

Housing News

March 19, 2001



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"



Starlitter, 8708 Rainier Avenue South

Starlitter Shines

On March 22, **Mt. Baker Housing Association** (MBHA) will celebrate the renovation of the Starlitter Apartments, located at 8708 Rainier Avenue South, in the Rainier Beach neighborhood.

In 1993 when MBHA bought the property the building was rundown and not professionally managed. They had planned on doing moderate renovation and using it to provide affordable housing. As it turned out, they had to do more extensive renovation. The property had faulty windows and was poorly weatherized. As part of renovation the MBHA combined several units, turning 31 units into 29 (one 4-bdrm, one 3-bdrm, nine 2-bdrm, and eighteen 1-bdrm units). This allows MBHA to accommodate larger families. MBHA also took the opportunity to replace carpeting with tile floors in almost all the apartments. They are hoping that this will allow them to save on maintenance and repair costs over the long term, as it has at their other property, Mt. Baker Village.

The condition of the building may have been a blessing in disguise, since it allowed MBHA to create a more mixed-income project. Originally, the building had served tenants with incomes ranging from 3-% to 100% of MAI (market rate). However the building had no project-based subsidy. Some tenants had brought Section 8 vouchers with them,

but some very low-income tenants had no subsidy at all. The renovation gave MBHA a chance to change the mix. Using SHA Holly Park replacement funds, they were able to buy down the income level of some of the units. Geoff Spelman, executive director of MBHA, said that he found the program easy to use. SHA compared the rent at 50% MAI to the rent at 30% MAI based on the number of bedrooms per unit. SHA provided a capital subsidy, allowing MBHA to reduce its debt on the property to an amount that could be supported by the lower (30%) rental income. Basically, this allowed MBHA to create units for the lowest income bracket.

The Starlitter now serves 6 households at or below 30%, 15 at 50% and 8 at 50%-80%. This mix achieves the dual goals of providing low-income housing, while avoiding further concentration of very low-income units in the Rainier Beach area. Since some of the Starlitter tenants were very low-income and receiving no subsidy, the new funding helped provide them with a more affordable place to live. Although tenants did have to relocate for several months, none had to leave the building permanently. Half of the prior tenants chose to return to the building and MBHA expects to have the remaining units leased up in the next six weeks.

MBHA has contracted with Project LOOK, located in Burien, to provide supportive services for the Starlitter's low-income tenants.

Funders for the project include: the City of Seattle, the Washington State Convention Center, the Seattle Housing Authority, and the Housing Trust Fund. The architect for the project is Tony Case. The contractor was Synergy Construction. To learn more about the Starlitter Apartments, please contact Geoff Spelman at 206/725-4152.

Earthquake!!

While most HDC members came through with limited damage to their properties the quake did impact the area's affordable housing stock. An early estimate for damage to affordable housing in Seattle is over \$7.6 million. HDC members in Seattle sustained around \$4.3 million in damages. LIHI's

Frye Hotel, which has accessibility problems on 11 floors and extensive plaster damage, is estimating \$1 million in damages. Pioneer Human Services' St. Regis Hotel is also reporting around \$1 million in damages with 19 units on the top two floors unusable.

Under recently adopted guidelines, non-profit housing is classified as a "non-critical" private nonprofit activity and therefore does not qualify for FEMA (Federal Emergency Management Agency) grants. Non-profits must first apply to the Small Business Administration (SBA) for a 4% loan to cover costs before being eligible for consideration by FEMA. If the project is unable to qualify for SBA debt it is referred to FEMA for consideration for public assistance (covering up to 75% of the damage). The Seattle Office of Housing is closely monitoring the situation and HDC will be working to see if there are ways to remove these barriers for future emergencies.

The City of Seattle is seeking HUD assistance for \$20 million in capital dollars and 5,000 Section 8 vouchers, in order to help low-income housing providers. The Section 8 vouchers will be used for displaced low-income residents or those who need to be relocated while their buildings are repaired. The City is also requesting \$10 million in reconstruction grants to provide capital dollars, technical assistance and temporary operating funds to non-profit homeless shelters and low-income housing projects that were damaged by the earthquake. The City hopes to use this money to help housing providers who do not qualify for FEMA funds. Finally, the City is also seeking \$10 million in supplemental capital funds, which it will combine with Fannie Mae funds and possibly State dollars to produce a \$25 million loan fund for bringing vacant multi-family buildings in Seattle's historic downtown up to standards and back into the housing stock. This program would bring approximately 450 vacant units back into the housing stock.

To find out if your organization does qualify for assistance, contact FEMA by calling 1-800-462-9029. You must apply for aid within 60 days of the earthquake (that means before April 28th).

Bush's Budget: Where Does Housing Really Stand?

The news coverage of Bush's budget plan has noted that HUD is one of the few departments to receive an increase. But has it really? It seems that there is some "fuzzy math" in the claim that HUD will receive an increase. In FY2001 Congress appropriated \$30.6 billion to HUD. The baseline projection of what is needed to fund HUD at current program levels is \$35.1 billion. The Bush

administration, which is allocating \$30.4 billion for FY2002, claims that HUD is getting a \$1.9 billion increase. Here's how Bush came up with that number. The Administration says that last year's HUD appropriation was really only \$28.5 billion. This is based on the reclassification of Federal Housing Administration receipts by OMB and CBO to the HUD budget (in other words \$30.6 billion minus \$2 billion in FHA earnings). This means that FHA funds are used to supplant HUD appropriations, making FHA revenues unavailable for the new production programs that many advocates are seeking.

In order to fully fund Section 8 contract renewals, which the administration has said it will do, HUD would need a \$33 billion appropriation. Even if HUD Secretary Martinez receives the additional \$2.4 billion he is asking for (bringing the total to \$32.5 billion), there will still be a \$200 million shortfall.

The administration's budget also outlines several new initiatives for HUD including a \$200 million downpayment program (to be taken for the HOME program, thus cutting its funding), a \$100 million program to expand access to technology in urban areas and to people with disabilities, and 34,000 incremental vouchers at a cost of \$200 million. When you combine these new programs with the funding need to cover Section 8 renewals HUD is looking at a cut of at least \$700 million to its other programs. The budget proposes to cover some of these costs with \$900 million in cuts to public housing, \$422 million in CDBG funds, and a reduction in the Section 8 reserves from two to one month.

Bush has said that he seeks to end accounting sleights of hand in the federal budget. But it seems he is cutting housing dollars to finance his tax cut.

Get to Know HDC's Officers

They help shape HDC and many of you know them but we thought it would be nice to give everyone a



closer look at HDC's officers. To start us off we've gone right to the top with HDC Board President **Jim Ferris**. The Executive Director of Housing Resources Group (HRG), Jim is in his first year as president. HRG, which was a founding member of HDC, recently celebrated its 20th Anniversary.

With over 2,000 units, HRG is one of HDC's largest members. Their projects are centered in the downtown neighborhoods and include the recently

renovated Security House in Belltown and Casa Pacifica.

Here are the questions we put to Jim:

Where did you grow up? Springfield, MA.

Where did you go to college? What's your degree in? Western New England College, BS/BA in Accounting/Finance.

What was your previous employment/career history? Started as real estate investment analyst for Travelers Insurance Real Estate, then accounting positions in real estate companies, then Deputy and Exec Director for a CDC in Boston (Codman Square).

How did you get into the housing field? By accident. I was Controller of a for-profit developer of offices and market-rate housing in Boston in the late 1980s. The company merged with another and I was laid off in 1990. I answered a blind ad for a Director of Finance for a "CDC" which I knew nothing about. I was qualified and offered the position. I took the job to pay the mortgage but thought I could keep on looking. The board and foundations thought I wouldn't fit into a non-profit. Well, here I am 11 years later.

What would you like to accomplish in the next five years for affordable, low-income housing? A more team-like approach between the non-profits and government.

What is your housing philosophy? Affordable housing should be well designed and well managed.

How long is your commute to work (time & miles)? 7 minutes (1 mile).

Hobbies? Gardening. **Leisure activities?** Travel, movies, reading. **Your passion?** The beach.

What did you think you'd be when "you grew up?" Architect.

Favorite food? Risotto. **Favorite color?** Teal.

Favorite type of music or group/singer? R&B (Gladys Knight).

Where would your ideal destination for a vacation be? Beach house in the Caribbean

What do you consider yourself an expert on or very knowledgeable about (category of question you'd like to be asked if you were on Jeopardy or Who wants to be a Millionaire)? 70s TV shows or architects.

Are you on the board of any other organizations or involved with any other organizations? Board of AIDS Housing of Washington, Executive Alliance, Downtown Seattle Association, Chamber of Commerce, Historic Seattle.

Federal Update

Source: National Low Income Housing Coalition Memo to Members 3/5, 3/12 & 3/19.

New HUD Nominations - The White House has announced several new nominations for housing positions. **Alphonso R. Jackson**, president of American Electric Power-TEXAS, is slated to be Deputy Secretary of Housing and Urban Development. Jackson has a long history in public housing, having previously served as president and CEO of the Housing Authority of the City of Dallas, and Director of the Department of Public and Assisted Housing in DC. **John Weicher** has been named as the top candidate for Federal Housing Administration Commissioner. Weicher is currently senior fellow at the Hudson Institute. **Roy Bernardi**, Mayor of Syracuse, New York, is the pick for Assistant Secretary of Community Planning Development. Before he became mayor, Bernardi spent 20 years as a city auditor.

Fannie Mae/Freddie Mac Oversight - Rep. Richard Baker (R-LA) is planning to introduce a bill that will consolidate the oversight of Government Sponsored Enterprises under one independent government agency. This is similar to H.R. 3703, which he introduced last year.

Production Bills - It is likely that two new housing production bills will be introduced in the next month. Senator Kit Bond's (R-MO) legislation will target extremely low-income families. It is not known how large the program would be or where the funding would come from. Senator John Kerry (D-MA) is expected to introduce a bill similar to last year's National Affordable Housing Trust Fund. Sen. Kerry is looking for co-sponsors on this bill. Call your senator and encourage them to sign on.

H.R. 425 – Preservation Matching Grants – This bill would provide matching grants to states to preserve federally assisted housing. The bill has 412 co-sponsors and has been referred to the Housing Committees on Financial Services.

H.R. 888 – Homeless Prevention Permanent Housing Renewal Act of 2001 – Introduced by John LaFalce (D-NY), this bill would permanently renew grants for permanent housing under the Shelter+Care program and the Supportive Housing program under the amount appropriated for the Housing Certificate Fund. This means that contracts

for permanent housing would automatically be renewed.

H.R. 858 & H.R. 859 – Homeownership –H.R. 858 would simplify the downpayment requirements for FHA insurance for single-family homebuyers. H.R. 859 would reduce the downpayment amount that a first time homebuyer is required to pay if purchasing a home insured by FHA. Both of these bills were introduced by John LaFalce (D-NY).

H.R. 951 – Increase Income Limits of Low Income Housing Tax Credits – Introduced by Rep. Amo Houghton (R-NY), this bill would allow tax credit projects to serve people based on the higher of the area median income or the statewide median income. Proponents of the bill argue that this will make the tax credit program more feasible in rural areas. However many housing advocates worry that the bill would shift the focus of the tax credit program away from the lowest incomes.

Minimum Wage Bills - There are several minimum wage bills currently in congress:

- **S. 8** – Enhancing Economic Security for America’s Working Families Act. This bill would increase the minimum wage to \$6.65/hour by 2003. It also includes provisions to increase and simplify the Earned Income Tax credit. Referred to the Senate Committee on Finance.
- **S. 227** – The Fair Minimum Wage Act of 2001. This bill would increase the minimum wage to \$6.65/hour by 2003. Referred to Senate Committee on Health, Education, Labor and Pensions.
- **H.R. 222** – The Minimum Wage Act of 2001. This bill would increase the minimum wage to \$6.15/hour by 2003. Referred to the House Committee on Education and the Workforce.
- **H.R. 665** – This bill would increase the minimum wage to \$6.65/hour by 2003. The bill has 116 co-sponsors. Referred to the House Committee on Education and the Workforce.

State Legislative Update

HB 2222 – Energy Assistance Program Funding. On March 12, this bill was signed into law. It provides \$5 million (\$11 million from the emergency reserve fund and \$4 million from the general fund) for the Low-Income Home Energy Assistance Program (LIHEAP).

SB 6092 – Property Tax Exemption. This bill adds certain types of projects funded by OCD, which were inadvertently excluded in the law passed in 1999 and makes the exemption kick in earlier. Currently, this bill is being held in Senate Ways and Means along with all other tax-related bills until the

revenue forecast is out on 3/15. The House companion bill, HB 2098, did not make it out of committee.

SB 5936 – Document Recording Fee. This bill has passed the Senate and is now in the House. There were some changes made to the bill, which now adds a \$3 fee to all recorded documents. 60% of the fee will stay in the communities where the fee is collected to be used for locally identified low-income housing projects. The remaining 40% would be used by OCD for funding the operation of low-income housing. It will need to be passed by the House by 4/13.

SB 5196 –Bond Cap Increase. This bill continues to move smoothly along. It has passed the Senate and is in the House Finance Committee.

SB 5354 – CTED Split – Passed out of the Senate. May be facing a hard fight in the House. This bill would split the Department of Community, Trade and Economic Development into two separate departments: Community Development and Trade and Economic Development.

Housing Trust Fund - The Senate is waiting for the revised revenue forecast (coming out 3/15) before determining its proposed budget for the Housing Trust Fund. The HTF could be reduced to accommodate funding for the earthquake damage, which could draw off funds from the capital budget. The Senate’s budget is expected to come out the week of March 26.

Fannie Mae Goes Green

Source: Seattle Times, 3/19/01, “Incentives to build and buy ‘green’ homes.”

With the current power crisis still in full swing, many in Washington are trying to conserve energy. A renewed interest in green design and living has sprung up. In order to promote the design, construction and operation of homes that use resources more efficiently, Fannie Mae has announced a new \$100 million program known as the Home Performance Power initiative. This set of mortgage products gives homebuyers another incentive for buying green homes. Through the Energy Efficient mortgage, lenders can use the monthly savings from energy conservation measures to qualify buyers for a larger mortgage. The Home Performance Power mortgage requires no downpayment and allows the buyer to add the projected conservation savings to their income when qualifying for a mortgage. Fannie Mae has also produced “Home Performance Power: Fannie Mae’s Guide to Buying and Maintaining A Green Home”. They hope this will help homeowners maintain the

efficiency of their homes, so they continue to reap the benefits of reduced utility costs.

For more information about the Home Performance Power Initiative call 1-800-7-FANNIE.

Events and Open Houses

SAVE THE DATE!

HDC PRESENTS



Housing Matters

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SPONSORED BY WASHINGTON MUTUAL

TUESDAY, APRIL 24, 2001 • 4:30 TO 7:00 P.M.

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AWARDS PRESENTATION • LIGHT SUPPER AND DRINKS

LIVE MUSIC • LOTS OF FUN

***Watch for your invitation
in the mail!***

Somerset Gardens Open House, April 27, 11:00am, 14700 NE 29th Place, Bellevue. The City of Bellevue and the King County Housing Authority invite you to celebrate the opening of this preserved affordable housing. For more information call Rhonda Rosenberg at 206/ 574-1185.

Workshops, Seminars & Conferences

Seattle Community Facilities Loan Program Workshop, March 27, 10am-11:30am, Rainier Community Center. This workshop is for agencies with specific questions about the City of Seattle's application form.

Doing the Deal: Investing in TOD Sites, March 30, 8am-3pm, Holiday Inn, Renton. This workshop will give participants a better idea of available finance tools and provide advice on where to go for information and potential development partners. It will also describe the "hot" transit-oriented development sites in King County. Cost: \$20, including lunch. For more information contact Carol Chan at 206/205-702.

Rethinking Homelessness: A Framework for Change, April 6-7, New York City. Experts in the fields of education, social services, journalism,

business, philanthropy and government will gather to discuss and propose new ways to address the issue of homelessness. Participants will have the opportunity to collect the most current data on family homelessness and be exposed to practical, effective strategies that address an entrenched poverty that continues to grow. Cost: \$50-\$60. To register contact Maureen Wentworth at 212/ 529-5252.

Washington State Council for Affordable and Rural Housing 13th Annual Meeting, April 16-19, 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.

Design and Develop Fish-Friendly Sites, April 17, Wyndam Gardens, Bothell or April 19, Bainbridge Commons, Bainbridge Island. How Endangered Species Act affects contractors, running a fish-friendly site, field trip. \$30 including lunch if register before 3/30. Master Builders Association 1-800-522-2209 for 4/17; BIAW 1-800-228-4229 for 4/19.

Fair Housing: Pinning Down Your Responsibilities, April 18, Tacoma Convention Center, Tacoma. Presented by the Tacoma Human Rights and Human Services Department. Cost \$55. To register contact Rosalind Yeater at 253- 591-5151.

How to Survive & Thrive with Technology, April 19, Washington Athletic Club, Seattle. A one-day forum for non-profit human service agencies. Harness the power of technology to meet your goals! Cost: \$65, including lunch. For more information contact Karen Brewer at 206/ 465-5032 or visit www.cityofseattle.net/techforum.

Housing & Community Development.com: Partnership in a Digital Age, NAHRO, April 30-May 1, Seattle, Bell Harbor Conference Center. Sponsored by the Pacific Northwest Regional Council of the National Association of Housing & Redevelopment Officials. There will be five program tracks, Housing, Community Development, Professional Development, Maintenance and Technology. Non-profits are encouraged to attend; early bird fee for nonmembers (\$295) will be good until 3/31. For information or to register contact Ronald Oldham at 206/ 901-0330 or ronaldohldham@msn.com.

Legal Issues Facing Non-Profits, May 4, 8:30am-4:30pm, Washington Convention Center, Seattle. Sponsored by the Washington State Trial Lawyers Association, this one-day

seminar will cover employment law, liability, non-profit tax exemption, fund-raising, fraud and Internet access in the workplace. Cost: \$175 for non-profits. To register call 206/ 464-1101.

Assessing Capital Needs and Replacement Reserve Levels, May 8-9, Location TBA.

Sponsored by Impact Capital. This session will investigate the policies, goals, assumptions and techniques for analyzing replacement reserve requirements in residential properties. With the participation of lenders, equity partners, and policy makers, non-profit developers will leave the workshop with a set of endorsed tools for conducting building assessments. Cost: \$300. To register please call 206/ 358-0497.

All Roads Lead Home: 11th Annual WA State Coalition for the Homeless Conference, May 9-11, Wenatchee. Save the date.

2nd Annual Ready, Work, Grow Conference, May 14-15, New York. Sponsored by the Enterprise Foundation. The conference will feature 30 workshops on job placement, retention, career advancement, funding, WIA, special barriers and other key workforce topics. For additional information visit www.enterprisefoundation.org.

Contracting with Public Entities in Washington, May 22, Seattle. This seminar is designed to cover practical approaches to public works construction contracting. Cost \$289. To register call 715/ 833-3959.

Housing Washington 2001, October 15-17, Sheraton Tacoma Hotel, Tacoma. Save the date.

*****Employment Opportunities*****

See www.HDC-KingCounty.org for up-to-date job announcements!

Accounts Payable Coordinator, Plymouth Housing Group. Position is responsible for performing duties related to processing and payment of invoices and check requests. Duties will include processing rental assistance checks for Shelter Plus Care, maintaining accounts payable and check files, maintaining vendor master files, including 1099 information, maintaining Excel spreadsheets and Access database of expense allocation and accruals, relieve office assistant, prepare daily deposits and deposit in bank, and post cash deposits and reconcile. Qualifications: AA in accounting or equivalent, 2 years' experience working with accounts payable and cash receipts, computer proficiency. Salary: \$25,000-\$30,200 DOE +

benefits. To apply send resume to PHG, 2209 - 1st Ave, Seattle, WA 98121 or jobs@plymouthhousing.org. For more information call 206/374-9409 ext. 102. **OPEN UNTIL FILLED**

Community Development Planner, King County Department of Community and Human Services. This position will provide information and technical assistance to local government officials on Community Development Block Grant (CDBG) Program Regulations and local Consolidated Plan policies, assist in staffing the inter-jurisdictional Joint Recommendations Committee, prepare plans and reports, prepare and monitor contracts for CDBG funded projects and prepare environmental review records of CDBG funded projects. Qualifications: BA in related field, minimum of three years' experience in planning grant administration or contract management, valid Washington State drivers license. Salary: \$23.51-\$29.91 per hour. 35 hours a week. This is a term limited temporary position (April 9, 2001 -March 29, 2002). To apply send resume, letter of interest and King County application form to King County Community Service Division, ATTN: Exam Coordinator, 821 Second Ave, suite 400, Seattle WA 98104. Call Bette Lebens at 206/ 296-7065 for more information. **CLOSES 3/26/01**

Compliance Manager, Plymouth Housing Group. This position ensures the organization's compliance reporting requirements with funding sources to include tenant eligibility requirements and maintaining the accounting of tenant rents and tenant files. Qualifications include: BA/BS in math, accounting, business or related field with two years' related experience, experience in compliance issues, HUD and Low Income Housing Tax Credit regulations, supervisory experience and ability to work in a team. Salary: \$33,000-\$45,000 DOE + benefits. To apply send resume to PHG, 2209 - 1st Ave, Seattle, WA 98121 or jobs@plymouthhousing.org. For more information call 206/374-9409 ext. 102. **OPEN UNTIL FILLED**

Deputy Director, Plymouth Housing Group. Position is responsible for budget and policy development, as well as oversight and supervision of administration, finance, property management and maintenance, social services, human resources & contract compliance. Required: BA/BS in related field and 5 years leadership experience in non-profit housing or related organization. Salary \$58K-\$65K DOE + benefits. Send resume and letter of interest to Plymouth Housing Group, 2209 - 1st Ave, Seattle, WA 98121 or email: jobs@plymouthhousing.org. For more information call 206/374-9409 ext. 102. **OPEN UNTIL FILLED**

Director of Administration, AIDS Housing Washington. Dynamic non-profit creating new position to assume range of administrative functions. Requires 5 years appropriate experience including human resources, contract, office management, exceptional communication and organizational skills. Masters Degree preferred. Salary range \$49,000 - \$54,000, excellent benefits. Send resume cover letter to Betsy Lieberman, Executive Director, AIDS Housing of Washington, 2025 First Ave. Suite 420. Seattle, WA 98121. **OPEN UNTIL FILLED**

Director of Property Management, Housing Resources Group. HRG, a non-profit affordable housing development and management company is seeking a Director of Property Management to be a member of the organization's leadership team and directly responsible for property management of 26 apartment buildings. This position coordinates operating and teamwork of property management, rental and maintenance departments. Directly supervises 7 and indirectly over 60 staff members (including staff training and evolution). Works with Director of Financial Management to prepare and monitor building operating budgets, capital projects and other financial matters. Provides property management expertise to development staff for new projects. Qualifications include: extensive property management experience, budgetary management experience, and supervisory experience of at least 20 employees. Salary DOE + benefits. For more information on how to apply contact Scott Green at 206/ 623-5213, ext 210. or sgreen@hrg.org.

Executive Director, Lutheran Alliance to Create Housing. LATCH devotes its \$750,000 budget to developing multi-unit cooperative family housing, advocating public housing policy, and managing 130 housing units. Applicants must have a business management background or a college degree in a business-related field, experience in a non-profit organization, and interest in housing development. Responsibilities: Fund development; marketing; financial and personnel management; policy advocacy; housing development and management. \$50,000 to \$60,000 + benefits. For more information, visit www.latch.org. To apply send letter of interest, resume, and 3 references to: Tim Jorve, LATCH, 8757 15th Avenue NE, Seattle, WA 98117 or e-mail: tjorve@latch.org.

Housing Developer, St. Andrew's Housing Group. The Housing Developer is a project manager who works with the Executive Director to ensure that St. Andrew's Housing Group's housing projects are developed on time and within budget and maintained in an effective and efficient manner.

The work consists of project-specific and general support of St. Andrew's Housing Group and its projects. Salary range is \$3,333-\$4,167 per month for full-time position, DOE. Submit resume, cover letter and grant narrative written by you to Housing Developer Position, St. Andrew's Housing Group, 2650 - 148th Ave. SE, Bellevue, WA 98007 or lindah@sahg.org. For more information/job description, contact Linda Hall at 425/746-1699. **OPEN UNTIL FILLED**

Housing Program Clinical Supervisor, Community Psychiatric Clinic. Full-time position providing administrative and clinical supervision to CPC's Housing program. Requires MA or supervisory experience in housing programs for person with chronic disabilities and two years' relevant experience. Must be able to handle a fast-paced work environment and multi-task. Excellent benefits package including employer-paid med/dental/life plans and 3 weeks vacation 1st year. Send resume and cover letter identifying position to HR, CPC, 4319 Stone Way N, Seattle WA 98103.

Property Manager, Plymouth Housing Group. This position is responsible for developing, recommending, and implementing management policies and procedures to ensure that PHG's buildings are managed effectively: safe, clean, cost-efficient and well-maintained. Qualifications include: BA and four years experience in property management, supervisory experience, knowledge of Section 8, HUD and tax credit requirements, knowledge of the needs of the low-income population. Salary: \$35,000 to \$42,000 + benefits. Call 206/ 374-9409 ext. 102 to request an application. **OPEN UNTIL FILLED**

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