

Housing News

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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”



Santos Place

Sand Point Housing Wins Dream Builder Contest

When the **City of Seattle** first turned the abandoned Sand Point Naval Station over to Sand Point Community Housing Association (SPCHA), the idea of low-income housing met with resistance. Many neighbors were uncomfortable with the housing for low-income individuals. Instead they wanted to see expanded park space, sports fields or an arts venue. After lengthy negotiations compromises were reached. Housing at the site would be transitional housing, where onsite staff would closely monitor residents.

The **Low Income Housing Institute (LIHI)** has worked closely with SPCHA, serving as development consultant for the project. There are currently 96 units at Sand Point:

- Sand Point Family Housing provides 26 units of transitional housing for homeless families, managed by SPCHA;
- Sand Point Youth Homes provides 28 transitional units for homeless youth and teen parents, managed by YouthCare and **Friends of Youth**;
- Santos Place offers 42 studio units for homeless women and men.

Named after Bob Santos, long time housing advocate and the Secretary’s Representative for HUD, Santos Place represents a unique partnership among many groups. Owned by SPCHA, Santos Place was developed by LIHI who continues to manage it. Additionally, the residents receive social services from other organizations such as **Community Psychiatric Clinic**, Seattle Indian Center and the Salvation Army. This structure recognizes the need for supportive services in transitional housing. Residents are expected to either be employed or participating in a job training/education program. The building features a computer lab and meeting space for classes. Residents are encouraged to form a community. They produce a tenant newsletter and under the self-management model hold residents meetings. This high level of support will allow residents a smooth transition from their former life on the streets to permanent housing and greater stability.

The number of HDC members involved in the housing at Sand Point demonstrates the benefits of collaboration. At the recent Housing Washington 2000 conference Sand Point Housing received a Dream Builders award honoring innovation and success. The project will be featured in a national television program, *Dream Builders*. The housing at Sand Point was also one of the national winners of HUD’s “Best Practices” award. Hopefully this success will highlight the importance of support services and operating funds to complement low-income housing.

The Good, The Blah, and The Ugly

What would happen if HDC just kept on doing what it has always done? Things wouldn’t look so good. At HDC’s October 12 retreat, members contemplated three scenarios—“The Good” (increased housing trust fund, passed levies, new funding sources), “The Blah” (status quo) and “The Ugly” (funding cuts, economic downturn).

If nonprofit housing developers were to take maintenance of current funding levels as their measure of success, the “**Blah**” workgroup

predicted not a slow increment in subsidized housing units as we have seen in recent years, but a surprising increase in homelessness. The crisis in transportation funding from voter initiatives would divert general funds. Inflation would continue to eat away at the number of additional units that could be produced. Plus, there will be more demand to use the funding for renovations, as nonprofit housing projects age. Meanwhile, without federal programs to preserve expiring Section 8 contracts and the low income housing portion of tax credit projects, more low rent units would be lost than could be produced. If Internet-related layoffs increase, the top of the housing market would deflate, helping high-income households, but there will be more unemployed techies competing for the cheaper housing, keeping those costs up.

If the Seattle Housing Levy does not pass, and the State Legislature reduces the Housing Trust Fund, the picture becomes pretty scary. The “Ugly” work group grew quite tense imagining the impact on the nonprofit housing community. Some developers would go out of business, but more likely there would be mergers. The focus of activity would be property management rather than development. Worse, the new programs to support homeless and welfare families through transition would become useless, as these families would have nowhere to go once they “graduated” from the programs. General homelessness would significantly increase.

The “Good” workgroup quickly realized that **good wasn’t good enough**—that there is actually a “**Best**” scenario. The group envisioned more funding with a simplified process, partnerships with private individuals and corporations, and advocacy coordinated across the state. The best future was one where expanded visibility and lobbying power made housing the same sort of right as education.

HDC will be working for “THE BEST” scenario. PRELIMINARY IDEAS for 2001 are:

1. Take a lead role in getting the Seattle housing levy passed at \$200 million.
2. Work on developing a big new housing funding source drawing on private dollars.
3. Enhance the peer support and coordination of HDC members.
4. Support the Washington State Housing Congress’s State Legislative Agenda.
5. Strengthen and expand the organization (board priority).

HDC staff has already started to tackle these issues. An affinity group has been formed to work on BIG FUNDING. They will hold their first meeting on **December 12** at 2:00pm. If you are interested in attending please contact Sarah Morgan, HDC Program Coordinator at hdcking@hdc-kingcounty.org

Thanks to all those who attended the retreat and helped to make it a success!

On a Housing Levy Without Wally...

Those who were actively involved in the last Seattle Housing Levy campaign know political strategist Wally Toner was crucial to passage of the levy. The campaign came along after Initiative 601 had passed and when the Seattle Commons had gone down in flames. It looked like the voters were rebelling against taxes, and we were pretty depressed. Wally was the one who brought the precinct maps showing that Seattle voters would support a housing levy, and turned the housing advocates—us—from Doubting Thomases into believers that we could win.

It is hard to imagine tackling another campaign without the wise words from Wally. But that we must do. At Monday’s funeral for Wally, Father Sullivan said, “I would not have you grieve as those who have no faith. This is not a memorial to the past, but a celebration of the future.” We need to take the lessons we learned from Wally and put them into practice. It’s time to get busy on the next levy!

New Fair Market Rents

HUD has published a new fair market rent (FMR) policy which took effect October 1. FMRs are set at the 40th percentile of market rents for the area, i.e. 60% of the units rent at higher rents. FMRs for the Seattle-Bellevue-Everett area were increased 4.8%. The rents by bedroom size are:

- Studio: \$525
- 1 BR: \$639
- 2 BR: \$809
- 3 BR: \$1,123
- 4 BR: \$1,327

HUD has also issued an interim rule that targets relief to areas where high FMRs are needed to help families assisted by HUD programs find decent and affordable housing. The policy will allow housing authorities to set their payment standards based on the 50th percentile rent rather than the published 40th percentile FMR. This rule will become effective December 1. For more information on this new rule visit www.hudclips.org.

HUD Appropriations

On October 12 the Senate passed The HUD/VA Appropriations bill by a vote of 87-8. The HUD appropriation is \$30.6 billion. The bill may go through an official conference before being sent to the President – but the HUD portion is not expected to change. Highlights of the bill include:

- 79,000 new fair share vouchers. The bill does not include the \$1.8 billion new production/preservation program the Appropriators and the Administration had agreed upon. Section 8

recaptures that would have been used for this program will now fund.

- Shelter Plus Care renewals are funded separately from Homeless Assistance Programs are have been given \$100 million for FY'01 and '02 renewals.
- Increases cap on project basing of tenant-based vouchers from 15% to 20% and requires a "continued assistance option" so that tenants may move from project-based assistance using a voucher as an initial year of occupancy.

King County Budget Hearings

On October 16 County Executive Ron Sims presented his 2001 proposed budget to the Metro King County Council. Criminal justice now uses 67% of the county's Current Expense Fund (general funds). Overall, the number of county employees would remain the same as last year. Most non-criminal-justice departments will be taking funding cuts averaging 8%, but housing and human services are proposed to be cut 3%. The Housing Opportunity Fund would be cut by \$95,000, nearly maintaining the current level of funding at \$3.5 million.

HDC is asking the Metro King County Council to "hold the line" on housing production funding and make no further cuts.

There are still three public meetings left for input:

- 10/24, 7-9pm, Woodinville High School, Woodinville
- 10/25, 7-9pm, Metro King County Council Chambers, Seattle
- 11/6, 1:30-5:00pm, Metro King County Council Chambers, Seattle

The Council will also be taking official public testimony over the Internet. To view the proposed budget and other information visit the Council's budget page at www.metrokc.gov/mkcc/budget.

Section 8 Summit

On Thursday, November 16 the Washington Coalition to Preserve Section 8 will sponsor "**Recent Changes, New Opportunities 2000: Section 8 Housing Summit.**" This is a chance to discuss changes and opportunities in Section 8 preservation efforts: the status of the state's portfolio, the current federal policy picture, the upcoming state legislative session, contract administration by Bremerton Housing Authority and the implementation of the new state notice bill. More information will be available soon. Questions? Contact Irene Basleo Saraf at 206/ 442-9455 ext. 105 or email to irene@wlihn.org.

Pre-App Conference for Gates \$\$

The first round of funding for the Sound Families Initiative has been announced. This will release a portion of the Bill & Melinda Gates Foundation's \$40 million commitment for transitional housing and services for homeless families in King, Pierce and Snohomish Counties.

Proposals from experienced housing and service providers will be selected to use available funding to develop, manage and own low-income transitional housing for families. Proposed housing must contain transitional units suitable for families and be enriched with family stabilization services. Proposals are due **November 20**. To request a copy of the RFP call 206/ 684-0254. You can download the RFP at www.cityofseattle.net/housing.

A Proposer's Pre-Application Conference will be held at **October 24, 1:00pm** at Seattle's Federal Building located at 909 First Avenue, Conference Room 192.

Housing Repair Program

King County's **Non-Profit Facilities Repair Program** provides financing for urgent repairs of existing housing units owned by non-profit organization. The program, which is available throughout King County (except in Seattle, Bellevue, Auburn, Medina and Normandy Park), makes zero interest loans to organizations in order to cover structural, mechanical, plumbing or electrical repairs. There are no monthly payments on these loans. The loans are for a maximum of \$15,000 per unit / \$50,000 per organization and are repaid when the property is sold, title is transferred or when the non-profit ceases to provide County approved services. To be eligible, the repairs must be urgent (not preventative), tenants must meet income eligibility requirements, and the organization was unable to access funds from the annual housing development application cycle. For more information or to apply call 206/ 296-8639.

Project Open Houses & Events

Growth Management Act 10th Anniversary Celebration, Nov. 9, 6:30 pm-8:30pm, Woodland Park Zoo Rain Forest Pavilion.

Please come to honor the achievements and progress. Buffet and no-host bar. RSVP to The Office of Community Development at 360/ 725-3053.

Plymouth Housing Group 20th Anniversary Celebration, Nov. 9, 5:00pm, Safeco Field, Seattle. Safe at Home for 20 years! Help PHG celebrate 20years of good work. For more information contact Jan O'Malley at 206/ 374-9409 or jomalley@plymouthhousing.org

Workshops, Seminars & Conferences

Generating Resources I, Oct. 23, 6:00pm - 9:30 pm, Town Hall, Seattle. This action-oriented workshop will demystify the process of raising money, help you develop a compelling case for support, and give you the chance to meet people who have raised hundreds of thousands of dollars in support of neighborhood projects. Presented by City of Seattle Department of Neighborhoods. Free. To register call 206/ 684-0719 or email sandy.brooks@ci.seattle.wa.us.

Treatment and Housing Work: A Forum on Substance Abuse, Housing and Homelessness, Oct. 25, 9:00am-3:30pm, SeaTac Double Tree. Presented by the Washington State Coalition for the Homeless. \$45 for the first and second registrations from one agency/organization; \$35 for each additional. For more information contact 253/ 572-4237 or wshc@earthlink.net.

Parking: Curbing A Housing Cost Driver, Nov. 29, 8:00am-Noon, Union Square Boardroom, Seattle. Sponsored by the Housing Partnership. Explore ways to reduce the need for parking in residential developments and to lower the cost of the parking that is provided. Cost: \$30. Contact Michael Luis at 425/ 453-5123 or mluis@seanet.com.

Empowering People and Creating Dynamic Communities - NAHRO's National Conference, Oct. 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.

Increasing Participation and Diversity in Neighborhood Activities, Nov. 4, 9:00am - 12:30 pm, Town Hall, Seattle. Neighborhood leaders will learn to create organizations in which citizens with diverse skills, perspectives, and backgrounds exercise leadership and help those around them release their full power and potential. Presented by City of Seattle Department of Neighborhoods. Free. To register call 206/ 684-0719 or email sandy.brooks@ci.seattle.wa.us.

Generating Resources II, Nov. 6, 6:00pm - 9:30 pm, Town Hall, Seattle. Continue learning about fundraising, including the basics of proposal writing and building relationships with individual donors. In addition, you will have the opportunity to talk directly with foundation and government funders. Presented by City of Seattle Department of

Neighborhoods. Free. To register call 206/ 684-0719 or email sandy.brooks@ci.seattle.wa.us.

Public Relations Society of America's Seminar for Nonprofits, Nov. 8, 8:30am-4:15pm, Seattle Center. Find the tools you need to communicate more effectively, market your services to new audiences, to raise more money for your cause and to further your career growth. Cost: \$50. For more information contact the Public Relations Society of America at 206/ 623-8632.

Kick-Off Event for The Partnership for Agricultural Housing Development, Nov. 9, 9:30am-4:30pm, Convention Center, Wenatchee. The Partnership is a collaborative effort to increase capacity for building farmworker housing. Through the winter of 2001/02, the Partnership will solicit and help develop five demonstration projects to showcase innovative concepts. The kick-off will focus on bringing partners together and stimulating ideas. For more information contact Brian Royer at 509/ 484-6733 or broyer@nrf.org.

National Community Land Trust Conference 2000, Nov. 9-11, Albuquerque, NM. Presented by the Institute for Community Economics the conference offers a range of workshops on organizing Land Trusts, homeownership and other technical topics. Registration deadline is October 11. For more information contact Julie at ICE: 413-746-8660 or jorvisice@aol.com. Some scholarships are available.

Community Solutions -Enterprise Foundation 19th Annual Conference, Nov. 12-15, Atlanta Hilton and Towers, Atlanta Georgia. Details TBA. For more information visit www.enterprisefoundation.org/training/netconf or email questions to networkconference@enterprisefoundation.org

Leadership II: Shared Leadership, Nov. 13, 6:00pm -9:30 pm, Town Hall, Seattle. This session will provide tools that leaders use to grow leadership, create clarity, and encourage accountability in their group, with a focus on strategic and tactical planning. Presented by City of Seattle Department of Neighborhoods. Free. To register call 206/ 684-0719 or email sandy.brooks@ci.seattle.wa.us.

Low Income Housing Tax Credit Basics, Nov. 14, Seattle. A 3-hour workshop for beginners. This training, by the Washington State Housing Finance Commission is geared toward people with very limited knowledge of the program. For information or to register, contact Yvonne Williams at ywilliams@wshfc.org or 206/ 287-4406.

Fish Friendly Construction Workshop, Nov. 17, 8:00am-5:00pm, Embassy Suites Hotel, Bellevue. Learn how to: work within new guidelines for salmon protection, use resources more effectively, meet new earthquake codes, reduce your liability. Cost: \$50 (includes lunch). To register contact the Master Builders Association at 1-800-522-2209.

Facilitating Difficult Situations, Dec. 2, 9:00am -12:30 pm, Town Hall, Seattle. There are times when disagreement, criticism, polarization, and debate are necessary and helpful. This workshop will give participants the skills to transform conflict into creativity, innovation, and positive change. Presented by City of Seattle Department of Neighborhoods. Free. To register call 206/ 684-0719; email sandy.brooks@ci.seattle.wa.us

Working with the City, Dec. 11, 6:00pm -9:30 pm, Town Hall, Seattle. This workshop will help you work productively with City departments, the Mayor, and the City Council. Presented by City of Seattle Department of Neighborhoods. Free. To register call 206/ 684-0719 or email sandy.brooks@ci.seattle.wa.us.

Introduction to Project Management, Dec. 16, 9:00am -12:30 pm, Town Hall, Seattle. This workshop will introduce the basic techniques for managing successful projects: defining the project scope, developing a projects plan and budget, gaining community support, working with contractors and measuring results. Presented by City of Seattle Department of Neighborhoods. Free. To register call 206/ 684-0719 or email sandy.brooks@ci.seattle.wa.us.

Housing Advocacy Day, Jan. 25, 2001, Olympia. Workshop on how to advocate for the low- and moderate-income housing agenda. Followed by meetings with your legislators. HDC members coordinate through Sarah Morgan at hdcking@hdc-kingcounty.org.

Human Service Day- Rally on the Capital Steps, Feb. 19 2001, Noon-1pm, Olympia. Join together to demonstrate to legislators that there is a wide support for investment in Human Service. Ask the Legislator to "Step Up For Human Services". For more information or to get involved in organizing this event contact Sarah McPhee at 206/ 242-1698 ext. 144 or hsday@rdcc.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 .

Washington State Council for Affordable and Rural Housing Thirteenth Annual Meeting at 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.

Housing Washington, Oct. 15-17 2001, 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 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. EOE. **OPEN UNTIL FILLED.**

Associate Director of Housing Management, Low Income Housing Institute The Associate Director will oversee funding compliance requirements for housing projects, supervise site staff, & other asset management functions. Must have background in property management, social services & experience overseeing programs. Salary DOE. Call 206/443-9935 ext. 138 for job description and application.

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**

Community Developer, Intercommunity Housing

This position will have primary responsibility for planning and implementation of community outreach and acceptance of strategies associated with new property development; represents Intercommunity Housing to the public in various forms including presentation at public hearings, meetings with public officials, individuals and community organizations and businesses; provide leadership to . Qualifications include: BA in community development, planning or public relations, 2 years of related work experience, experience in the nonprofit or public sector and a commitment to serving low-income populations. This position is located in Seattle. Salary is negotiable with excellent benefits. send cover letter and resume to Jane Graf, President of Intercommunity Housing, 1920 E. Madison, Seattle, WA 98122 or email : intercommunity@mercyhousing.org. **OPEN UNTIL FILLED**

Direct Service Advocate Support Person, Sacred Heart Shelter, AHA Sacred Heart Shelter

provides safe emergency shelter to families with young children and to single women from the Seattle/King County region. The position works to foster an attitude of support and safety for program participants. Responsibilities include coordinating resident support services, screening and admitting participants to the program, helping to maintain cleanliness and order in the shelter. Qualifications include a bachelor's degree in a related field and experience with homeless people and knowledge of homelessness issues. The position in 20 to 25 hours a week. Beginning salary is \$10.22/hr. To apply send resume to AHA, HR-SHSDSA, 1920 Second Avenue, Seattle, WA 98101. **OPEN UNTIL FILLED**

Director of Development, AIDS Housing

Washington Dynamic AIDS housing organization seeks experienced professional to plan and implement fundraising efforts. Requires 5 years fundraising experience, including direct mail, major donor solicitation, proven success in grant writing

(public and private) and campaign management, exceptional communication and organization skills, supervisory experience, commitment to working with low-income housing and people living with HIV/AIDS. Send resume and cover letter to Betsy Lieberman, Executive Director, AIDS Housing of Washington, 2025 First Ave, Suite 420, Seattle, WA 98121.

Director of Property Development, Capitol Hill Housing Improvement Program

Growing, accomplished non-profit housing corporation seeks Director of Property Development. This is a leadership position within the organization including membership on the management team. The position is responsible for the acquisition, financing and development of affordable housing projects. Qualifications include five years experience in housing and community development including working knowledge of conventional and public financing, design and construction management, real estate practices, public policy. Submit cover letter and resume to Executive Director, CHHIP, 1406 10th Avenue, Suite 101, Seattle, WA 98122 or cweinstock-chhip@uswest.net.

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.**

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.

Program Manager, St. Martin's On Westlake, Archdiocesan Housing Authority

The Westlake is a service enriched housing program for formerly homeless men over 55 years old who are referred by

area shelters and social service agencies. As part of a management team this person is responsible for the overall direction of a supportive, congenial, and dignity-producing environment for the community of staff and residents. Qualifications include a BA in social worker a related field, two years of direct service experience, experience in developing, forecasting and administering program budgets, demonstrable understanding of alcoholism, and demonstrable problem solving / crisis intervention skills. Salary: \$33,299 (DOE) plus benefits. For more information contact Anthony Taylor, 206/ 340-0410. To apply send resume and cover letter to AHA, HR-WESTPM, 1902 Second Avenue, Seattle, WA 98101. **OPEN UNTIL FILLED.**

Resident Manager, Housing Resource Group

This position will provide on-site management of a 152-unit, 10-story apartment building performing a combination of : office duties, assisting with common area cleaning and "light maintenance" and coordinating preparation of units for new residents. The position will be responsible for after-hours "coverage" of the building, managing resident relations including problem solving, collecting rents and when necessary assisting the property manager with the eviction process. Qualifications include: good organizational skills, money handling experience, and the ability to work independently with minimum supervision. This is a live-in position. Salary depends upon experience and includes a open-bedroom apartment with utilities paid, reimbursement for local telephone service/call waiting, parking, and medical/dental insurance. To apply send cover letter and resume to HRG, Cambridge Manager Search, 1651 Bellevue Ave., Seattle, Washington, 98122-2014. **OPEN UNTIL FILLED.**

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**

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