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HDC Hosts Eastside Policymakers

Eastside policymakers recognize the need, but see an uphill perception battle

While there is a deep recognition of the need for affordable housing on the Eastside, a lot of work remains in creating a perception that affordable housing is both possible and beneficial. Those were the central messages that audience members left with on Wednesday March 9th at the Housing Development Consortium's "East King County Housing Forum." With close to one hundred attendees, the event was a first step in a long-term, dialogue around affordable housing, the nonprofit role, and the needs and opportunities in East King County.



East King County Forum Mayor's Panel

The meeting allowed key East King County policy makers to network with HDC members (nonprofits and associate members) while offering two panel discussions on affordable housing. The mayors of Issaquah, Kirkland, Redmond, Sammamish, Woodinville, and Bellevue were represented, as well as four city managers and five city council members.

The first panel, a discussion of the challenges the East King County Mayors face in working to support affordable housing, offered important insight into their perspectives on housing issues. The second panel, made up of nonprofit affordable housing developers, offered the mayors, now in the audience, the opportunity to learn firsthand about the challenges facing the nonprofits and the potential partnerships they make possible.

The mayors offered critical insights into the challenges that Eastside policymakers face around affordable housing. Mayor Gerend of Sammamish pointed out that public perception is an obstacle to the development of new affordable housing in his expensive community. His constituents just don't believe that it is possible to build affordable housing in that setting. At the same time, he and his constituents recognize that the lack of affordable housing has a direct impact on the number, quality and longevity of their teacher pool.

Mayor Burleigh of Kirkland pointed out that Tent City 4 is being hosted across from her

city hall. And yet, she noted that there remains a negative perception of what is meant by affordable housing and the people who use it. She pointed out that this could be changed, but that it is an uphill battle. Mayor Frisinger of Issaquah pointed out that her city council underwent a "sea change" after learning about the employment and cost benefits of affordable housing.

Mayor Ives of Redmond made a telling remark during the discussion period. In describing the responsibility of government to ensure clean air, clean water and well paid teachers; she argued that "It's about teaching people to fish, not getting fish for everyone." Mayor Ives went on to remark that government should not provide affordable housing to those who choose not to save for a down payment.

While this elicited a strong response from the audience and other mayors, the message was clear. While affordable housing is clearly a recognized need on the Eastside, there is a long way to go in the fight to change the public's perception of it.

In the coming weeks and months HDC staff and members will meet with participants in the forum to generate follow-up ideas, make presentations on the role of nonprofits in affordable housing to city councils around East King County, and will work with policymakers and Nonprofits to build new partnerships and foster new relationships.

Upcoming HDC Meetings

- **HDC Board Meeting**
Wednesday, April 6th
9:00 am - 10:30 am
AHW, 2014 E. Madison
- **HDC Monthly Member Meeting**
Friday, April 15th
Noon - 1:30 pm
1000 Second Ave, 28th Floor
Board Room
- **HDC Meets with Seattle City Light Director Carrasco**
Wednesday, April 6th
2:00 p.m.
Municipal Tower, 32nd Floor
- **Housing + Services Affinity Group Meeting**
Tuesday, April 19th
3:00 p.m.—4:30 p.m.
2407 1st Ave, Ste 200

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

Downtown Zoning Issues and Updates

By Sarah Lewontin

“The impact of the decisions made regarding downtown zoning will be felt by many”



The proposed changes to Seattle's downtown land use code would expand the commercial core north to the Denny Triangle, would allow greater height and density in many downtown areas, would establish floor area reductions to mitigate the impact of the height increases (the "Vancouver model"), and would expand the successful transferable development rights (TDR) & housing bonus programs which have contributed to a number of important affordable housing projects in downtown Seattle. These code change proposals were developed with the involvement of HDC representatives as well as commercial developers, and have the potential to generate significant additional funding to create affordable housing in Seattle. The legislation has not yet been submitted to City Council, but already Committee Chair Steinbrueck has expressed concerns that the Environmental Impact Statement has unrealistically high development projections for the area. He is suggesting that more research is called for, before the Council can determine if the zoning changes make sense.

HDC is especially interested in the expansion of the TDR and housing bonus programs which have provided funds for development of affordable housing

in Seattle's downtown and First Hill communities for more than ten years. Under the TDR program, a nonprofit can preserve an existing apartment building in an area zoned for "higher" use by selling off the rights to build higher to a private developer constructing a tower elsewhere in downtown. The funds raised can then be used to preserve the affordable housing or can be "banked" by the City for future assistance. Under the bonus program, a private developer can go higher than the base zoning if the developer pays into a fund kept by the City for specified uses. Providing low income housing was a primary reason for the two programs to be created.

The downtown zoning proposal maintains the current policy in which 75% of the program funds are slated for affordable housing and day care; and 25% for other public benefit uses. However, as the programs have evolved, the housing benefits have been diluted by the City's creation of special conditions for other public benefit uses, primarily involving the arts.

Continued...

See downtown on page 4

Federal Legislative Issues

From NLIHC Memo to Members 3/18/05

Congress Acts on Budget

Both the House and the Senate passed budget resolutions the week of March 14 that will be harmful to low income people. Both resolutions were similar to the resolutions that passed out of the chambers' respective budget committees. The differences in the House and Senate budget resolutions will have to be reconciled before a final budget resolution is passed. Given the significant differences between the two, compromise will be hard to reach. Work will continue on the two bills when Congress returns from its spring recess.

Appropriation Process Begins

The House Appropriations Subcommittee on Transportation, Treasury, Housing and Urban Development, the Judiciary, and the District of Columbia held their first 2006 HUD budget hearing on March 17. With the exception of "reforming" the Section 8 program, much of the focus of the hearing was on the President's proposal to eliminate the CDBG program, under the guise of consolidation with other programs into the Strengthening American Communities Initiative (SACI). Many of the subcommittee members, including Chair Knollenburg, asked [HUD Secretary] Jackson when they could expect more details about the program. The Secretary deferred to Department of Commerce Secretary Carlos Gutierrez, asserting that the Commerce Department was taking the "lead" on SACI.

CDBG Cuts

The President's 2006 budget moves the Community Development Block Grant from HUD to Commerce and packages it with a group of other programs to be focused on distressed communities called "Strengthening America's Communities Initiative" (SACI). Seattle and Bellevue's CDBG funding could be cut as much as 50%, and King County's as much as 35%.

Section 8 Vouchers

The President's FY 2006 budget restores half of the 80,000 vouchers cut in 2005 for an increase of \$1.1 billion from FY 2005. The budget includes a doubling of protection vouchers where public housing is being demolished, suggesting the Administration is expecting an increase in such demolitions. OMB documents show a plan to decrease federal housing assistance over the next five years.

NHTF Campaign Passes 5,400 Endorsers

The National Housing Trust Fund Campaign endorser list grew to over 5,400 in March. Some of the most recent endorsers include the National Association for the Education of Homeless Children and Youth (NEAHCY), and state level organizations such as the Northwest Side Community Development Corporation from Milwaukee, Wisconsin.



Dan Watson talks to Eastside leaders about the impending federal budget crisis

Advocacy Action Corner

"4 things that you can do to help us speak out for housing"
by Ben Gitenstein

1. Contact your State Legislator

Support a fully funded Housing Trust Fund of \$100 million. To find your legislator, visit www.housingconsortium.org/advocacy/action.php. Message: "We have projects waiting on this money!"

2. Tell Sen. Patty Murray to Fight For Housing!

As the ranking Democrat on the Senate Appropriations subcommittee which oversees housing, we need her to work hard to fight CDBG cuts and to protect Section 8. Phone: (202) 224-2621 To learn more, visit www.housingconsortium.org/advocacy/issue.php

3. Contact your State Senator

Urge them to support HB 1074/SB 5108 the 1% Administrative Cap Increase for the Housing Trust Fund. Message: The HTF needs this change in order to make progress on all the work that needs to be done. Visit www.housingconsortium.org/advocacy/action.php to learn more.

4. Write a letter to the editor

On the need for a state 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: www.housingconsortium.org/advocacy/action.php.

State Legislative Issues

Bill Cut-Offs

- 4/1 - Out of policy committee of opposite house
- 4/4 - Out of fiscal committee of opposite house
- 4/15 - Out of opposite house (except budget related))

Budget Cut-Off Dates

- 4/1 -Last day to read in opposite house committee reports from House fiscal committees and Senate Ways & Means and Transportation committees.
- 4/24 -Last day allowed for regular session.

Increasing the Housing Trust Fund to \$100 million

Gov. Gregoire's revised budget proposal did not include an expected increase in HTF funding to the \$100 million goal. The WLIHA and HDC worked to deliver calls and emails to key Senators to urge them to increase the HTF in the Senate budget, but that also was released at \$80 million. HDC is now focusing efforts on the House.

HB 1074 / SB 5108 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. The House Bill passed 95-2. The Senate bill is in the Senate Rules committee.

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 has been 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 has passed the House and Senate and awaits the Governor's signature.

HB 1547 / SB 5612 – Apprenticeships in HTF projects

This bill has returned to its original version, deleting wage and quality standard amendments. Adds a preference for Housing Trust Fund projects for funding projects that provide employment and training opportunities in Washington State certified apprenticeship programs. This bill passed the Senate and is now in the House Rules committee.

E2SHB 2163 - "The Homelessness Housing and Assistance Act"

The bill has been entirely revised and is still a work in progress. The title of the bill continues to change frequently. 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. Additionally allows a local option \$5 surcharge to use for local homeless housing programs. Requires CTED to conduct an annual statewide homeless census and prepare a statewide 10-year homeless program strategic plan. The bill passed the House 51-45 and is now in Senate SFI/Housing/CP committee.

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. This bill passed the House 97-0 and is now in Senate Judiciary.

March Affinity Group Updates

Seattle Affinity Group

A subcommittee of the Seattle affinity group – Paul Lambros, Chuck Weinstock, Sarah Lewontin, and Carla Okigwe – met during March with members of the Seattle City Council's Urban Development and Planning Committee, to discuss HDC's support of the Mayor's proposed changes to Seattle's land use code in downtown. See main article in this newsletter for information about the proposed changes. We met with Councilmembers Rasmussen, Godden and Conlin on March 3, and Committee Chair Steinbrueck on March 14. Our primary goals were to express support for the proposed zoning changes, advocate for continuing the current housing bonus policy of 75% of the funding to be available for housing and childcare and 25% for other public benefit uses, and learn more about the committee members' concerns.

In the meetings we learned that councilmembers seemed to support a proposal to use the next available bonus funds entirely for a non-housing project—Symphony Hall. Steinbrueck additionally had specific concerns about the validity of data used to support the Environmental Impact Statement prepared by the Mayor's staff in connection with the proposed zoning changes. In particular, he thought the projected office space to be built over the next decade was far too rosy. Although Steinbrueck supports affordable housing and the intent of the TDR & bonus programs, he was unwilling to commit to a timeline for review of the proposed downtown zoning changes in light of his concerns about the EIS. The actual legislation has not yet been submitted to City Council.

HDC will follow the progress of this legislation as City Council considers it. During our meeting with Steinbrueck we offered technical support and participation in discussions with Council staff as they review the proposal.

For more information, contact Sarah Lewontin 206.957-2739, slewontin@hrg.org.

Utility Cost Reduction Affinity Group

This affinity group has scheduled a meeting with Seattle City Light Director Jorge Carrasco April 6 to urge continuation of the great cost-saving programs offered by City Light (Built Smart, HomeWise, Built Green Incentives, discount for master-metered very low income projects, discounts for low in-

come renters). HDC will also propose ways to improve SCL's interface with the building permitting process, engineering services, and other development issues.

For more information, contact Carla Okigwe 206.682.9541 carla@housingconsortium.org

Housing + Services Affinity Group

Robin Amadon has set up a meeting, April 19th, for the housing+services affinity group. Robin is taking ideas for the agenda of the meeting but has suggested the following: "a discussion of funding the development of additional units of service-enriched supportive housing in concert with the 10-Year Plan to End Homelessness and whether our tax credit program and policies as now designed enable projects of this nature to score admirably to win an allocation. Particularly when building housing for adults, when additional set-asides for large families or for the elderly are not relevant, do we need some scoring advantage, greater than what now exists, if you are building to end homelessness? And is this in the interest of the County? The relevant City? The State? With homelessness perceived as a 'west of the

"How Do You Stay Informed?"

Tops on the list for HDC members: *Affordable Housing Finance* magazine, Dupré + Scott market reports, *Daily Journal of Commerce*, *Puget Sound Business Journal*, *Real Change*, www.knowledgeplex.org, the American Bar Association's tax credit attorney list serve, *Building Design and Construction* magazine, www.uli.org, *The New York Times* and *The Daily Show* with Jon Stewart.

Downtown Zoning, Cont'd

(from *Downtown zoning issues and updates on page 2*)

HDC is asking the City Council to ensure continuation of the 75-25 split to maximize the program use for meeting the City's low and moderate income housing goals. There are only a few remaining tools to provide the necessary subsidies to build affordable workforce housing. Arts facilities and other non-housing public benefits should be assisted from the 25% of the bonus program proceeds that are currently identified for those uses. However, separately from consideration of the downtown zoning changes, the Council is currently considering another exception to move housing funds to a non-housing project.

The new zoning proposal also contains some good changes to the TDR and housing bonus programs, making them more useful in the Denny Triangle area where there are few existing apartments but where newly built affordable housing is needed. For example, the proposed change will allow transfer of commercial development rights from one block to another within the same land-use zone, if affordable housing is simultaneously developed on the sending lot.

HOUSINGnews!

A publication of the Housing Development Consortium
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Submissions to: jessica@housingconsortium.org

Deadline: 25th of every month

Workshop-Seminars-Conferences

See www.housingconsortium.org for detailed listings

APRIL 6-8, STANWOOD, WA

3 Day HUD Basic Occupancy Certification Course, Affordable Housing Management Association

An intensive, hands-on training for managers of HUD-Assisted Multifamily Housing. This training will walk you through the new HUD handbook as well as recent HUD notices and federal register release. For more information on this course, or to sign up visit: www.ahma-nw.org or e-mail housing@sprynet.com

APRIL 24-26, SACRAMENTO, CA

Housing California 2005 Annual Conference

This is the nation's largest affordable housing conference. The theme for 2005 is "Homes 4 California." This conference will provide you with great opportunities to network, interact with decision-makers as well as choose from a variety of workshop presentations. For more information contact Daniel Smith at dsmith@housingca.org or visit www.housingca.org

APRIL 25, BELL HARBOR, WA

"Having it All: a Competitive Advantage and a Triple Bottom Line—An Executive's Business Case," Enterprise Seattle

This breakfast, from 7:30 am – 9:30 am, will discuss the increasing pressures on businesses by customers, investors, employees, etc. Speaker, Bob Willard will show how sustainability can drive the new bottom-line opportunities, avoid impending risks, and be a catalyst for business transformation. For more information or to register, contact Lisa Santos at 206-389-8655

APRIL 25-28, SPOKANE, WA

17th Annual Meeting-A Regional Rural Affordable Housing Conference – Council for Affordable & Rural Housing (WA chapter)

This meeting includes a wide variety of conferences, meetings, keynote speakers and updates. It will be held at the Doubletree Hotel Spokane-City Center, Spokane, WA. For more information or to register go to: www.wa-carh.org or e-mail: housing@sprynet.com

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.

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 or visit 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.

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.

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

Employment Listings from Housing Organizations

See 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 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 or fax to 206-441-4999

Lending/Service Technician, The Washington Community Reinvestment Association

Duties include: Data input, servicing and providing loan reporting for commercial and multi-family loans. Responding to client questions and requests, providing clerical support as needed for the lending and closing functions. Experience in a lending environment is helpful. Knowledge of the FICS loan servicing system a plus. Flexible schedule up to 20 hours a week, small friendly office, health & dental benefits available. To apply, send resume to Judy Reed at info@wcra.net or call 206-292-2922 for additional information.

Portfolio Manager, The Washington Community Reinvestment Association

To provide loan management and reporting for the loans held in the WCRA's loan portfolio in accordance with the WCRA's policies and procedures and the Loan Servicing Agreements for loans serviced by the WCRA for other lenders. Address Borrower, Borrower Representative and others questions as requested. Provide backup for other functional areas of the WCRA and other general administration duties as needed. Resumes to Judy Reed, info@wcra.net.

Chief Financial Office, The Housing Authority of Portland, OR

This position will direct all of the agency's accounting functions. To learn more about this position, visit: www.hapdx.org or contact Brenda Carpenter at brendac@hapdx.org or call her at 503.802.8502. To apply, send a cover letter and resume to Brenda Carpenter, Director of Human Resources and Administration, 135 SW Ash Street, Portland, Oregon, 97204.

Campaign Coordinator, Housing First!

Coordinator will assist the leadership of the coalition by scheduling and coordinating the logistics of periodic meetings of the Housing First! membership and its various working committees. Facilitate the flow of information to the membership. Cultivate media relationships. Respond to requests for information. Much more detail on this position at: www.housingfirst.net/pdfs/rfp.pdf Submit proposal (see website for proposal description), references and relevant qualifications to: Raj Hosein, Office Manager/Bookkeeper, Supportive Housing Network of NY, 475 Riverside Drive, Suite 250, New York, NY, 10115 or send via e-mail to: rhosein@shnny.org.

Housing Development Project Manager, Tacoma Housing Authority

Responsibilities include overall technical aspects involved in the development of affordable housing including; initial feasibility analysis, acquisition, and coordination of start-up operations. Evaluates; potential sites, financial feasibility. To view full posting visit www.tacomahousing.org. To apply send; a cover letter identifying why you feel you are qualified, a current resume and complete application package to THA, 902 South L Street, Tacoma, WA 98405-4037, or e-mail employment@tacomahousing.org or fax 253/207-4400. around Downtown Seattle. 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@hrq.org. Screening begins immediately.

Chief Financial Officer, Impact Capital

Seeking an experienced finance executive with highly developed management skills. The CFO manages the agency's fiscal and administrative functions, provides highly responsible and technically complex staff assistance to the Executive Director. The work performed requires a high level of technical proficiency in financial management and investment management, as well as management, supervisory, and administrative skills. For a complete description, contact Linda Riggle at 360.664.1951 or LindaR@dop.wa.gov. Email detailed cover letter and resume to ESSResumes@dop.wa.gov and make reference to search number ESS249.

Maintenance Lead, Housing Resources Group

This position floats to various properties in & around downtown Seattle 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. Five years prior skilled carpentry, two years prior supervisor experience in high volume working environment. Download application at 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@hrq.org. Screening begins immediately.

House Manager, Plymouth House of Healing

Dedicated, organized, team creating, collaborative leader to manage Plymouth House of Healing, a transitional home with companionship for homeless mentally ill residents. The House Manager and four live-in companions support the residents on their journey to stability after hospitalization for mental illness. The House Manager is responsible for providing leadership to the overall life of the House. The position is half time, salary \$20,000. Benefits include health care. For a position description and application, e-mail Nancy at: info@phoh.org or 206-622-4865. For more information visit our web site www.phoh.org.

Financial Operations Manager, Seattle Chinatown International District Preservation and Development Authority (SCIDPDA).

The Financial Operations Manager plans, organizes, reports and reviews the regular financial activities of Legacy House operations and assists the Administrator in day-to-day operation of the office, facility, administration and information technology functions. 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

Food Services Manager, Seattle Chinatown International District Preservation and Development Authority (SCIDPDA).

The Food Service Manager supervises all food service operations for the Assisted Living, Day Health, and off-site Nutrition Program components of Legacy House to ensure efficient, safe and appropriate use of personnel, equipment, materials and financial resources. 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

Housing Development Project Manager, Tacoma Housing Authority

Primary responsibilities include the overall technical aspects involved in the development of affordable residential communities. These aspects include: initial feasibility analysis, acquisition, design, financing and entitlements, coordination with construction staff in the design and construction stages, and coordination of start-up operations with Housing Operations staff. Visit www.tacomahousing.org for more information. Include a cover letter identifying your qualifications for this position and a current resume. Return complete application package to THA at 902 South L Street, Tacoma, WA 98405-4037.

Controller, Capitol Hill Housing Improvement Program (CHHIP).

The controller is responsible for the day-to-day operation of all CHHIP accounting and finance functions, including, but not limited to; accounts payable, payroll, general ledger, reconciliation, fixed assets, cash flow management, record keeping, audit prep, asset management, and staff supervision. The successful candidate will have a bachelor's in accounting or business, CPA and/or MBA preferred and at least 5 years management experience in finance, preferably in a non-profit environment. Full-time position with full benefits including retirement, salary DOE. For immediate consideration, please submit a letter of interest and resume to: CHHIP, 1406 10th Ave, #101, Seattle, WA 98122 or resume@CHHIP.org. EOE Open until filled

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. 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.