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Charting a Course Through The Perfect Storm

Building a multi-year advocacy strategy

The future of the nonprofit affordable housing industry is in doubt. While forecasts show an exponential growth in the need for decent, safe and affordable housing in King County, a simultaneous plunge in funding levels has developers concerned about their continued ability just to maintain their existing housing over the long term. The quality of this crisis is complex, multi-faceted and deeply troubling. It represents, in many ways, the greatest challenge to this industry in the past twenty years.

Beginning in 2004, HDC members embraced this challenge at the highest level. They raised their dues to fully fund a new advocacy program, the first and most important step of which is to develop a detailed long-term strategy.

How can the members of HDC work together to reinvigorate public investment in nonprofit affordable housing? What will it take to not only protect the units in place today, but to expand the affordable housing stock in order to meet a growing and starkly apparent need?

In crafting a strategy, HDC has made a few critical assumptions.

- The limiting factor in the success of member-driven advocacy efforts is neither the size nor the scope of their goals, but the amount of **unity** behind those goals.
- The affordable housing industry must come together around a **vision** for the future that defines the way the world should look, irrespective of what we may believe to be feasible in the short run.
- **Business as usual is not enough.** Though there is room to improve in specific areas, HDC already has a highly evolved advocacy program. The question is, will that program be enough to help our members meet the affordable housing need in the coming years?

First Steps – A new consensus

The first and arguably most critical objective in the long term advocacy strategy is to bring the industry together around a consensus vision for the future. So long as our industry allows itself only to react to the threats and opportunities created by forces and players outside our control, we will fail to challenge the underlying structural defects which have created the current crisis. Instead, we *must position ourselves to take initiative*. In order to do so, we must agree to a vision and a plan.

HDC is proposing to create this vision through a series of structured dialogues on the "Future of the Field" with industry leaders, stakeholders and the broad family of anti-poverty activists who make up the community in which we operate. We will continue to use our newsletter, our website, our appearances at other venues and our monthly member meeting to galvanize attention around the coming crisis and the need for a consensus vision.

Fall Retreat – Understanding the situation

In the fall we will host our annual member retreat. But this year it will be a little different. Called "Part I The Crisis," this collective dialogue will involve a broader audience than in previous years and will attempt to crystallize the size and scope of the crisis not just in housing but in all of the interconnected service sectors that seek to create a level playing field and to create healthy communities.

The goal of this session is not to argue over policy options or to create a laundry list of seemingly insurmountable problems. Instead, it is to focus our attention on the two or three underlying problems which have led directly to the current state of affairs. The goal is to create a unified understanding of the poverty crisis, from homelessness through housing the working poor.

(Spring Retreat...continued on page2)

HDC Board Meetings

- **Wednesday, July 6**
9:00 am - 10:30 am
AHW, 2014 E. Madison

- **No August Meeting**

HDC Monthly Member Meetings

- **Friday, July 15**
Noon - 1:30 pm
28th Floor Board Room
WSHFC, 1000 2nd Avenue

- **No August Meeting**

- **Friday, September 16**
Noon - 1:30 pm
28th Floor Board Room
WSHFC, 1000 2nd Avenue

For more information, contact
Jessica Hopkins at
206.682.9541 or
jessica@housingconsortium.org

The Good, The Blah, and The Ugly

In 2000, HDC members thought we could achieve the “Best” but now we are seeing nearly the “Worst.”

What would happen if HDC just kept on doing what it has always done? HDC members asked themselves just that question at their October 2000 retreat. Members contemplated three scenarios—“The Good” (increased housing trust fund, passed levies, new funding sources), “The Blah” (status quo) and “The Ugly” (funding cuts, economic downturn). Their conclusions say a lot about where the industry is today, where it is headed, and what we need to do to right it. Below are excerpts from the HDC newsletter on the 2000 retreat:

The good:

- * *The “Good” workgroup quickly realized that good wasn’t good enough—that there is actually a “Best” scenario. The group envisioned more funding with a simplified process, partnerships with private individuals and corporations, and advocacy coordinated across the state. The best future was one where expanded visibility and lobbying power made housing the same sort of right as education.*

The blah:

- * *If nonprofit housing developers were to take maintenance of current funding levels as their measure of success, the “Blah” workgroup predicted not a slow increment in subsidized housing units as we have seen in recent years, but a surprising increase in homelessness. The crisis in transportation funding from voter initiatives would divert general funds. Inflation would continue to eat away at the number of additional units that could be produced. Plus, there will be more demand to use the funding for renovations, as nonprofit housing projects age. Meanwhile, without federal programs to preserve expiring Section 8 contracts and the low income housing portion of tax credit projects, more low rent units would be lost than could be produced. If Internet-related layoffs increase, the top of the housing market would deflate, helping high-income households, but there will be more unemployed techies competing for the cheaper housing, keeping those costs up.*

The ugly:

- * *Funding cuts and increased need. If the Seattle Housing Levy does not pass, and the State Legislature reduces the Housing Trust Fund, the picture becomes pretty scary. The “Ugly” work group grew quite tense imagining the impact on the nonprofit housing community. Some developers would go out of business, but more likely there would be mergers. The focus of activity would be property management rather than development. Worse, the new programs to support homeless and welfare families through transition would become useless, as these families would have nowhere to go once they “graduated” from the programs. General homelessness would significantly increase.*

While our worst nightmares haven’t come true (the levy did pass!), we are seeing funding cuts and growing need that may amount to similar pressures. In some ways we are doing well compared to our earlier visions. We have strengthened our statewide lobbying efforts, we have seen growth in the Housing Trust Fund, and we have a more housing-friendly legislature than ever. And yet, the federal cuts and the continued erosion in public support and understanding of our work represents a critical

Jaw-Dropping Problem

Los Angeles County has the dubious distinction of having the nation’s largest homeless population—**91,000** people! 42% of these are chronically homeless, the majority of which have three or more disabilities such as mental impairment, a physical impediment, or substance abuse.

Source: *Santa Monica News* 6/21/05

By comparison, King County has about 8,000 homeless persons on any one night in King County.

Source: *Ten-Year Plan to End Homelessness*

In Scotland, after passage of the Homelessness Act in 2002, the numbers of newly homeless households have dropped to 26,920 during the first quarter 2005. Housing Minister Yvette Cooper said: “This is very welcome progress. New local strategies and £200 million of investment in preventing homelessness are making a real difference. Already we have cut rough sleeping by 70% and ended the scandal of families living in bed and breakfast accommodation for long periods.”

Source: *The Scotsman* 6/13/05

Building a multi-year advocacy

Spring Retreat – The way forward.

It is critical that the energy of the first summit be channeled immediately into a commitment to a solution. In the winter we will host a second summit, “Part II: The Way Forward.” In the months between the two summits, HDC staff and key members will have worked together to transform the results of the dialogue from Part I into the beginnings of a collective vision for the future. The goal of Part II will be to bring industry leaders, stakeholders and the broad community together around a shared vision for the future. What do we believe our community *should* look like? Having isolated the truly fundamental problems in the first dialogue, this conversation will highlight a critical path towards solutions.

A difficult but critical path.

Throughout this process there is critical work that HDC must undertake in order to react to challenges and to capitalize on opportunities. Among other things, HDC will build better relationships with key policymakers, will monitor and organize around key issues at the federal level and in the next state legislative session and will work to mitigate local administrative and policy factors that hinder development. However, if we believe that business as usual is not enough, then HDC and its members must do more.

Challenging the structural problems will be difficult work. It will require a commitment to a common purpose and a willingness to engage styles of thinking outside our norm. But maybe most intimidating, it will demand that we believe that a unified vision is possible; that we have confidence in the promise of real change which seeks to achieve the kind of community we all believe in.

HDC members have proven their ability to create industry leading affordable housing solutions. The public sees these solutions and embraces them. The question determining our success will be our ability to leverage that public trust towards a new will to face the most difficult, but maybe the most important challenge of our time.

Building the Bench

Fostering the next generation of housing leaders

Throughout the Northwest and other parts of the country, innovative programs are focusing on a critical need: a healthy new generation of housing leaders. Below are just a few of the programs that seek to foster lifetime commitments to affordable housing advocacy and development.

Bike and Build Engages Students

On August 6 students from East Coast colleges will arrive in Seattle, having participated in affordable housing building projects across the country as they cycled from Providence, R.I. They are participating in an organization called Bike and Build—"pedaling to end poverty housing." Bike and Build raises funds for affordable housing projects, garners media and community attention for the affordable housing cause, and fosters leadership and lifelong philanthropic service in their participants. This year, Bike and Build will raise \$225,000 through four cross-country bike treks through northern and central U.S. Each student participant pledges to raise \$4,000. Most of the funds are distributed through a grant program. Participants also donate labor at the housing projects they stop at during the trek. For more info, go to www.bikeandbuild.org.

Affordable Housing Exhibit June 25—August 28 At the Museum of History and Industry

MOHAI is bringing an exhibit from The National Building Museum—"Affordable Housing: Designing an American Asset," sponsored by the Fannie Mae Foundation, National Association of Realtors, and others. HDC has helped the museum's staff integrate local information through speakers, project tours, and literature. HDC's literature will be available throughout the duration of the exhibit.

There will be **two panel discussions**—

July 7—"Homeownership: The American Dream"

August 4—"Affordable Housing: Good Design Makes Good Living"

Both panels are free and at 7 p.m. HDC members may bring their organization's literature to put on a resource table by the door.

There will be **two history walking tours**—

August 20—"Open Doors: Affordable Housing in Downtown Seattle"

August 27—"New Holly: Reinventing the Neighborhood"

Both tours are on Saturday at 11 a.m. and require pre-registration. Tickets \$20 for non-members. 206-324-1126.

Also, for members of the Washington Low Income Housing Alliance, there will be a reception **August 25** for legislators where WLIHA will make its **Housing Hero Awards**.

The Museum of History & Industry (MOHAI) is located at 2700 24th Avenue East in Seattle. The museum is open every day from 10 a.m. to 5 p.m. Admission prices are: adults, \$7; seniors (age 62+) and youth (ages 5-17), \$5; and pre-school (ages 0-4), free. The first Thursday of every month is free and features extended hours until 8 p.m. For more information, please call 206-324-1126 or visit www.seattlehistory.org.

Housing Resources Group Year-Round Student Internships

About six years ago HRG realized there was a shortage of new talent in the nonprofit housing development industry. They created a scholarship to honor HRG founder Virginia Anderson to encourage university students to enter the field, and connected with UW's College of Architecture and Urban Planning's Runstad Center for Real Estate Studies and the Evans School of Public Policy. The internship strategy has been successful: HRG hired one of the interns in a permanent position; another now works for a nonprofit housing developer in San Francisco; another serves on a local nonprofit housing board.

Urban Land Institute Young Leaders in Seattle

Nationally, the Young Leaders Program is one of the highest rated programs of the Urban Land Institute. The Seattle chapter began their program last year, and already 100 young professionals under age 35 are participating. About 60% are already established professionally, and 40% are upper level graduate students. The Program's leadership team identifies issues and activities, including two sold-out panels on downtown land use and an upcoming tour to Vancouver, B.C. For more info, contact co-chair Natalie Quick nquick@feareygroup.com.

Aging Populations to Skewer Bond Ratings?

The U.S., France, Germany and the U.K. could all see their credit ratings slashed to junk status within three decades if they do not take steps to control the rising cost of providing for their aging populations. "If the current trend continues, theoretically speaking they could all end up being cut to speculative grade," David Beers, Standard & Poor's global head of sovereign and international public finance ratings, told reporters at a roundtable in Tokyo 5/27/05. S&P said the sovereign ratings of the four countries would likely fall gradually from 2010 in the absence of efforts to cut public spending due to rapid growth in pension and health-care costs. The countries...are assigned the agency's top AAA rating at present. S&P's analysis shows that France's rating could be cut to speculative grade of BB+ or lower before 2025 with the U.S. and Germany likely to reach that level before 2030.

(Sources: 5/27/05 Reuters and 6/3/05 Montlake Associates Newsletter)

HOUSINGnews!

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Federal Legislative Issues

Appropriations Update: House funds vouchers, Senate priorities still unclear

The House and Senate are making steady progress as appropriations deadlines loom. The House Appropriations Subcommittee provided \$15.53 billion in voucher funding, \$765 million more than last year, but \$314 million less than the Administration's request. Of the total allocated for vouchers, \$14.09 billion is provided for voucher renewals, as requested by the Administration.

Tenant-Based Rental Assistance (Section 8 vouchers) is funded at \$15.53 billion, \$765 million over last year and \$314 million below the request. Funding for the renewal of vouchers is significantly increased by \$735 million to restore the reduction mandated last year and fund all anticipated increases in the costs. The costs of this program alone is now approaching 50% of HUD's total budget.

Project-Based Rental Assistance (project-based contracts) is funded at \$5.10 billion, \$210 million below last year and \$16 million above the request. This fully funds all contracts including inflation and expands the use of inspectors to ensure that tenants live in decent affordable housing.

The Senate Appropriations Committee has approved the 302(b) allocations to its 12 subcommittees, providing for increased funding for spending in domestic programs over what the President proposed. The proposal by Senate Appropriations Chairman Thad Cochran (R-MS) increases the Transportation, Treasury, and HUD (TTHUD) Subcommittee allocation by \$2.2 billion over the president's request in the 2006 budget. The 302(b) allocation in the House was \$6.2 billion more than the administration's 2006 budget request.

However, the House and Senate 302(b) allocations are not comparable. With the recent reorganization of the Appropriations Subcommittees, the Senate now has 12 subcommittees while the House has only 10. The House TTHUD Subcommittee, also includes the District of Columbia, while in the Senate, the District still has its own subcommittee.

The fact remains that both the Senate and Housing Appropriations Committees have allocated more than the President did to the collective programs under the TTHUD Subcommittees jurisdiction. How these funds will be divided among the programs remains to be determined.

From: NLIHC "Memo to Members" 6/10/05 & the House Appropriations Committee www.appropriations.house.gov

CDBG Update

The House Appropriations Committee did not agree to the proposal to eliminate this program, consolidate its functions and transfer the implementation to the Department of Commerce. The FY06 TTHUD bill includes the following CDBG provision:

\$4.2 billion for the Community Development Block Grant of which \$3.86 billion in the formula funds to entitlement communities and states, a reduction of \$250 million from the amount for the formula last year.

From: NLIHC "Memo to Members" 6/10/05 & the House Appropriations Committee www.appropriations.house.gov

Doubling the Low Income Housing Tax Credit?

H.R. 2681, the "Affordable Housing Tax Credit Enhancement Act of 1005" introduced 5/26 with 58 sponsors, would double the per capita allocation from \$1.75 to \$3.70 and would rename the program to "Affordable Housing Credit." The bill has been referred to the Committee on Ways and Means.

The National Housing Trust Fund: Campaign Update

The House Financial Services Committee approved H.R. 1461, the bill that sets up a new regulator for the GSE's (Government Sponsored Enterprises). The bill includes a requirement that Fannie Mae and Freddie Mac put 5% of their after-tax profits into an Affordable Housing Fund to support housing production for extremely and very low income families. Similar legislation is expected in the Senate shortly.

Rep. Barney Frank (D-MA) pledged at the bill's mark-up to work to target the entire fund to extremely low income families, which NLIHC believes will assure that the funds are used to address the most serious housing affordability problems. low income families. Fannie Mae and Freddie Mac will administer their respective funds, with strict oversight by an Affordable Housing Board based at the new independent regulating agency.

On June 15th HDC sent letters to Senators Murray and Cantwell and Representatives Reichert, Inslee and McDermott urging them to support this critical step forward.

To learn more or to find out how you can help, contact ben@housingconsortium.org or visit: <http://www.housingconsortium.org/advocacy/index.php>

What's happening this summer?

Add these events to your summer calendar:

1. **8/4: Housing Committee interim work session in Olympia.** HDC is helping to organize this interim meeting of the state House Housing Committee. It will focus on "the challenges to achieving adequate affordable housing in Washington and goals for improvement."
2. **9/15 or 9/16: Housing Committee interim work session in Olympia.** Affordable Housing Solutions.
3. **8/1/05-9/1/05: The August federal recess.** The U.S. House and the Senate go on recess for all of August, making this an important time to connect with your Congressman and both of our Senators. Offer to give them or their staff a tour of your developments and to meet some of the people you serve. To find out more go to: www.housingconsortium.org/

Advocacy Action Corner

What You Can Do To Help Affordable Housing Through Advocacy

1. Thank our State Legislator friends! - AUGUST 25

Attend the WLIHA reception August 25 at MOHAI. Housing Hero Awards will be given. 2005 was a tremendously successful session for affordable housing. Victories across the board brought more resources and lowered barriers making our work easier and helping to bring more people in need a decent place to live. Please thank the following state legislators who fought hard on our behalf and who represent parts of King County:

- Rep. Frank Chopp: chopp.frank@leg.wa.gov
- Rep. Hans Dunshee: dunshee.hans@leg.wa.gov
- Sen. Darlene Fairley: fairley.darlene@leg.wa.gov
- Rep. Fred Jarrett: jarrett.fred@leg.wa.gov
- Sen. Rosemary McAuliffe: mcauliffe.rosemary@leg.wa.gov
- Rep. Mark Miloscia: miloscia.mark@leg.wa.gov
- Rep. Eric Pettigrew: pettigrew.eric@leg.wa.gov
- Rep. Larry Springer: springer.larry@leg.wa.gov

2. Make an appointment to meet your Senator and Congressman and tell them to make affordable housing a priority.

The U.S. House and the Senate will adjourn for the month of August. This is a great opportunity to spend twenty minutes with your federal elected officials. To find out more go to: <http://www.housingconsortium.org/advocacy/index.php>

Cities now must accept manufactured housing

A new Washington State law kicks in July 1 prohibiting discrimination against factory built homes in single-family zoned areas. Seattle, Bellevue, Redmond, Kirkland, and Mercer Island already have allowed them, but other Seattle suburbs did not.

Source: *Seattle Post-Intelligencer*

Workshop-Seminars-Conferences

See www.housingconsortium.org for detailed listings

SEPTEMBER 12-13, SPOKANE WA

Annual Statewide Affordable Housing Conference

Sponsored by Washington State Housing Finance Commission, Washington Low Income Housing Alliance, and Washington Department of Community, Trade and Economic Development. Early registration \$210 by 8/25; \$260 afterward. Info www.wshfc.org/conf

OCTOBER 5-7, WASHINGTON, DC

National Conference on Inclusionary Housing, Innovative Housing Institute

Learn about inclusionary housing (IH) basics, creating an effective IH campaign, updating existing laws and best practices across the US. Also tour IH communities in the DC metro area and network and problem solve. For more information visit www.ihhousing.org/conf or call Joan at IHI, 401-332-4124.

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 throughout the event. For more information please visit: www.seattle.gov/humanservices/aging/ or e-mail: margaret.casey@seattle.gov

June Affinity Group Updates

Seattle City Light Work Group

HDC and Seattle City Light have been meeting this spring to determine how best to resolve the difficulties experienced by non-profit housing providers in satisfying electrical service connections. Representatives from SCL engineering and commercial customer services are working earnestly with representatives of HDC and Seattle OH to craft a process of communications that begins early in the development process and produces understandings of specific project requirements.

Our goals include:

- * Promoting an understanding of the development schedules and funding realities of non-profit housing providers,
- * Promoting early communications between the parties that will produce reliable information on connection details and fees, and that will endure the length of time necessary to construct the improvements, and
- * Generating early information for SCL regarding probable development within specific geographic sectors of their system that could help their planning efforts and reduce offsite cost for specific projects.

Solutions to long-standing frustrations with City Light service connections seem within reach, and the HDC representatives will regularly update HDC members at the monthly HDC membership meetings. Attending these meetings on behalf of the HDC membership are Paul Fischburg, Vaughn McLeod, Ron Hopper, Joanne Quinn, and Carla Okigwe. Cheryl Binetti is coordinating the SCL staff. Contact **Ron Hopper** if you have specific experiences with SCL that need to be voiced during this process—rhopper@smrarchitects.com.

Tax Credit/Bond Cap Affinity Group

Several members of the tax credit affinity group met with CTED Housing Manager Steve Buxbaum 6/9. Steve is aware of the key role a commitment of Housing Trust Fund money plays in obtaining readiness status for the subsequent round of tax credits and wanted to be sure everyone knows that the State is willing to be first in. Luckily, the legislature appropriated more funding for the HTF, allowing some “catch up” this year. It still is not enough for the demand, however.

The affinity group met 6/29/05 to discuss its subcommittee’s proposal to increase points for projects serving 100% homeless. For more information on the affinity group activities, contact **Paul Purcell** at paulp@beacondevgroup.com.

Sewer Hook-Up Fees

HDC members have been surprised by the substantial increase in sewer hook-up fees. A work group is forming to come up with some proposals in this topic. To sign up, contact HDC—jessica@housingconsortium.org.

Seattle Downtown Zoning and Housing Bonus Group

The Mayor is proposing zoning changes for the Denny Triangle area north of Downtown where there are many parking lots and virtually no housing. HDC’s work group has met several times with private for-profit developers and City staff to develop a proposal for a new residential housing bonus program. For over a decade the City has had a housing bonus program for developers of commercial high-rise office buildings. Now there are a number of for-profit developers interested in building high-rise condominium projects. Under the new bonus program, in order to gain building height, condo developers would contribute funding to aid nonprofits doing new construction of affordable housing. For more information, contact Seattle affinity group chair Sarah Lewontin at slewontin@hrg.org.

Employment Listings from Housing Organizations

See www.housingconsortium.org for more detailed listings

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. (posted 4/1/05)

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 (posted 4/7/05)

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. (posted 4/25/05)

Housing Director, Community Housing Coalition

Provide support and direction for the Community Housing Coalition. Engage in research and information gathering. Disseminate info on housing issues; review policies and make recommendations, review projects that come to the community's attention; provide coordination for both public/private housing efforts. Qualifications: BA/BS in related field, minimum of 5 years of successful housing experience; prior non-profit setting preferred. Experience working with federal, county, or city government. View full posting at: www.bihhhs.org. Submit resume and letter of interest to: Health, Housing & Human Services Council, Attn: Jan Lambert, 221 Winslow Way W, Suite 203, Bainbridge Island, WA 98110, Or via email to: communityhousingcoalition@hotmail.com. (posted 5/9/05)

Director of Finance, Seattle Chinatown International District Preservation and Development Authority (SCIDPDA)

This full-time exempt level position establishes and maintains the financial policies and procedures for this complex community development organization. Candidates with highly developed skills in real estate accounting, budgeting and risk management encouraged to apply. Excellent business communication skills required. CPA with experience in non-profit/government accounting preferred. 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 (posted 5/24/05)

Home Repair and Weatherization Manager, Seattle Office of Housing

Responsible for managing the Office of Housing "HomeWise" program. Areas of responsibility include program design; supervision of marketing, intake, and construction including rehab and weatherization inspections, preparation of specifications, bidding, contracting, and construction management for the OH loan and grant programs for repairs, energy conservation work, and home improvements; managing staff of nine; coordinating with staff within OH, other City departments, King County, and State agencies; and compliance with funding sources. The position will require energetic leadership to make a difference in the lives of low-income residents and the environment. For full posting and application instructions, see www.seattle.gov/personnel. Filing closes 7/3/05.

Director of Property Management, Housing Resources Group

Reports to the Executive Director and is a member of HRG's Leadership Team. The Director oversees property management activities for 26 income-restricted apartment buildings totaling 1,517 units and 20 commercial leases, including coordinating the operation and teamwork of three integral departments of 60 direct and indirect reports in Leasing and Compliance, Maintenance and Property Management. Requires: BA/BS in real estate management or related & 5 years progressively responsible multi-family affordable housing management experience. For a full description of job responsibilities and hiring criteria, please review www.hrg.org. To Apply: Send resume and letter of interest to: Housing Resources Group, Attn: Director of Property Management, 1651 Bellevue Avenue, Seattle, WA 98122-2014; fax to: (206) 623-9404; or email: HR@hrg.org

Construction Manager/Housing Developer, Beacon Development Group

The Construction Manager/Housing Developer provides construction oversight on housing projects, provides training and support to other Housing Developers during the construction phases of their projects, and participates in pre-development construction planning and cost estimating. For more detailed posting, see our website: www.beacondevgroup.com. Salary Range: Competitive, DOE. Submit resume with cover letter including salary history and requirements to: Donna Stahl, Beacon Development Group, 1221 East Pike Street, Suite 300, Seattle, WA 98122-3930 or, e-mail: don_nas@beacondevgroup.com

Director of Property Management, Capitol Hill Housing Improvement Program
Growing, accomplished non-profit housing corporation seeks Director of Property Management. The position is 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 has experience in residential property management and supervision of staff in a leadership/management position. Knowledge of affordable housing is helpful. This is a regular full time position. Salary DOE, plus benefits, including retirement. All interested candidates should submit a resume and letter of interests to CHHIP, 1406 - 10th Avenue, Suite 101, Seattle, WA 98122, or by email at Resume@CHHIP.org. Open until filled. Capitol Hill Housing Program is an Equal Opportunity Employer (posted 6/16/05)

Resettlement Administrative Assistant, Refugee Assistance Program - Archdiocesan Housing Authority

The Resettlement Administrative Assistant provides administrative support to the program director and resettlement staff in the operation of the Refugee Assistance Program. This position is responsible for database management, checkbook back-up, fee-for-service recording, deposits, petty cash, program bills, reports for payroll, and managing office equipment. Part-time: 18 hours/week, \$ 12.07+/hr. DOE. For full posting, visit www.ccsww.org. To apply send resume and cover letter to: Archdiocesan Housing Authority, Attn: HR-RAA, 1902 2nd Avenue, Seattle, WA 98101, e-mail: jobs-aha@ccsww.org or fax: 206-441-4999

Immigration Case Manager, Refugee Assistance Program- Archdiocesan Housing Authority

The Immigration Case Manager will coordinate and supervise the immigration services provided by the Refugee Assistance Program - managing intake procedures, case management and quality assurance, collecting of fees for service and monthly reports. The Case Manager will supervise volunteer case aides or interns. The Immigration Case Manager works under the supervision of the Refugee Assistance Program Director. Full-time: 37.5 hours/week \$13.81+ hr. DOE. For full posting, visit www.ccsww.org. To apply send resume and cover letter to: Archdiocesan Housing Authority, Attn: HR-RAP, 1902 2nd Avenue, Seattle, WA 98101, e-mail: jobs-aha@ccsww.org or fax: 206-441-4999

Senior Accountant, Plymouth Housing Group

Part of a team of 7 finance staff with responsible for overseeing all accounting functions for payroll, taxes, general ledger, case management and reporting. PHG is a downtown Seattle provider of housing for low income and homeless people. Position requires a BA in accounting with three years of relevant experience preparing payroll, MIP Accounting Software experience a plus, as well as non-profit and multi-entity accounting experience; CPA preferred. Mail resume and letter of interest to PHG, 2209 - 1st Ave, Seattle 98121 or e-mail to jobs@plymouthhousing.org more information can be found by going to www.plymouthhousing.org

Case Manager, Seattle Chinatown International District Preservation and Development Authority (SCIDPDA)

This full-time non-exempt level position serves residents and Adult Day Health clients through programs provided at Legacy House, a program of the SCIDPDA. Candidates with professional experience in serving geriatric populations and bilingual in an Asian language encouraged to apply. 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

Community Development Business Development Manager, Freddie Mac

Develop new public-private affordable loan products and other business opportunities for the Community Development Lending (CDL) group. Work with state and local governments, community-based non-profit organizations, philanthropic organizations, lending institutions, and other entities to increase single family housing opportunities for underserved households. Create lending initiatives that give Freddie Mac sellers the opportunities to originate loans in underserved or other targeted markets. Represent Freddie Mac in delivering speeches, participating in panels, and attending national, regional, and local conferences and forums. Job requires a Bachelor degree in Real Estate, Finance, Urban Planning, Housing and Community Development, Public Administration, Business Administration or related discipline or an equivalent combination of education and experience plus five years of relevant experience. For full posting or information on how to apply visit www.freddiemac.com/careers/