

# Housing News

July 17, 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”*



## Noji Gardens

HomeSight's Noji Gardens, located in Seattle's Rainier Valley at 32<sup>nd</sup> Avenue South and South Juneau Street, will be home to 75 households. Currently eight townhouses and single-family homes have been completed. Noji Gardens' homes blend in with traditional Seattle style featuring craftsman design, front porches and pitched roofs. But there is more innovation to this project than meets the eye.

Noji Gardens homes are manufactured not site-built, challenging the idea of what a manufactured home is. The decision to go with manufactured homes was one of both time and money. A site-built home can take five to six months to build; the first round of homes at Noji Gardens took about four months. That figure could go as low as two months once all systems are up and running. The decrease in building time has resulted in major savings in labor cost. The actual cost of the homes is also less, since the manufactured homes have not been experiencing the same cost upswing as the rest of the construction industry. By using manufactured homes, HomeSight is looking to save as much as 15% on building costs from the foundations up.

These savings will come in handy for the project, which has run into unexpected cost increases. The project was originally held up by permit delays resulting in a two-year delay. This resulted in a 40% increase in the price of the project. Noji Gardens is built on property that was at one

time a green house owned by the Noji family, for which it is named. To turn this land into a subdivision of 75 homes HomeSight was required to install water, sewer and sidewalks among other infrastructure. For example they were required to lay in more than a mile of underground piping. These costs have made it a challenge to keep the homes affordable. Tony To, Deputy Director of HomeSight, noted that the infrastructure for the project had in cost almost as much as the manufactured homes themselves. Since much of this infrastructure will benefit future developers of nearby property who may not be building low/moderate income housing, To is hoping the City will help HomeSight recoup some of these costs.

HomeSight provides prospective buyers with free educational workshops about becoming homeowners and works with clients to overcome any budget or credit issues that affect their ability to purchase a home. Additionally HomeSight is able to offer buyers loan assistance to help cover their down payments. Fifty-four of the homes at Noji Gardens are eligible for the new property tax exemption recently enacted by the City of Seattle.

The architect for the project was John McLaren. The manufactured homes were produced by Marlette Homes. MarPac Construction, LLC was the contractor.

For more information about HomeSight and their projects please call 206/ 723-4355.

## “Y-15” Tax Credit Expirations!

The 15-year compliance periods on the first low income housing tax credit projects in the state of Washington will expire at the end of 2002, followed each year by additional projects as they reach the end of their compliance periods. These rental projects are typically owned by limited partnership entities and operated by general partners including nonprofit housing providers and for-profit companies. **HDC members are beginning to strategize how to handle the impacts of these**

## **expirations on their own projects and on the supply of affordable housing.**

Projects operated by for-profits may no longer have any motivation to keep the projects affordable for low income tenants. And since most are not receiving rental subsidies from a government source, there may be no leverage to keep the owners in the program. Fortunately for Washington State, after the initial few years of the allocations, the program became so competitive that many developers agreed to longer than 15-year affordability restrictions. This will delay the “loss” of many for-profit operated tax credit projects from the affordable housing stock.

Projects operated by nonprofits will have to restructure their ownership arrangements, probably by dissolving the owning partnerships, since the limited partners will have received all their tax benefits and will want out. In order to become the owners (instead of general partners), nonprofits will have to purchase the properties from the limited partnerships and compensate the partners for their capital gains (loss) tax liability. Properties also will likely need infusions of cash to make the necessary updates and major replacements due from 15 years of operation. New financing will therefore have to be arranged. If investment needs are large, there will be pressure to continue in the tax credit program by creating a new limited partnership or limited liability corporation and attracting new investors through gain of another allocation of tax credits. Thus, renewal of old projects will compete with new projects for scarce tax credit allocations—similar to the situation we currently face with Section 8 preservation and public housing replacement.

At the national level, expirations of tax credits may create a problem of stunning magnitude, depending on how judiciously the states have been administering the allocations. According to a working paper issued by the Joint Center for Housing Studies at Harvard, “Affordability periods will end for the first 23,000 Low-Income Housing Tax Credit (LIHTC) units in 2002. Their expiration will launch a new round of preservation activity. The LIHTC portfolio now stands at approximately 750,000 units, increasing by 62,500 a year. By 2002, the portfolio will include almost one million units – comparable in size to the U.S. Department of Housing and Urban Development (HUD) affordable-housing portfolio now facing its own preservation challenges.” You can order this working paper at [www.gsd.harvard.edu/jcenter](http://www.gsd.harvard.edu/jcenter).

## **Infrastructure: Is It Costing Too Much?**

Housing subsidy dollars are limited and many good projects go unfunded. Meanwhile, precious housing dollars are being spent on infrastructure serving more than just affordable housing. The Seattle Office of Housing calculated it commits an average of \$4 million per year of housing money for infrastructure. In order to produce housing that is available at the lowest possible price, HDC would like to find a way to distribute the costs of infrastructure more fairly.

Depending on the site, infrastructure costs may include water retention or drainage systems, sidewalks and street improvements. When a developer builds housing he or she may also be required to build infrastructure that is beyond the bounds of the particular project. This results in non-profit developers spending money on infrastructure which benefits more owners than just the affordable housing project and which, in some cases, the local jurisdiction had planned on installing in the future with other non-housing public money.

There are several ideas on how to mitigate the cost of infrastructure to developers:

- **Latecomer Fees** – This plan would allow the jurisdiction to charge those who came after the initial developer for the infrastructure installed by that developer. The original developer could then be reimbursed for his/her costs, or the money could be put into a revolving fund to help defray future costs of infrastructure for affordable housing projects. These fees would most likely be charged to those coming in 5 to 10 years after the initial installation of infrastructure.
- **Users Pay** – This plan would shift the burden of infrastructure cost from developers to those who make use of the infrastructure by increasing rates. This would relieve the developers, but is politically difficult and could be hard to get enacted.
- **No Surprises** - Finalizing the infrastructure and utility requirements upfront would allow nonprofits to seek extra subsidies rather than being surprised near the end of construction with new expenses.
- **Priority for capital expenditures related to affordable housing** – City and County departments could prioritize their normal expenditures on sidewalk improvements or utility upgrades to coincide with and support affordable projects.

*For more information on infrastructure contact  
HDC at 206/ 682-9541.*

## The State of the Nation's Housing

*The review below appeared in the National Low Income Housing Coalition's "Memo to Members" on June 30, 2000.*

"The State of the Nation's Housing," a report written by the Joint Center of Housing Studies of Harvard University, was released June 27, at a press conference in New York City. The report covers a range of housing issues, from the duration and strength of the current housing expansion to the worsening affordability problems faced by millions of very low-income households.

Overall, despite the good news related to record homeownership rates and an increase in minority ownership, the report notes that "the red-hot economy has done little to relieve the housing problems of low-income households." Of the 3.9 million very low-income households considered to be "working poor," that is, households with income below 50% of area median with wage and salary income greater than full-time work at the federal minimum wage, over two-thirds paid 30% or more of their incomes for housing, with one-quarter paying over half their incomes.

The authors also noted that although the demand for affordable housing was at a record high in 1997, the supply of affordable units, both subsidized and unsubsidized, has dwindled consistently for years. For example, the [value of the] largest federal rental production program, the Low Income Housing Tax Credit (LIHTC), is not inflation-adjusted, the practical effect of which is that the number of rental units receiving tax credit allocations fell from a high of 117,099 in 1994 to just 67,822 in 1998. Moreover, by the end of 1999 approximately 90,000 HUD-subsidized units had been lost due to mortgage prepayments or opt-outs and another 10-15 percent may be at risk of being lost over the next few years.

For more information or to receive a copy of this report, go to [www.gsd.harvard.edu/jcenter](http://www.gsd.harvard.edu/jcenter).

## Housing Congress Loses Majken ☹

After eight years of passionately advancing the cause of low income housing in Washington State, Majken Ryherd will be leaving her position as lobbyist for the Washington Low Income Housing Congress. HDC would like to thank Majken for her work and commitment which has resulted in a property tax exemption for low income housing, a huge increase in the Housing Trust Fund, tenant protection bills and a host of other housing-friendly legislation. We wish Majken success in her new position as Co-Speaker Frank Chopp's Chief of Staff.

## King County's Economic Strength Keeps Growing

*From Stephen Dunphy's column in the Seattle Times, July 5, 2000:*

Market-cap expert Tim Raetzloff of Abarim Business Computers checks the numbers and finds \$437 billion in market capitalization among companies headquartered in King County. That is larger than all but eight countries. The market cap of companies in King County is larger than that of companies in Canada, Hong Kong, Singapore, Sweden and Spain, among others.

## New AHAB Chair

The Governor has appointed Hugh Spitzer as the new Chair of AHAB. Hugh is a highly respected attorney with Foster Pepper & Shefelman. He is well known in local government circles because he has been bond counsel for numerous municipalities. He has a long history of involvement with low income housing issues, and is particularly fond of legislative challenges.

## Housing Solutions From 1950

On April 2, 1950, the following editorial appeared in *The Seattle Times* :

Now that Seattle voters . . . have given emphatic support to the thesis that public housing is not the best solution of housing problems, the next step is to find the logical Seattle way of solving them.

The vote at the municipal election did not mean that a majority of the citizenry felt there was no further housing job to be done. Improvements are needed, more low-cost housing is needed. The vote meant that Seattle prefers free-enterprise, private housing to federally subsidized public housing projects.

. . . Seattle has an unusual opportunity, as a result of the vote at the election, to show the country that private enterprise can do the further housing job alone . . . there is need, for example, to develop new private housing in various deficient areas.

## No HDC August Newsletter

Since Carla will be on vacation and the rest of us will be enjoying the summer sun (hopefully), HDC will be taking a break from newsletter writing in August. Our next newsletter will come out in September. In the meantime **we will continue to update event listings and job opportunities at our website:** [www.hdc-kingcounty.org](http://www.hdc-kingcounty.org) .

## Dream Builders Affordable Housing Contest

Here's your chance to win a feature presentation on television about your affordable housing project. Enter the *Be A Dream Builder* contest, exclusive to Housing Washington 2000. Follow the simple instructions outlined on the Housing Washington 2000 website, and you may be the next acclaimed Dream Builder!

- Is Your project unique or creative?
- Is your project a success story?
- Might the project serve as a future prototype?
- Did the project meet its objectives?
- Did it contribute to the overall goal of enhancing affordable housing?
- Does it have a creative or new use?

For information: [www.wshfc.org/conf/dream.htm](http://www.wshfc.org/conf/dream.htm)

**Deadline for entries: August 31, 2000**

Even if your project doesn't win, HDC would like to get the word out about it if there's something unique about it. Contact Joyce Halldorson, HDC PR Coordinator, and tell us what makes your affordable housing project newsworthy—206/ 682-9541.

## Welfare Reform

*The Home Front: Implications of Welfare Reform for Housing Policy* includes various research on the real and potential impact of welfare reform on housing and current knowledge about housing-based self-sufficiency programs. The book is edited by Sandra J. Newman and is published by the Urban Institute Press. The book costs \$19.50 and can be obtained by calling 1-887-UIPRESS.

## Timeline for 2001-2004 Seattle Consolidated Plan for Housing and Community Development

### JULY 2000

- 20** Second public hearing in City Council Chambers, 5:30pm
- 26** City Council Committee briefing on human services and economic development strategies, 9:30am

### AUGUST 2000

- 9** City Council Committee briefing on comment updates and initial committee discussion, 9:30 am
- 19** Comment period ends

## Comp Plan Meeting

The City of Seattle's Strategic Planning Office will be holding an open house to discuss the Comprehensive Plan Amendments **July 25, 7pm-9pm**, at the Scottish Rite Masonic Center, 1155 Broadway East. This is your chance to review and comment on preliminary recommendations. For more information contact Tom Hauger 206/ 684-8380.

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

## Project Open Houses & Events

**Millard Fuller, Founder & President of Habitat for Humanity, July 28, 12-1:30pm, CityClub, Seattle.** Mr. Fuller will speak on the work of Habitat volunteers around the world. For more information call CityClub at 206/ 682-7395.

**Common Ground 20th Anniversary Celebration, September 20, 5:30pm-8:30pm, Bell Harbor Conference Center.** We look forward to sharing our organization's 20-year history with you and will provide additional information in the next HDC newsletters.

## Workshops, Seminars & Conferences

**Can You Afford to Build Green?, July 19, 9am-11am, Lighting Design Lab, Seattle.** How can affordable housing developers include green design in their projects? HDC's Successful Design Affinity Group will sponsor a workshop on the costs of sustainable design and construction. No charge for HDC members and their friends. For more information contact Sarah Morgan 206/ 682-9541.

**Planned Giving Strategies for Nonprofits, August 3, 8:30am-11am, US Bank Training Room, Seattle.** Identify the techniques used successfully by non-profits to cultivate potential donors. Sponsored by WCDLF and US Bank. To register call 206/ 358-0238.

**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 Diehl at 425/ 454-6836 for more information.

**Managing Marketing and External Communications - A Communications Planning Workshop, August 24, Seattle.** Join us for this session to review your current communication efforts and identify an implementation plan to better reach key audiences. This workshop will assist you in outlining a communications strategy for your organization. Sponsored by WCDLF and US Bank. To register call 206/ 358-0238.

**Planning for Your Agency's Technology Needs, September 21, Seattle.** Learn what is involved in writing a winning plan that states your vision for technology and that takes your organization and its mission boldly into the new high tech frontier. Sponsored by WCDLF and US Bank. To register call 206/ 358-0238.

**Housing Washington 2000— 7<sup>th</sup> Annual State Housing Conference – Sept. 25-27, Spokane Center.** Presented by the Washington State Housing Finance Commission and the Washington State Office of Community 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. Deadline for scholarship applications is August 18. 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. 28-29, Radisson Hotel, SeaTac.** Presented by Spectrum Seminars. This 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. 27, Radisson Hotel, SeaTac.** 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. Contact Joe at 425/ 454-6836 for more information.

**PR Training Workshop, October 5, Time and Place TBA.** Sponsored by HDC. Free to all members. Designed for anyone who may handle public relations in your organization. For more information contact Joyce Halldorson at 206/ 682-9541.

**Basic Apartment Management Course Part I, Oct. 16-17, Wenatchee.** This course is the first step in completing the requirements for the Rural Affordable Housing Professional Certification. This is the only time this year the course will be offered. Contact Joe Diehl at 425/ 454-6836 for more information.

**Tax Credit Compliance Symposium, October 19 & 20, Omni Netherland Plaza, Cincinnati, OH.** Presented by Spectrum Seminars. A track of basic workshops for those new to the program, plus two tracks for discussions and panels with syndicators, equity funds, accounting firms, legal experts, and management companies. Course notebook with reference materials. Software vendor displays. Register before August 1 for discount rate of \$575. Call 207/ 767-8000 for details and info on hotel and air discounts.

**Empowering People and Creating Dynamic Communities - NAHRO's National Conference, October 29 - November 1, Phoenix Civic Plaza, Phoenix, AZ.** The conference will focus on the programs, techniques and tools that will help to empower the people in our communities and your agency to work in partnership to create the dynamic communities of this new century. For more information call 312/ 782-2958.

**Community Solutions -Enterprise Foundation 19<sup>th</sup> Annual Conference, November 12-15, Atlanta Hilton and Towers, Atlanta, GA.** Details TBA . For more information visit [www.enterprisefoundation.org/training/netconf](http://www.enterprisefoundation.org/training/netconf) or email questions to [networkconference@enterprisefoundation.org](mailto:networkconference@enterprisefoundation.org)

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

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

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

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

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

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

**Administrative Support, Downtown Action to Save Housing** - A nonprofit affordable housing corporation located in downtown Bellevue seeks administrative support. The position will provide clerical, accounting and organizational support. Qualifications include excellent organizational skills, strong computer skills, the ability to multi-task, and mathematical proficiency. 20+ hours per week, includes .5 medical and dental benefits. Salary \$10/hr (DOE). Email your resume to [walk@dashhousing.com](mailto:walk@dashhousing.com) or fax to 425/ 646-5981. For additional information call 425/ 646-9053.

**Assistant Director for Housing Services, Office of Community Development** - The Washington State Office of Community Development (OCD) works in partnership with federal, state and local organizations to provide safe, decent and affordable housing to individuals and families throughout the state. Responsibilities include providing overall leadership and policy direction, maintaining liaisons with constituent groups, other state agencies and the legislature, supervising managers, and preparing the division budget. Qualifications include knowledge and experience administering local, state and federal housing programs, hands-on experience in the legislative process, senior level management experience in coaching, mentoring, training and motivating staff, excellent written, oral and public speaking skills, graduate degree in business, public administration or related field. Maximum salary is \$72,441 (DOE) with full benefits. E-mail a resume to [ESSResumes@dop.wa.gov](mailto:ESSResumes@dop.wa.gov). For more information contact Phyllis Gallegos at 360/644-1952 or [phyllisg@dop.wa.gov](mailto:phyllisg@dop.wa.gov).

**Case Manager, Noel House** - Noel House is a shelter for homeless women 18 years or older. This position is responsible for client assessments and assisting with referrals to a variety of services

including Social Security and GAU benefits, mental health and drug/alcohol service, job training and placements, and housing referrals to transitional and permanent housing. 37.5 hours a week. Salary \$24,268 - \$28,322 (DOE) plus benefits. Send resume and cover letter to AHA, HR-NOELCM, 1902 Second Avenue, Seattle WA 98101. For more information contact Gillian Parke 206/441-3210. **OPEN UNTIL FILLED.**

**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.**

**Executive Director, Washington Alliance For Immigrant and Refugee Justice** - WAIRJ works to advance the civil and human rights of immigrants and refugee in Washington state. The Executive Director will be responsible for strategic planning, fundraising, and developing and guiding major policy, media and grassroots campaigns. Qualifications include: 3 years of experience in immigration-related policy and advocacy, bilingual and bicultural in a major immigrant or refugee language, the ability to manage crises and work under pressure. Salary \$45,000 - \$51,000 DOE plus benefits. Send letter of interests, resume and three references to: WAIRJ Executive Director Search, 606 Maynard Ave. S. #252, Seattle, WA 98104. For more information call: 206/340-9187 **OPEN UNTIL FILLED.**

**Fund Developer/Volunteer Coordinator, Sacred Heart Shelter** - Responsibilities include raising private funds, producing monthly newsletter, and overseeing recruitment and training of volunteers. Must have BA in related field, excellent written and verbal communications skills, experience in fundraising, special events planning and grant writing, and experience and knowledge of homelessness issues. Salary \$25,582 (DOE) full benefits. For more information contact: Joan Clough 206/285-7489. Send resume and cover letter to: Archdiocesan Housing Authority, HR - SHSFD, 1920 Second Ave., Seattle, WA 98101. **OPEN UNTIL FILLED.**

**House Leader, Plymouth House** - Plymouth House will be home for four resident companions and four guests who will be coming from Harborview Hospital's mental health units. The House Leader will live in the house, assist in recruiting, training and supporting the resident companion teams, facilitate the planning of the house, keep records for the house and serve as the primary contact for the house. Qualifications include life experience with mental illness, training in a related field of care, experience in community building, familiarity with managing a household and budget. Salary \$20,000 plus benefits, room and board. Send letter of interests, resume and three references to Karen Scott MSW, Plymouth House of Healing, 1217 Sixth Ave., Seattle, WA 98101.

**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. **OPEN UNTIL FILLED.**

**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.**

**Maintenance Assistant, Friends of Youth** - The Maintenance Assistant conducts a variety of equipment, building, and ground maintenance. Acts as a general handy person to perform routine and emergency repairs, within local and state health, fire, and safety regulations, as indicated by the Maintenance Manager. 16- 24 hours per week, to be determined. Work schedule flexible, negotiable. One or more years experience in a variety of building maintenance. Salary \$9.00 - \$12.00 DOE. Please send resume and letter of interest to Bob Rench, Director of Administration, Friends of Youth, 16225

NE 87th St. Suite A-6, Redmond, WA 98052. For more information call 425/ 869-6490.

**Payroll Accountant, Housing Resources Group** - Non-profit housing development and management company. Prepare bi-weekly payroll for 70+ employees. Calculate accurate project costing of personnel costs and all payroll-related liabilities (taxes, benefits, garnishments, pension payments, etc.) Answer employee questions, track leave days, perform other accounting tasks as directed. Salary: low-mid 30's DOE + excellent benefits. Increase possible after 90-day performance review. More info: 206/623-5213, ext 105.

**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.

**Senior Project Manager, Central Area Development Association** - Great F/T opportunity with the Central Area Development Association managing medium to large real estate development projects in Seattle's Central Area. Candidates must have experience with development and financing of new construction and rehab from start to finish. Excellent contract negotiation, interpersonal, and reporting skills a must. Wages DOE and benefits. Contact Tricia Baran. Fax: 206/328-2157. Phone: 206/328-4511.

**Women's Advocate, Noel House Shelter, Women's Referral Center, St. Mark's Shelter (3 Positions)** - Women's Advocates are responsible for providing direct service to the women, as well as fostering a team environment among shelter staff and volunteers. Qualifications include 6 months of social service experience, knowledge of women's issues, homelessness, mental illness and addictions, and experience with crisis intervention. Salary starts at \$10.53 per hour plus benefits. 32 - 37.5 hrs/wk. For more information contact Gilliam Parke 206/ 441-3210. Send resume and cover letter to AHA, HR-NOELWAG, 1902 Second Avenue, Seattle, WA 98101. **OPEN UNTIL FILLED.**