

Housing News

June 18, 2001



Housing News is a publication of the Housing Development Consortium of Seattle - King County
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Carla Okigwe, Executive Director www.hdc-kingcounty.org Jim Ferris, Board President

"The Voice for Low Income Housing in King County"



Stoneview Village, 11550 Stone Ave. N

Stoneview Village: LIHI Moves into Homeownership.

On June 20th the **Low Income Housing Institute** (LIHI) will begin showing Stoneview Village, their new homeownership project to prospective buyers. Located in the Haller Lake area of North Seattle, Stoneview Village is made up of a mix of 1 and 2 bedroom townhouses and flats.

Although LIHI owns the May Valley Mobile Park Home and has been involved in helping several other organizations secure mortgages, Stoneview is the first homeownership project they have built from the ground up. LIHI's expansions into homeownership meet several goals. First, LIHI wanted to help meet the need for affordable home ownership in North Seattle. Secondly, they wanted to pursue the idea of mixed-income housing. LIHI had initially purchased a three-acre piece of land. Dividing the parcel into two sites allowed them to create a diversified neighborhood by developing both Aki Kurose (housing for low-income families, seniors and singles) and the market rate homes at Stoneview Village. "We like the idea that affordable homeownership housing is located adjacent to the 62 units of tax credit financed family housing at Aki Kurose Village," said Sharon Lee, LIHI's executive director. LIHI will also be able to use proceeds from

Stoneview to finance the lower income units at Aki Kurose and other projects.

Prices at Stoneview range from \$134,950 to \$227,950. Some of the units are priced in what is usually considered to be first time homeownership range. Stoneview also has some homes affordable to buyers making 80% median area income; these will be sold only to those meeting the income limit requirements.

In the future LIHI would like to pursue more homeownership projects. They are currently working with the Tenants Union and residents of Section 8 housing at Benson East in Kent on a joint venture, which will eventually allow residents to take over the ownership and management of their housing. "This concept fits in nicely with our support of mutual housing," said Sharon Lee.

John Hunt and Tonkin/Hoyne/Lokan completed the design for Stoneview Village. The contractor is John Daniels Construction. Key Bank Residential Construction Lending provided construction financing. The Enterprise Social Investment Corporation (ESIC) and the Enterprise Foundation provided equity financing. Williams Marketing is marketing the homes. The financing is being done by Seattle Mortgage and the homes have already been pre-approved for Fannie Mae, FHA and VA lending.

To learn more about Stoneview Village contact Scott Nodland, Development Director, at 206/443-9935 ext. 137.

Get to Know HDC's Officers

In the final installment of our series of HDC officer profiles we turn to HDC's Treasurer **Susan Duren**. Susan is Vice President and Director of Lending at the Washington Community Reinvestment Association (WCRA). WCRA is a nonprofit mortgage banking corporation created by Washington state financial institutions to be a catalyst for the development and preservation of affordable housing. In 2000, the WCRA processed over \$18.5 million in new applications and funded over \$10 million in new loans. The WCRA has been

an associate member of HDC since 1992. Here are some questions we asked Susan about herself and her involvement in housing.



Where did you grow up?

Vancouver, B.C. I came to the U.S. in my junior year of high school and now carry dual citizenship.

Where did you go to college? I went to Western Washington, Pacific Lutheran and am a graduate of the University of Washington

Pacific Coast Banking School and the Ohio State University National School of Real Estate Finance.

What was your previous employment/career history? I was a Vice President of commercial real estate lending at First Interstate Bank and left there to work for a commercial real estate developer to see how "the other side worked". When I came to the WCRA I had done many commercial real estate transactions but had never made a loan to a nonprofit. Even my tax credit experience was limited to two projects.

How did you get into the housing field? By default – my position was committed to another person and I filled in on a temporary basis for one month-- and then bested my competitor!

What would you like to accomplish in the next five years for affordable, low-income housing? I would like to continue to see the public private partnership grow and provide as much quality affordable housing as possible.

What is your housing philosophy? I believe housing is a basic need and can influence behavioral changes in people that therapy and counseling cannot.

How long is your commute to work? 2 ½ miles. When my son was growing up I commuted from the suburbs, but much prefer my urban home and lack of commute.

Hobbies? Leisure activities? Your passion? Read, travel, family, crossword puzzles. Writing a novel is something I have always wanted to do but haven't done yet.

What did you think you'd be when "you grew up"? I have never expected to grow up.

Favorite Food? Seafood.

Favorite color? Blue.

Favorite type of music or group/singer? After seeing the theater production of Mama Mia in London I like ABBA a lot, but actually I really like all types of music from opera to country western.

Where would your ideal destination for a vacation be? Anywhere there is warm water, sand and sun.

What do you consider yourself an expert on or very knowledgeable about? Authors, sports, literary subjects.

Are you on the board of any other organizations or involved with any other organizations? Office of Rural and Farmworkers Housing, Impact Capital Regional Committee member, King County Credit Enhancement Loan Committee, and the Policy Advisory Team for the state Office of Community Development.

Advocacy, California Style -- Open Up Those Golden Gates

HOUSING CALIFORNIA is both a conference and a staffed statewide alliance of local, state and regional organizations that work collaboratively on state and national policy issues. Their board is made up of representatives from a variety of housing coalitions from different parts of the state.

HDC's Carla Okigwe attended their stunningly large annual conference in May at the state capitol in Sacramento. It offered: Sunday-- 7 beginner and intermediate institutes on "nuts & bolts" topics. Monday and half of Tuesday-- 60 workshops in 9 tracks: Building Partnerships, Economic Development, Finance, Homeless Operations & Services, Housing Development, Organizing, Policy/Advocacy, Property Management/Resident Services, Rural. Plus-- keynote speakers and a rally on the capitol steps while the legislature was in session. Number attending: 1,400.

Carla couldn't help comparing it to what we do up here. This is THE major state conference on housing in California, but is put on by the coalitions of nonprofits rather than state agencies. It combines the types of activities Washington does at our annual state housing conference in the fall with Housing Advocacy Day in the spring.

California has hundreds of nonprofits, dozens of coalitions of nonprofits, and even numerous coalitions of coalitions. This 22nd conference was the biggest ever--and had to be held in Sacramento's convention center. But compared to size of population, Washington has nearly double the rate of housing conference attendance --last fall we had over 500 from our small 5.9 million state, compared to their 1,400 for 33 million. Does this mean Washingtonians are much more supportive of affordable housing, or are we simply lonely...?

Washington provides \$78 million in direct state subsidy to housing development, but California only provides \$50 million for programs operated by their Housing and Community Development Dept. However, the total California state appropriation last year was \$588 million for housing--mainly bonds. (Washington's Housing Finance Commission doesn't need a state appropriation, but issued \$57.8 million under bond cap.)

California nonprofits are discussing similar statewide issues as Washington nonprofits: The energy crisis, transportation/parking and affordable development, smart growth, and defending the

state's housing funding levels in the legislative session. The Non-Profit Housing Association of Northern California (NPH) has released a paper on the impact of the **energy crisis** on affordable housing, and is finalizing a proposal to **reduce parking requirements** for low income housing-- find these at www.nonprofithousing.org. California nonprofits are looking to **transportation money as a new source** for housing. The state spends \$16 Billion on transportation, compared to the millions for housing, and nonprofits are looking for ways to have a portion of the transportation funding set aside for the housing impacts of new transportation projects. San Mateo County successfully withheld state highway road repair funds from their cities until they produced affordable units. The Surface Transportation Policy Project (STPP), headquartered in Washington, D.C. with 200 local affiliates, is a good source of ideas for linking transportation to **smart growth**, and has a report "Driven to Spend--the Impact of Sprawl on Household Transportation Expenses" at www.transact.org. Additionally, the Greenbelt Alliance has an excellent website and newsletters tying smart growth and environmental protection. They encourage housing nonprofits to "borrow their messages." Find them at www.greenbelt.org.

Housing Initiatives

Housing advocates and others interested in community change are taking a page from the Tim Eyman playbook and filing initiatives of their own. Two such initiatives, which if passed will impact low-income housing in Seattle, could be on the ballot this fall.

I-63 – Water Conservation for the Environment. Put forth by Yes for Seattle, I-63 conserves water in two ways. First it would institute a "water hog" rate on the top ten percent of residential and commercial users. The hope is that the higher rate would encourage users to conserve. The water saved from this program would go toward environmental uses (such as salmon protection) rather than being sold to suburban cities for more growth. Master metered buildings would not be affected by this rate; also users who could prove that they were making conservation efforts would not have to pay the higher rate. Second, the money raised through the "water hog" rate would be used to establish a new program to retrofit low-income housing for conservation. The benefit to low-income housing would probably be about \$1 million a year. The program would pay 50% of retrofitting costs for units with residents making less than 50% MAI, and 100% for those making less than 30% MAI. Per unit assistance would be capped at \$600 a unit. Units that receive federal assistance would be eligible.

HDC has endorsed this initiative. You can learn more about the I-63 at www.yesforseattle.org

I-71 – Safe Shelter in Seattle. This measure would require the City of Seattle to fund and provide at least 400 additional "year-round" shelter beds and increase funding for homeless support services (mental health, housing search, child care) by 20 percent. The ballot measure requires that the City pay for the new beds and services from the general fund without interfering with existing and planned funding for health, housing and human services. The projected cost of I-71 is \$5 million, or less than 1 percent of the existing general fund. I-71 is being run by Citizens for Shelter with Dignity with strong support from First Things First.

Utility Update

HDC has been working with Seattle City Light (SCL) and Seattle Public Utilities (SPU) in hopes of minimizing the effect of the energy crisis on low-income tenants and non-profit housing developers. To that end HDC members worked with the utilities to develop a survey determining the retrofitting needs of low-income housing units in the utility service area. SCL has identified the following as possible projects to fund: replacing common area lighting, replacing exit lights, Retrofitting T-12 fluorescents to T-8, additional compact fluorescent bulbs for units, installing efficient thermostats, free water saver kits for units needing them. SCL has \$800,000 to spend on these retrofitting measures. The funding came from increased sales tax revenue on utility bills (due to the rate increase).

In addition to the retrofitting SCL is offering several other energy saving programs:

- **LaundryWise:** This program offers cash incentives to multi-family building owners for installing resource efficient, coin-operated clothes washers in their common area laundry rooms. Rebates of up to \$150 per machine are available. These machines save approximately \$140 in energy and water bills (per machine per year based on 3 loads per day).
- **Vender-Miser:** Refrigerated vending machines are big energy users. This program would provide attachments that reduce power usage by 40%. It is hoped that SCL will retrofit low-income buildings first.
- **Low Flow Toilets:** SPU is offering toilet rebates of \$100 per toilet for public housing authorities and non-profit low-income housing providers. This rebate is for the replacement of older 3.5 gallons per flush toilets with water efficient 1.6 gallons per flush models. SPU estimates that the efficient toilets have a per-unit potential saving of \$77 per year.

Parking Requirements Proposal

By Pierre Rowen

The City of Seattle Office of Housing is currently proposing modifications to the City's minimum parking requirements for low-income multifamily housing. The issue is important because many low-income housing developers find the City's general multifamily parking requirements (i.e., 1.1 to 1.5 parking spaces per unit) are excessive as applied to their developments because their tenants own fewer cars. This is a concern because unused parking can add considerably to the cost of housing—anywhere from \$12,500 to \$25,000 per unused space, depending on such factors as location, density, and type of parking provided (i.e., surface or structured). Excessive parking requirements can also limit the number of units that can be built on a given site.

The proposed modifications are based on results from a parking survey completed by non-profit housing providers, including HDC members. The Office of Housing is grateful for members' participation and responsiveness. The modifications would apply only to units occupied by households at or below 50 percent of median. A long-term regulatory agreement would be required to qualify for the modified parking requirements. The proposed modifications would fill an important gap in the City's provisions, since modified parking requirements are currently permitted only for multifamily housing that serves low-income elderly and/or low-income disabled households.

A public hearing on the proposed amendments has not yet been scheduled, but is likely to take place in early August. Questions relating to the proposed amendments and the implementation schedule may be directed to Pierre Rowen at the Office of Housing. Pierre may be reached at (206) 684-0684 or via e-mail at pierre.rowen@ci.seattle.wa.us.

Federal Update

Sources: *National Low Income Housing Coalition, Memo To Members, 6/1, 6/8, 6/15/01*

Senate Leadership Shifts to Democrats - On May 24th Senator James Jeffords of Vermont officially announced that he would leave the Republican Party and become an Independent aligned with the Democrats. The move upset the 50-50 balance in the Senate putting the Democrats in the leadership position. This move will change the Senate leadership, reverting the Committee membership rosters to those in place during the 106th Congress. This means that all Committees will continue to have Republican majorities. It is expected that the Democrats will add more members to the committees rather than removing Republicans. Sen. Paul Sarbanes (D-MD) will now

chair the Senate Banking, Housing and Urban Affairs Committee. Sen. Sarbanes is a long time friend of housing described by the Washington Post as an "unapologetic FDR liberal". Sen. Jack Reed (D-RI) will assume the chair of the Housing and Transportation Subcommittee and Sen. Barbara Mikulski (D-MD) will chair the VA, HUD and Independent Agencies Subcommittee of the Senate Appropriations Committee.

Tax Cut Passes – On June 7th President Bush signed the tax cut into law. The House had passed the measure by a vote of 240-154 with 28 Democrats and one Independent joining the Republicans. The Senate approved the bill by a vote of 58-33 with 12 Democrats supporting it and 2 Republicans opposing it. The final bill provides for \$1.35 trillion in tax cuts over the next eleven years. The Senate's version also doubles the \$500-per-child tax credit by 2010 and makes it available for the first time to low-income families by making it partially refundable.

National Housing Trust Fund – Representatives Barney Sanders (I-VT), Barbara Lee (D-CA) and John McHugh (R-NY) plan on introducing a tripartisan National Housing Trust Fund bill sometime this week. The bill proposes using a portion of the FHA budget surplus to create a trust fund that would provide funds for the production of new housing and preservation or rehabilitation of existing housing. The initial goal of the bill is to produce or preserve 1,500,000 low-income housing units by 2010. As of June 15th the bill had 332 co-sponsors.

H.R. 2033 – The Home Ownership Tax Credit Act of 2001 – Introduced by Rep. Roybal-Allard (D-CA) the bill promotes homeownership opportunities for low-income individuals. The credit would be available to those making 80% or below MAI. The bill has been referred to the House Ways and Means Committee with 14 co-sponsors.

Appropriations - In the Senate the VA-HUD-IA Subcommittee has been allocated \$3.6 billion more than was enacted for these agencies in 2001, and nearly \$800 million more than the President requests. The House VA/HUD Subcommittee has been allocated \$84,159 billion, which is an increase of \$3.6 billion from 2001 and \$796 million more than the President requested.

State Legislative Update

The State Legislature is winding down its second special session of the year and about to begin a third. Very little made it through the process in the first special session.

HB 2098 – Property Tax Exemption Fix – This bill passed both the House and the Senate just before the end of the first special session. The bill changes the timing of the exemption, extends the exemption to certain properties overlooked by the original bill and makes several other minor changes. Gov. Locke signed the bill into law on June 11.

Housing Trust Fund – The Capital Budget has still not been approved. The Republicans want to hold it until the transportation budget is acted on--in a third special session.

Minimum Wage Not Working for the Working Poor

How do you make a minimum wage job (or even two) meet your housing, food and childcare needs? The answer is something many Americans struggle with everyday. In her new book, *Nickel and Dimed: On (Not) Getting By in Boom-Time America*, Barbara Ehrenreich shows how hard it is to make ends meet. For a full review of the book see the attachments section of this newsletter.

Volunteers Needed for HDC Seattle Mayoral Candidates Forum on Housing –

HDC is looking for HDC volunteers to assist with the Seattle Mayoral Candidate's Forum. If you are interested in helping out as an usher or assisting with the set-up and take-down for the event, please call Joyce Halldorson at 206/ 682-9541.

**HDC Seattle Mayoral Candidates'
Forum on Housing
July 19th, 2001
6 to 7:30pm
Mt. Zion Baptist Church
1634 19th Avenue, Seattle
Moderator: Marcie Sillman, KUOW
All Candidates Have Confirmed**

Events and Open Houses

Noji Gardens Dedication, June 28, 10am-11am. HomeSight invites you to join them in celebrating 75 new homes to be dedicated in Rainier Valley in honor of Home Ownership Month. Call 760-4226 for info.

Seattle Habitat for Humanity's 15th Anniversary, June 30, 4pm-7pm, 6500 block, 29th Ave S. in New Holly Park. A multi-cultural festival celebrating 15 years of building homes with families in need.

Workshops, Seminars & Conferences

NCSHA's Housing Credit Conference & Marketplace, June 19-22, Seattle. Sponsored by the National Council of State Housing Agencies, the first two days of this conference are for agency staff only. Costs range from \$375-\$645 depending on memberships and the number of days you plan to attend. To register call 202/ 624-7710.

Predatory Lending Seminar, June 20, 9:00am-11:30am, Seattle. Sponsored by the Seattle Office of Housing and the Seattle Office of Civil Rights. Please share your experience and plans for work in the areas of preventing predatory lenders as we consider what we can do to address this critical public issue. For more information call Priscilla Call, Seattle Office of Housing at 206/ 684-0261.

The Nuts and Bolts of Developing an Effective Fundraising Plan, June 28, 8:30am-5:00pm, Seattle. Sponsored by Impact Capital. For more information or to register visit: www.impactcapital.org/training.

Making It Happen In Your Community: National Alliance to End Homelessness Annual Meeting, July 18-20, Washington, D.C. This year's conference will dig into the details of how people are planning to end homelessness in their communities, their states and at the national level. For more information on the conference and how to register visit www.naeh.org.

Fundraising: Making the Ask, July 19, 4:30pm-7:00pm, Seattle. Sponsored by Impact Capital. For more information or to register visit: www.impactcapital.org/training.

Supporting & Evaluating the Executive Director, September 19, 4:00pm-7:30pm, Seattle. Sponsored by Impact Capital. For more information or to register visit: www.impactcapital.org/training.

Housing Washington 2001, October 15-17, Sheraton Tacoma Hotel, Tacoma. Some of the top speakers at this year's conference will include Nicolas Retsinas from the Joint Center for Housing Studies at Harvard University, architect Michael Pyatok of Pyatok and Associates, and Charles Burki of the Neighborhood Reinvestment Training Institute. The conference is presented by the Washington state Office of Community Development in partnership with the Washington Low Income

Housing Network and the Blue Mountain Action Council. For more information visit www.wshfc.org/conf, email conf@wshfc.org, or call the conference hotline at 1-800-767-HOME ext. 773.

Financial Management for Non-Profits, October 17-18, 8:30am-5:00pm, Seattle.
Sponsored by Impact Capital. For more information or to register visit: www.impactcapital.org/training.

Advocacy Camp 2001, October 29-31, North Bend. Want to sharpen your advocacy skills? Advocacy Camp is a three-day interactive training that will help you become a more effective advocate for kids. This training will build your skills in three key areas: Lobbying, Grassroots Advocacy, and Media Advocacy. The cost is \$150, which covers tuition, materials, room, and board. Space is limited to 55 campers and scholarships are available. We strongly encourage advocates from racial and ethnically diverse backgrounds and advocates who live outside of the Puget Sound area to apply. Applications are now available. Please contact Gabriela Quintana at 1-800-854-KIDS ext.16 or Gabriela@childrensalliance.org for an application and a detailed brochure.

Housing First: Ending & Preventing Family Homelessness, November 5-6, Washington D.C. Presented by Beyond Shelter Inc., co-sponsored by National Alliance to End Homelessness. Save the Date. The "housing first" approach advocates for the immediate relocation of homeless families into permanent housing, followed by up to one year of home-based support after the move to help families stabilize. For more information visit www.beyondshelter.org.

Real Estate for Board Members: The Legal Ramifications of Real Estate Development, November 15, 4:00pm-7:30pm, Seattle.
Sponsored by Impact Capital. For more information or to register visit: www.impactcapital.org/training.

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

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

Asset Management Specialist, The National Equity Fund. This person will be part of a work team, contributing to the initial underwriting of projects, then as the lead staff person responsible for property and asset management issues during the life of the partnership. Responsibilities during the operational phase of projects include: ensuring the continued delivery of tax credit benefits and projected passive losses; analysis of the project performance; appropriate intervention and provision of assistance to address problems; direction of asset analyst; coordination to assure all reporting functions are handled per requirements. Qualifications: BA in real estate finance, economic, business or related field, MA preferred, 5 years experience in asset management, ability to work as part of a team. To apply submit resume, cover letter, and salary requirements to : The National Equity Fund, Human Resource Department, 547 W. Jackson Blvd, Suite 602, Chicago, IL 60661. For more information contact M.A. Leonard at 206/ 441-5820. **OPEN UNTIL FILLED**

Bookkeeper, Impact Capital. This position will have bookkeeping responsibilities and will assist the Director of Finance and Administration and Executive Director in carrying out other responsibilities as assigned. Qualifications include: two years experience in bookkeeping, excellent computer skills, experience with monitoring restricted grant and contracts, federal government contract compliance and non-profit accounting. Salary DOE. To apply send resume and cover letter to Casey O'Connor, Controller, Impact Capital, 1305 Fourth Avenue, Suite 906, Seattle, WA 98101. For more information call 206/ 358-1593. **OPEN UNTIL FILLED**

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**

Director of Property Management, Capitol Hill Housing Improvement Program. This position will be responsible for the development and implementation of all property management, asset management and compliance functions, budgeting, supervision of staff, and development of policy. The ideal candidate will have experience in: residential property management, supervision of staff in a leadership/management position, strong communication skills, experience working with a diverse workforce, and be self directed and strong in team formats. Knowledge of affordable housing programs a plus. To apply send cover letter, resume and salary history to Executive Director, CHHIP, 1406 10th Avenue, Suite 101, Seattle, WA 98122 or cweinstock-chhip@uswest.net. **OPEN UNTIL FILLED**

Employment Specialist, Plymouth Housing Group. This position is responsible for assessing the employment and training needs of participants in the PHG employment program and assisting participants in finding and retaining appropriate employment or job training. Qualifications include: AA or BA in Social and Human Services, experience working with the homeless and low-income people. working knowledge of MS word and WA State Driver's License. Salary: \$25,100-\$30,200 + benefits. For more information call 206/374-9409 ext. 102. **OPEN UNTIL FILLED**

Executive Assistant, Common Ground. This position will support the Executive Director, Board, fundraising, and marketing efforts. Must be seasoned professional with strong organization, time management, communication skills. Document production mastery critical, website management a bonus. Join a committed group of professionals; enjoy competitive salary and benefits, great work environment. Resume to Common Ground, 110 Prefontaine Pl S #504, Seattle, WA 98104 or fax 206/461-3871. **OPEN UNTIL FILLED**

Fund Developer / Grant Writer, Archdiocesan Housing Authority. Responsible for raising private funds to meet yearly budget for Noel House and Rose of Lima through grant writing, special events and direct mail. Qualifications: BA in related field, excellent written and verbal communication skills, experience of fundraising, special events, grant writing and direct mail, knowledge of homelessness. Salary: \$26,376 DOE, plus benefits. To apply send resume and cover letter to AHA, HR-NOELFD, 1902 Second Avenue, Seattle, WA 98101. For more information contact Gillian Parke at 206/ 441-3210.

HOPE VI Coordinator, Tacoma Housing Authority

This position is responsible for monitoring all HOPE VI grant activities to assure the physical and supportive services revitalization activities are programmed, planned and executed properly within budgetary constraints. Qualifications: BA in urban planning, business administration, real estate or public administration, a thorough knowledge of public housing and federal and state housing regulations, five years work experience in housing or real estate with supervisory experience. Salary: \$45,000 - \$55,000. To apply send resume, cover letter and salary requirements to Denise Booth, Tacoma Housing Authority, 902 South L Street, Tacoma, WA 98405. **OPEN UNTIL FILLED**

Housing Quality Standards Inspector, Tacoma Housing Authority. Performs the field and office work necessary to insure compliance with Housing Quality Standards as mandated by HUD as well as federal, state and local codes. Qualifications: high school diploma, Accredited Housing Specialist Certification preferred, two years experience in housing authority inspections, one year experience in federal, state or local ordinance inspection. Starting salary: \$29,150. To apply send resume, cover letter and salary requirements to Denise Booth, Tacoma Housing Authority, 902 South L street, Tacoma, WA 98405. **OPEN UNTIL FILLED**

Managing Housing Developer, Common Ground. This senior position includes complex project work, supervising professional staff, seat on management team. Candidates must bring strong housing development skills and successful management experiences. Competitive salary and benefits, great working environment. Send resume to Common Ground, 110 Prefontaine Place S, #504, Seattle, WA 98104 or fax: 206/461-3871. **OPEN UNTIL FILLED**

Office Manager, Downtown Action to Save Housing. \$13.75 / hour plus benefits and parking. Located in Bellevue. To apply fax resume to Valerie Kendall at 425/ 646-9053 or email valk@dashhousing.com. **OPEN UNTIL FILLED**

Policy Development Manager, Office of the Mayor of Portland. This position works closely with the Mayor and Chief of Staff. Principal duties may include acting as liaison to the Portland Development Commission, oversight and management of projects including the I-405 Capping and the Mayor's Business Roundtable, with additional liaison responsibilities to the Association for Portland Progress, Bureau of Housing and Community Development, Cable Communications and Franchise Management, Portland Oregon Sports Authority, Advisory Committee on Homelessness Issues and the Portland Brownfields Showcase. Ideally the candidate will have a background or interests in urban design and development. Salary: \$51,174 + benefits. To apply send cover letter, writing samples, and resume with references to Office of Mayor, 1221 SW 4th Ave., Suite 340, Portland, OR 97204. For more information contact Elsie Marshall at emarshall@ci.portlandor.us. **CLOSES JUNE 29**

Property Manager, Archdiocesan Housing Authority. Responsible for the management and oversight of 75 units of affordable housing for farmworkers in 3 communities in Mount Vernon and Sedro Woolley. This includes all occupancy and compliance matters relating to the tax credit program. Must be bi-lingual in Spanish and English. Salary: \$29,900+ DOE. To apply send resume and cover letter to AHA, Attn: Human resources, 1902 Second Avenue, Seattle, WA 98101. **OPEN UNTIL FILLED**

Property Manager, Housing Resources Group. This position is responsible for the smooth operation, current and long-term financial performance and physical condition of multiple HRG buildings. Develop and monitor operating budgets, evaluate and oversee capital improvements and review monthly operating statements. Hire and support the growth of long-term, effective site employees. Maintain excellent curb appeal and

ensure resident satisfaction. Qualifications: Certified Occupancy Specialist, 4 year college degree or equivalent training/experience, minimum of three years supervision experience, non-profit property management experience. Salary DOE. To apply send resume and cover letter to: Property Manager Search, Housing Resources Group, 1651 Bellevue Avenue, Seattle, WA 98122-2014. For more information visit www.hrg.org. **OPEN UNTIL FILLED**

Regional Coordinator, The Non-Profit Housing Association of Northern California. This position will provide key staff support to the regional Fair Share Housing Campaign in the areas of: regional coordinator, outreach, media, technical assistance, advocacy, and policy development. The position is temporary, six to nine months with the possibility for continuation. Salary: DOE. For a full job description call 415/ 989-8160. To apply send cover letter, resume and short writing sample to Doug Shoemaker, Policy and Program Director, NPH, 369 Pine Street, Suite 350, San Francisco, CA 94104.

Vice President of Development, Beacon Development Group. This position is responsible for the day-to-day activity of all Beacon housing development projects. The Vice President serves as a project manager for specific affordable housing and community development projects and supports other developers, providing technical assistance and review of critical documents for all Beacon projects. The successful candidate will have a minimum of 7 years progressively responsible experience in developing affordable housing; minimum of 3 years experience in supervision; demonstrated ability in project management; a BA in finance, public administration, business or related field. Salary: DOE, full benefits. To apply send resume with cover letter including salary history and requirements to Donna Stahl, Beacon Development Group, 1920 East Madison, Seattle, WA 98112. For more information visit: www.beacondevgroup.com.

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