

# Housing News

April 14, 2000



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”*



## Brandon Court Opens in Delridge

The **Delridge Neighborhood Development Association** opened Brandon Court March 28. Located in West Seattle, the project includes new commercial space on the ground floor and 17 affordable condos surrounding a unique courtyard on the second floor. The **Seattle Office of Housing** has committed up to \$220,500 and DNDA has committed up to \$120,000 for down payment assistance to first time home buyers. There is assistance for up to 8 households. Currently 7 of the 17 units are sold.

Commercial tenants include Gai's Bakery, offices for DNDA, and the Seattle Department of Neighborhoods' Southwest Neighborhood Service Center.

Sharing space with the Southwest Neighborhood Service Center is an important advantage of this project, as it provides a focal center for community service in the neighborhood, and gives DNDA and its clients easy access to the Center's resources. It has the heaviest use of any Neighborhood Service Center in the city, with about 48,000 customers visiting each year to pay utility bills, apply for passport services, and purchase pet licenses. Information and referrals for employment, education, health, and

human services, weatherization, community crime prevention and Neighborhood Matching Fund programs are also available.

“By leasing space at Brandon Court, we've entered into a very exciting partnership,” said Melanie Reynolds, director of the Customer Service Division, Department of Neighborhoods. “In addition to this gorgeous new building, which blends City services with for-profit and non-profit entities as well as affordable housing, there are other plans for this node outlined in the Delridge Neighborhood Plan. We're participating in something of a renaissance.”

DNDA is working on a number of other projects as part of its crusade to revitalize the Delridge neighborhood. The Seattle Public Library is scheduled to open a branch library in Delridge adjacent to Brandon Court in 2004, and a variety of retail, housing, and public amenities are expected to be developed in the years to come.

Contact Paul Fischburg at DNDA, (206) 933-3328 for more information about the Brandon Court development. For more information about the Southwest Neighborhood Service Center, call coordinator Ron Angeles at (206) 684-7416.

## New Housing Network Director

**John Shaw** has been named the new executive director for the Washington Low Income Housing Network. John served three years as co-chair of the Seattle/King County Coalition for the Homeless, while he worked at the Aloha Inn Transitional Housing Program. A composer and guitar-player, John often sang eloquent testimony on behalf of the homeless at public hearings. He also is known for his “right-on” op-ed's in our local newspapers. After a few months' break traveling in the Middle East and China, John began at the Housing Network April 10 and already is hard at work. (We can tell, since the Housing Network shares an office with HDC!) He can be reached at john@wlihn.org or 206/ 442-9455.

## Paeon for HUD Secretary Cuomo

*(The following is excerpted from remarks made by NLIHC President **Sheila Crowley** in introducing HUD Secretary Andrew Cuomo at the National Low Income Housing Coalition's annual conference as printed in "Point of View" in the NLIHC Memo to Members, March 24, 2000.)*

Andrew Cuomo is the most skilled, aggressive, and high profile housing advocate among us. Whatever else you know or think about Andrew Cuomo, know this. He is a true believer.

My observation and experience is that he is firmly grounded in a set of values that propel him to champion unpopular causes with a tenacity and determination that cannot be thwarted. **Andrew Cuomo has brought federal low income housing back from the brink of extinction and with sheer force of will has made people, who would rather think about other things, pay attention to the issues that you and I care most about.**

You all will recall the prophecy of death for federal housing policy that was published in the *New York Times Magazine* in October 1996, entitled "The Year that Housing Died." Without Andrew Cuomo as the head of HUD, that death notice would have come true. Today, we have a stronger and more respected HUD, and stronger, more sustainable low income housing programs as a result. We can thank Andrew Cuomo for that.

Now is HUD perfect? Far from it. Do we expect HUD to do more, and do what it does better? No doubt. Will we keep pushing HUD to do more and to do it better? You bet. Are HUD programs still among the most vulnerable of federal domestic programs? Absolutely. I am convinced that a substantial part of why HUD has so many critics and is buffeted about by so many external forces is because HUD is primarily identified with a constituency, that is, poor people, who many politicians can scapegoat for political gain.

So while HUD programs are kept at a bare bones minimum, HUD programs and HUD clients are scrutinized more closely and held to a higher standard of accountability than most other federal agencies. HUD and all of us have to be prepared to meet that standard, and debunk that criticism.

It takes a true believer to do that, someone who is energized and mad as hell about injustice and inequality to not only fight that fight every day, but win.

And Andrew Cuomo has had a lot of wins, not the least of which is the rebuilding of the HUD budget to a point where we all have to reframe our thinking, to not just hold the line against budget cuts, but to think proactively about how best to use new resources. No one has argued more strenuously for the justice of using some of the nation's new found bounty to improve the housing conditions of the poor. The most tangible result is the upward movement in the number of new vouchers after years of zeros. Two weeks ago, President Clinton announced that he was directing HUD to spend an additional \$5 billion, from excess FHA revenue, on affordable housing, rather than have it be absorbed back into the federal treasury.

It shows that saying there is a need often enough and clearly enough and forcefully enough and to the right people, matters and produces results.

I want to take this opportunity to thank you, Mr. Secretary, for your win in an another high stakes contest – gun control – in which you used your infamous negotiation skills with some of the most powerful forces in the country. My thanks is a very personal one, as a mother and grandmother. I thank you on behalf of all the parents who have had to endure the death of a child, the deepest and most profound loss in the human experience.

Advances forward with more rent assistance and new production must be coupled with equal attention to preventing displacement. Despite the work we all did together last year to stop the hemorrhaging of the assisted housing stock, I must report to you that our state coalitions are reporting to us that opt-outs continue at an alarming pace. We must have strategies and dedicated funds to keep these units affordable on for the long term and to facilitate transfer to entities that agree to do that. This a priority for the National Low Income Housing Coalition and all of our partners at the state and local level and is a focus of our lobbying this week.

...Andrew Cuomo's achievements as HUD Secretary are many, but the most important is the way he has raised the public consciousness and elevated the public discourse on our failure as a nation to assure that everyone has a reasonably affordable and decent place to live. No one has done that in a long time and, to my mind, no one has ever done it as well. For the HUD Secretary to also be the leader of the progressive housing movement is remarkable.

And he has so much more time ahead of him to do great things for the cause of social justice. We have very high expectations about what he will be able to achieve in the decades to come.

## **Governor Locke Signs Section 8 Notification Bill**

Governor Gary Locke signed Senate Bill 6663, the Section 8 Notification bill, into law on March 31. The bill, intended to “preserve federally assisted housing and minimize the involuntary displacement of tenants residing in such housing”, requires the Department of Community, Trade, and Economic Development to develop information and procedures within 90 days to strengthen notification requirements for housing owners opting out of their Section 8 contracts. The law also allows CTED to develop more flexible underwriting criteria for their home purchase programs.

## **Bulk Employee Health Insurance**

The Seattle Human Services Coalition and Minority Executive Directors Coalition got the City of Seattle to help them investigate the feasibility of bulk purchase of employee health insurance. Only 74 nonprofits responded with interest (out of approx. 400). Of these, 72% already retained a broker to seek out the most cost effective coverage. Only 7 employees among the respondents actually had no health coverage. Therefore, it was decided not to pursue bulk buying of health coverage. Those who have no coverage can call Sally Fox (684-7957) or Pat Schmidt (684-7833) in the City Personnel Department for help.

## **Fannie Mae Takes Stand on Predators**

In a letter to lenders (#LL03-00), Fannie Mae has established new anti-predatory lending policies for the loans it purchases from lenders. “We have an obligation to define the loans we will not buy, and practices we will not support—practices that can have the effect of encouraging predatory lending,” said Franklin D. Raines, Chairman and CEO of Fannie Mae. “Many of these practices such as steering, equity stripping, excessive fees, and prepayment penalties, take away affordable mortgage opportunities from those borrowers who need it the most.”

For loans delivered to Fannie Mae, the points and fees charged to a borrower should not exceed 5 percent, except where this would result in an unprofitable origination (e.g. if the loan is very small). Fannie Mae will also not purchase or securitize any mortgage for which a prepaid single-premium credit life insurance policy was sold to the borrower in connection with the mortgage loan. More details can be found on HDC’s website link to Fannie Mae.

*Save the Date!*

## **Renters Summit in Seattle June 10, 9 a.m. to 1 p.m. at Seattle Center**

## **WCDFL Training Series Schedule**

WCDFL and US Bank are presenting a series of workshops for the community development industry between April 13 and September 21, 2000. The workshops are designed to address some of the key organizational issues critical to the successful growth of nonprofit agencies.

Session topics include:

- Roles & Responsibilities of Board Members (April 13 and May 4)
- Strengthening the Financial Management of Nonprofits (June 9-10)
- Elements of Successful Board Fundraising (July 13)
- Planned Giving for Community Nonprofits 101 (August 3)
- Managing Marketing and External Communications – A Communications Planning Workshop (August 24)
- Planning for Your Agency’s Technology Needs (September 21)

The workshops take place in downtown Seattle at the US Bank training room in the City Centre Building (1420 – 5<sup>th</sup> Avenue, 13<sup>th</sup> floor), except for the June 9-10 sessions which will be held at the Meeting Place at the Pike Place Market. Registration is \$15 for individual sessions, or \$100 for a series ticket. For more information contact Jenna Glasser at WCDFL, 206/ 358-1593 or by email at [wcdlffwwa@wolfenet.com](mailto:wcdlffwwa@wolfenet.com).

## **Tax Credit Guide Available From IRS**

The Government Printing Office’s Superintendent of Documents has released a document to help developers using Low Income Housing Tax Credits answer tax questions, determine tax liability, and deal successfully with an IRS audit. “Low Income Housing Credit” also provides details on the credit and allocation process, program requirements, allowable expenses and costs, calculating the low-income housing credit, the effect of federal financing on low-income housing projects, and related tax topics. The book (stock number 048-004-02421-7) is available for \$24 within the US, and can be ordered by phone at 202/512-2250, or by mail to: Superintendent of Documents, PO Box 371954, Pittsburgh PA 15250-1954.

## **21-Unit Housing Property Available in Ballard**

HDC was contacted recently by a property owner looking for a nonprofit developer/owner to purchase a housing property of his. The property comprises 21 units of housing at 1439 and 1441 NW 52<sup>nd</sup> Street in Ballard. It currently has 2 vacancies, with units renting for \$590 per month. The property, nearly condemned five years ago, has been spruced up by the owner. It is zoned for higher density than is currently built. Contact Pete Severson if interested, at 206/706-3363 (after March 25) or 541/523-1629. (He splits his time between Seattle and Oregon.)

## **Workshops, Seminars, & Conferences**

**Apartment Management: A Hands-On Approach - April 18-19 and May 16-17, Meeting Place at the Market, 93 Pike Street, Seattle.** Sponsored by the Washington Community Development Loan Fund and presented by Merit Training and Consulting, this course will cover the range of information needed to be an effective, efficient site manager. From basic maintenance to Federal Fair Housing Laws, this course will help participants manage their time, communicate with the site owner, and provide tenants with a safe, comfortable place where they enjoy living. Course fee is \$375 per person; some scholarships are available. Call or email Jenna Glasser at 206/358-0238 or [wcdlwwa@wolfenet.com](mailto:wcdlwwa@wolfenet.com).

**Fair Housing 2000: Faces of Our Communities – April 20, Sheraton Tacoma Convention Center.** The Tacoma Human Rights and Human Services Department 14<sup>th</sup> Annual Fair Housing Conference will cover how to be more sensitive when interacting with people with disabilities; legal obligations under fair housing laws; how to properly address immigrant housing issues; and much more. For more information call 253/594-7843.

**Green Building Gets Real in England – April 20, Seattle City Light.** Dr. Jacqueline Glass, of the Oxford University Center for Sustainable Development, will present a lecture on research into the use of concrete and other high-mass structural materials as thermal mass to optimize building interior environments, which offers the potential for reducing energy use and eliminating or downsizing HVAC equipment. For more info contact Northwest Cement Producers Group at 425/453-8060, or email [johnccement@aol.com](mailto:johnccement@aol.com).

**Pacific Northwest Regional Council of the National Association of Housing and Redevelopment Officials (NAHRO) 2000 Conference - April 30-May 3, Coeur d'Alene ID.** Registration is \$250, less for early registration, and includes a number of meals. The programs will cover a broad range of subject matter; agency awards, resident scholarships, and the President's Award will be presented. Additional info can be found on the PNRC website, [www.pnrcnahro.org](http://www.pnrcnahro.org).

**Washington Reinvestment Alliance Annual Meeting - May 10, Frye Hotel, Seattle.** WRA's annual meeting will feature a speech by Rey Ramsey, President of the Enterprise Foundation and member presentations on successful projects. Franklin Raines, CEO of Fannie Mae, has also been invited. Contact Melissa Foster for more information, 206/443-9935x133 or email [melissaf@lihi.org](mailto:melissaf@lihi.org).

**Beyond 2000 - Opportunities and Successes, the 10th Annual Conference of the Washington State Coalition for the Homeless - May 10-12, Double Tree Inn, Yakima WA.** This conference will include workshops, speakers, project tours, community hero awards, a silent auction, and chances to network with colleagues from around the region. More information will be available in March, or contact the Coalition directly: PO Box 955, Tacoma WA 98401, or by fax at 253/572-4239 or email to [wsch@earthlink.net](mailto:wsch@earthlink.net).

**Contracting with Public Entities in Washington - May 18, The Meeting Place at Pike Place Market, Seattle.** This one-day seminar will cover practical approaches to public works construction contracting, including: project delivery systems, bidding and award, standard contract provisions, payment and security for payment, and claims and dispute procedures. Registration fee is \$269 per person, \$259 each for people from the same organization. To register to: Lorman Education Services, PO Box 509, Eau Claire WI 54702-0509, fax 715/833-3953. For more information telephone 715/833-3940, or see their website at [www.lorman.com](http://www.lorman.com).

**Grantwriting for Professionals I - May 31-June 2, Columbia-Pacific RC&D Office, Aberdeen WA.** Presented by Dr. Donald S. Udell, Resource Development Specialists, this workshop will explore key fundraising strategies and help participants locate the best sources. Sessions on traditional and alternative finance models, funding sources, the process of successful fund raising, and proposal development. Registration fee is \$200 for Columbia-Pacific RC&D members, \$250 for non-members. For more information or to register, contact the Columbia-Pacific RC&D Council, 303

South "I" Street Suite 102, Aberdeen WA 98520-6615, telephone 360/533-4648, or fax 360/532-2217.

**2nd Annual Seattle Home Ownership Luncheon - June 12, Seattle Westin Hotel, Seattle.** Sponsored by the Greater Seattle Chamber of Commerce. Join business and community leaders as we address challenges and solutions to the housing affordability crisis in the Puget Sound region. For more information, contact Clare Hagerty at 206/389-7241 or email to [clareh@seattlechamber.com](mailto:clareh@seattlechamber.com).

**Affordable Housing Management Association of Washington's Annual Meeting and Conference – August 23-24, Fife, WA location TBA.** Will include HUD representatives, NAHMA staff and trainers, local workshop leaders, and an array of trade show vendors. Fair Housing, Section 8 update, mark-to-market, physical inspections and comparable rent workshops and other presentations. Registration fee amount TBA, with discounts for AHMA members. Contact Joe at 425/454-6836 for more information.

**Housing Washington 2000— 7th Annual State Housing Conference – Sept. 25-27, Spokane Center.** Presented by the Washington State Housing Finance Commission and the Washington State Department of Community, Trade and Economic Development in partnership with the Washington Low Income Housing Network. Futurist David Pearce Snyder and Mary Ann Gleason, director of the National Coalition for the Homeless are just two of the many top level speakers. For info call 1/800/ 767-HOME x773, or visit [www.wshfc.org](http://www.wshfc.org).

**Low Income Housing Tax Credit Certification Course – Sept. 27-28, location TBA.** Presented by Spectrun Seminars. Intensive course covers all aspects of the LIHTC program and compliance issues to earn the C3P Professional designation (Certified Credit Compliance Professional). Course fee \$425 per person. Contact Joe at 425/454-6836 for more information.

**Financial Management and Budgeting Workshop – Sept. 29, location TBA.** Presented by Spectrum Seminars, this all-day workshop trains people in the financial management of a subsidized property as well as covering the preparation of property-level budgets. Registration fee amount TBA, with discounts for AHMA members. Contact Joe at 425/454-6836 for more information.

**Planning for the Future, Building Livable Communities: National Community Land Trust Conference 2000 – Sheraton Old Town, Albuquerque, NM.** Sponsored by the Institute for Community Economics, and hosted by Sawmill Community Land Trust. More information to follow – in the meantime contact Julie Orvis at 413/ 746-8660 x118.

### Employment Opportunities\*\*\*

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

#### **Administrative Assistant, St. Andrews Housing Group**

Nonprofit housing development group is seeking part- or full-time secretary/receptionist. Salary \$10-12/hr DOE. For more info or to apply contact: St. Andrews Housing Group, 2650 - 148th Avenue SE, Bellevue WA 98007-6452, tel. 425/746-1699.

#### **Affordable Housing Program Manager, Federal Home Loan Bank of Seattle**

Seeking senior-level professional to manage FHLB's affordable housing grant programs. Responsible for application scoring analysis, technical assistance, marketing the grant program to customers, making funding recommendations, researching product and service needs for community-based development, and supervising two staff. Requires strong financial analysis, organizational, and communication skills. Competitive salary and benefits. Apply to: Valerie Albano, Federal Home Loan Bank of Seattle, 1501 Fourth Avenue, Seattle WA 98101-1693, fax: 206/340-2328, email: [valbano@fhlbsea.com](mailto:valbano@fhlbsea.com).

#### **Clinical Supervisor, Matt Talbot House**

Responsibilities include oversee operation and supervise all aspects of the clinical program, including clinical staff and volunteers, as well as overseeing grant applications. Minimum qualifications include a Bachelor's degree in social service field, five years direct clinical experience in alcohol and drug abuse services and specific clinical supervision training in alcohol and drug abuse services. Full-time position with benefits. Salary \$30-\$33,000 (DOE). Send resume and cover letter to Archdiocesan Housing Authority, HR-MTCS, 1902 Second Avenue, Seattle, WA 98101. OPEN UNTIL FILLED

#### **Director of Construction & Maintenance, King County Housing Authority**

The highest rated Housing Authority in the Pacific Northwest is actively seeking candidates for Director of Construction Management & Maintenance. With 250 employees and annual budget of \$60 million, KCHA has 12,000 units of housing and continues to

expand its inventory. Responsibilities include overseeing all aspects of construction & maintenance of facilities and housing developments; all related purchasing and contracting activities; staffing and budget plans; capital planning; and coordination of major capital improvements. Requirements include extensive experience and working knowledge of all facets of housing development, modernization and rehab. Working knowledge of federal, state and local building codes, public housing rules & regs desirable. Ability to assess capital improvement/replacement needs for long term asset management highly desirable. Proven leadership and organizational management skills with a degree or equiv. in Public Administration, Construction or Facilities Management or related field and min 6 yrs relevant exp. Strong supervisory, management, communication and analytical skills. Ability to hire, train and direct staff. Excellent benefit package and salary: \$59,500 - \$89,400, DOE. Please submit cover letter & resume no later than 3/31/00 to KCHA, HR #00-06, 15455 - 65th Ave. S., Seattle, WA 98188. EOE

**Director of Finance and Administration, Low Income Housing Institute**

Nonprofit housing agency based in Seattle seeks experience person to lead finance & accounting department. CPA preferred. Salary DOE. Fax Resume to Low Income Housing Institute: 206/443-9851 or e-mail: [lihi@lihi.org](mailto:lihi@lihi.org). For job description, call 206/443-9935x138.

**Director of Housing Development, Low Income Housing Institute**

Housing nonprofit seeks Director of Housing Development. Must have 6 years experience in development and finance of low-income housing and in supervision of staff. Salary DOE. Fax resume to Low Income Housing Institute: 206/443-9851.

**Director of Housing Programs, Plymouth Housing Group**

The Director of Housing Programs reports to the Executive Director and supervises all PHG housing management staff. The position is responsible for developing, recommending, and implementing management policies and procedures to ensure that PHG's buildings are responsibly managed, safe, clean, cost-efficient, and well-maintained. The Director of Housing Programs is also responsible for the development of new programs, and provides support in community relations for the organization. Requires minimum five years experience in the fields of housing management, facilities maintenance and/or social services; experience working with subsidized housing, low-income and government funding, e.g., HUD; proven success in community relations and public grant writing. Starting salary \$45,000-52,000 DOE + benefits. To apply submit

PHG application, letter of interest and resume BY APRIL 7 to: Plymouth Housing Group, 2209 First Avenue, Seattle WA 98121. For more info call Moselle Horiuchi at 206/374-9409 x102 or email [mhoriuchi@plymouthhousing.org](mailto:mhoriuchi@plymouthhousing.org).

**Dispatch On-Call Women's Advocate, Noel House Women's Shelter, Women's Referral Center and St. Mark's**

Shelter for homeless women over the age of 18 seeking individual for a part-time position providing emergency coverage of women's advocate shifts at Noel House, Women's Referral Center and St. Marks. Duties include direct service to homeless clients, client intake, assessment and advocacy, supervision of volunteers and administrative duties. Starting salary \$10.22 an hour. For additional information, contact Gillian Parke at 206/441-3210. Send resume and cover letter to: Archdiocesan Housing Authority, HR-NOELWAOCD, 1902 Second Avenue, Seattle, WA, 98101.

**Executive Director, Northwest Regional Facilitators**

Spokane-based nonprofit corporation serving individuals and communities through housing, child care, leadership, and communications services seeking executive director. NRF has 27 employees and annual revenues over \$1 million. The Executive Director will be responsible for strategic planning, business management, fund-raising, community relations, creative marketing, and maintaining effective communication with government and private agencies. A complete job description is available at [www.nrf.org](http://www.nrf.org); more information can be obtained by emailing [nrfadmin@nrf.org](mailto:nrfadmin@nrf.org) or calling 509/484-6733. To apply send resume and references to: Search Committee, Northwest Regional Facilitators, 525 East Mission, Spokane, WA 99202-1824. OPEN RECRUITMENT.

**Finance Director, Plymouth Housing Group**

For not-for-profit low income housing developer/manager. Responsibilities include mgmt of accounting functions including GL, AR, AP, PR, grant compliance, project budgets & financial reporting. Supervise staff of 2. \$55K-\$68K DOE. Requires strong accounting background. CPA preferred. Letter of interest, resume, PHG application required. Email [jobs@plymouthhousing.org](mailto:jobs@plymouthhousing.org), call 206-374-9409 ext. 102, or visit PHG, 2209 1st Ave, Seattle, WA 98121. People of color encouraged to apply. OPEN UNTIL FILLED.

**Housing and Community Development Administrator, Federal Home Loan Bank of Seattle**

The Federal Home Loan Bank of Seattle is seeking a motivated self-starter with experience in housing and community development to administer the

marketing, analysis and reporting for our Challenge Fund and Affordable Housing Program. The Bank's mission is to expand housing and economic opportunities in the region by providing funding and other banking services essential to community-based financial institutions. Requires strong presentation skills to market the program to customers and nonprofit organizations and to make funding recommendations to senior management. Solid financial analysis skills needed to conduct application scoring analysis and to generate analytical reports. Ability to conduct independent research with customers and community and governmental organizations in order to analyze and make recommendations on loan products and services for community-based development. Able to communicate effectively, both orally and in writing with a wide variety of audiences. Excellent written and oral communications skills. Bachelor's degree in Business Administration, Public Administration or related field. Master's degree preferred. Competitive salary and comprehensive benefits package. Qualified applicants should send, fax or e-mail a resume and cover letter to: Valerie Albano, Federal Home Loan Bank of Seattle, 1501 Fourth Avenue, Seattle, WA, 98101-1693. Fax (206) 340-2328, email [valbano@fhlbsea.com](mailto:valbano@fhlbsea.com). No phone calls please. EOE

#### **Housing Developer, Low Income Housing Institute**

Housing nonprofit seeks experienced housing developers to handle multiple projects for affordable housing organization. Requires knowledge of public and private funding sources and low-income housing and homelessness issues. Salary DOE. Fax resume to Low Income Housing Institute: 206/443-9851. OPEN UNTIL FILLED.

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

Join a team of experienced housing professionals in providing technical assistance and development services to non-profits, housing authorities, and local governments in Washington State. Non-profit consulting agency seeks experienced housing professional with strong skills in housing program mgmt, project planning, development, and project mgmt. Experience w/ public funding required. Experience w/ organizational capacity building, program planning desired. Excellent salary and benefits package. Send resume/cover letter to: Common Ground, Attn: Mike Shafer, 110 Prefontaine Pl. S., Suite 504, Seattle, WA 98104. EOE.

#### **Legislative Director, National Low Income Housing Coalition**

NLIHC is seeking an experienced advocate with in-depth knowledge of federal housing policy and the federal policy-making process, and with well-

developed analytical and communication skills. Direct experience with HUD and Capitol Hill preferred. Demonstrated commitment to social justice required. Offers competitive salary and benefits and collegial workplace. Send cover letter and resume to: President, NLIHC, 1012 14th St. NW Suite 610, Washington, DC 20005 or fax to 202-393-1973. AA/EOE. OPEN UNTIL FILLED.

#### **Program Coordinator, Housing Development Consortium of Seattle-King County**

Policy advocacy for the Housing Development Consortium of Seattle-King County. HDC is a trade association for the key nonprofit low/moderate income housing developers in this area. The program coordinator helps members work on issues and funding, writes newsletter and website articles, and provides office support. Great starter position to break into the low income housing field. The job is in a fun and hard working office, shared with a statewide low income housing organization. Full time. \$30,000 to start. Cafeteria plan benefits. Email [hacking@hdc-kingcounty.org](mailto:hacking@hdc-kingcounty.org) for a full job description. To apply, send letter of interest and resume to: Carla Okigwe, Executive Director, HDC, 1000 8th Avenue, Suite 105, Seattle, WA 98104-1201. OPEN UNTIL FILLED.

#### **Research Director, National Low Income Housing Coalition.**

Manage research agenda of the Coalition. Qualifications include demonstrated quantitative data collection and analysis skills, exceptional oral and written communication skills, knowledge of housing and related literature, appreciation for qualitative and participatory research, and commitment to social justice. Doctorate in social sciences preferred; master's with extensive research experience considered. NLIHC offers competitive salaries, benefit package, and collegial workplace. To apply for either position, send cover letter and vita to President, National Low Income Housing Coalition, 1012 14th St. NW, Suite 610, Washington, DC 20005 or fax to 202-393-1973. OPEN UNTIL FILLED. EEO/AA.

#### **Resource Coordinator, Plymouth Housing Group**

The Resource Coordinator is responsible for providing housing support services to tenants in PHG buildings by: establishing relationships with community referral agencies and their case managers; providing eviction prevention services; intervening in tenant crises; providing information and referral assistance to tenants; and coordinating activities that develop and build community within the buildings. Requires BA/BS in Social Work or related human services field and 2 years experience working with homeless and low-income population, including persons living with substance abuse issues, mental health issues and HIV/AIDS; ability to work

well with community agencies and resources; experience working with computers (Word for Windows 95). Starting salary \$23,000-27,000 DOE + benefits. To apply submit PHG application, letter of interest and resume to: Plymouth Housing Group, 2209 First Avenue, Seattle WA 98121. For more info call Moselle Horiuchi at 206/374-9409 x102 or email [jobs@plymouthhousing.org](mailto:jobs@plymouthhousing.org). POSITION OPEN UNTIL FILLED.

**Resource Developer, St. Andrew's Housing Group**

Growing, successful nonprofit housing development group located on the Eastside is seeking dynamic person to coordinate fundraising and volunteer activities. Part or fulltime, salary \$32 -\$36,000/year plus benefits DOE for fulltime position. For more contact Mark Blatter at 425/746-1699 or by email at [markb@sahg.org](mailto:markb@sahg.org). POSITION OPEN UNTIL FILLED.

**Senior Accountant, Plymouth Housing Group**

This position handles all senior accounting functions, including, Payroll, Taxes, General Ledger, Cash Management, Financial Reporting. Requires BA/BS degree accounting; three years of professional experience preparing payroll, managing cash, maintaining general ledger, and financial statement preparation; proficiency in computer programs such as Excel and Access; excellent math and analytical skills. Solomon Accounting Software experience and non-profit and/or multi-entity accounting experience preferred. Starting salary \$35,000-40,000 DOE + benefits. To apply submit PHG application, letter of interest and resume to: Plymouth Housing Group, 2209 First Avenue, Seattle WA 98121. For more info call Moselle Horiuchi at 206/374-9409 x102 or email [jobs@plymouthhousing.org](mailto:jobs@plymouthhousing.org). POSITION OPEN UNTIL FILLED.

**Senior Housing Development Specialist, Seattle Office of Housing**

Provide real estate services including managing Housing Bonus/Transfer of Development Rights Program and other housing incentive programs and managing disposition of real estate parcels. Start \$54,372. See [www.cityofseattle.net/jobs](http://www.cityofseattle.net/jobs) and [www.cityofseattle.net/housing](http://www.cityofseattle.net/housing) for add'l info. Send resume and cover letter referencing job #003-00 to D. Hayes, City of Seattle Personnel Division, 710 2nd Ave., Suite 1200, Seattle, WA 98104-1793. Deadline **May 15**. For questions or brochure contact [jean.teshima@ci.seattle.wa.us](mailto:jean.teshima@ci.seattle.wa.us).

**Career Opportunity:  
WWU BA in Human Services**

Western Washington University now offers day and evening courses to obtain a bachelors degree in Human Services, at South Seattle Community College. Public information sessions **May 1 & June 5**. Application deadline July1. Info 425/ 257-1645 or [geri.scott@wwu.edu](mailto:geri.scott@wwu.edu)