

SHDC NEWS

July 19, 1999

SHDC NEWS is a publication of the Seattle - King County Housing Development Consortium
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“The Voice for Low Income Housing in King County”

“Financial Modernization” Bill Passes House of Representatives

HR 10, The Financial Modernization Bill, continues to wind its way through Congress. The bill passed a floor vote in the House on July 1 by a margin of 343-86. The Rules Committee allowed very few amendments to be introduced, so two measures that would have helped strengthen CRA (the Barrett and Gutierrez amendments) were not considered. (On the positive side, neither were two other amendments that would have further weakened CRA.)

The next step is a conference committee to reconcile differences between the House and Senate versions. According to the Center for Community Change, conference committee members have not yet been named, so the timetable for reconciling the two bills is uncertain. Nevertheless it is still important for people to weigh in and make sure that the anti-CRA provisions contained in the Senate version (S. 900) are not adopted into the final legislation. Failing that, the remaining hope would be for a presidential veto. (Reps. Barrett and Gutierrez have drafted a letter to conferees urging them to keep the Senate’s anti-CRA provisions out of the final bill, and are looking for supporting signatures from other representatives.)

SHDC sent letters to the entire Washington Congressional delegation as well as to President Clinton, urging them to support CRA and oppose any provisions that would weaken its effectiveness. We received responses from Representative Jay Inslee and Senator Patty Murray, both of whom promised to support CRA provisions in their respective bills, as well as from HUD affirming their support for CRA.

Washington Representatives: Reps. Inslee and McDermott voted against HR 10, while Reps. Dunn, Baird, Smith, Metcalf, Dicks, Hastings, and Nethercutt all voted to pass it.



Yoshida
Apartments

SHDC Staff Member Visits “Open Housing” Project in Japan

Recently our roving staffer had a chance to tour a ground-breaking apartment project in Osaka, Japan, with one of the architects responsible for bringing it into being. The Yoshida Apartments project, a 50-unit low- to medium-income apartment complex, utilizes a new model of construction termed “open building”. Open building is a new approach to construction in which buildings are conceived and built on three separate levels: skeleton (frame), infill (interior living spaces), and cladding. The concrete skeleton of the Yoshida Apartments is designed to last for over 100 years (compared to 30-40 years for a typical apartment building). Residents have a choice of 5 basic floorplans of varying size and configuration, which are left relatively open to allow the occupants to rearrange their living quarters in response to changing needs: the birth of a child, retirement or the opening of a home office, the return of an aging parent, and so forth. They do so by making changes within the infill system, which incorporates both fixed and movable interior walls and movable storage cabinets. This allows the building to remain useful far into the future, and allows residents to remain in their home for a longer period of time. While this method of construction can cost approximately 20% more than standard

buildings, designers expect those higher initial costs to be more than made up for by lower total life-cycle costs. In addition, the initial cost will likely decrease as builders gain more familiarity with the methods and materials of this kind of construction. Open building has begun to attract increased attention worldwide in recent years; in Japan, research into open building and demonstration projects such as the Yoshida Apartments and NEXT 21 (also in Osaka) are collaborative efforts by universities, private builders, and government agencies.

Green Builder Program Growing in King, Snohomish Counties

The Master Builders Association of King and Snohomish Counties is leading a drive to organize a "Green Builder" program to encourage property owners and builders to utilize more environmentally sound practices in design, development, and construction. The mission of the group is, in part, to "work in partnership to improve and protect the valuable natural features and environmental resources within King and Snohomish Counties' cities and communities to promote safer, healthier buildings." SHDC is part of a committee to develop and implement such a program, and is examining similar programs in Kitsap and Clark Counties as well as across the country as models. Currently we are looking for comments on what to include in an energy efficiency section. For more information, contact Rob Shwed at SHDC, or Doug Lengel at the Master Builders Association: 425/451-7920 or email to dlengel@mba-ks.com.

House Committee Expands LIHTC

The House Ways and Means Committee voted July 14 to increase the Low Income Housing Tax Credit and make several improvements to it. Rep. Nancy Johnson (R-CT) offered a Housing Credit amendment that was added to the committee's \$864 billion tax cut bill on a voice vote in committee. Under this amendment, state LIHTC allocations would increase from the current \$1.25 per capita by 10 cents each year for five years, to \$1.75 in 2004. That level would then be indexed to inflation for subsequent years. The amendment also provides for a new allocation preference for low-income community revitalization projects, allows HOME loans to be used in low-income Qualified Census Tracts (QTCs). In addition, community service space in QTCs would qualify for Housing Credits, and more rural areas would qualify as QTCs.

The sole negative provision would remove a requirement that states consider the participation of

tax-exempt organizations in allocating Housing Credits.

After the committee approves the bill it will move to the full house for a vote. Meanwhile the Senate is considering its own tax-cut bill within the next week.

Housing Heroes

In recognition of their enormous support for low income housing during the last legislative session, nine State Legislators are receiving "Housing Hero" Awards from the Washington Low Income Housing Congress:

- **Rep. Steve Van Luven** (R-48th District) and **Rep. Velma Veloria** (D-11th District), co-chairs of the House committee on Trade, Housing and Economic Development;
- **Rep. Maryann Mitchell** (R-30th District) and **Rep. Ed Murray** (D-43rd District), co-chairs of the House Capital Budget committee;
- Co-Speaker of the House **Frank Chopp** (D-43rd District) and Co-speaker pro tempore **John Pennington** (R-18th District);
- **Sen. Georgia Gardner** (D-42nd District) and **Sen. Shirley Winsley** (R-28th District), of the Senate committee for Commerce, Trade, Housing & Financial Institutions.
- **Rep. Al O'Brien** (D-1st District) on the House Capital Budget committee

SHDC members attended many of the individual award presentations and prepared press releases for the local papers about projects which have been assisted by the efforts of these legislators.

National Coalition for the Homeless Urges Raising Budget Spending Caps to Protect Housing

The National Coalition for the Homeless is urging people to contact their legislators and press them to raise the budget caps imposed in 1997 on all discretionary federal programs. Congress has called in its FY 2000 budget resolution for an across-the-board discretionary spending cut of 20% beginning October 1, 1999. This would require reducing last year's budget by more than \$20 billion – including up to \$11 billion from the Labor-HHS-Education programs and \$9 billion from VA-HUD programs. The cuts would affect housing programs, job training, community and economic development, public health, and other social programs. NCH emphasizes that with the American economy currently running strong, budget surpluses would be

better spent addressing social needs by raising these spending caps than by passing tax cuts.

NCH urges everyone concerned to contact their Senators and Representatives and press them to take action to raise the caps on domestic discretionary spending. It may be more effective in doing so to emphasize the direct impact on specific programs of these cuts, rather than to advocate for an across-the-board raise of the spending caps – so if you contact your legislator, please be ready to provide *specifics* on how these spending caps will result in a diminished ability to serve your constituency!

Contact Marion Mollegen at NCH for more info: Tel. 202/737-6444 x 317, email “mmcoupe@aol.com”, or visit the NCH website at <http://nch.ari.net..>

Did You Know? Some Homelessness Facts

During the period July 1, 1997 – June 30, 1998:

- ◆ 38,063 households were sheltered in 161 shelter programs located in 39 Washington counties.
- ◆ 973,190 bednights were provided to 55,080 homeless people.
- ◆ 6,772 households were families with children.
- ◆ 15,698 of the 55,080 homeless people were under the age of 18; 6,251 were age 5 or younger.
- ◆ Homeless people were turned away from the shelter 139,290 times.
- ◆ There were 14,009 incidents of homeless families with children being turned away from shelter.
- ◆ 26,436 individuals in 11,380 households were assisted with homelessness prevention.

The above information was taken from “Emergency Shelter Assistance Program: Characteristics of People Receiving Services”, prepared by the Housing Service Area of CTED. Contact Julie Baker at 360/753-1926 for more information.

In Seattle in 1998, the City’s CDBG, HSP, ESG, and McKinney Funds:

- ◆ Assisted 700 homeless youth.
- ◆ Sheltered 45,530 individuals off the streets.
- ◆ Provided 499,131 bed nights of emergency shelter.
- ◆ Provided 353,636 days of day shelter.
- ◆ Provided 39,636 bed nights of transitional housing to 469 people.

- ◆ Fed more than 96,800 meals to homeless people in shelters.
- ◆ Provided 87,364 showers and 25,990 loads of laundry at shelters, day centers, and hygiene centers.
- ◆ Helped 1,225 individuals move from shelters or transitional housing into permanent housing.

Final Outcome on Homeless Children’s Case

The 1999 legislative session ended on a very positive note for homeless children and their families, culminating in House Bill 1493 which recently was signed into law. According to the Washington State Coalition for the Homeless (WSCH), HB 1493 should help the state take a significant step forward in addressing the growing numbers of homeless children in Washington state. The bill:

- ◆ Strengthens the obligation of the state to assist homeless families and children.
- ◆ Codifies a sensible division of responsibility between DSHS and CTED.
- ◆ Codifies the authority of superior court judges to order DSHS to provide housing assistance in cases where the family’s homelessness is the primary factor in causing or prolonging a child’s foster care placement.
- ◆ Includes the HOPE Act to assist homeless, unaccompanied children.
- ◆ Facilitates the legislature’s appropriation of substantial increases in money to assist homeless families with children and homeless unaccompanied children.
- ◆ Codifies and funds an improvement in the state’s on-going collection of data about the population of homeless people, and provides \$50,000 to begin to design the system.

A copy of HB 1493 can be obtained from the WSCH office or from the governor’s website at <http://www.leg.wa.gov>.

In addition to those steps forward, the legislature appropriated \$22.5 million above existing programs for homeless children and their families, including:

- ◆ \$10 million for Housing stability assistance;
- ◆ \$5 million for transitional housing operations;
- ◆ \$2.5 million for emergency shelter; and
- ◆ \$5 million for housing in the capital budget.

Port Offers Houses to Nonprofits for Relocation

The Port of Seattle is offering about 20 houses to nonprofits willing to relocate them from the site of the future third runway at SeaTac. To find out more about the process and requirements, call Marlys St. Laurent at 206/433-4604 or write to: Aviation Public Affairs, Seattle-Tacoma Int'l Airport, PO Box 68727, Seattle, WA 98168-0727.

Fall HFU Application Packets Available

The Fall 1999 application packets for Housing Finance Unit funding are now available. Applications are available in hard copy, on disc or via email, and are due at CTED by 5pm, Sept. 1, 1999. Call Lucinda Boyd at 360/586-3370 or email to Lucindab@cted.wa.gov for more info or to request an application.

Section 8 Preservation & Public Housing Law Teleconferences

The National Housing Law Project will conduct 5 audio teleconferences on the recent changes to the public housing and project-based Section 8 programs. They will provide advocates and practitioners with an in-depth review and analysis of the legislative and regulatory changes. To participate you must register with the NHLP and pay your own long distance charges plus a \$20 fee each. There is no limit to the number of people who can listen in. Each starts at 10 a.m. and lasts one hour. To register contact Amy Siemens in Oakland, CA at asiemens@nhlp.org. You can get a discount for all of them for \$80, deadline August 9. Each has a registration deadline about 10 days prior.

◆ August 18 - HUD Multifamily Properties: Prepayments, "Opt-Outs" and Troubled Properties

This teleconference will review owners' choices at the end of their 20-year restricted use periods or the expiration of their project-based Section 8 contracts, preservation strategies (including HUD's "Opt-In" initiative and litigation theories), and tenant protections when an owner prepays or "opts-out" of the program. In addition, the discussion will focus on troubled projects facing disqualification from the Section 8 program and review of preservation strategies.

◆ September 8 - "Over-Market" Expiring Section 8: Restructuring Issues

The restructuring or "mark to market" program will be the topic of this teleconference. Topics will include eligible properties, roles of participating administrative agencies, restructuring tools, new use restrictions, rehabilitation requirements, voucher conversions and resident and community participation in the restructuring process.

◆ September 15 - PHA Plans and Rent Issues

The teleconference will be devoted to two topics: the PHA plans and rents. Approximately 30 minutes will be devoted to a review of the elements of the PHA one- and five-year plans and opportunities for influencing them prior to their adoption. Topics will include needs assessment and plans for addressing them, eligibility and admissions policies, rent policies, maintenance and management rules and tenant grievance procedures. The balance of the teleconference will be devoted to the new rent provisions that go into effect on October 1.

◆ October 6 - Public Housing and Tenant Based Section 8 Admissions

The teleconference will be devoted entirely to public housing and tenant-based Section 8 admission standards and policies under the 1998 housing act and HUD regulations. The discussion will cover issues such as preferences, income targeting, site based waiting lists, and tenant screening procedures.

◆ October 12 - The PHA Plan Process

This teleconference will return to the PHA plan process and will review strategies for influencing future plans. The discussion will review elements of and experiences with a select number of PHA plans that are part of the first set of plans that are due in October and will focus on what should be done to influence plans that will be submitted in calendar 2000.

Workshops, Seminars, & Conferences

Multi-Family Housing Development

Training --Washington Community Development Loan Fund (WCDLF) is sponsoring Multi-Family Housing Development (HD 420) from the National Development Council's Housing Development Finance Professional Certification Program. **July 19-23** at the Mayflower Park in Seattle. Tuition is \$875. For more info contact Melora Battisti at 206/358-1005 or wcdlf1@wolfenet.com.

Multifamily Apartment Management

Training— sponsored by the Washington State Council for Affordable and Rural Housing. Course

topics include Budgeting Property Operations and Waiting Lists. \$40 per person for CARH members and \$50 for non-members. Topics offered on consecutive days beginning **June 30** in Marysville, **August 10** in Moses Lake, **September 9** in Yakima, or **October 13** in Olympia. Info: Contact Joe for information: Tel 425/454-6836, Fax 425/454-7695, E-mail housing@sprynet.com.

National Association of Housing and Redevelopment Officials 1999 Summer Conference—topics include Implementation of QHWRA, Housing and Community Development Tours and Hands-on Workshops. **July 22-25** at the Minneapolis Hilton. An Advanced Commissioners Seminar will follow the conference continuing through **July 26**. Conference or Seminar only \$365-\$470 for agency members \$435-\$575 for non-members. Reduced prices available for those who attend both. Registration questions call 312/782-2958.

Tenant and Employee Screening: Understanding Court Records – presented by Rebekah Near, Orca Information and Communications. Sponsored by AHMA. Friday **July 23, 9:30 AM to 11:30 AM**, Plymouth Congregational Church, Seattle. A course intended for on-site managers, management company staff, owners, housing agency staff, and others. \$20 AHMA members, \$25 non-members. Fax registration to 425/454-7695, mail payment to AHMA of Washington, 11100 NE 8th Street, Suite 410, Bellevue, WA 98004-4441. Call 425/454-6836 for more information.

The Essentials of the Low-Income Housing Tax Credit for Providing Affordable Housing – presented by Joe Guggenheim. Basic course: **Tax Credit Fundamentals: Understanding and Using the LIHTC Program, July 26**. Advanced course: **Critical Issues in Securing and Using Tax Credits and Other Financing, July 27**. Both seminars at Bank of America Community Development Banking Group. Prices range from \$200-\$350. Call 301/320-5771 or fax 301/320-9519 for info or to register.

1999 Conference on Washington Construction Law: What you Need to Know from Getting the Contract to the Chain of Liability – Law Seminars International, **Sept. 9 and 10** at Cavanaugh's Inn on Fifth Avenue, Seattle. \$595 regular; \$550/person for 2 or more; \$395 students or workers in their job for less than one year. For info or to register, call 800/574-4852 or 206/463-4400, or fax 206/463-4444.

Community and Economic Development Conference – sponsored by the ABA and Federal Housing Finance Board, **Sept. 13-15** at the Renaissance Washington Hotel in Washington DC. Sessions on community and economic development, with an emphasis on reinvigorating communities. Info: Fax inquiry to 202/ 663-7543.

Growth Management Act: Growing with GMA into the next millennium – Law Seminars International, **Sept. 16 and 17** at The Meeting Place at Pike Place Market in Seattle. \$595 regular; \$550/person for 2 or more; \$395 students or workers in their job for less than one year. For info or to register, call 800/854-8009 or 206/567-4490, or fax 206/567-5058.

Legacy of the 1949 Housing Act: Past, Present, and Future of Federal Housing and Urban Policy—sponsored by the Fannie Mae Foundation. Save the date! **September 30**, in Washington, D.C.

Section 8 Preservation Summit—sponsored by the Washington Coalition to Preserve Section 8. Two back-to-back workshops. Financing Acquisitions with Bill Rumpf, California Housing Partnership Corp, and Federal Housing Policy with Greg Provenzano, Columbia Legal Services. **Tentatively hold October 4** all day, near SeaTac.

Paths Out of Poverty: Strategies for Families, Programs, Communities, and States – Co-sponsored by the National Coalition for the Homeless. October 9-12, Hyatt Regency on Capitol Hill, Washington DC. Contact Wider Opportunities for Women, 815 5th Street NW, Suite 916, Washington DC 20005 for more info.

The Enterprise Foundation 18th Annual Network Conference: Building America one Community at a Time at the Hyatt Regency Crystal City in Arlington, VA. **October 12-15** Contact the Network Conference Hotline at 410-772-2467.

NAHRO 1999 National Conference and Exhibition: Creating Communities for the New Millennium – at the Pennsylvania Convention Center, Philadelphia, PA. **October 17-20**. Includes sessions on Housing, Community Development, International Perspectives, and Organization Management, as well as booths and exhibits on new products and services. Cost ranges from \$395 (individual agency member registered by Aug. 15) to \$525 (non-member register on site, after Sept. 15). Register by mail to: NAHRO Conference Registration Center, PO Box 809254, Chicago, IL 60680; for information call 312/782-2958.

6th Annual State Housing Conference: Housing Washington 1999: Join Forces, Increase Choices—sponsored by the Washington State Housing Finance Commission and the State Department of Community, Trade and Economic Development. **November 1-3** at the Doubletree Hotel at the Seattle-Tacoma Airport. For info visit www.wshfc.org/conf or call 1-800-767-HOME x4336.

Employment Opportunities

Legislative Director, Children's Alliance – Statewide policy advocacy organization seeking a individual with passion for children's issues to coordinate its state legislative efforts, lobby state policymakers, and translate policy priorities into legislative initiatives. Understanding of legislative process is essential, as is the ability to work with media and with low income people and people of color. Resume and cover letter to: Children's Alliance, 172 20th Avenue, Seattle, WA 98122. For complete job description see <http://www.childrensalliance.org/Announcement-for-Legislative-Director.html>.

Housing Developer, King County Housing Authority – Seeking experienced and innovative candidates to perform a variety of development-related tasks in new position of Housing Developer. Demonstrated experience in urban planning, community development, financial analysis, real estate, and commercial financing. BA degree or equiv. And 2 yrs related work experience. Specialized or technical training and at least 6 yrs related experience. WSDL. \$3,689/month, exc. Benefits. Resume and cover letter to: KCHA, HR Job #39-99, 15488 65th Avenue S., Tukwila, WA 98188.

Deputy Director, Seattle Office of Housing— Job responsibilities include supervising homeowner, multifamily, Sec. 8 preservation programs, staffing committees and leading the OH Management Team on developing and implementing departmental policies, plans and procedures. \$66,300-\$89,500 DOE. Brochure with complete job description and qualifications available. Cover/resume to Jean Teshima, City of Seattle Office of Housing, 618 Second Avenue-8th Floor, Seattle, WA 98104. Fax 206/233-7117, E-mail Jean.teshima@ci.seattle.wa.us. **OPEN UNTIL JULY 23.**

The **Archdiocesan Housing Authority** is seeking several maintenance and security / desk staffing positions at the Frye and Wintonia apartments in downtown Seattle. They include:

- ◆ Full-time **Maintenance Worker**, \$9.67/hr DOE, closes July 30. Contact Michal Nortness

for more info, 206/328-5963. To apply send resume/cover letter to: Catholic Community Services, Attn: HR Dept., 100 23rd Avenue South, Seattle, WA 98114-2302.

- ◆ Full-time **Security Desk Staff**, \$7.68/hr, closes July 30. Contact Bill Drummand for info 206/467-1878, to apply send resume/cover letter to: Attn: JS/WMW, Office of Human Resources, Archdiocesan Housing Authority, 1902 Second Avenue, Seattle, WA 98101.
- ◆ Full-time **Janitor/Maintenance worker**, \$7.11-\$8.29/hr DOE, closes July 30. Contact Kirby Brown for info, 206/405-4506. To apply send resume / cover letter to: Archdiocesan Housing Authority, HR / FRYE, 1902 Second Avenue, Seattle, WA 98101.
- ◆ On-call **Desk Staff**, \$7.68/hr, position open until filled. Send resume / cover letter to Archdiocesan Housing Authority, Main-Win, 1902 Second Avenue, Seattle, WA 98101.

Administrative Assistant, Queen City Community Development – QCCD is seeking a full-time admin assistant to help on their Seattle Gay Culture Center and Senior Housing Project. The group is a community development corporation which builds strength and stability for lesbian, gay, bisexual, and transgender people through economic and organizational development in metro Seattle. Excellent communication skills required; knowledge of LGBT community issues preferred. Salary range \$18,000 - \$24,000/year + benefits DOE. Email resume to info@seattlegayculture.org. **Open until July 30.**

Program Coordinator II position, Washington State Finance Commission-- Candidates must have professional level experience and education in housing development or management, residential loan officer or underwriter, or other experience administering other similar housing or related financial programs. A background in research, budgeting, planning and policy development and analysis a plus. Salary range \$35,064 to \$44,880 per year. For info and application, call Sandy Gump at 206/ 287-4402 or sgump@wshfc.org. **OPEN UNTIL FILLED.**

Senior Housing Developer, Low Income Housing Institute – Experienced housing developer for multiple projects. 5 or more years experience in finance, development, and project management. Salary range \$40k to \$46k per year, DOE. Fax resume and cover letter to 206/ 443-9851 or mail to *Low Income Housing Institute, 2417 First Avenue, Suite 200, Seattle, WA 98121*. Call 206/ 443-9935 for job applications. **OPEN UNTIL FILLED.**

Finance Director, Plymouth Housing Group—For non-profit low income housing developer/manager. Responsibilities include management of accounting functions including GL, AR, PR, AP, grant compliance, project budgets & financial reporting. Supervise staff of 2. \$44,000-\$52,000 DOE + benefits. Req: strong accounting background. CPA preferred. Letter of interest, resume and PHG application required. For info contact 374-9409 x. 102 or E-mail jobs@plymouthhousing.org. **OPEN UNTIL FILLED.**

Housing Manager, Plymouth Housing Group—Develop, recommend and implement management policies and procedures. Bach. degree & 2 yrs exp. with property management. Knowledge of and sensitivity to needs of low-income and special needs population. Knowledge of and connections with community placement agencies & resources. Exp. with Win '95 & Office '97. \$30,000-\$38,000 DOE. Great benefits. For info contact 374-9409 x.102 or E-mail jobs@plymouthhousing.org. **OPEN UNTIL FILLED.**

Mutual Housing Assistant—Half-time. Resident-run affordable housing program. Assist with building management and communications, filing/recordkeeping. Well-organized, multi-task, client service oriented. Word & Excel. Competitive salary, benefits. Send resume to: Beckey, CHHIP, 1535 11th Avenue, #201, Seattle, WA 98122. Fax: (206) 329-1857. **OPEN UNTIL FILLED.**

Fund Developer, Seattle Human Services Coalition—Looking for a contractor to develop several potential funding sources and investigate others on behalf of the coalition. Projects to include: investigating foundations for funding priorities, writing grant proposals and developing potential funding sources. Must have experience fund raising with nonprofit community-based organizations. For info or to submit resume contact SHSC executive director Julia E. Sterkovsky at 206/325-7105, Fax 206/860-8825 or by mail at 2212 S. Jackson, Seattle, WA 98144. **OPEN UNTIL FILLED.**

Director of Property Management, Chinatown Development Center (San Francisco, CA)—Executive level position which manages all Chinatown CDC properties including commercial spaces. Supervise employees, prepare and monitor annual operating budgets, prepare status reports, staff committees, develop policies and procedures, develop long-range strategic plan, and fundraising. Must have 3-5 years experience in residential property management, 2 years experience with low-income housing, knowledge of governmental housing programs and regulations.

Prefer candidates to have a Real Estate Broker's license, experience in community relations. \$60,000-\$65,000 + benefits. Submit resumes **ASAP** to CCDC Search c/o The Fox Group, 319 Hillcrest Drive, Aptos, CA 95003 or Fax to 831/687-0604. For info contact Alan Fox at 831/662-3691 or E-mail afoxenever@aol.com.

Construction Site Supervisor, Seattle Habitat for Humanity—requires knowledge of and experience in all aspects of new construction; good verbal/written communicator and ability to plan for, communicate with, and lead crews of volunteer workers. Interact with subcontractors, building inspectors, material suppliers. Responsible for construction scheduling on assigned sites. Must have own transportation. Full time for 6-9 months. \$2500/month. Cover/resume to: Seattle Habitat for Humanity, 306 Westlake Ave. N., #210, Seattle, WA 98109. **OPEN UNTIL FILLED.**