – Introduced by Rep. Jerrold Nadler (D-NY), this bill would provide matching grants to states for the preservation of federally assisted affordable housing. It was introduced with 41 co-sponsors, including three Republicans. It has been referred to the House Committee on Financial Services. Last year a similar bill passed the house by 405-5, but failed to make it to the Senate floor.

HUD's One-Strike Policy Overturned

Source: *National Low Income Housing Coalition Memo to Members, Feb. 5, 2001*

On January 24, 2001, the 9th Circuit Court of appeals ruled 7-4 to overturn HUD's controversial "one-strike, you're out" policy. The policy allowed housing authorities to evict residents involved in criminal activity – including residents whose family members were involved in crimes taking place off the housing authority's property and of which the resident was not aware of. The court's ruling interprets the law as only allowing evictions where the resident knew or should have known about the illegal activity. The court's decision invalidates this policy in nine states including Washington. In order for the court's decision to be overturned, HUD would need to appeal the case to the U.S. Supreme Court.

SeaTran To Re-Engineer Its Process

The Greater Seattle Chamber of Commerce, Impact Capital, Neighborhood Business Council, The Housing Partnership, and HDC are supporting 12 recommendations to reduce the overall cost of housing development in Seattle. Proponents have met with Mayor Paul Schell who has organized key department heads to implement the recommendations. One recommendation is that SeaTran be required to approve plans and issue permits with only one set of corrections. SeaTran has hired the consultant that worked with DCLU's redesign effort

and will shortly begin a process to re-engineer its permit review procedures by the end of this year. SeaTran will be looking for stakeholders to serve on an advisory committee and participate in focus groups.

New Web Resource: Affordable Housing Design Advisor

A tool, resource, idea bank and step-by step guide to design in affordable housing. Developed by HUD in cooperation with the American Institute of Architects, Enterprise Foundation and others, this web publication aims to help anyone involved in producing affordable housing achieve higher design quality. It is full of useable information, experience and ideas from successful affordable housing projects all over the country and the people who developed, designed, and built them.

It gives you the "what, why, how, tools, tips, and design consideration checklist" to browse during any stage of your development process. Checklist includes: parking, public and private open space, landscaping, building location, shape, appearance and layout, and unit layout.

<http://register.aspensys.com/~wwan/da/index.html>

HDC's PR Needs Your Event!

HDC is compiling a 2001 calendar to help with PR planning this 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 or fax: 206/623-4669.

Workshops, Seminars & Conferences

Brown Bag Lunch Meeting on Universal Design, Feb. 28, Noon-1pm, City Council Chambers. Presented by Councilmember Peter Steinbrueck and the Advisory Council on Aging & Disability Services Housing Task Force. Learn what Universal Design is and why the time is right to consider Universal Design in Seattle housing projects. For more info. contact Margaret Casey at 206/ 684-0662.

Tax Credit Training, Feb 26-28, Seattle. Joe Guggenheim, trainer. 3 different sessions: basics; special financing techniques; and using tax credits with special needs and transitional housing. Fees range from \$250 to \$880, depending on if the attendee is a non-profit or not, attends some or all days, and wishes a copy of Guggenheim's tax credit guide. Some scholarships available. To register, call 301/ 320-5771.

The Money Trail, Feb. 28, 8:00am-2:00pm, Seattle. Find your way to grants for affordable housing development in your community by attending a workshop on securing grants for the Federal Home Loan Bank of Seattle's Affordable Housing Program (AHP). The objective is to help lenders and housing providers prepare competitive AHP applications. Cost: \$45. For more information or to register, please contact Nick Sumpter at 206/ 340-8715.

Implementing Neighborhood Plans in the Center City Neighborhoods, March 1, 5:00pm-8:00pm, Space Needle, Skyline Level. This event provides an opportunity to focus on key Center City projects providing benefits and links across neighborhood boundaries. For more information, call John Eskelin at 206/ 684-0359.

Capital Access In a Global Era, March 3-7, Washington D.C. Presented by the National Community Reinvestment Coalition. Global/local networking, technology, finance and activism will be the focus of this conference. The event will explore the development of our network for global democratization of capital for underserved peoples. Speakers include: Alan Greenspan and Franklin Raines. Cost: \$445-\$695. For more information, call 202/ 628-8866 or email tsiegel@nccrc.org.

National Coalition for Homeless Veterans, March 7-9, Washington D.C. Save the Date! For more information visit www.nchv.org.

Lead-Based Paint Maintenance Training, March 19, Seattle. This HUD-sponsored training is for maintenance workers, property owners and managers, and other staff responsible for activities such as repainting and minor repairs. FREE. To register visit www.leadlisting.org or request a fax registration form from 1-866-HUD-1012.

Lead-Based Paint Remodelers and Renovators Training, March 20, Seattle. This HUD-sponsored training is for contractors and workers performing rehab or remodeling activities including weatherization, structural repairs and unit upgrading. FREE. To register visit www.leadlisting.org or request a fax registration form from 1-866-HUD-1012.

Community Facilities Loan Program Workshop, March 20, 10am-Noon, Carco Theater, Renton. This workshop, sponsored by Seattle, King County, Auburn and Bellevue's CDBG programs, will provide agencies with: info about each jurisdiction's CDBG funding process for facilities projects; a discussion of CDBG eligibility, regulations and requirements; tips and suggestions for how to develop a competitive project. For more information call Seattle's Human Services Dept. at 206/386-1001. Applications for funding will be

available March 12 at
www.cityofseattle.net/hsd/communityfacilities/

Seattle Community Facilities Loan Program Workshop, March 27, 10am-11:30am, Rainier Community Center. This workshop is for agencies with specific questions about the City of Seattle's application form.

Rethinking Homelessness: A Framework for Change, April 6-7, New York City. Experts in the fields of education, social services, journalism, business, philanthropy and government will come together to discuss and propose new ways to address the issue of homelessness. Participants will have the opportunity to collect the most current data on family homelessness and be exposed to practical, effective strategies that address an entrenched poverty that continues to grow. Cost: \$50-\$60. To register contact Maureen Wentworth at 212/ 529-5252.

Washington State Council for Affordable and Rural Housing Thirteenth Annual Meeting, April 16-19, 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.

How to Survive & Thrive with Technology, April 19, Washington Athletic Club, Seattle. A one-day forum for non-profit human service agencies. Harness the power of technology to meet your goals! Cost: \$65, including lunch. For more information, contact Karen Brewer at 206/ 465-5032 or visit www.cityofseattle.net/techforum.

Housing & Community Development.com: Partnership in a Digital Age, April 30-May 1, Seattle, Bell Harbor Conference Center. Sponsored by the Pacific Northwest Regional Council of the National Association of Housing & Redevelopment Officials. There will be five program tracks: Housing, Community Development, Professional Development, Maintenance and Technology. For more information or to register, contact Ronald Oldham at 206/ 901-0330 or ronaldohldham@msn.com.

Assessing Capital Needs and Replacement Reserve Levels, May 8-9, Location TBA. Sponsored by Impact Capital. This session will investigate the policies, goals, assumptions and techniques for analyzing replacement reserve requirements in residential properties. With the participation of lenders, equity partners, and policy makers, non-profit developers will leave the workshop with a set of endorsed tools for conducting building assessments. Cost: \$300. To register, please call 206/ 358-0497.

All Roads Lead Home: 11th Annual Washington State Coalition for the Homeless Conference, May 9-11, Wenatchee. Save the Date!

2nd Annual Ready, Work, Grow Conference, May 14-15, New York. Sponsored by the Enterprise Foundation. The conference will feature 30 workshops on job placement, retention, career advancement, funding, WIA, special barriers and other key workforce topics. For additional information visit www.enterprisefoundation.org.

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

*****Employment Opportunities*****

See www.HDC-KingCounty.org for up-to-date job announcements!

Accounting Assistant, Community Psychiatric Clinic. Full-time position with non-profit community mental health clinic. Calculate tenant rents and 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. EOE. **OPEN UNTIL FILLED**

Accounting Assistant, St. Andrew's Housing Group. This is a new position with primary responsibility for general accounting and payroll duties under the direct supervision of the Finance manager. Accounting, payroll and computer experience needed. Position is 1/2 time (20 hours per week). Salary range is \$958-\$1,37 per month. Days and hours worked are negotiable. Submit resume and cover letter to Accounting Assistant Position, St. Andrew's Housing Group, 2650 - 148th Ave. SE, Bellevue, WA 98007 or lindah@sahg.org. For more information call 425/ 746-1699. **OPEN UNTIL FILLED**

Accounts Payable Coordinator, Plymouth Housing Group. Position is responsible for performing duties related to processing and payment of invoices and check requests. Duties will include processing rental assistance checks for Shelter Plus Care, maintaining accounts payable and check files, maintaining vendor master files, including 1099 information, maintaining Excel spreadsheets and Access database of expense allocation and accruals, relieve office assistant, prepare daily deposits and deposit in bank and post cash deposits and reconcile.

Qualifications: AA in accounting or equivalent, 2 years experience working with accounts payable and cash receipts, computer proficiency. Salary: \$25,000-\$30,200 DOE + benefits. To apply send resume to PHG, 2209 - 1st Ave, Seattle, WA 98121 or jobs@plymouthhousing.org. For more info call 206/374-9409 ext. 102. **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, 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-\$45,000 DOE + benefits. To apply send resume to PHG, 2209 - 1st Ave, Seattle, WA 98121 or jobs@plymouthhousing.org. For more info call 206/374-9409 ext. 102. **OPEN UNTIL FILLED**

Deputy Director, Plymouth Housing Group. Position is responsible for budget and policy development, as well as oversight and supervision of administration, finance, property management and maintenance, social services, human resources & contract compliance. Required: BA/BS in related field and 5 years leadership experience in not-for-profit housing or related organization. Salary \$58K-\$65K DOE + benefits. Send resume and letter of interest to Plymouth Housing Group, 2209 - 1st Ave, Seattle, WA 98121 or email: jobs@plymouthhousing.org. For more info call 206/374-9409 ext. 102. **OPEN UNTIL FILLED**

Director of Administration, AIDS Housing of Washington. Dynamic non-profit creating new position to assume range of administrative functions. Requires 5 years' appropriate experience including human resources, contract, office management, exceptional communication and organizational skills. Masters Degree preferred. Salary range \$49,000 - \$54,000, excellent benefits. Send resume cover letter to Betsy Lieberman, Executive Director, AIDS Housing of Washington, 2025 First Ave. Suite 420. Seattle, WA 98121. **OPEN UNTIL FILLED**

Director of Housing Development, Vancouver Housing Authority. This position will plan, direct, manage and oversee activities and operation of the Housing Development Department. Areas of responsibility include; low-income housing units, development program strategic planning, property selection and acquisition, and obtaining project funding, coordinate assigned activities with other departments and outside agencies; and

provide highly responsible and complex administrative support to the Executive Director. Qualifications: BA/BS and preferably Masters in related field, 6 years experience in housing development including 3 years of management and administrative responsibility. Salary: \$51,480 - \$89,436 DOE, + benefits. For further info or to apply please contact Diane Stites at 360/993-9550.

Director of Real Estate Development, Historic Seattle PDA. This position will provide real estate development expertise, develop and maintain strong relationships with the community, public agencies, lenders and representatives of the historic preservation field. The goal of the position is to preserve historic building through development. Qualifications include: BA in related field, five years experience in the field, exceptional verbal and written skills, strong background in IBM compatible computers and standard software. Salary: DOE + benefits. To apply send letter of interest and resume to Historic Seattle, Director of Real Estate Development Search, 1117 Minor Ave, Seattle, WA 98101. For more information call 206/ 622-6952 or email jobs@HistoricSeattle.org. **OPEN UNTIL FILLED**

Executive Director, Community Home Ownership Center. CHOC seeks an Executive Director with vision and leadership skills to manage the agency's transition from a locally based non-profits enterprise to a statewide agency serving several thousand clients. The Executive Director must also possess excellent organization and communication skills and have the experience or ability to partner with leaders in the lending, real estate, government and non-profit housing arenas. Qualifications include: BA or minimum of six years experience in related field, experience managing a staff, familiarity with local community groups. Salary: DOE. To apply send resume, cover letter, and salary history to: Personal Committee, The Community Home Ownership Center, 1000 2nd Ave., Suite 2700, Seattle, WA 98104. **OPEN UNTIL FILLED**

Executive Director, Lutheran Alliance to Create Housing. LATCH devotes its \$750,000 budget to developing multi-unit cooperative family housing, advocating public housing policy, and managing 130 housing units. Applicants must have a business management background or a college degree in a business-related field, experience in a nonprofit organization, and interest in housing development. Responsibilities: Fund development; marketing; financial and personnel management; policy advocacy; housing development and management. \$50,000 to \$60,000 + benefits. For more information, visit www.latch.org. If interested, please send resume, cover letter, and three

references to Tim Jorve, LATCH, 85757 15th Ave. NE, Seattle, WA 98117 or tjorve@latch.org.

Executive Director, Portland Development Commission. Portland Development Commission (PCD) is a nationally recognized, premier public policy implementation agency, focused on economic development, housing and revitalization projects. This position works with the Commissioners to develop direction for the operation of the PDC, represents the agency as a member of the Mayor's portfolio, with City Council members, and with the public, community and business organizations. The position will oversee the development of business strategies and implementing organizations policy. Qualifications include demonstrated leadership abilities, strong management skills, and political acumen. Experience working with a Board at the senior level, managing a sizable staff, and partnering with elected officials as well as diverse community interests. Background in development, redevelopment, housing and/or urban renewal management, Salary DOE. For more information please contact Linda Kozlowksi at 503/ 244-2126 or LindaK@MSSsearch.com.

Fund Developer, St. Andrew's Housing Group. This is a new position with primary responsibility for coordinating the planning and management of annual fundraising through grant writing and fund-raising campaigns. Must demonstrate training in fundraising through experience or specialized classes and grant writing experience. Position is ½ time (20 hours per week). In 2002, position may be expanded to include more related duties and increased to full time. Salary range is \$16,000-\$21,000 per year for half-time position. Days and hours worked are negotiable. Submit resume, cover letter and grant narrative written by you to Fund Developer Position, St. Andrew's Housing Group, 2650 - 148th Ave. SE, Bellevue, WA 98007 or lindah@sahg.org. For more information/job description, contact Linda Hall at 425-746-1699. **OPEN UNTIL FILLED**

Housing Developer, St. Andrew's Housing Group. The Housing Developer is a project manager who works with the Executive Director to ensure that St. Andrew's Housing Group's housing projects are developed on time and within budget, and maintained in an effective and efficient manner. The work consists of project-specific and general support of St. Andrew's Housing Group and its projects. Salary Range is \$3,333-\$4,167 per month for full time position, DOE. Submit resume, cover letter and a grant narrative written by you to Housing Developer Position, St. Andrew's Housing Group, 2650 - 148th Ave. SE, Bellevue, WA 98007 or lindah@sahg.org. For more information/job

description, contact Linda Hall at 425-746-1699. **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 identifying position to HR, CPC, 4319 Stone Way N, Seattle WA 98103.

Maintenance Coordinator, The Chancery Apartments, Archdiocesan Housing Authority. This position performs general maintenance (plumbing, electrical, appliance, carpentry, etc.) for a low-income housing facility. Qualifications: 3 years' maintenance experience, working knowledge and experience with plumbing, electrical and lock systems, repair of plaster, wall repairs and painting. Beginning salary: \$26,376 (DOE) + benefits. To apply send cover letter and resume to AHA, HR-CMC, 1902 Second Ave., Seattle, WA 98101. For more information contact Sandra Igo at 425/ 562-6866.

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 include overseeing a staff of ten, ensuring grant compliance, managing service contracts, and developing budgets. Qualifications include: BA in relevant field, two years' 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**

Property Manager, Plymouth Housing Group. This position is responsible for developing, recommending, and implementing management policies and procedures to ensure that PHG's buildings are managed effectively: safe, clean, cost-efficient and well-maintained. Qualifications include: BA and four years experience in property management, supervisory experience, knowledge of Section 8, HUD and tax credit requirements, knowledge of the needs of the low-income population. Salary: \$35,000 to \$42,000 + benefits. Call 206/ 374-9409 ext. 102 to request an application. **OPEN UNTIL FILLED**

Senior Housing Development Consultant, Common Ground. This is a senior position with a competitive salary. 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. Common Ground 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 and 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**

Women's Referral Center Program Manager, Noel House, Archdiocesan Housing Authority. This position is responsible for the day-to-day operation of the WRC, including adequate staffing, safety of staff and clients, budget development and oversight, and representing the program in the community as needed. Qualifications include: BA in Social Services field, experience with program development, understanding of issues around homelessness, excellent written and verbal skills. Salary: \$29,636 + benefits. To apply send resume and cover letter to : HR-WPM, Office of Human Resources, AHA, 1902 Second Ave, Seattle, WA 98101. For more information contact 206/ 441-3210. **OPEN UNTIL FILLED**

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