

Housing News

May 19, 2000



Housing News is a publication of the Housing Development Consortium of Seattle - King County
1000 8th Avenue, Suite 105 • Seattle, WA 98104-1201 Phone 206/ 682-9541 • Fax 206/ 623-4669
Carla Okigwe, Executive Director www.hdc-kingcounty.org Paul Lambros, Board President

“The Voice for Low Income Housing in King County”

Nonprofit Developers Share “Lessons Learned”

Questions:

1. Is there any such thing as a problem-free site?
2. Does anyone know of a shrub that can survive near a play area?
3. How do you prevent those pesky pigeons from making a mess?
4. What, oh what to do about all that moisture?

HDC’s nonprofit developers, architects, contractors, funders, and property managers held an intense conversation May 17 about what works and what doesn’t work over the long run in project design and construction.

One of the biggest issues developers face in the Seattle area is the amount of water they have to deal with—site drainage and runoff detention; rain finding its way through edges around windows and running down between walls, causing mold and rot; moisture collecting on walls, ceilings and floors inside units because buildings are too air-tight due to recent building codes. Recommendations include: always have a pitched roof; don’t put detention systems under a project; and have a half-day pre-waterproofing conference with the owner, architect, contractor, subs, and building inspector to verify details.

Nonprofits often must make some tough calls on how to cut their project budgets, since they must keep their projects affordable for low income residents. Some organizations have found that vinyl or tile is less expensive in the long run than carpet. It may also be cheaper to buy toilet paper for tenants, than let them buy brands (Costco or MD, for example) which won’t dissolve, thus causing many clogged plumbing maintenance calls.

HDC’s “Successful Design” affinity group plans to organize all the input from the May 17 forum and make it available as a reference booklet. Stay tuned.

The next forums will be **July 19** – “Can you afford to build green?” and **October 18** – “Building Life Cycle Analysis.”

Answers:

1. There isn’t one. Especially watch out for those flat sites—they’re probably made of fill!
2. Plant Mexican Orange.
3. Install Flock-Off spikes, or squeeze Pidg-Be-Gone goo on the ledge (they don’t like sticky feet!).
4. Put in silent, continuous fans which run at low wattage and move air slowly, but all the time, so moisture doesn’t build up in a unit.

Extra hint! Build in Tacoma—the city waives all its fees for low income housing.

1,348 units completed by HDC members in 1999!

HDC’s nonprofit developers fill a critical niche in supplying a basic need—housing for the working poor, low-income individuals and families, disabled, senior, and chronically ill persons. Last year was a banner year -- 39 projects were completed, adding 1,348 units of low- and moderate-income housing to the state’s overall supply, with 924 units added in Seattle alone.

The additional housing serves nearly every population group from children to senior citizens to the homeless. Projects ranged from eight new single-family homes built by Seattle Habitat for Humanity to the renovation and Section 8 preservation of the historic 234-unit Frye Hotel in Pioneer Square by the Low Income Housing Institute. Community Psychiatric Clinic developed 76 beds for mentally and chronically ill persons, while Common Ground developed 156 units of new temporary housing for migrant farm workers in response to Governor Gary

Locke's 1998 declaration that temporary housing for migrant workers was the top housing priority in the state.

A breakdown of the 39 projects completed by HDC members shows:

- 10 were new construction.
- 2 combined new construction with renovation of existing properties.
- 23 were renovated existing properties
- 4 were purchased existing properties to maintain their long term affordability.

8 projects preserved 408 units of federally assisted low-income housing affecting individuals on the lowest rung of the income ladder. Without preserving this housing, their former profit-motivated owners would most likely have converted them to market-rate housing, forcing the current occupants out of their apartments.

33 of the projects were rental, totaling 1,085 units. 540 of these units are required to be rented to very low-income persons earning less than \$15,380 annually, and the monthly rent can be no more than \$385, including heat and utilities. 6 of the projects were developed for homeownership.

At least 12 of these projects used funds from the housing levy approved by Seattle taxpayers in 1995.

Federal Tax Credit & Bond Cap Increase Legislation

Wonder whether we ever will see an increase in the per capita allocations to states for tax credits and bond cap? Below is a status report on bills currently being considered by Congress, clipped from the National Low Income Housing Coalition's 5/12/00 Memo To Members.

H.R. 175 / S. 1017 - Increase the Low Income Housing Tax Credit allocation to states from \$1.25 to \$1.75 per capita.

Status: H.R. 175 in the House Ways and Means Committee and S. 1017 in the Senate Finance Committee. On March 9, the House passed minimum wage and tax bills that include an increase to the LIHTC from \$1.25 to \$1.75 and its indexing to inflation. The President has included an increase to the tax credit, and its indexing to inflation, in his FY01 budget request. Language to increase the tax credit cap may also be included in Community Renewal legislation being drafted (a major piece of which is H.R. 815 sponsored by Representative Watts (R-OK) and Talent (R-MO)).

H.R. 864 / S. 459 - Increase the state private activity bond caps

Status: H.R. 864 in House Ways and Means Committee and S. 459 in the Senate Finance Committee. Among the provisions of the tax bill that passed the House on March 9 (alongside a minimum wage increase bill) is one to raise the private activity bond cap.

H.R. 2400 - Programmatic Changes to Low Income Housing Tax Credit

Status: In House Ways and Means Committee. It is likely that these provisions, or some of them, will be included when legislation to increase the LIHTC moves.

H.R. 3081 - Increases to Minimum Wage, LIHTC, Bonds

Status: Introduced October 14. Passed the House on March 9 as a two-year phase in of a \$1 minimum wage increase with many, many tax breaks, mostly for very wealthy people. The Senate has passed a bankruptcy reform bill that includes a three-year phase in of a \$1 minimum wage increase. The reconciliation process for these bills, and their various tax provisions, has begun at a discussion level. It is unclear how the process will proceed but many expect some increase in the minimum wage this year. How big the adjoining tax breaks will be and how long the phase in will take are major questions to be resolved.

King County Budget Alert

Pat Steele, King County's budget director, warns that things will be very tight in the upcoming budget for the county. The Metro King County Council has indicated it wants to stick with no property tax increase. Given that restriction, there will be a \$22 million shortfall in Current Expense for salaries and wages, and a \$5 million shortfall for county employee health benefits. The current preliminary scenario (not yet "Executive proposed") calls for \$25 million in targeted reductions.

King County Comp Plan Revisions

King County is undertaking the first major revision of its Comprehensive Plan, since it was adopted in 1994. It affects only unincorporated areas of King County. In addition to several key changes to protect the rural areas, King County Executive Ron Sims is proposing an amendment to allow attached housing in all residential zones inside the urban areas.

The Metro King County Council's Growth Management and Unincorporated Areas Committee is now reviewing the proposals. The Council will

hold a public hearing in late summer or early fall. You can submit your own proposals to amend the plan (or amend the proposed amendments!) by filing a “docket form” before September 30. These can be obtained on-line at www.metrokc.gov/exec/orpp/compplan/amend.htm or call 206/ 296-8777. To follow the Council’s review process go to www.metrokc/mkcc/Comp_Plan/index.htm.

Email comments on the EIS before 4:30 June 12 to: eiscomment.2000complan@metrokc.gov.

Homeownership Week Events

HDC and its members have been helping to plan events for Homeownership Week, June 3-14. This year’s theme is “Own a home, own a neighborhood, own a community.”

- On Friday, **June 9**, the US Conference of Mayors and HUD Dep. Secretary Ramsey will attend a wall raising for new homes at New Holly, sponsored by Seattle Habitat for Humanity.
- On Saturday, **June 10**, Seattle Habitat for Humanity will dedicate two homes in White Center. See details under project open houses, below.
- On Sunday, **June 11**, the American Institute of Architects is sponsoring a tour of homes which will be featured in *The Seattle Times* Sunday Real Estate Section.
- On Monday, **June 12**, the Chamber of Commerce will host a luncheon at the Westin Hotel.
- On Wednesday, **June 14**, there will be a “brown bag” presentation on homeownership in the Seattle City Council Chambers at noon.

Renters’ Summit in Seattle

Seattle City Councilmember Judy Nicastro is sponsoring a Renters’ Summit, Saturday, **June 10**, 8:30 a.m. to 1 p.m. at the Northwest Rooms in Seattle Center. Nicastro wants some results which will have real benefit for renters in Seattle. **Policies to be discussed include**

1. Reduce parking requirements of new construction for developers who will keep rents affordable.
2. Give tenants a right of first refusal and dedicate City money to ensure that existing privately owned, low cost housing is not lost to conversion or demolition.
3. Increase the supply of affordable rental housing by financing innovative ways to increase density.

4. Increase enforcement of and compliance with housing codes and other landlord-tenant laws
5. Give renters some of the same benefits as homeowners.

You can request a draft strategy paper by emailing judy.nicastro@ci.seattle.wa.us. For info on the Summit, call 206/ 615-1567.

Insulating Concrete Forms

HUD has released two new reports:

Insulating Concrete Forms summarizes the results of a National Association of Home Builders Research Center study to compare cost performance of insulated concrete form to conventional wood frame exterior walls. **Concrete Masonry Homes: Recommended Practices** focuses on the attachment or installation of foundations, floors, roofs, insulation, utilities and finishes to concrete masonry. The reports can be obtained from HUD USER for \$5 each. Phone 1/800/ 245-2691 or order from the web at www.huduser.org.

WCDLF Training Series Schedule

WCDLF and US Bank are presenting a series of workshops for the community development industry between April 13 and September 21, 2000. The workshops are designed to address some of the key organizational issues critical to the successful growth of nonprofit agencies.

Session topics include:

- Strengthening the Financial Management of Nonprofits (June 9-10)
- Elements of Successful Board Fundraising (July 13)
- Planned Giving for Community Nonprofits 101 (August 3)
- Managing Marketing and External Communications – A Communications Planning Workshop (August 24)
- Planning for Your Agency’s Technology Needs (September 21)

The workshops take place in downtown Seattle at the US Bank training room in the City Centre Building (1420 – 5th Avenue, 13th floor), except for the June 9-10 sessions which will be held at the Meeting Place at the Pike Place Market. Registration is \$15 for individual sessions, or \$100 for a series ticket. For more information contact Jenna Glasser at WCDLF, 206/ 358-1593 or by email at wcdlffwwa@wolfenet.com.

Project Open Houses & Events

HomeSight award - Friday, June 2. The Municipal League will give a 2000 Civic Award to HomeSight as "Organization of the Year."

White Center Homes Dedication, Seattle Habitat for Humanity - Saturday, June 10. 10:30 a.m.-12:30 p.m. at 9604 13th Ave., SW. Tours, dedication speaker King County Executive Ron Sims, luncheon honoring Seattle Habitat volunteers and donors. Park at the Park N Ride at SW Roxbury St. and 18th Ave. SW.

LATCH 10th Anniversary, Saturday, June 10. 6 - 9 p.m. at Crown Lutheran Church, 1501 NW 90th, Seattle. Dinner and volunteer recognition, video presentation. Congratulations, Lutheran Alliance to Create Housing, on your "decade of opening doors"!

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.

Spruce Park Open House, Archdiocesan Housing Authority, June 20. Details t.b.a.

Workshops, Seminars, & Conferences

Grantwriting Workshop - May 31, at Community Service Center for the Deaf and Hard of Hearing, Seattle, WA. Sponsored by the Seattle Human Services Coalition. Learn how to find potential funders, match foundation priorities with your projects, develop relationships with funders, how to write compelling needs statements. 9 a.m. to noon. Trainer is Karen Bosley. Free for Coalition members, \$20 for non-members. Register at klboz@earthlink.net.

Grantwriting for Professionals I - May 31-June 2, Columbia-Pacific RC&D Office, Aberdeen WA. Presented by Dr. Donald S. Udell, Resource Development Specialists, this workshop will explore key fundraising strategies and help participants locate the best sources. Sessions on traditional and alternative finance models, funding sources, the process of successful fund raising, where to look and proposal development. Registration fee is \$200 for Columbia-Pacific RC&D members, \$250 for non-members. For more information or to

register, contact the Columbia-Pacific RC&D Council, 303 South "I" Street Suite 102, Aberdeen WA 98520-6615, telephone 360/533-4648, or fax 360/532-2217.

Renters' Summit - June 10, Seattle Center Northwest Rooms. Sponsored by Seattle City Councilmember Judy Nicaastro. Read the draft Renters' Summit Strategy Paper (on line at www.pan.ci.seattle.wa.us/leg/nicaastro). Join the discussion 8:30 a.m. - 1 p.m. and/or email comments to judy.nicaastro@ci.seattle.wa.us. For more information call 206/ 615-1567. No registration fee.

2nd Annual Seattle Home Ownership Luncheon - June 12, Seattle Westin Hotel, Seattle. Sponsored by the Greater Seattle Chamber of Commerce. Join business and community leaders as we address challenges and solutions to the housing affordability crisis in the Puget Sound region. For more information, contact Clare Hagerty at 206/389-7241 or email to clareh@seattlechamber.com.

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 wcdlffwwa@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.

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.

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**

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, Northwest Regional Facilitators

Spokane-based nonprofit corporation serving individuals and communities through housing, child care, leadership, and communications services seeking executive director. NRF has 27 employees and annual revenues over \$1 million. The Executive Director will be responsible for strategic planning, business management, fund-raising, community relations, creative marketing, and maintaining effective communication with government and private agencies. A complete job description is available at www.nrf.org; more information can be obtained by emailing nrfadmin@nrf.org or calling 509/484-6733. To apply send resume and references to: Search Committee, Northwest Regional Facilitators, 525 East Mission, Spokane, WA 99202-1824. **OPEN RECRUITMENT.**

Housing and Community Development Administrator, Federal Home Loan Bank of Seattle

The Federal Home Loan Bank of Seattle is seeking a motivated self-starter with experience in housing and community development to administer the marketing, analysis and reporting for our Challenge Fund and Affordable Housing Program. The Bank's mission is to expand housing and economic opportunities in the region by providing funding and other banking services essential to community-based financial institutions. Requires strong presentation skills to market the program to customers and nonprofit organizations and to make funding recommendations to senior management. Solid financial analysis skills needed to conduct application scoring analysis and to generate analytical reports. Ability to conduct independent research with customers and community and governmental organizations in order to analyze and make recommendations on loan products and services for community-based development. Able to communicate effectively, both orally and in writing with a wide variety of audiences. Excellent written and oral communications skills. Bachelor's degree in Business Administration, Public Administration or related field. Master's degree preferred. Competitive salary and comprehensive benefits package. Qualified applicants should send, fax or e-mail a resume and cover letter to: Valerie Albano, Federal Home Loan Bank of Seattle, 1501 Fourth Avenue, Seattle, WA, 98101-1693. Fax (206) 340-2328, email valbano@fhlbsea.com. No phone calls please. EOE

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. **DEADLINE MAY 26, 2000.**

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. **DEADLINE JUNE 15, 2000.**

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/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. **DEADLINE MAY 15, 2000.**

Program Officer (Underwriter), Impact Capital

Impact Capital, formerly known as the Washington Community Development Loan Fund, seeks qualified applicants for the position of Program Officer. The individual sought will primarily underwrite loan requests for Impact Capital's new \$20 million fund. Required qualifications: At least five years experience in lending or development of housing or commercial projects; experience in closing real estate transactions either as lender or borrower; and experience and/or good familiarity with the operations of non-profit organizations. Impact Capital delivers programs in conjunction with LISC in Washington State. Impact Capital, via LISC, offers a competitive salary and generous benefit package. LISC is an EOE. Qualified applicants should submit a resume and brief cover letter by close of business **Thursday, June 8, 2000** to: Alice Shobe, Deputy Director, Impact Capital, 1305 Fourth Avenue, Suite 906, Seattle, WA 98101. Or at your own risk to: wcdlfals@wolfenet.com or fax: (206) 358-1101. To request a full job description email: yolandeh@liscnet.org

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 Housing Development Specialist, Seattle Office of Housing

Provide real estate services including managing Housing Bonus/Transfer of Development Rights Program and other housing incentive programs and managing disposition of real estate parcels. For add'l info, see www.cityofseattle.net/jobs and www.cityofseattle.net/housing. Send resume and cover letter referencing job #003-00 to D. Hayes, City of Seattle Personnel Division, 710 2nd Ave., Suite 1200, Seattle, WA 98104-1793. For questions or brochure contact jean.teshima@ci.seattle.wa.us.

Career Development Opportunity: WWU BA in Human Services

Western Washington University now offers day and evening courses to obtain a bachelors degree in Human Services, at South Seattle Community College. Public information session **June 5.** Application deadline July1. Info 425/ 257-1645 or geri.scott@wwu.edu.