

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

On June 10th, Seattle Habitat for Humanity celebrated the completion of new two homes. Located at 9604 and 9603 13th Ave. SW in White Center, the houses, each with four bedrooms, kitchen and living /dining areas, sit next to each other at the end of a cul-de-sac, blending into the neighborhood. These houses are the latest by Seattle Habitat, which is targeted to dedicate its 50th home in July.

The houses will soon be home to the Handi and Trac families. Each family put at least 500 hours of sweat equity into their home. These hours of work act as the downpayment on the house, with the families paying between \$450-\$650 a month as mortgage payments, including principal, taxes, and insurance. The principal payments of the families go into the “Fund for Humanity,” a revolving fund that helps to cover the costs of future homes. In this way the families in the program are able to help other families. Youthbuild Together of King County assisted with the construction of the homes. It is a program that works with at-risk young adults, helping them to get their GED’s and teaching them job readiness skills. Youthbuild was at the building site most weekdays. On the weekends, in addition to the families, many volunteers came to the sites to help with the construction.

The homes were built on land that was surplus by King County, which has a law making affordable housing the first use for surplus land. Habitat for Humanity received funding for the homes from a variety of sources, both public and private, corporate and individuals including Marcia Mellinger, Nextel Communications, the Federal Home Loan Bank, and the Horizon Foundation.

At the dedication, Mr. Handi, head of the Handi family, expressed his gratitude toward Seattle Habitat For Humanity and all those who helped with the houses. “Housing really does lead to hope,” he said.

Seattle Habitat for Humanity is currently working on a number of other projects, including construction of six duplexes in New Holly, two homes on 23rd Avenue in the Central Area, and development of an acre of land in West Seattle.

For more information about Seattle Habitat for Humanity call 206/292-5240 or check out their website at www.seattle-habitat.org.

Is It Time For Inclusionary Zoning?

Inclusionary zoning is a land use tool which produces affordable housing by requiring developers to include below market rate housing in new market rate projects. It has been used around the country in areas where rents have become so high that it may be the only way to insure that low-income households can remain in the community. The time for inclusionary zoning in Seattle may be near at hand.

Inclusionary zoning helps to create and sustain mixed-income neighborhoods. For example, Bainbridge Island has a 2-year old program targeted at households making 80% of the median income and below. This type of program usually applies to projects with 8 or more units. 10 –25 % of the units must be affordable for a set time (periods range from 5 years to forever). To offset the cost of below market units developers are allowed greater density (for example, one additional market unit for each affordable unit).

Some jurisdictions, such as Boston, have allowed developers to opt-out of the affordable unit requirement by paying a fee. This option, while not necessarily leading to mixed-income neighborhoods, results in a pot of money that can finance housing for very low-income households – a population generally not served by the on-site housing developed through the program.

Voluntary density bonus plans are a less restrictive form of inclusionary zoning. Bonus plans provide developers with incentives such as density increases, waived fees, fast-track permits and relaxed design regulations, etc., in return for the inclusion of low-and moderate-income units in their projects. Since inclusion is not required, bonus plans must be well designed and the incentives offered attractive and flexible enough to ensure that developers use them.

Opponents of inclusionary zoning feel that the program shifts the burden of providing affordable housing from the general public to landowners and developers. In Washington State this could turn out to be a legal problem as well. In order to have a mandatory program, the jurisdiction would need to prove a direct correlation between housing development and lack of affordable housing, thus justifying requiring developers to mitigate their actions by including affordability. Otherwise the requirement for affordable units could be seen as a taking – something Washington State law does not look kindly on. There are several other legal issues that will need to be ironed out before inclusionary zoning comes to Seattle.

Given the difficulty of addressing the increasing affordability gap in housing and in meeting the Seattle Consolidated Plan's housing goals without greater subsidies, HDC is interested in giving inclusionary zoning a closer look and seeing how it might be tailored to fit the needs of Seattle and to bring the entire development community into helping solve our housing crisis.

Home Ownership Report Card

In 1970 the average home price was two and a half times the average wage. Today, the average price is nearly six times the average wage. FHLB President Norm Rice admonished his “class” --about 300 lenders, builders and public officials at the Annual Home Ownership Luncheon--that they will have to get their grades up. King and Snohomish Counties have only an “average” rate of home ownership (a “B”). Worse, King County added five times the number of jobs as housing units in 1999 -- 54,955 more jobs compared to 10,458 more units (a “D”).

Seattle Renters' Summit

The most important signal at the 6/10 Renters' Summit was that “important people care.” Significantly, all nine Seattle City Councilmembers and the Mayor attended. The discouraging part is how little they may actually be able to do to help renters obtain low cost units and keep them affordable. State law restricts any actions that could be deemed rent control or taking of private property, leaving only a handful of potential actions around the margins. And, as Councilmember Judy Nicastro said, city elected officials are prohibited from organizing their citizenry to lobby for change at the state legislature.

So, what's to be done? For starters, an ordinance is now being discussed at City Council which would create an overlay zone to reduce parking requirements for new construction which includes at least 40% of the units at rents affordable to tenants with 60% of median income or less. This will be tried first in the Pike/Pine neighborhood where the neighborhood plan is conducive to high urban density and where low auto ownership already exists. Another strategy in motion -- City Light and Seattle Public Utilities are going to make an effort to increase participation in their discount programs for low-income tenants.

The City is also mulling possible introduction of state legislation to give renters the same kind of benefit as homeowners now get via deduction of their home mortgage interest from their income tax. The renter version would rebate a portion of the unit's property tax.

HUD Adopts New Lead Paint Regulations

--by Joanne LaTuchie, Seattle Office of Housing

After a lengthy comment period, HUD has published a final regulation, 24 CFR Part 35, requiring lead-based paint hazards to be addressed in housing that receives federal funds. The regulation applies to a range of housing programs including the HOME Program, Community Development Block Grant (CDBG), Housing Opportunities for Persons Living with AIDS (HOPWA), Emergency Shelter Grants (ESG), Supportive Housing Program (SHP), Tenant Based Rental Subsidy programs such as Section 8 and HOME TBRA. The disclosure portion of the regulations is already in effect. The rest of the regulations will become effective on September 15, 2000.

The implementation of this regulation will be challenging. In Seattle, the Office of Housing will continue to make funding awards strategically and make every effort to minimize the need to conduct testing and interim controls or abatement. However, given the demand for all OH funds, and the potential

health threat to children and pregnant women from lead-based paint, it is important that borrowers understand their obligations to notify and disclose information and the basic requirements of the rule that may apply to rehabilitation projects.

King County's Housing and Community Development Program is working closely with Seattle, Bellevue and Auburn (the jurisdictions in which they administer federal housing funds) to insure that the new regulations are met. They are also working to develop the capacity of local firms to do risk assessment, inspections and lead abatement.

A very brief outline of the key points of the regulation follows:

Notification

- Lead Hazard Information Pamphlet and Disclosure -- Rental unit occupants must receive the HUD/EPA pamphlet "Protect Your Family from Lead in Your Home". The pamphlet provides education information about lead-based paint hazards. For homebuyer programs using federal funds, homebuyers must receive the pamphlet.
- Disclosure -- Owners of property constructed prior to 1978 must disclose any known information about lead-based paint hazards to tenants or prospective buyers. If the property has been tested the results of the testing must be disclosed.
- Notices of Hazard Evaluation and Reduction -- Occupants must be notified of any lead hazard evaluation results, hazard reduction activities and clearance results.

Evaluation, Testing, Paint Stabilization and Controls

- Depending on the per unit amount of federal funding and the proposed activity, visual inspection and/or specific lead paint testing may be required. All rehabilitation work will need to be done using safe work practices. Identified hazards will need to be addressed, depending on the level of funding and proposed activity, by either interim controls or abatement.
- Lead-based paint hazard reduction work will need to be conducted by certified workers or trained workers under a certified supervisor.
- Clearance testing will be required prior to occupancy.

Ongoing Maintenance

- Unless all lead hazards have been abated, ongoing maintenance will need to be conducted in a lead safe manner.

Exempt properties

- Residential structures constructed post January 1, 1978
- Zero-room dwelling units (efficiencies, studios, SRO)
- Elderly and disabled housing that will not house children

Training

WCDLF is sponsoring a two-day training on the new regulation June 21 and 22. There will be no cost to attend the training. This outline is very abbreviated and does not cover all the requirements. It is not a substitution for reading the regulation and attending the training.

*Questions about **Seattle** properties call Joanne LaTuchie, Seattle Office of Housing at 615-0995.

*Questions about **King County** properties call Vince Tom, King County at 296-8641.

Update on Tax Credit

An additional bill includes an increase of the per capita allocation of Low Income Housing Tax Credits.

H.R. 815 American Community Renewal Act -

In mid- to late-June Representative J.C. Watts (R-OK) will be bring H.R. 815 to the House floor. The bill would amend the Internal Revenue code authorizing the Secretary of HUD to designate up to 100 renewal communities. To be designated as a renewal community an area must be experiencing high poverty rates, unemployment and general distress. In addition the state and local governments must agree work with community organizations in the area to promote economic growth and employment. Renewal communities would be granted a variety of incentives and tax credits. As part of an agreement reached between President Clinton and Speaker of the House Dennis Hastert, the bill will also increase the low-income housing tax credit from \$1.25 to \$1.75 and index it for inflation. You can find a full version of the bill at <http://thomas.loc.gov>.

New HDC Program Coordinator

That cheerful voice that you hear answering the phone is our new Program Coordinator **Sarah Morgan**, who will be in our office full time. Sarah started at the end of May. She has a BA in English from Oberlin College in Ohio. A native of Washington, Sarah has also spent time in Vermont. Before coming to HDC she worked as a Housing Assistant at LIHI, working with property management, advocacy and editing their newsletter. Sarah is excited about being part of HDC and learning more about the policy issues facing low-income housing. She is looking forward to meeting all the members.

Web Sites

Here are some website that just came to our attention:

Novogradac & Company LLP Affordable Housing Resource Center. This page offers a large collection of information about housing and has a big links list.

<http://www.novoco.com/resource.htm>

The National Affordable Housing “WHOIS”.

This site offers a place for individuals and organizations in the affordable housing field to post their names and identifying information.

<http://www.affordablehousing.com>

Monmouth Housing Alliance. This is the site of a non-profit housing groups in New Jersey. It's a nice example of a site and has a good links page.

<http://www.housingall.com>

All of these sites are listed on the links page at the HDC website.

Can You Afford to Build Green?

How can affordable housing developers include green design in their projects? On **July 19th**, HDC's Successful Design Affinity Group will sponsor a workshop on the costs of sustainable design and constructions. The workshop will be held from 9 – Noon at the Lighting Lab, 400 East Pine Street, #100. No charge for HDC member and their friends. **Save the Date!**

Top 10 Influences on American Cities

(The following lists are excerpted from “The American Metropolis at Century’s End: Past and Future Influences” by Robert Fishman, Rutgers University. The article appears in Housing Policy Debate, Fannie Mae Foundation, Volume 11, Issue 1.)

The Top 10 influences on the American metropolis of the past 50 years.

1. The 1956 Interstate Highway Act and the dominance of the automobile.
2. Federal Housing Administration mortgage financing and subdivision regulation.
3. Deindustrialization of central cities.
4. Urban renewal: downtown redevelopment and public housing projects.
5. Levittown (the mass produced suburban tract house).
6. Racial segregation and job discrimination in cities and suburbs.
7. Enclosed shopping malls.
8. Sunbelt-style sprawl.
9. Air conditioning.
10. Urban riots of the 1960’s.

The 10 most likely influences on the American metropolis for the next 50 years.

1. Growing disparities of wealth.
2. Suburban political majority.
3. Aging of the baby boomers.
4. Perpetual “underclass” in central cities and inner-ring suburbs.
5. “Smart growth”: environmental and planning initiatives to limit sprawl.
6. The Internet.
7. Deterioration of the “first-ring” post-1945 suburbs.
8. Shrinking household size.
9. Expanded superhighway systems of “outer beltways” to serve new edge cities.
10. Racial integration as part of the increasing diversity in cities and suburbs.

Project Open Houses & Events

Admiral House Opening, Housing Resource Group, Wednesday, June 21. 1 - 3 p.m. at 2614 42nd Avenue S.W., Seattle. Admiral House is a 15-unit apartment building in West Seattle that will serve as permanent housing for persons with chronic mental illness with services provided by Harborview Mental Health.

Environmental Works 30th Anniversary Block Party, Friday, June 23. 4 - 8 p.m. at "the Firestation," 402 15th Avenue East, Seattle. Yes, UW

architecture students founded Environmental Works Community Design Center on Earth Day, 1970. Celebrate by selecting a newly designed flag for the empty pole out front.

Workshops, Seminars, & Conferences

Coping with the New Federal Lead-Based Paint Requirements - June 21 & 22, Meeting Place at the Market, Seattle, WA. Sponsored by Washington Community Development Loan Fund. Training covers lead hazard testing and evaluation, occupant notification, mitigation or abatement, dust testing, training for contractors, inspectors and clearance technicians. Trainer is Robert Santucci. 9 a.m. to 4:30 p.m. each day. To register, call 206/358-0238.

Rehabilitation Construction Management: A Three-Part Series - 1st Session June 23, Meeting Place at the Market, Seattle, WA. Sponsored by the Washington Community Development Loan Fund. Design & Development (\$125), Design Review (\$125), and Project Management (\$250), or \$450 for the series. Trainer is Robert Santucci. Info: 206/358-1593 or email wcdlflwa@wolfenet.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.

Low Income Housing Tax Credit Certification Course – Sept. 27-28, location TBA. Presented

by Spectrum 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.

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.

Community Solutions -Enterprise Foundation 19th Annual Conference, November 12-15, Atlanta Hilton and Towers, Atlanta Georgia. Details TBA. For more information visit www.enterprisefoundation.org/training/netconf

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

*****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.**

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.

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 valk@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. For more information contact Phyllis Gallegos at 360/644-1952 or phyllisg@dop.wa.gov.

Business Manager, Wintonia

The Wintonia is a service enriched subsidized housing program (92 units) for chronically homeless men and women. Responsibilities include facility operations, tenant management, bookkeeping, coordinating with Seattle Housing Authority, monitoring contracts, collectibles and payables. Qualifications include excellent bookkeeping/accounting and computer skills, experience in grant management, background in subsidized housing and homeless programs. Must have access to car and be available to work some weekends. Salary \$23,910 - \$26,403 (DOE). For additional information, contact Bill Drummond at 206/467-1878. Send resume and cover letter to:

Archdiocesan Housing Authority, HR-WINBM, 1902 Second Avenue, Seattle, WA, 98101.

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**

Coalition Coordinator, Livable Communities Coalition

LCC is a coalition of organization and individuals in the central Puget Sound region whose mission is to advocate for healthy, equitable and sustainable communities. The Coordinator should be able to initiate and complete a diverse ranger of projects including organizational development, policy formulation and advocacy, and administrative tasks. The position requires a commitment to progressive growth management, affordable housing, transportation reform, neighborhood revitalization, and environmental protection. Non profit experience preferred. Salary \$28,000 to \$32,000 DOE. Competitive benefits. Send cover letter and resume to LCC, c/o 1000 Friends of Washington, 766 Thomas St., Seattle, WA 98155. For more information call 206/343-0681. **DEADLINE JUNE 30, 2000.**

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, National Coalition for the Homeless

NCH is a national advocacy network for people who have experienced homelessness, activists, service providers and others committed to ending homelessness. The Executive Director is responsible for providing management of the coalition and carrying out the policies, programs and public policy initiatives established by the board of directors. Qualifications include: 3-5 years in a position of similar responsibility, Masters level degree in a related field, extensive knowledge of homelessness and housing issues, proven ability to work with diverse people, and a demonstrated commitment to social justice. The position is based in Washington, DC. Some travel is required. Competitive salary and benefits. Applicants must be available for a face-to-face interview in Washington, DC on July 20th. NCH will pay out of town travel expenses. Send letter of interest, salary requirements and resume to NCH E.D. Search Committee, 1012 14th Street NW, Suite 600, Washington, DC 20005-3406 or e-mail to suewatlovp@aol.com. **DEADLINE JUNE 30, 2000.**

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.**

Housing Assistant, Low Income Housing Institute

A fast-paced housing non-profit seeks someone with organizational, and administrative skills to assist housing management department. Fax resumes to: 206/443-9851 or call 206/443-9935 ext. 138 for job description.

Housing Developer, King County Housing Authority

Responsibilities include for overseeing a single unit, prepares applications for grants and loans from city, county and state agencies, prepares spreadsheets for project budgets, coordinate real estate and partnership closings, coordinates project development activities. Qualifications include working knowledge of real estate development process, ability to coordinate multiple projects, knowledge of urban planning, community development, financial analysis, real estate and commercial financing, familiarity with low-income housing and rehabilitation programs of local, state and federal government. BA degree and 2 years related experience. Salary \$3,258 - \$4,075 per month DOE plus excellent benefits. Submit cover letter with application and/or resumes to KCHA, HR Job #00-53, 15455 65th Ave S, Seattle, WA 98188. For more information call 206/244-7750. **DEADLINE JUNE 23, 2000.**

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.**

Housing Planner, AIDS Housing of Washington

FT position. Responsibilities include conducting AIDS housing needs assessments; data analysis, writing multi-year plans; and a range of other writing activities. Out-of-state travel required. Must have strong facilitation, writing, and computer skills. Housing/planning experience preferred. Salary \$32-38,000 DOE, plus generous benefits package. Send cover letter and resume (no faxes) to AIDS Housing of Washington, 2025 First Avenue, Suite 420, Seattle, WA 98121. 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.**

Manager, Residential Treatment Program, Community Psychiatric Clinic

Located in downtown Seattle, the El Rey has been a National HUD award winner and featured in *Time Magazine*. It is a cornerstone in King County's response to homeless persons with severe and persistent mental illness. Exceptional opportunity to play integral role shaping program in preparation for mental health system changes in 2001. Requires BA & MHP, MA (preferred) and 3 yrs. MH supervisory exp. Excellent ben's 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.**

Office Assistant, Low Income Housing Institute

A fast-paced non-profit organization helping homeless people to find permanent housing, seeks someone with multi-task, organizational and customer service skills. Fax resumes to: 206/443-9851.

Office/Accounting/Donor Clerk, AIDS Housing of Washington

Full-time position--accounts payable, bank deposits, data entry, word processing, donor management database, filing, relief reception, and general office support. Min. 3 yrs. experience in accounting, databases and MS Office. Must have strong organizational skills and attention to detail. \$11-13.50/hr. DOE + excellent benefits. Women and persons of color encouraged to apply. Send resume and cover letter to AIDS Housing of Washington, 2025 First Ave, # 420, Seattle, WA 98121. EOE.

Project Manager II, Delridge Neighborhoods Development Association

DNDA has an immediate opening for a full time project manager. The successful candidate will work with and without assistance on multiple property development and economic development projects in the Delridge District. Responsibilities include: making and maintaining contacts in a diverse

community, proposal writing, project budgeting, scheduling and finance, overseeing architectural design and making public presentations. Qualifications include: 2-4 years of project management experience, great people skills, demonstrated interest in community building, organizing and development. Salary \$30,000 - \$40,000 DOE, benefits and vacation. Persons of color strongly encouraged to apply. Mail letter of interest, resume, professional writing sample and three professional reference to DNDA, 5411 Delridge Way SW, Seattle, WA 98106. For more information call Paul Fischburg at 206/923-0917. Screening begins 6/19/00. **POSITION 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 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. **POSITION OPEN UNTIL FILLED.**

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.