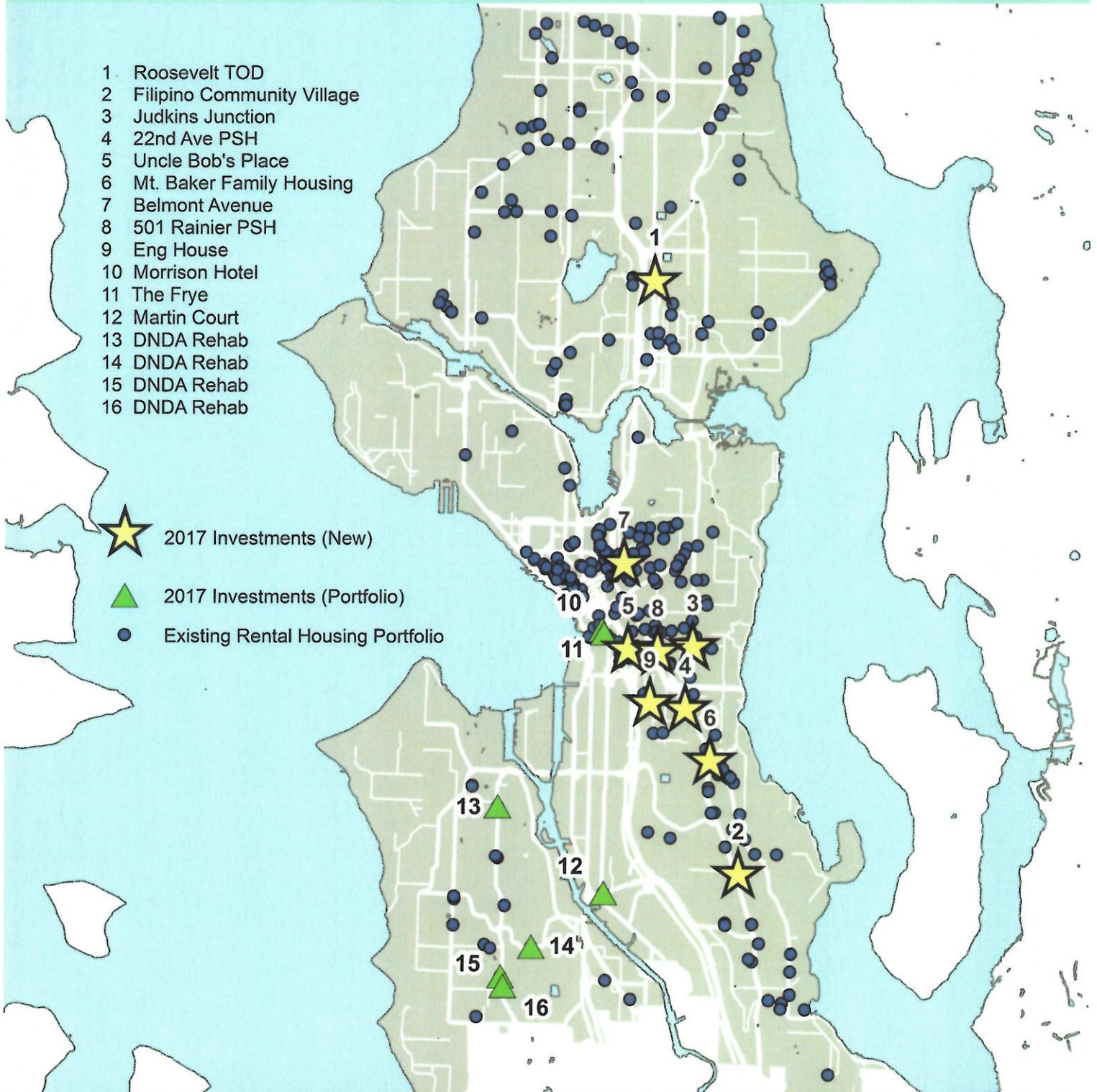


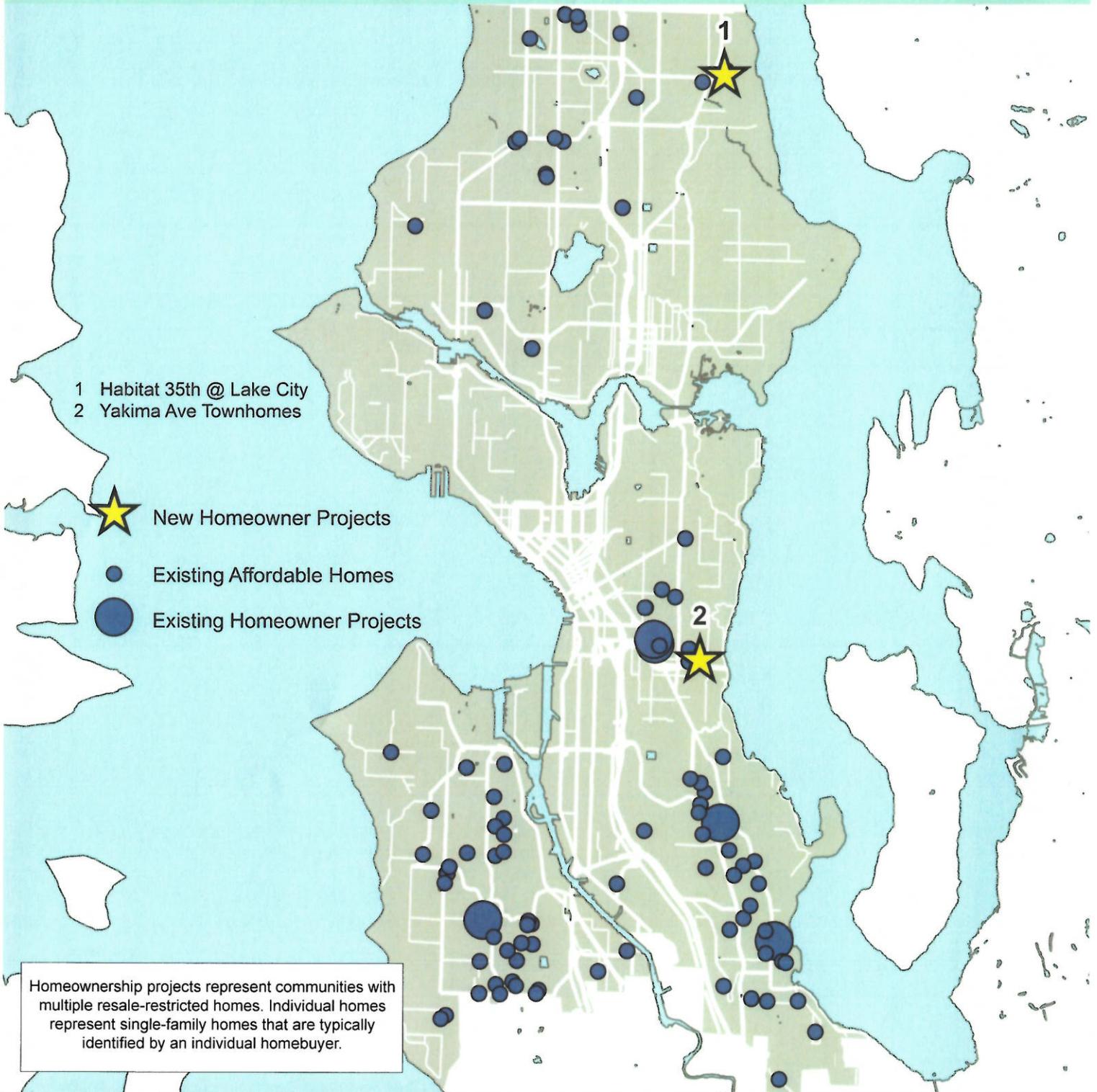
Rental Housing Investments

City-Funded Affordable Rental Housing, 1981-2017



Homeownership Investments

City-Funded Affordable Homeownership





Seattle
Office of Housing

December 18, 2017

Total Affordable Housing Investments: \$101,188,788

2017 Rental Housing Program Awards

New Construction

| Project Name <i>Applicant</i> | Population to be Served | Homes* | Incomes Served | Neighborhood |
|---|--|------------|----------------------|------------------------------|
| Sound Transit Roosevelt TOD RFP <i>Bellwether/Mercy Housing NW</i> | Low-Income Families and Individuals | 245 | 30%, 50%, 60% AMI | Roosevelt |
| Judkins Junction <i>Community House</i> | Low-Income Families and Individuals | 74 | 60% AMI | Central Area |
| 22nd Ave Permanent Supportive Housing <i>Downtown Emergency Service Center</i> | Chronically Mentally Ill & Homeless Individuals | 85 | 30% AMI | North Rainier |
| Filipino Community Village <i>HumanGood/Filipino Community of Seattle</i> | Low-Income Seniors | 94 | 30%, 50%, 60% AMI | Rainier Valley |
| Uncle Bob's Place <i>Interlm CDA</i> | Low-Income Families and Individuals | 104 | 60% AMI | Chinatown/ Intl. District |
| Mt. Baker Family Housing <i>Mercy Housing NW</i> | Homeless & Low-Income Families and Individuals | 95 | 30%, 50%, 60% AMI | Mt. Baker |
| Belmont Avenue <i>Pioneer Human Services</i> | Low Income Individuals – Re-entry | 89 | 30%, 50%, 60% AMI | Capitol Hill |
| 501 Rainier Permanent Supportive Housing <i>Plymouth Housing Group</i> | Chronically Mentally Ill & Homeless Individuals | 102 | 30% AMI | Little Saigon |
| Eng House <i>Plymouth Healing Communities</i> | Chronically Mentally Ill & Homeless Individuals | 8 | 30% AMI | Beacon Hill |
| Total | | 896 | | |

Portfolio Preservation

| Project Name <i>Applicant</i> | Population to be Served | Homes* | Incomes Served | Neighborhood |
|--|---|------------|--------------------------|--------------|
| DNDA Portfolio <i>Delridge Neighborhoods Development Association</i> | Low-Income Families and Individuals | 70 | 30%, 50%, 60% 80% AMI | Delridge |
| Morrison Hotel <i>Downtown Emergency Service Center</i> | Chronically Mentally Ill & Homeless Individuals | 190 | 30% AMI | Downtown |
| The Frye <i>Low Income Housing Institute</i> | Homeless and Low-Income Families and Individuals | 234 | 30%, 50% AMI | Downtown |
| Martin Court <i>Low Income Housing Institute</i> | Homeless Couples and Individuals | 41 | 30% AMI | Georgetown |
| Total | | 535 | | |

2017 Homeownership RFP Awards

| Project Name <i>Applicant</i> | Homes | Incomes Served | Neighborhood |
|--|-----------|----------------|--------------|
| Habitat 35th @ Lake City <i>Habitat for Humanity</i> | 16 | 60% AMI | Lake City |
| Yakima Ave Townhomes** <i>Homestead Community Land Trust/Edge Developers</i> | 9 | 80% AMI | Central Area |
| Total | 25 | | |

Each dollar of City funding in the new 2017 NOFA projects produces \$2.70 in investment.

* Some projects include manager units in addition to income- and rent-restricted units.

** Subject to City Council approval of property disposition.



6600 ROOSEVELT

Bellwether Housing and Mercy Housing Northwest are partnering to bring high-quality housing, engaging retail, and community-centered space to the Roosevelt neighborhood. 6600 Roosevelt will provide 245 new affordable homes to low-income families and individuals; over 100 apartments will be two- and three-bedroom units, providing opportunities for large families to live in this opportunity-rich neighborhood. Bellwether/Mercy are working with VIA Architects and the Berger Partnership Landscape Architects to design community-enhancing spaces, including ground-floor retail, child care, a neighborhood community room, and an outdoor public gathering space. TRF Pacific, LLC will own and operate the retail space. Sound Child Care Solutions will manage an affordable, bilingual, multi-age child care facility. The family orientation, deep affordability, and symbiotic relationship with Roosevelt Station planned at 6600 Roosevelt manifest the equitable development priorities of Sound Transit, the Office of Housing, and the surrounding community.

6600 Roosevelt Way NE
Seattle, WA 98115

Neighborhood: Roosevelt

142 Studios and One-Bedrooms
103 Two and Three-Bedrooms

Incomes served: 30%, 50%, and 60% AMI

Populations served: Families, individuals, seniors

Funding sources: City of Seattle Office of Housing, Sound Transit

Project Team: Bellwether Housing, Mercy Housing Northwest, TRF Pacific, LLC, Sound Child Care Solutions, VIA Architects, Berger Partnership Landscape Architects



JUDKINS JUNCTION

2214 South Jackson Street

DEVELOPMENT CLIENT : Community House Mental Health Agency

NEIGHBORHOOD : Central District

COMMUNITY SERVED : Workforce Housing for low income individuals and families making up to 60% AMI

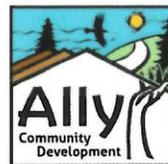
UNIT MIX :

(74) units - (25) studios, (31) 1-bedroom & (18) 2-bedroom units



OVERVIEW : The project revitalizes an underused parcel in the rapidly changing Central District neighborhood at the corner of 23rd & Jackson. Ground floor retail is designed to appeal to the heavy pedestrian activity along the two street frontages and is specifically being marketed to long-standing Central District businesses. Housing includes a mix of units types and sizes to address the variety of families needing affordable housing in this rapidly gentrifying community. The project is served with frequent bus service to all parts of the City and is within a 1/2 mile of the future Sound Transit light rail station at Judkins Park. Judkins Junction is being constructed concurrently with the adjacent Patricia K Apartments which provides 53 units of permanent supportive housing for extremely low-income formerly homeless individuals suffering from chronic mental health issues. The Patricia K Apartments also includes a day center and administrative offices for Community House Mental Health Agency.

FUNDING SOURCES : Seattle Office of Housing, King County Housing Finance Program, WA State Housing Finance Commission (Tax Credits), WA Community Reinvestment Association.





DESC 22nd AVENUE PERMANENT SUPPORTIVE HOUSING project

HOUSING AND HEALTH
TO END HOMELESSNESS

Communities Served: Extremely Low Income Homeless Individuals with Chronic and Persistent Mental Illness and Co-occurring Disorders

Unit Mix: 85 permanent studio units @ 30% AMI **Neighborhood:** North Rainier



Background: DESC purchased this site in the high transit corridor near Rainier Avenue to provide an opportunity for a multi-phase development that combines Permanent Supportive Housing for some of Seattle's most vulnerable people experiencing chronic homelessness, with an integrated primary and behavioral healthcare clinic that will improve coordination of medical and behavioral health services for people with severe and persistent mental illness, co-occurring substance use disorder and chronic medical issues. Over the 30 years DESC has served this population, DESC recognized the need for a more coordinated and cost-effective approach to the delivery of health care (including housing) to the many adults who find themselves on the streets and facing major medical and mental health issues. This 21,000 square foot transit-oriented site enables DESC to

quickly address the critical shortage of housing for homeless adults while providing easy access to healthcare to help stabilize them in permanent housing. With this first phase, DESC continues its proven supportive housing model for 85 homeless individuals with intensive on-site services to help stabilize our residents, many of whom have been on the streets for many years.

This is DESC's 14th project in Seattle.

Funding Sources: City of Seattle; King County; State of Washington, Low Income Housing Tax Credits.

Development Partners: Runberg Architectural Group, Lotus Development Partners.



FILIPINO COMMUNITY VILLAGE



FILIPINO
COMMUNITY OF
SEATTLE



BEACON
DEVELOPMENT
GROUP

human good



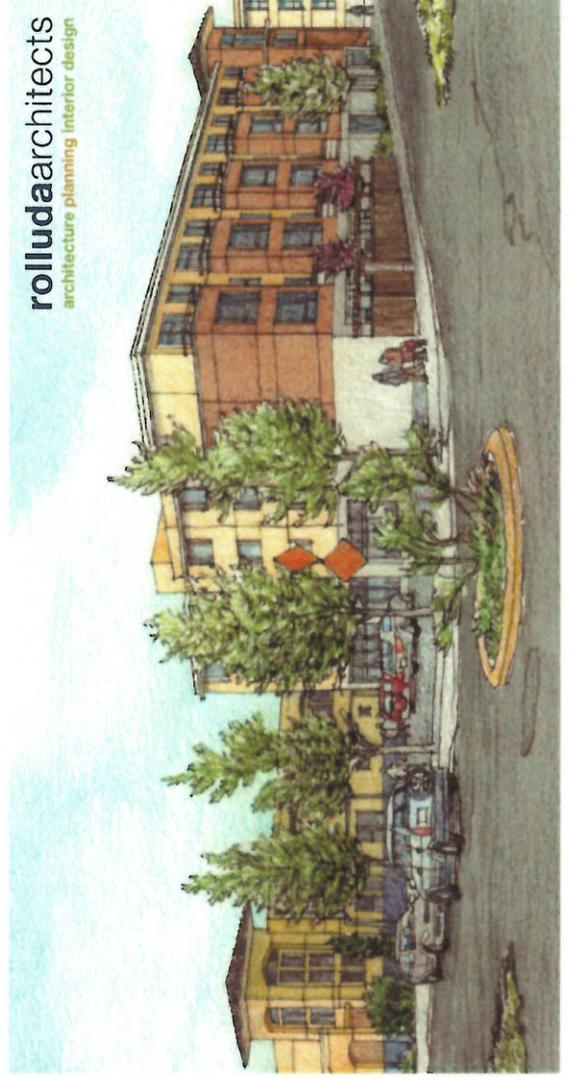
37th Ave S and S Juneau, Rainier Valley

Filipino Community Village is a mixed use affordable senior housing project in partnership with the Filipino Community of Seattle and HumanGood Affordable Housing. The project will include community and amenity spaces for residents as well as non-housing space for an Innovative Learning Center to provide computer access and STEAM (science, technology, engineering, arts and math) programming for young people in the Rainier Valley.

Unit Mix: The project will include 94 studio and one bedroom apartments for seniors 55 and older earning up to 30%, 50%, and 60% of area median income.

Funding Sources: City of Seattle Office of Housing, State of Washington Housing Trust Fund, Washington State Housing Finance Commission 4% Low Income Housing Tax Credits, Tax Exempt Debt.

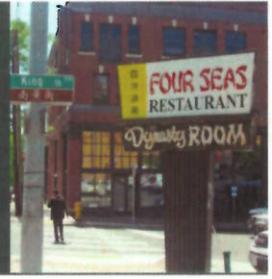
rolludaarchitects
architecture planning interior design





Uncle Bob's Place

Chinatown/International District
714 S King St, Seattle, WA 98104



Uncle Bob's Place will be a new construction, mixed use project that includes 104 units and 6,500 sf of commercial space in the historic core of the Chinatown/International District. InterIm CDA is partnering with a long time community based family, the Chan family, who have owned and operated the iconic Four Seas Restaurant for decades. The Chan family will retain their longtime connection to the neighborhood through ownership of the commercial portion of the new building. The project is named in honor of Uncle Bob Santos, InterIm's beloved leader and the "unofficial mayor of Chinatown", who passed away in 2016. As the project moves forward, InterIm is committed to engaging Uncle Bob's loved ones, friends, and admirers to shape the ways in which the building will contribute to carrying forward Uncle Bob's legacy of community organizing and activism on behalf of the ID community. So, Uncle Bob's Place, in addition to providing much needed low income housing and community serving commercial space, will hold sacred meaning and significance in the neighborhood, the broader ID community, and beyond.

Unit Mix: Special effort has been made to include family sized units for which there is pressing need in the neighborhood.

- (12) 3 Bedrooms
- (24) 2 Bedrooms
- (34) 1 Bedrooms
- (34) Studios

Income served: 60% AMI

Population served: Low income individuals, seniors, and families

Funding sources: City of Seattle Office of Housing
King County Housing Finance Program
Low Income Housing Tax Credits



South Elevation

Mt. Baker Family Housing

Mt. Baker Neighborhood

2870 S Hanford Street Seattle, WA 98144



Unit Mix:

95 total units: 1, 2, and 3 bedrooms

47 apartments for families experiencing homelessness

47 apartments at 60% AMI

1 live-in staff apartment

Family Housing: 95 apartments for families, with most including two or three bedrooms. Half of the apartments will be set aside for families experiencing homelessness, with the remainder provided to lower-wage working families.

Equitable Transit-Oriented Development: The project site is located one block from the Mt. Baker LINK Light Rail station, providing families and children with easy and reliable access to jobs, educational opportunities, and services.

Resident Services for Families: A spectrum of on-site resident services programming will be available to residents to improve their economic stability, access educational resources, and live healthy lives. On the ground floor, a Family Resource and Education Center will offer support and programming for families at risk of homelessness in the broader community.

Funding Sources: Paul G. Allen Philanthropies; City of Seattle; Washington State Housing Finance Commission - Low Income Housing Tax Credits & Bond Financing

Mercy Housing Northwest

6930 Martin Luther King Jr Way S, Seattle, Washington 98118

Contact: Colin Morgan-Cross at (206) 602-3481 or cmorgan-cross@mercyhousing.org

LIVE IN HOPE





PIONEER
HUMAN SERVICES
A CHANCE FOR CHANGE

Belmont Avenue Development

Pioneer Human Services plans to develop a seven-story affordable housing building with 90 units.

The development will serve a mix of low [60%AMI], very low [50% AMI] and extremely low income [30% AMI] residents. A portion of the project will also provide opportunity for permanent supportive housing to formerly incarcerated and homeless residents. The new building will house support services, classroom and community space, and continue to provide much-needed affordable housing in the city.

Pioneer Human Services is a nationally recognized social enterprise that provides an array of treatment, housing and employment services to men and women overcoming the challenges of having a criminal history. Pioneer's mission is to provide individuals with a criminal history the opportunity to lead healthy, productive lives. Learn more about Pioneer at PioneerHumanServices.org.



LOCATION:

- 1717 & 1723 Belmont Avenue
Seattle, WA
- Capitol Hill Neighborhood

SCHEDULE:

- Dec 2018–Secure & Close Financing
- Jan 2019–Start Construction
- May 2020–Residential Occupancy

TOTAL UNITS:

- 90 Units Total
- 89 Studios
- 1 One-Bedroom Manager Unit

INCOME SERVED:

- 30 Units @ 30% AMI
- 37 Units @ 50% AMI
- 22 Units @ 60% AMI

FUNDING SOURCES:

- City of Seattle
- Housing Trust Fund
- Washington Housing Finance Commission
- Low Income Housing Tax Credit

TEAM MEMBERS:

- Bellwether Housing
- SMR Architects

bellwether



TREATMENT | HOUSING | EMPLOYMENT

PioneerHumanServices.org | 206.768.1990

PLYMOUTH HOUSING GROUP

501 Rainier Permanent Supportive Housing

501 Rainier Avenue South
Seattle, WA 98144



Plymouth Housing Group works to eliminate homelessness and address its causes by preserving, developing and operating safe, quality, supportive housing and by providing homeless adults with opportunities to stabilize and improve their lives.



Building description:

6 Floors
105 Studio apartments
Retail on King Street

Program:

Permanent supportive housing – all restricted at 30% AMI
Housing case management services on site, provided by Plymouth staff
Coordination with other clinical and community services

Community Features:

Community meeting space
Street-level retail on King Street
Improved outdoor spaces

Committed Funding:

Seattle Office of Housing; Federal Home Loan Bank of Des Moines



ENG HOUSE

Plymouth Healing Communities is excited to renovate the Eng House, a single-family home in North Beacon Hill, into permanent supportive housing. PHC has operated supportive housing in the neighborhood since 2001, and currently offers residents a variety of housing opportunities, supported by volunteers who create community with residents.

PHC has provided permanent supportive housing and short-term housing for residents released from psychiatric care for sixteen years. Over 165 people have transitioned out of mental health treatment and homelessness into permanent housing through PHC's short-term housing.

The Eng House will provide permanent supportive housing to seven individuals. They will be supported by one on-site Residential Companion, and receive case management, mental health support, and economic empowerment services. The new property is close to other PHC properties, providing exciting opportunities for residents and volunteers to interact and support one another.

Neighborhood: North Beacon Hill

Units: 8 SRO units with shared kitchen, dining, and living spaces

Incomes Served: 30% AMI

Population Served: Formerly homeless individuals living with a chronic mental illness

Funding Sources: City of Seattle Office of Housing, Washington State Housing Trust Fund, Federal Home Loan Bank, Private donations



Seattle
Office of Housing

DNDA Rehabilitation Project

Centerwood

8427 Delridge Way SW, Seattle, WA 98106



Cooper Artist Housing

4408 Delridge Way SW, Seattle, WA 98106



Delridge Heights

8630 Delridge Way SW, Seattle, WA 98106



Holden Manor

1213 SW Holden St, Seattle, WA 98106



PLANNED REHAB

Rehab at these 4 properties will include site improvements, exterior systems, interior maintenance, and abatement of foundation settling.

HISTORY

Delridge Neighborhoods Development Association (DNDA) is a key player in cultivating a thriving community in Delridge, continuously looking for opportunities to partner with organizations to create meaningful places and spaces for residents who call the area home. Delridge celebrates diverse families with access to a varying degree of resources. To ensure the area remains accessible to all, DNDA actively manages affordable housing properties in the community for low-income individuals, families, and artists.

NEIGHBORHOOD: Delridge, West Seattle

UNIT MIX: 40 Studio Units, 10 One-Bedroom Units, 20 Two-Bedroom Units; 7 Units Directly Subsidized

INCOME MIX (AMI): 30%(13), 50%(50), 65%(7)

COMMUNITIES SERVED: Low-income and very low-income individuals and families.

FUNDING SOURCES: National Equity Fund, Seattle Housing Authority, Seattle Office of Housing, WA State Department of Commerce.





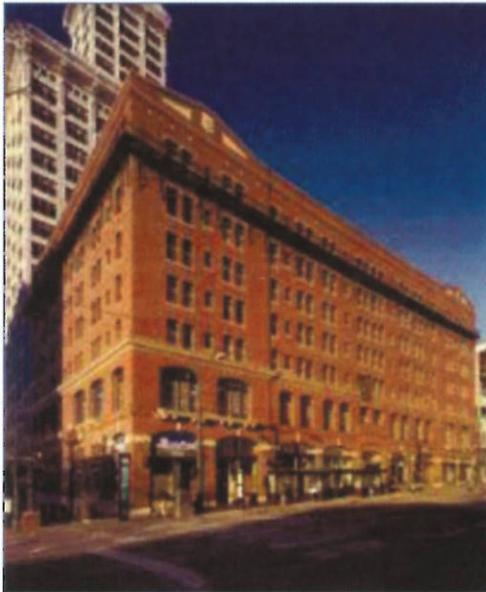
HOUSING AND HEALTH
TO END HOMELESSNESS

DESC MORRISON HOTEL

Urgent Maintenance of a 100+ Year Building

Communities Served: Extremely Low Income Individuals with Chronic and Persistent Mental Illness and Co-occurring Disorders

Unit Mix: 190 permanent studio units @ 30% AMI For chronically homeless adults **Neighborhood:** Pioneer Square



Background: The Morrison Hotel is a mixed-use building on the corner of 3rd and Yesler. It was acquired from the Seattle Housing Authority in 2001, after a lengthy neighborhood safety focused community process. Upon acquisition DESC sought and received funding to renovate the entire building, to include 190 units of permanent supportive housing, a shelter serving 220 guests each night, a day center connecting homeless people with employment and DESC's administrative offices. Because the project already housed the DESC shelter and over 190 highly vulnerable individuals, the renovation was a fully occupied rehab project. The shelter did not miss a night of services during its 2-year construction period. Since then, the aging building has suffered from a series of significant

issues in some of its major building systems, some of which were not replaced with the initial renovation due to budget constraints. DESC will use Office of Housing and State of Washington resources to address a limited rehab scope that represents the most critical items of need for continued operation of the 190 residential units for the next several years. Addressing items such as the hydronic heating system, security and intercom system, boiler repairs and building roofing will ensure a safe environment for residents and more sustainable operation of these permanent supportive housing units that are a critical component of DESC's service to some of the most vulnerable and frail homeless adults we serve.

Funding Sources: City of Seattle; State of Washington.

Development Partners: Lotus Development Partners.

The Frye Hotel

223 Yesler Way



Photo by Duncan Haas

Owned by the Low Income Housing Institute (LIHI), the Frye has 123 studios and 111 one-bedroom units. Units are a mix of 30% and 50% of area median income (AMI). 48 units are set aside for people leaving homelessness.

The rehabilitation of the Frye will be a comprehensive update of this 1908 landmark. The Frye was Pioneer Square's first luxury hotel to have en suite bathrooms! It was converted to affordable housing in the 1970's. When threatened with market rate conversion in the 1990's, tenants organized with LIHI, which purchased the building in 1997. With 234 units, the Frye is one of the largest Section 8 preservation projects in Washington State. LIHI is looking forward to giving this neighborhood gem a new lease on life with a mechanical, electrical, and plumbing systems overhaul, as well as exterior renovation. This work will improve the quality of life for our residents and extend affordability for another 50 years!

Architect: Environmental Works
General Contractor: Walsh Construction Co.

www.LIHI.org

Martin Court

6188 4th Ave S, Seattle, WA



Photo by Duncan Haas

Owned by the Low Income Housing Institute (LIHI) since 2003, Martin Court is located in the Georgetown neighborhood and was originally constructed as the Max-Ivor Motel along highway 99. Martin Court consists of 2 segments of 1-story, 2 segments of 2-story, and contains an inner courtyard with playground and angled parking. The property also houses a Community Room with a kitchen, work space, and separate computer room with free computer access. Residential units consist of 1 Manager and 42 units of 10 SROs, 18 Studios, 12 1BRs, 2 2BRs serving persons at or below 30% AMI for those exiting homelessness and in need of stabilization services.

The rehabilitation of Martin Court will focus on the building envelope repair and site such as new windows, siding, roofing and parking lot resurfacing. The plumbing system will receive a major upgrade and aging unit interiors will receive updates. Enhanced security will be addressed as well. The rehab will extend the affordability of the project for an additional 50 years. The project will be completed through a generous award from the Office of Housing, State of Washington preservation program and LIHI's own Capital Reserves.

YAKIMA AVE TOWNHOMES

1312-1326 Yakima Avenue South, Seattle

Development Partners: Edge Developers Inc. and Homestead Community Land Trust

Community Served: Homebuyers whose income is between 60 to 80% of Area Median Income.

Neighborhood: Central Area



Description:

Homestead Community Land Trust and Edge Developers LLC propose to develop 9 to 12 homes on city surplus property. A minimum of 9 will be affordable for ownership by families with 60 to 80% of Area Median Income. We propose a modern, townhome development in keeping with the scale and eclectic architectural character of the neighborhood. Through energy-efficient design and quality

construction, we will create homes that are economical to own and minimize their impact on the environment. Our resale restricted model of perpetuating affordability will ensure that homes made affordable through public investment will remain affordable for more than 50 years. Working with community outreach partners, Homestead intends to reach potential buyer households who are either at risk of displacement from the neighborhood due to increasing rents and home prices or those who have already been displaced and would like to return to their neighborhood.

Proposal is subject to approval of the property disposition by the Seattle City Council.

Proposed Funding Sources: City of Seattle Office of Housing, Washington State Housing Trust Fund, Federal Home Loan Bank, SHOP



Habitat 35th @ LAKE CITY

12535 35TH AVE NE • SEATTLE, WA 98125



Located in the Lake City neighborhood of Seattle, low-income homeowners living at Habitat 35th will enjoy a reasonable commute to many job centers, excellent schools feeding into Nathan Hale High School, shops and services within walking distance, and an active and caring community. These townhomes will be eco-friendly with healthy indoor environments, built to Evergreen Sustainable Development Standards.



unit mix

16 Townhomes, R-2 Multifamily
2 @ 4-plex, 2 @ 3-plex, 1 @ duplex
3 bedrooms, 2.5 bath, 1,250 s.f. each
Permanently affordable

resident profile

16 Families, 66 total residents (est.)
30-60% AMI
Willing to partner & complete sweat equity
Residing / employed in King County 1+ years

funding sources

City of Seattle Office of Housing, Seattle Housing Authority (land), Habitat for Humanity Seattle-King County Fund for Humanity, corporate and private donations. [Pending/Potential: Housing Trust Fund, SHOP.] Our costs are also reduced through in-kind donations and thousands of volunteer hours.

homeownership

As with the more than 360 new, low-income homeowners Habitat has served in King County, these new Lake City residents' housing costs will be set at no more than 30% of their incomes. The property will be placed in a Land Trust ensuring permanent affordability for future generations and families. In an area with an average home price over \$825,000 and rising, these homes will ensure that low-income people continue to have a place to build lives in Seattle.

support

Amy Farrier
Chief Development Officer
amy.farrier@habitatskc.org
206.456.6943

volunteer

Alex Kaul
Community Engagement
alex.kaul@habitatskc.org
206.866.6783

apply

Katelyn Chesney
Homeowner Selection Coordinator
katelyn.chesney@habitatskc.org
206.855.5225

**every
door
brings a
family home**