



**HOUSING  
DEVELOPMENT**  
*consortium*

*"Affording Opportunity"*

# HOUSINGnews

Housing Development Consortium Monthly Newsletter

April 29, 2005

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## Judkins Park Apartments

*Solutions for a Site with Methane Gas*



**Upcoming HDC Meetings**

- **HDC Board Meeting**  
Wednesday, May 4  
9:00 am - 10:30 am  
AHW, 2014 E. Madison
- **HDC Monthly Member Meeting**  
Friday, May 13th  
Noon - 1:30 pm  
WSHFC, 1000 2nd Ave.  
28th Floor Board Room
- **Funding and Coordination Affinity Group Meeting**  
Wednesday, May 4th  
3:00 pm—4:00 pm  
1406 10th Ave, Ste 101
- **Tax Credit/Bond Cap Affinity Group Meeting**  
Wednesday, May 18th  
11:00 am—12:00 pm  
1221 E. Pike St, Ste 300

For more information on these meetings, contact Jessica Hopkins at 206.682.9541 or [jessica@housingconsortium.org](mailto:jessica@housingconsortium.org)

HDC members **Housing Resources Group** (HRG) and **AIDS Housing of Washington** (AHW) partnered on this unique project, both for working families and for households living with physical disabilities. All units are affordable to families making between 30% and 60% of median household income, currently \$21,000 to \$42,000 annually for a three-person household. In the Central Area of Seattle, including the Judkins Park Neighborhood, the average market rent for a two-bedroom, one-bath apartment is almost \$1,100. At Judkins Park Apartments, two-bedroom rents are in the \$450 to \$970 range, depending on family income.

This 16-unit project consists of three building clusters with two-story town homes above single-story apartments oriented around a central courtyard overlooking Judkins Park and Playfield. Eight apartments are reserved for individuals or families with very low incomes who are living with physical disabilities including HIV/AIDS or who have been homeless.

Funding for the Judkins Park Apartments came from the **Seattle Housing Levy**, the **National Equity Fund**, the **Seattle Housing Authority, Built Smart.**, the Housing Opportunities for Persons with AIDS program, the

Sound Families Initiative, and Charter Bank. **GGLO Architects** designed the project and **Rafn Construction** was the general contractor.

The land for Judkins Park was acquired from the City of Seattle's Office of Housing and was surplus property from the I-90 lid. The site slopes to the southwest and provides residents with views of Beacon Hill as well as the I-90 lid park. Historically this part of the Central District was an area of deep ravines and over the years was filled with garbage and construction debris. The former Judkins Landfill is also located nearby. These conditions presented challenges to the project in that the former landfill and on-site debris produced high levels of methane gas and large areas of unstable soil. The soil was addressed through the extensive use of pin piles beneath the slab foundations. The methane gas was mitigated by including a vapor barrier and venting system beneath the building slabs to prevent the buildup of the combustible gas. Additionally, crawl spaces were outfitted with methane detectors that actively vent any accumulated gas. For project information, please contact Terry Galiney at (206) 957-2729 or [tgliney@hrhg.org](mailto:tgliney@hrhg.org).

## West Coast Housing Groups to Develop Regional Approach to Advocacy

*HDC offers regional leadership in bringing groups together.*

What would happen if the affordable housing advocates of the west coast joined together to improve the work they do at home and to create a more powerful and effective regional approach to creating positive change at the Federal level? That question formed the focal point for a retreat of the major west coast affordable housing associations from California, Oregon and Washington. Meeting in Oakland on April 14<sup>th</sup> and 15<sup>th</sup>, the executive and advocacy directors of these groups met to discuss the challenges they face, the strategies they employ and the possibility of working together.

HDC was integral to the coming together of this meeting, alongside the East Bay Housing Organizations who sponsored the event and the Southern California Association of Nonprofit Housing. Bringing together twelve organizations representing the nonprofit housing developers of the west coast, the retreat faced a challenging fact:

though we represent almost fifteen percent of the Congress, we seem chronically under-served. How can we change that?

While the individual objectives of each organization varied based on the makeup of their region and membership, they face common strategic questions. How can these advocates fight back against a Federal government that seems to be shrinking from its role in providing the funding necessary to develop new affordable housing? How can we make housing a priority for our legislators? The two-day retreat barely scratched the surface of these challenges. And yet, it served to crystallize the challenges this region faces as it looks to change the broader public policy outlook for affordable housing. The group committed to a series of collective next steps that could hopefully lead to greater insight in the work they do at home, but also the birth of a new collective force that might be able to grab the attention of voters and policymakers long enough to create substantive change.

## Federal Legislative Issues

*From NLIHC Memo to Members 4/15/05 & Congressional Quarterly 4/21/05*

### **S. 771 The State and Local Flexibility Act of 2005**

This bill, conceived by HUD, calls for sweeping changes for the voucher and public housing programs. Corresponding legislation is expected to be introduced in the House. The Senate legislation changes targeting for eligible families by no longer requiring that the majority of vouchers be reserved for the lowest income families in a community. The bill allows 90% of the families issued vouchers to have incomes of up to 60% of area median. Data show that 84% of households with severe housing cost burdens are extremely low income.

The bill also offers public housing authorities (PHAs) significantly more flexibility. After January 1, 2008, PHAs may establish additional requirements for residents, including term limits of not more than five years for voucher households. PHAs could also set rents in a variety of ways without regard to income for public housing and voucher households. In addition, housing authorities could set the maximum subsidy for any units based on what is reasonable and appropriate. This change could result in tenants having higher rent burdens. The ability of tenants to use portability as a means to move for employment or to find a better neighborhood would be scaled back. Rent and other proposed policy changes would not apply to current elderly and disabled tenants until January 1, 2009. After that, elderly and disabled residents would have to comply with the new program rules unless the PHA develops policies to protect the needs of the elderly and disabled.

Enhanced vouchers would be scaled back as well. Tenants would lose the protections these vouchers afford after 12 months. The current Moving to Work Program would be made permanent under S. 771. The new Moving to Work proposal would allow HUD to waive all statutory requirements in the voucher and public housing programs except for public housing's demolition and disposition rules. That would mean waiving most current tenant protections.

### **Budget Resolution Stalled**

The budget resolution provides the broad spending guidelines for government spending. A resolution must be agreed to before the individual appropriations committees can begin to determine actual spending levels. Substantial differences between the House and Senate Resolutions, particularly over Medicaid spending, have stalled progress on a joint agreement on spending guidelines.

### **Senate Appropriations Subcommittee Holds Hearing on HUD Budget**

On April 14, the Senate Appropriations Subcommittee on Transportation, Treasury, the Judiciary, and HUD held a hearing on the FY06 HUD budget. HUD Secretary Alphonso Jackson testified. New Subcommittee Ranking Member **Patty Murray (D-WA)** [pointed out that]

"the situation is actually worse than some of the figures we'll hear today. In looking at the budget before us, some might see a 12% cut from last year. But when you take a closer look at the numbers you see that the cuts are actually closer to 20%." She said the further losses result from the \$2.6 billion in rescission requested in the budget. The language around this request, however, is vague enough to allow for the funds to be taken from any of the HUD programs. Asked where, exactly, the cuts would come from, Mr. Jackson said that he is not prepared to answer that question. When pressured, the Secretary could not guarantee that the money would not be taken from programs such as Housing for Persons with AIDS (HOPWA) or the Section 811 Supportive Housing for Persons with Disabilities program. Secretary Jackson did, however, say that "homelessness and Section 8 are extreme priorities. I will do everything within my power to ensure that the money will not be rescinded from these programs." Senator Murray stated the hearing would be in recess until April 21. At that time the Director of the Office of Management and Budget, Joshua Bolten, will testify before the committee.

### **Greenspan Renews Call for Deficit Reduction Federal Reserve**

Chairman Alan Greenspan said today [April 21<sup>st</sup>] that the federal budget is "on an unsustainable path" that will continue to produce deficits that could ultimately threaten the U.S. economy. He said deficits, as a percentage of gross domestic product would continue to rise unless Congress acts to rein in entitlement spending and take other deficit-reduction steps. "Unless that trend is reversed, at some point these deficits would cause the economy to stagnate, or worse," he told the Senate Budget Committee. [CQ 4/21/05]

### **GSE Hearings & Legislation Turn Focus to Affordable Housing**

In hearings of the House Financial Services Committee discussion turned towards efforts to ensure that reform of Fannie Mae, Freddie Mac and other Government Sponsored Enterprises (GSEs) mandates a continued focus on the development of affordable housing. An April 13<sup>th</sup> hearing had Treasury Secretary John Snow and HUD Secretary Alphonso Jackson as witnesses. While the hearing was mostly centered on discussions of the oversight provisions in H.R. 1461, legislation reforming the way the government manages the GSEs, Democratic lawmakers turned the conversation towards using the revenues of the GSEs to build affordable housing. Specifically, Rep. Barney Frank (D-MA) noted the affordable housing crisis and then asked HUD secretary Jackson if he supported diverting 5% of Fannie Mae and Freddie Mac's profits towards affordable housing development. Secretary Jackson objected but agreed that it was Congress's prerogative. Other Democrats pointed out that HUD is clearly being pushed out of GSE oversight (that role is being shifted to the Department of Commerce) and they expressed concern over whether this shift will divert the GSEs from their housing mission especially that work which helps low-income people.

## AHP Alert

Due to pressure on the Federal Home Loan Bank of Seattle earnings, the Affordable Housing Program (AHP) and Home\$tart Program will be very limited in 2006 and 2007. It's possible that no funds would be available in one or both of those years. The pressure on earnings does NOT affect AHP or Home\$tart in 2005. More than \$9 million is still available for those programs in 2005.

The Seattle Bank is firmly committed to meeting the needs of low and moderate income communities, and will be working with its Affordable Housing Advisory Council and member financial institutions to determine ways to continue to demonstrate the Bank's commitment to these communities during years when AHP and Home\$tart funds are significantly lower.

The Community Investment Program (CIP) will not be affected by lower AHP and Home\$tart, and could be a good deal for housing and economic development projects using loan financing. CIP offers discount loans, discount letters of credit, and rate locks up to two years for 25 basis points. The CIP minimum term is five years, which may be reduced to three. The program is non-competitive; a loan can be approved within a week or two, and there are no on-going requirements. Applications are submitted by Seattle Bank members, and are available on the Bank's Web site at [www.fhlbsea.com](http://www.fhlbsea.com).

## Advocacy Action Corner!

"3 things that You Can Do To Help Us Win Through Advocacy"

by Ben Gitenstein

**1. Thank Sen. Patty Murray for fighting for housing!**

Senator Murray is both the ranking Democrat on the Senate Appropriations subcommittee that oversees housing (as well as transportation, treasury and judiciary) and sits on the House-Senate Budget conference committee. In her subcommittee's last hearing she stood up for affordable housing and demanded that the administration make an honest accounting of their commitment to low-income families [see "[Senate Appropriations Committee Holds Hearing on HUD Budget](#)" for more information]. We are lucky to have an advocate of her stature in such an important position. It is critical that we let her know how much we value her support of our work and the critical role that the Federal government plays in the development and operation of affordable housing. Email her by visiting <http://murray.senate.gov/email/index.cfm> Phone: (202) 224-2621. To learn more about the issues, visit [www.housingconsortium.org/advocacy/issue.php](http://www.housingconsortium.org/advocacy/issue.php)

**2. Meet your Representative and tell them to make affordable housing a priority.** The House of Representatives will adjourn for a "District Work Period" from

May 30<sup>th</sup> to June 3<sup>rd</sup>. This is a great opportunity to spend twenty minutes with your Representative and to let them know how important affordable housing is to the communities they represent. To find out more go to: <http://www.housingconsortium.org/advocacy/index.php>

**3. Write a letter to the editor on the need for a Federal budget that invests in affordable housing.** Message: Affordable housing is the link between economic growth and healthy communities; we make long-term economic development possible. We need government investment to do our work. To learn more, visit:

## State Legislative Issues

### **Housing Trust Fund Reaches \$100 million !**

The Capital Budget passed by the House and Senate includes \$100 million for the Housing Trust Fund. No new set-asides were added, although \$2.5 million for farmworker housing infrastructure has been counted in the \$100 million total. Awaits the Governor's signature.

### **HB 1074 – Increase the HTF Administrative Cap by 1%.**

This increase would bring the cap from 4% to 5%. This would not require new money, but would utilize repaid old money. This would have a direct impact on the ability of the HTF to move projects forward. This bill passed the House and the Senate and awaits the Governor's signature.

### **HB 1272 – LEED Silver Standards for Major Facilities Funded by State Capital Budget.**

This bill requires LEED Silver standards for all facilities with 5,000 gross square feet of occupancy that receive money through the Capital Budget. The bill was amended to require CTED, with input from stakeholders, to adopt an existing housing-oriented standard by 2008 for projects funded through the Housing Trust Fund. This bill passed the House and the Senate and awaits the Governor's signature.

### **E2SHB 2163 - Homelessness Housing and Assistance Act.**

After a near complete revision, this bill passed both houses and awaits the Governor's signature. Using a \$10 document recording fee surcharge, the bill creates a homeless housing grant program, with roughly 40% going to CTED and 60% going to the county of origin. Requires CTED to conduct an annual statewide homeless census and prepare a statewide 10-year homeless program strategic plan.

### **SB 5767– Developing Plans to Address the Housing Needs of Homeless Persons.**

All counties must create a task force to develop a ten-year plan, addressing short and long-term housing solutions for the homeless. Every city and town is required to participate in its respective county's task force. No new funding source is created. Seen as a complimentary bill to E2SHB 2163 and its new funding source. This bill passed the House and the Senate (including concurrence) and awaits the Governor's signature.

### **HB 1848 – Condo Defect Disputes.**

This bill results from an agreement reached by a legislative task force on third party inspections and arbitration, as required by last year's condo bill, which HDC supported. Passed House and Senate and awaits the Governor's signature. Contact the Governor to urge her to sign this bill.

# April Affinity Group Updates

## **Funding Coordination Affinity Group**

The Funding Coordination Affinity Group will be meeting May 4th at CHHIP to cover several issues. First, a post-submittal debriefing regarding the new formatting followed by identifying any immediate minor changes that could be made for the fall round. Then the group will brainstorm ideas regarding further changes for 2006 NOFA. For more information contact Sue Cary at [scary@chhip.org](mailto:scary@chhip.org).

## **Housing + Services Affinity Group**

The Housing + Services affinity group met on April 19th and discussed first the difficulties of adding services to a Mutual Housing model. DNDA uses a hybrid with full property management services and resident involvement. Plus they provided social services by fulltime staff.

Also discussed was "Taking Health Care Home" - ways to expedite the homeless to Medicaid. Housing managers explained

that sometimes Medicaid is over-billed for mental health issues and the physical issues are under-billed, thereby accessing available funds.

Gretchen Bruce discussed the 10 Year Plan from the Committee to End Homelessness.

For more information contact Robin Amadon at [robina@lihi.org](mailto:robina@lihi.org)

## **Tax Credit/Bond Cap Affinity Group**

The Tax Credit/Bond Cap Affinity Group will be meeting on May 18th, at Beacon Development Group. Steve Walker and Val Pate, from the Washington State Housing Finance Commission, will get the group up to speed on the latest tax credit and bond cap issues. Sarah Lewontin will provide an overview of the past agendas which will serve as a foundation for the group. From this, Paul Purcell will lead the group in developing a list of priorities for HDC in the coming round of considerations. For more information contact Paul Purcell at

## Seattle Housing Authority Contemplates Section 8 Cuts

*Seeks Input from HDC Members*

The Seattle Housing Authority is pondering how it can tighten its belt. On April 18<sup>th</sup> Kathy Roseth of Seattle Housing Authority hosted a meeting with HDC members at which she presented a menu of policy options available to the SHA in how it faces cuts to the Section 8 program. These policy options include possible changes to tenant subsidy levels. SHA commissioners are tentatively scheduled to review these options and the community's response to them on June 20<sup>th</sup>.

SHA's Section 8 program does not have enough funding to support all its allocated vouchers at current costs. At current levels, the SHA has a funding gap of \$72.83 per voucher, which adds up to a total funding gap of \$6.8 million. In order to maintain the program's solvency, SHA has been keeping a small amount of unused vouchers "on the shelf."

SHA fears that this under utilization puts them at risk to be cut in October 2006 HUD budgeting. However, in order to utilize the vouchers fully, changes will have to be made. The question, as Roseth put it (quoting Michael Mirra of the Tacoma Housing Authority), "is whether we remove chairs from the table or thin the soup."

While the commissioners could decide to simply maintain the status quo, SHA staff is putting together a series of cost cutting recommendations that could allow the program to reach full utilization. In order to find the needed \$6.8 million in sav-

ings, SHA is proposing a combination of reduced payment standards by 5-7% (leaving studio apartments unchanged but reducing the subsidies for 1,2,3, and 4 bedroom units), increased occupancy standards (setting minimum occupancy levels for 2,3 and 4 bedroom units), and mid-year rent increases (if family income increases). SHA is also considering a broader calculation of participants' income, which would include more income sources thus allowing SHA to reduce subsidies. In addition, SHA is actively reevaluating its utility allowance by generating up-to-date data on average consumption. SHA hopes to make more money available for rent subsidies by reducing utility allowances which it believes are oversized.

SHA will establish a website by April 30<sup>th</sup> that will detail options and offer an opportunity for comments and feedback. Sometime in the first week of May, SHA will mail a flyer describing the possible subsidy changes to all current landlords, participants and people on the waiting list. The flyer will invite them to a public meeting to be held sometime in early June. As well, SHA will advertise their upcoming public meeting in neighborhood and community newspapers.

HDC will submit formal comments in response to these possible changes. Members are urged to comment in writing to the SHA. To learn more about the proposed changes and HDC's comments, contact Ben at [ben@housingconsortium.org](mailto:ben@housingconsortium.org).

### **HOUSINGnews!**

A publication of the Housing Development Consortium  
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Submissions to: [jessica@housingconsortium.org](mailto:jessica@housingconsortium.org)

Deadline: 25th of every month

### **2-1-1 Human Services Hotline**

*Funded in New State Budget*

The State's 2005-2007 biennium budget appropriates \$1 million for 2-1-1 infrastructure development and systems enhancements. 2-1-1 is an easy to remember phone number that connects individuals with resources in their community - where to get help and how to give help.

It is currently available to about 40% of the United States population, and with this appropriation is likely to become available in King, Snohomish, Skagit, Whatcom, Island, San Juan and Clark counties sometime in the fall of 2005, with statewide availability following quickly thereafter.

# Workshop-Seminars-Conferences

See [www.housingconsortium.org](http://www.housingconsortium.org) for detailed listings

MAY 2-3 , WASHINGTON, DC

## **Annual Housing Policy Conference and Lobby Day, National Low Income Housing Coalition**

This conference will consist of housing policy workshops, keynote speakers, lobby day and many other helpful resources. Registration will also include insightful general sessions, attendance to the NLIHC annual membership meeting, and a copy of NLIHC's 2005 *Advocate's Guide to Housing and Community Development Policy*. For more information on this conference visit: [www.nlihc.org](http://www.nlihc.org).

MAY 9, SEATTLE, WA

## **Public Meeting Regarding the 2004 Washington State CAPER**

This meeting will be held to allow for comments and discussion on the 2004 Wa CAPER. The exact meeting time has not been determined but it is anticipated that the meeting will be held in the afternoon. For more information contact Caryn Horn at [CarynH@CTED.WA.GOV](mailto:CarynH@CTED.WA.GOV)

MAY 11-13, YAKIMA ,WA

## **15th Annual Washington State Coalition for the Homeless Conference**

This conference will be held at the Yakima Convention Center. Sessions will include; Implementing plans to end homelessness, how to receive VA funds, fundraising, the Washington Families Fund Showcase, and lots more. For more information, contact [wsch\\_mia@earthlink.net](mailto:wsch_mia@earthlink.net) or visit [www.EndHomelessnessWA.org](http://www.EndHomelessnessWA.org). Registration for this conference will be in March.

MAY 15-17, SUN VALLEY, ID

## **PNRC-NAHRO 2005 Annual Conference**

The annual conference of the Pacific Northwest Regional Council (PNRC) and the National Association of Housing and Redevelopment Officials (NAHRO) comes at a time of great uncertainty for affordable housing and community development agencies. Achieving housing goals with limited resources in a hostile environment will require innovative methods and ongoing dialogue. This conference will offer exciting and informative sessions on homelessness and how your agency can continue working to address this issue. More details will be available as the conference date approaches. Conference fee is \$250. For questions, please contact Ron Oldham, Director PNRC-NAHRO, at 206.901.0330 or [ronaldoldham@msn.com](mailto:ronaldoldham@msn.com).

MAY 18-20, SEATTLE, WA

## **National CAPACD 6th Annual Convention**

This event is being brought to you by the National Coalition for Asian Pacific American Community Development. This convention brings together policy makers, legislative representatives, corporations, and foundations and provides a variety of training and forums. This will be great place to exchange ideas, information and resources, a place to build and strengthen partnerships, and to develop your skills with workshops. For more information visit: [www.nationalcapacd.org](http://www.nationalcapacd.org).

MAY 19, SPOKANE WA

## **Fair Housing Workshop and Update, Affordable Housing Management Association**

This workshop is divided into two sections. In the morning, Sharon Ortiz of the Washington State Human Rights Commission will review various Fair Housing laws and their applicability.

(cont)

Karen Costa of KDC Solutions will review Affirmative Fair Housing Market Plans in the afternoon. AHMA member registration fee is \$40 and the non-member rate is \$60. To obtain a copy of the registration form or for more information contact Joe Diehl at 425-454-6836.

MAY 24, SEATTLE, WA

## **Centers of Gravity: Attracting Housing to Urban Centers Workshop, The Housing Partnership**

The workshop will cover capacity and need, codes for centers and elements for success. Learn what it will take to bring strong housing growth to all centers of the region. This workshop will be held at The Atrium-Rainier Square, Fourth Avenue and Union Street, 3rd Floor. The registration fee is \$60.00 / person and includes breakfast. For more information or to register contact Michael Luis at 425-453-4123 or [mluis@seanet.com](mailto:mluis@seanet.com)

JUNE 14-15 , SACRAMENTO, CA

## **Spectrum C3P Certification Program, Spectrum Seminars**

A comprehensive 2-day training and certification on the Low Income Housing Tax Credit Program. This seminar will be held at the Hyatt Regency Sacramento at Capital Park. Tuition is \$425. You will need to call the hotel directly for room reservations at 916-443-1234. For more information call Spectrum Seminars, 207-767-8000.

JUNE 15-17, WASHINGTON, D.C.

## **34th Annual Membership Meeting "Designing Section 8's Future, National Lease Housing Association**

This meeting includes various workshops and discussions regarding Section 8's future. Tuition is \$550/person and you must be a member of NLHA to attend. For a detailed schedule or to register visit [www.hudnlha.com](http://www.hudnlha.com).

JUNE 20-24, BOSTON, MA

## **Training Institute, NeighborWorks**

Intensive core and specialized education in; affordable housing, asset management, community building and organizing, community economic development, construction and production management, homeownership and community lending, management and leadership, and neighborhood revitalization. Tuition is \$185/day plus a \$50 nonrefundable registration fee. This program will be held at the Sheraton Boston Hotel. For more information call 800-438-5547 or e-mail: [nti@nw.org](mailto:nti@nw.org)

SEPTEMBER 12-13, SPOKANE, WA

## **Annual Statewide Affordable Housing Conference**

Sponsored by Washington State Housing Finance Commission, Washington Low Income Housing Alliance and CTED.

NOVEMBER 12, SEATTLE, WA

## **Third Annual Aging in Place Resource Fair, City of Seattle/Human Services Department**

This fair will be held at the Seattle Science Center. There will be vendors and workshops through out the event. For more information please visit: [www.seattle.gov/humanservices/aging/](http://www.seattle.gov/humanservices/aging/) or e-mail: [margaret.casey@seattle.gov](mailto:margaret.casey@seattle.gov)

# Employment Listings from Housing Organizations

See [www.housingconsortium.org](http://www.housingconsortium.org) for more detailed listings

## **Housing Manager, Archdiocesan Housing Authority**

Responsible for 45 unit property in Centralia. Manager will live onsite and maintain regular office hours directing occupancy of property. See complete posting at: <http://www.ccsww.org/> To apply: send resume and cover letter to: AHA, Attn: Centralia Housing, 1902 2nd Avenue, Seattle, WA 98101 or [jobs-aha@ccsww.org](mailto:jobs-aha@ccsww.org) or Fax to 206-441-4999. Must be bi-lingual and speak Spanish fluently.

## **Housing Manager, Archdiocesan Housing Authority**

Management of 26 units of affordable housing for families in Seattle, including 10 units of transitional housing, half of which are reserved for families affected by HIV/AIDS. May live on or off site. Minimum requirements: Familiarity with government funded housing compliance guidelines, residential property management background. Please see the full job description at <http://www.ccsww.org/> To apply: Resume and cover letter to AHA, Attn: MLK, 1902 2nd Avenue, Seattle, WA 98101 or [job-aha@ccsww.org](mailto:job-aha@ccsww.org) or fax to 206-441-4999

## **Maintenance Lead, Housing Resources Group**

This position floats to various properties in & around Downtown Seattle. This position works under the direction of the Maintenance Manager and collaboratively with an area Property Manager to supervise a staff team in performing maintenance & improvements for a group/portfolio of buildings. Helps organize unit cleaning, painting, contracted work & routine maintenance in preparation for rental; performs skilled carpentry & maintenance. Leads special projects & assists other maintenance teams. For assigned buildings, coordinates work order tracking & related computer data entry, job costs tracking, & staff time sheet gathering/authorization for payroll. Requires: Five years prior skilled carpentry, two years prior supervisor experience in high volume working environment. Download application at [www.hrg.org](http://www.hrg.org) or pick up at the HRG office. Employment application + supplemental questionnaire to: Housing Resources Group, Attn: Maintenance Lead, 1651 Bellevue Avenue, Seattle, WA 98122-2014; fax to: 206.623.9404; or email: [HR@hrg.org](mailto:HR@hrg.org). Screening begins immediately.

## **Senior Housing Developer, Common Ground**

Senior Housing Developer is a skilled development consultant. This position works independently to assist organizations and government entities with a full range of housing development, program planning and technical assistance activities. The Senior Housing Developer plans, coordinates and manages housing development projects, and provides technical assistance about housing programs, real estate, organizational development and program development. Minimum requirements, Eight years of progressively responsible experience in developing housing projects, planning, architecture, or related field. A baccalaureate degree in business or public administration, urban planning, architecture, construction management, or related field; graduate degree preferred. Submit resume and cover letter ASAP to Managing Developer, Common Ground, 401 Second Ave S., # 500, Seattle, WA 98104 or [danl@commongroundwa.org](mailto:danl@commongroundwa.org).

## **Asset Manager, National Equity Fund**

Asset Manager will work as part of the Northwest Team and has lead responsibility for all property and asset management issues. For a complete job description contact William Song at 206-441-3656 or [wsong@nefinc.org](mailto:wsong@nefinc.org)

## **Senior Housing Developer, Low Income Housing Institute (LIHI)**

Seeking a developer and manager of housing properties for low income and homeless people. Must be an experienced Senior Housing Developer with a background in finance. Background in development/construction also preferred. Send resume to Low Income Housing Institute, 2407 1st Ave., Suite 200, Seattle, WA 98121 or e-mail: [hr@lihi.org](mailto:hr@lihi.org).

## **Senior Housing Developers (2 positions available), Common Ground**

One position based in Seattle and the other in Spokane. We offer a supportive and flexible work environment, competitive compensation, and challenging and meaningful work. Must have committed folks with at least 6 years experience developing publicly- financed housing projects. Strong writing skills, project management capability, and consulting experience required. Join a great team of housing professionals; contact Lynn Davison at 206-461-4500x117 or e-mail: [lynnd@commongroundwa.org](mailto:lynnd@commongroundwa.org)

## **Compliance & Preservation Division Manager, Washington State Housing Finance Commission**

Responsible for the tactical implementation, strategy, and daily operation of the Commission's compliance monitoring and preservation activities. Position encompasses all monitoring activities of over 650 Commission-financed projects for more than 50,000 residential units across the state. Also, participates in developing statewide commission policy options and planning requirements pertinent to compliance and preservation standards and policies. For full posting and application instructions, visit: [www.wshfc.org/admin/employment.htm](http://www.wshfc.org/admin/employment.htm) All material must be received by May 6, 2005.

## **Companion, Plymouth House of Healing**

Spend a year as a member of a live-in, 4 person team, sharing a home with 4 residents recovering from mental illness. Private room & board, medical benefits and a \$300 a month stipend. Can combine with school or part-time job. For more details visit: [www.phoh.org](http://www.phoh.org). Send application to: [plymouth-house@phoh.org](mailto:plymouth-house@phoh.org)

## **Operations Manager—Direct Development, Community Frameworks**

This is a full time position based in Community Frameworks' Spokane, Washington office. The Operations Manager-Direct Development is responsible to ensure that direct development projects, including home ownership, real estate development and rehabilitation program administration services are successful, result in asset gains for Community Frameworks and further the interests of the organization and our development partners. Salary Range: \$60,000-80,000 View full posting and application instructions at: [www.communityframeworks.org](http://www.communityframeworks.org)

## **Residential Counselors, Community Psychiatric Clinic**

Position is located in White Center at a new recovery center working with mothers who have been diagnosed with MH/CD, and their children. Residential counselors will assist in access to support services, community intergration, life skill training, entitlement assistance, transportation and other services. 24 hour program – currently interviewing for all shifts. Direct relevant clinical experience working with dually diagnosed CD/MH adult population. Counselor Registration and AA degree in related field required. Submit resume and letter of interest, identifying the position to: HR, Community Psychiatric Clinic, 4319 Stone Way N, Seattle WA 98103 or e-mail to: [hr@cpcwa.org](mailto:hr@cpcwa.org)

## **Residential Case Aide, Community Psychiatric Clinic**

Position is located in White Center at a new recovery center working with mothers who have been diagnosed with MH/CD, and their children. Full-time position in 24 hour program. Counselor registration and AA degree (or equivalent) in related field required. Submit resume and letter of interest, identifying the position to: HR, Community Psychiatric Clinic, 4319 Stone Way N, Seattle WA 98103 or e-mail to: [hr@cpcwa.org](mailto:hr@cpcwa.org)

## **Compliance & Preservation Division Manager, Washington State Housing Finance Commission**

Responsible for the tactical implementation, strategy, and daily operation of the Commission's compliance monitoring and preservation activities. Position encompasses all monitoring activities of over 650 commission-financed projects for more than 50,000 residential units across the state. Also, participates in developing statewide commission policy options and planning requirements pertinent to compliance and preservation standards and policies. For full posting and application instructions, visit: [www.wshfc.org/admin/employment](http://www.wshfc.org/admin/employment)

## **Senior Controller, Washington State Housing Finance Commission**

Senior Controller manages the accounting function for all of the WSHFC programs, prepares and distributes timely and accurate financial statements and bond disclosure reports for the outstanding bond indebtedness of the Commission. He or she oversees the annual budget process and participates in policy development and implementation. The Senior Controller must maintain a current knowledge base of GAAP, FASB and GASB standards as they apply to operating and bond funds of the Commission in order to assist in the maintenance of the financial integrity of the commission. For full posting and application instructions, visit: [www.wshfc.org/admin/employment.htm](http://www.wshfc.org/admin/employment.htm). All material must be received by May 13, 2005.

## **Intake/Marketing Coordinator, SCIDPDA**

Responsible for maintenance of census, development of community relations program, as well as face-to-face contact with a variety of community referral sources at assisted living facility. In all contacts the incumbent will clearly describe the mission, move-in eligibility and move out criteria for the Assisted Living Program as well as the Adult Day Health program. Legacy House, a program of the SCIDPDA, provides a range of long-term care services to low-income seniors. For more information, or to apply contact: SCIDPDA, Attn: Human Resources, PO Box 3302, Seattle, WA 98114, fax: 206-467-6376 or email: [KimG@scidpda.org](mailto:KimG@scidpda.org)

## **Accountant, Beacon Development Group**

Manages accounting functions for BDG and the organization's affiliate companies and prepares reports and statistics detailing financial results. Establishes and maintains accounting practices to ensure accurate and reliable data necessary for business operations. Responsible for full-charge bookkeeping, including accounts receivable, accounts payable, payroll and Cafeteria FSA, financial transaction posting, and financial report and statement preparation. Projects cash flow, manages cash investments and bank balances. For a detailed posting or for application instructions visit [www.beacondevgroup.com](http://www.beacondevgroup.com).

## **Resident Manager-Stewart Court Apartments, Housing Resources Group**

Provide on-site (and preferably live-in) management of 65-unit apartment complex and 98 space parking garage with commercial tenants on the ground floor. Perform a combination of recordkeeping, common area cleaning and light maintenance. Requires three years prior apartment management or leasing experience; knowledge of Federal Fair Housing Laws and Washington Landlord Tenant Laws. For more information on the position or to download an application visit [www.hrg.org](http://www.hrg.org) or pick up at the HRG office. Send supplemental questionnaire, resume and cover letter to: Housing Resources Group, Attn: Stewart Court Resident Manager, 1651 Bellevue Avenue, Seattle, WA 98122-2014; fax to: (206) 623-9404; or email: [HR@hrg.org](mailto:HR@hrg.org)