City of Seattle
Mayor Jenny A. Durkan

NEWS RELEASE FROM THE OFFICE OF THE MAYOR

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Mayor Durkan Announces $110 Million to Create 1,944 Affordable Homes, the Largest Award in the City's History

City will leverage $600 million in additional investments through public and private sources

Over the last 3 years City has directly invested $250 million for a total of nearly $1.5 billion to create 4,000 affordable homes

Seattle (December 9, 2019) – Mayor Jenny A. Durkan today announced that the City of Seattle will invest $110 million to create 1,944 new affordable homes in neighborhoods across Seattle, the largest investment and the largest number of affordable homes ever created in Seattle in one year in our City's history. Since Mayor Durkan entered office in 2017, the City has directly invested $250 million and together with our partners nearly $1.5 billion in public and private resources to create and preserve affordable homes.

The 2019 funds invested through the City's Office of Housing will support the construction of thirteen new buildings in Seattle (1,944 apartments) and will support a range of communities, including seniors, low-wage workers and families and people experiencing homelessness. Several of the new affordable housing buildings will include ground floor spaces to benefit the residents of the new buildings and the surrounding community – childcare, a senior health center and community spaces.
The City's rental housing awards of $110 million will leverage at least an additional $600 million in investments through additional public and private sources.

"Over the last three years, we have made monumental and historic investments in affordable housing. With nearly 900 city funded affordable homes that came online this year and another 3,400 expected to come online in the next few years, we have created a true partnership to deliver on affordability in our city," said Mayor Durkan. "Seattle is committed to investing in housing and services that help advance our shared priorities of equity and inclusion. With investments in both permanent supportive housing for individuals experiencing homelessness, affordable housing for seniors, and housing for working families, we are addressing our affordability crisis."

Funding sources for the Office of Housing investments include the 2016 voter-passed Seattle Housing Levy, incentive zoning and Mandatory Housing Affordability payments, $32 million in Real Estate Excise Taxes and over $13 million through retained sales taxes, made possible by changes in state law authorized by the 2019 Washington State Legislature and Seattle City Council.

“This historic investment in affordable homes reflects our values to create an affordable, equitable and inclusive city that will yield benefits to Seattle residents for generations to come,” said Emily Alvarado, Director of the Seattle Office of Housing. “The funding through the Office of Housing will help build homes for people experiencing homelessness, provide stability and safety for seniors, mitigate displacement and help people who work in Seattle live close to their jobs.”

Every year, the Office of Housing provides a notice of funding availability for the Rental Housing Program. Affordable housing developers submit proposals that respond to City priorities. This year’s awards support 13 proposals.

Over the last 38 years, the Office of Housing has invested nearly $840 million in the creation and preservation of over nearly 14,000 affordable rental homes (including today’s announcement). These homes are located in high-quality, sustainable buildings located throughout the City of Seattle. They remain affordable to people with incomes ranging from zero to 60 percent of the area median income, up to $46,500 for individuals and $66,400 for a family of four. The affordability remains for a minimum of 50 years, typically many years longer, and provides stability for homeless adults, families and youth, seniors and people with disabilities and low-wage working individuals and families.

2019 Affordable Rental Housing Investments

Total Affordable Rental Housing Investments: $110,000,000
Total New Affordable Rental Homes: 1,944

New Affordable Rental Housing – Permanent Funding

Building Name Sponsor	Population to be Served	Incomes Served	Homes	Neighborhood
Africatown Plaza Africatown Community Land Trust /Capitol Hill Housing	Families and Individuals	60% AMI	132	Central District
Rose Street II Bellwether Housing	Families and Individuals	50 – 60% AMI	186	Rainier Beach
Madison/Boylston Bellwether Housing/Plymouth Housing	Families and Individuals and Individuals Experiencing Homelessness	0 – 30% 60% AMI	361	First Hill
The Eldridge Capitol Hill Housing	Seniors, LGBTQ Affirming	0 – 30%, 50 – 60% AMI	125	Capitol Hill
Hobson Place II Downtown Emergency Service Center	Individuals Experiencing Homelessness	0 – 30% AMI	92	North Rainier
Ethiopian Village Ethiopian Community in Seattle/HumanGood	Seniors	0 – 30%, 50 – 60% AMI	89	Rainier Beach

Nesbit Family Housing Low Income Housing Institute	Families and Individuals	0 – 30%, 50 – 60% AMI	118	Licton Springs
Via7 Mount Baker Housing Association	Families and Individuals	60% AMI	221	Rainier Beach
12th and Spruce Plymouth Housing	Individuals Experiencing Homelessness	0 – 30% AMI	100	First Hill
North Lot SCIDpda	Seniors and Families	60% AMI	154	Beacon Hill
Lam Bow Seattle Housing Authority	Families and Individuals	0 - 30% 60% AMI	82	Delridge
The Madison Southport	Families and Individuals	50 – 60% AMI	73	First Hill

New Affordable Rental Housing – Acquisition Only

Building Name Sponsor	Population to be Served	Incomes Served	Homes	Neighborhood
Willow Crossing GMD Development	Families and Individuals	60% AMI	211	Othello

Area Median Income (AMI) Chart

	Percent of Area Median Income		
Family Size	30%	50%	60%
1	$23,250	$38,750	$46,500
4	$33,200	$55,350	$66,400

Affordable Rent Examples (Including Utilities):

Size	50% AMI	60% AMI
1-bedroom	$1,038	$1,245
2-bedrooms	$1,245	$1,495

Full income and rent chart here.

The mission of the Office of Housing (OH) is to create strong, healthy communities, prevent displacement and increase opportunities for people of all income levels to live in Seattle. OH supports development and

preservation of affordable multifamily homes, homeownership opportunities, policy and program development, free weatherization services and home repair loans and stewardship of city-funded affordable homes.

The City of Seattle expects nearly 5,000 new affordable homes to come online between now and 2022 – this may be viewed on the Office of Housing's Affordable Housing Under Development Dashboard. Note that the 1,944 to be created with funding awarded today are not yet included in the dashboard.

More information on the Rental Housing Program, the Seattle Housing Levy and other affordable housing programs can be found www.seattle.gov/housing

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Seattle
Office of Housing

2019 Affordable Rental Housing Investments

Total Affordable Rental Housing Investments: $110,000,000
Total New Affordable Rental Homes: 1,944

New Affordable Rental Housing – Permanent Funding

Building Name *Sponsor*	Population to be Served	Incomes Served	Homes	Investment (in millions)	Neighborhood
Africatown Plaza *Africatown Community Land Trust /Capitol Hill Housing*	Families and Individuals	60% AMI	132	$12	Central District
Rose Street II *Bellwether Housing*	Families and Individuals	50 – 60% AMI	186	$7.7	Rainier Beach
Madison/Boylston *Bellwether Housing/Plymouth Housing*	Families and Individuals and Individuals Experiencing Homelessness	0 – 30% 60% AMI	361	$11.9	First Hill
The Eldridge *Capitol Hill Housing*	Seniors, LGBTQ Affirming	0 – 30% 60% AMI	125	$8.6	Capitol Hill
Hobson Place II *Downtown Emergency Service Center*	Individuals Experiencing Homelessness	0 – 30% AMI	92	$5.2	North Rainier
Ethiopian Village *Ethiopian Community in Seattle/HumanGood*	Seniors	0 – 30%, 50 – 60% AMI	89	$10.7	Rainier Beach
Nesbit Family Housing *Low Income Housing Institute*	Families and Individuals	0 – 30%, 50 – 60% AMI	118	$11.7	Licton Springs
Via7 *Mount Baker Housing Association*	Families and Individuals	60% AMI	221	$14.3	Rainier Beach
12th and Spruce *Plymouth Housing*	Individuals Experiencing Homelessness	0 – 30% AMI	100	$5.9	First Hill

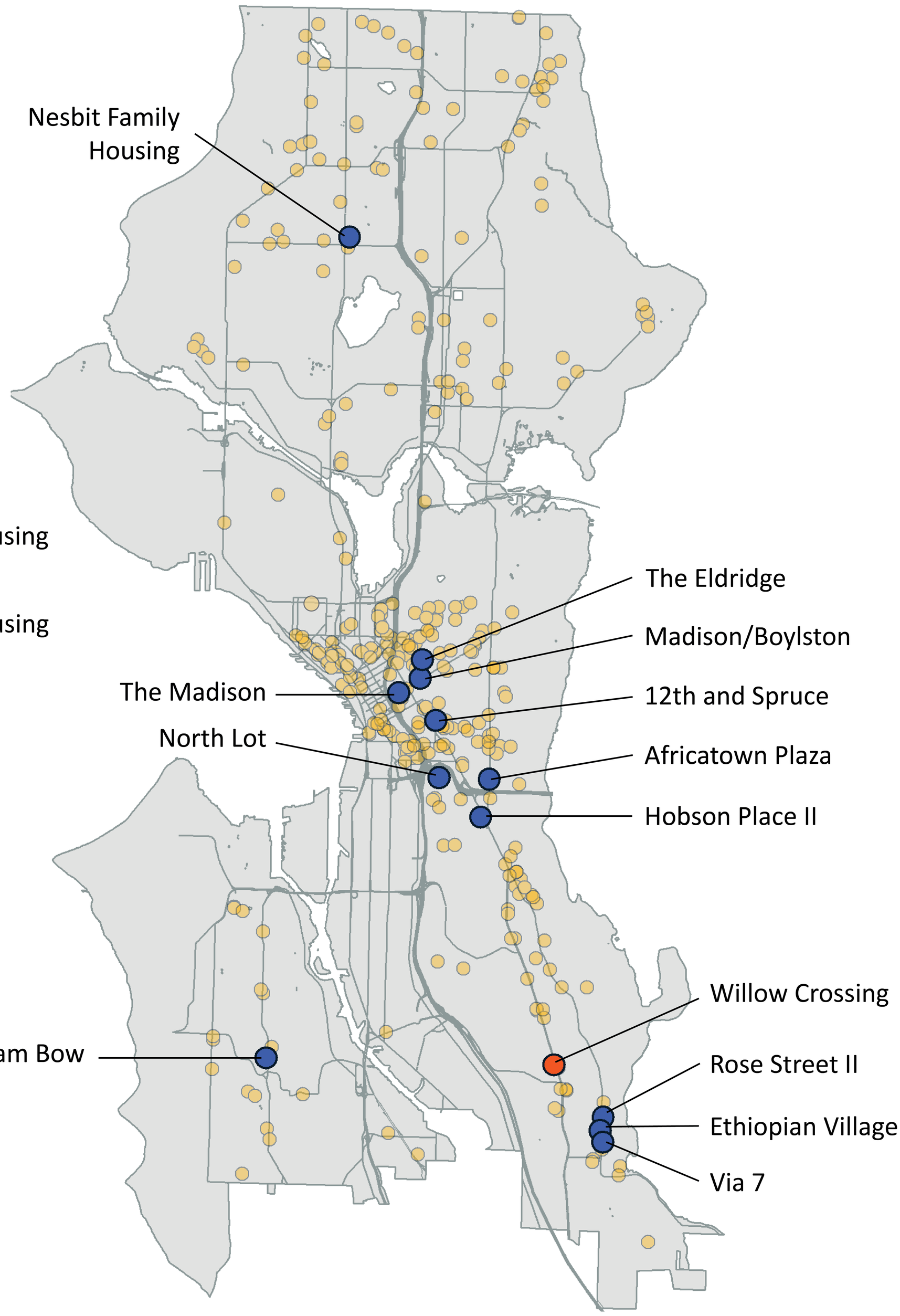
North Lot *SCIDpda*	Seniors and Families	60% AMI	154	$11.3	Beacon Hill
Lam Bow *Seattle Housing Authority*	Families and Individuals	0 - 30% 60% AMI	82	$3.5	Delridge
The Madison *Southport*	Families and Individuals	50 – 60% AMI	73	$7	First Hill

New Affordable Rental Housing – Acquisition Only

Building Name *Sponsor*	Population to be Served	Incomes Served	Homes	Investment	Neighborhood
Willow Crossing *GMD Development*	Families and Individuals	60% AMI	211	Loan Repaid	Othello

Affordable Rental Housing Investments

City-Funded Affordable Rental Housing, 1981-2019



2019 Investments in Affordable Rental Housing

- New Affordable Rental Housing Permanent Funding
- New Affordable Rental Housing Acquisition Loan Only
- Previously Funded Rental Housing Portfolio

Source: Office of Housing (2019)

For more information:
www.seattle.gov/housing

Seattle Office of Housing

Seattle
Office of Housing

2019 Income and Rent Limits - Rental Housing Program

Published by HUD on April 24th, 2019
Effective April 24, 2019

Income Limits						
	Percent of Area Median Income					
Family Size	30%	40%	50%	60%	65%	HUD 80%
1 Person	$23,250	$31,000	$38,750	$46,500	$50,350	$61,800
2 Persons	$26,550	$35,400	$44,300	$53,150	$57,550	$70,600
3 Persons	$29,900	$39,850	$49,800	$59,800	$64,750	$79,450
4 Persons	$33,200	$44,300	$55,350	$66,400	$71,950	$88,250
5 Persons	$35,850	$47,800	$59,800	$71,750	$77,700	$95,350
6 Persons	$38,500	$51,350	$64,200	$77,050	$83,450	$102,400
7 Persons	$41,200	$54,900	$68,650	$82,350	$89,200	$109,450
8 Persons	$43,850	$58,450	$73,050	$87,650	$95,000	$116,500

Affordable Rents Including Utilities at 30% of household income						
	Percent of Area Median Income					
Unit Size	30%	40%	50%	60%	65%	HUD 80%
0 Bedrooms	$581	$775	$968	$1,162	$1,258	$1,545
1 Bedroom	$622	$830	$1,038	$1,245	$1,348	$1,655
2 Bedrooms	$747	$996	$1,245	$1,495	$1,618	$1,986
3 Bedrooms	$863	$1,151	$1,439	$1,726	$1,870	$2,295
4 Bedrooms	$962	$1,283	$1,605	$1,926	$2,086	$2,560
5 Bedrooms	$1,063	$1,416	$1,771	$2,125	$2,302	$2,824

Africatown Plaza

1120 23rd Avenue, Seattle WA

NEIGHBORHOOD: Central District

COMMUNITY SERVED: Low-Income Families and Individuals, focus on serving African American and other families of color.

UNIT MIX: 132 units; 58 Studios, 43 One-Bedrooms, 19 Two-Bedrooms, 12 Three-Bedrooms

INCOMES SERVED: 30% to 60% of Area Median Income

STREET PERSPECTIVE - 24TH + SPRING

PROJECT DESCRIPTION: The Africatown Plaza Building is new construction of 132 units of affordable family low-income housing in the heart of the 23rd and Union-Jackson Residential Urban Village. It is a seven-story, mixed-use building with community oriented commercial space on the ground floor and housing for persons earning less than 60% of the Area Median Income in a mix of studios, one-bedroom, two-bedroom and three-bedroom apartments.

AFRICATOWN COMMUNITY LAND TRUST

Capitol Hill Housing

Rose St II

7930 RAINIER AVE S

Rose St II will increase the supply of affordable homes in Rainier Beach, especially for families with children. The building includes 186 apartments (many with 2 -4 bedrooms), a childcare, an office for Muslim Housing Services, ample outdoor and gardening space, and a large community room. These features support the community and the building's residents while optimizing responsible use of public investment.

COMMUNITY SERVED:
Households at or below 50% and 60% AMI, with an emphasis on large families with children.

FUNDING SOURCES
City of Seattle Office of Housing

UNIT MIX
186 apartments
20 studios
88 1-bedrooms
55 2-bedrooms
15 3-bedrooms
8 4-bedrooms

bellwether housing

Muslim Housing Services

SMR ARCHITECTS

Seattle Office of Housing

Madison/ Boylston Project

1400 MADISON STREET

A JOINT DEVELOPMENT OF PLYMOUTH HOUSING AND BELLWETHER HOUSING

CONSTRUCTION:
MID-2020 – LATE 2021

FUNDING SOURCES:
CITY OF SEATTLE OFFICE OF HOUSING
WASHINGTON STATE HOUSING FINANCE COMMISSION
KING COUNTY
WASHINGTON STATE HOUSING TRUST FUND
SOUND TRANSIT *(LAND TRANSFER)*

PROJECT TEAM:
BELLWETHER HOUSING
PLYMOUTH HOUSING
WEBER THOMPSON
TURNER CONSTRUCTION

FIRST HILL

- **Plymouth Housing:** 112 studio apartments for seniors and veterans experiencing chronic homelessness (up to 30% AMI) plus 3 live-in staff units.
- **Bellwether Housing:** 249 apartments for low-wage workers and other lower income people (up to 60% AMI) who have been priced out of every neighborhood in Seattle, plus 1 live-in staff unit.
- Over 4,000 feet of ground floor commercial retail space.

bellwether housing opportunity. community. home.

Plymouth Housing

Seattle Office of Housing

SOUNDTRANSIT

The Eldridge

1513 – 1523 Broadway

NEIGHBORHOOD: Capitol Hill

COMMUNITY SERVED: Seniors, LGBTQ Affirming

UNIT MIX: 125 Units; 104 Studios, 21 One-Bedrooms

INCOMES SERVED: 0% to 30% and 50% to 60% of Area Median Income

PROJECT DESCRIPTION: The LGBTQ Senior Housing project will provide 125 LGBTQ-affirming, affordable homes for seniors in the heart of Capitol Hill. The building will include an LGBTQ community & health services center on the ground level operated by GenPRIDE, a non-profit dedicated to providing services to the LGBTQ senior population in Seattle. Over 4,800 square feet of commercial retail space along the Broadway street front will be included within the landmarked façade of the Eldridge Tire Company and an adjacent building. Nearly a dozen community groups that serve or represent the LGBTQ population have participated in the planning for the project to ensure the building provides amenities and design features specific to the LGBTQ senior community.

Capitol Hill Housing

RISE TOGETHER

GenPRIDE Generations Aging with Pride

Seattle Office of Housing

Hobson Place II

1923 22nd Ave South

NEIGHBORHOOD: North Rainier

COMMUNITY SERVED: Permanent Supportive Housing for Single Adults experiencing Chronic Homelessness

UNIT MIX: 92 Units Phase II (85 in Phase I funded in 2017)

INCOMES SERVED: 0% to 30% of Area Median Income

Courtesy of Runberg Architecture Group

PROJECT DESCRIPTION: Bill Hobson Place will provide a total of 177 units of Permanent Supportive Housing developed in two phases (92 units funded in 2019 and 85 units funded in 2017) for adults experiencing chronic homelessness. The building is named for DESC's former Executive Director, the late Bill Hobson, under whose leadership DESC pioneered Housing First.

Phase II includes The Clinic at Hobson Place - a fully integrated Primary Care and Behavioral Health Clinic specifically designed to meet the needs of people who are currently homeless, tenants of permanent supportive housing, and others in the community who are largely unserved in conventional healthcare settings.

DESC
HOUSING AND HEALTH TO END HOMELESSNESS

LOTUS development partners

WALSH CONSTRUCTION CO.

RUNBERG ARCHITECTURE GROUP

Ethiopian Village

8323 Rainier Avenue South, Seattle, WA 98118

NEIGHBORHOOD: Rainier Beach

COMMUNITY SERVED: Low-Income seniors

UNIT MIX: 89 Units; 49 Studios, 40 One-Bedrooms

INCOMES SERVED: 0% to 30% and 50% to 60% of Area Median Income

PROJECT DESCRIPTION: The Ethiopian Village building will add 89 units of affordable housing for vulnerable low-income seniors, with East African community focus. A mix of one-bedroom and studio apartments will be available on floors 2 – 5. The housing will serve seniors in the community and 75% of the units will be at 50% Area Median Income or below. The ground floor of the building will be developed as an expansion of the existing ECS community center and will include a brand-new coffee shop, multi-purpose meeting rooms, new offices and a computer lab.

Ethiopian Community in Seattle

HumanGood Affordable Housing

Beacon Development Group

Nesbit Family Housing

8620 Nesbit Ave N., Seattle 98103

NEIGHBORHOOD: Licton Springs

COMMUNITY SERVED: Families and Individuals

UNIT MIX: 118 Units; 7 Studios, 32 Open One-Bedrooms, 50 One-Bedrooms, 24 Two-Bedrooms, 5 Three-Bedroom Townhouses

INCOMES SERVED: 30% to 60% of Area Median Income

PROJECT DESCRIPTION: Nesbit Family Housing is a mid-block 7-story building creating 118 new affordable homes. Located in the Aurora/Licton Springs Residential Urban Village the building has easy access to mass transit and sits along the Rapid Ride E line. Nesbit Family Housing also offers community space, a resident roof top deck with views of Mt. Rainier, bike storage, outdoor courtyard, play area and right-of-way improvements to create pedestrian-friendly frontage buffered from Aurora by attractive greenspace/landscape.

LOW INCOME HOUSING INSTITUTE

Via7

8600 Rainier Ave S

NEIGHBORHOOD:	Rainier Beach
COMMUNITY SERVED:	Families and Individuals
UNIT MIX:	221 Units; 61 Studios, 87 One-Bedrooms, 59 Two-Bedrooms, 13 Three-Bedrooms
INCOMES SERVED:	60% of Area Median Income

PROJECT DESCRIPTION: Mount Baker Housing plans to construct a gateway style building in Rainier Beach neighborhood that will consist of 221 homes and 11,809 square feet of commercial and retail space. The unit mix will consist of studios, one-bedroom, two-bedroom, and three-bedroom units and will be for individuals and families earning up to 60% of area median income. A third of the homes will be family-sized units.

The Rainier Valley Food Bank will relocate their office to the ground floor community space at Via7 and open a Community Food Center, a food bank with the look and feel of a grocery store.

Mt. Baker Housing

12th & Spruce Supportive Housing

169 12TH AVENUE

IN PARTNERSHIP WITH
ST. FRANCIS HOUSE

CONSTRUCTION:
LATE 2020 TO EARLY 2022

FUNDING SOURCES:
CITY OF SEATTLE OFFICE OF HOUSING
WASHINGTON STATE HOUSING FINANCE COMMISSION
KING COUNTY DEPARTMENT OF COMMUNITY & HUMAN SERVICES
WASHINGTON STATE HOUSING TRUST FUND
FEDERAL HOME LOAN BANK
SOUND COMMUNITY BANK

PROJECT TEAM:
PLYMOUTH HOUSING
ST. FRANCIS HOUSE
SMR ARCHITECTS
W.G. CLARK CONSTRUCTION CO.

YESLER TERRACE

- Permanent supportive housing for single adults experiencing chronic homelessness.
- 100 studio apartments restricted at 30% AMI plus three staff units.
- 7,000 square feet of program space operated by St. Francis House, which for 52 years has provided clothing, household items, food and hospitality for Seattle's low-income and homeless populations.
- Indoor and outdoor community space for residents and staff offices for supportive services.

Plymouth Housing
St. Francis House
Seattle Office of Housing
SMR ARCHITECTS
W.G.CLARK CONSTRUCTION CO.

North Lot

1200 12th Avenue South

Stabilizing Existing Communities

2 seven story buildings on a 3-acre campus, which will be constructed in 2 phases for a total of 262 units.

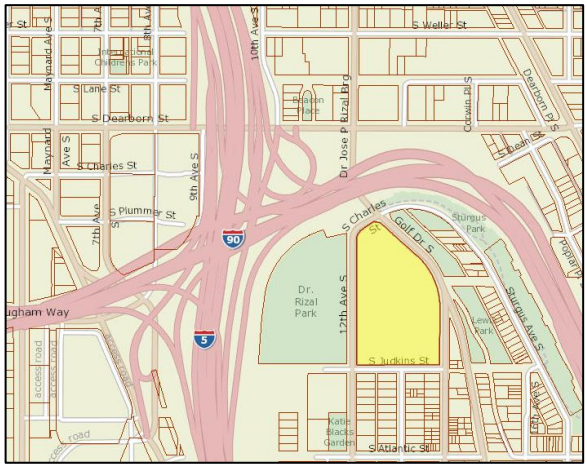
- **Phase I – Building A**
  - 24,000 SF for a Program for All-inclusive Care for the Elderly (PACE) owned and operated by a partnership between International Community Health Services (ICHS) and Kin On Health Services called AiPACE.
  - 10,000 SF for an early childhood education facility operated by El Centro de la Raza.
  - 154 units of affordable housing, a majority of which will be family-sized (2+ bedroom) to be managed by SCIDpda.

Studio	47
1-Bedroom	29
2-Bedroom	58
3-Bedroom	20
Total	**154**

- **Phase II – Building B**
  - 108 residential units (incl. 4-bedroom units)

1200 12th Avenue South

North Beacon Hill & the Chinatown-International District



Incomes Served

- Households with incomes at or below 60% of Area Median Income (AMI).

Populations Served

- Residents at high risk of involuntary displacement due to gentrification.
- Working families of low- and moderate-income within the neighborhoods of North Beacon Hill and the CID.
- Residents that will benefit from Affirmative Marketing and Community Preference policies.
- Working families that require larger units (2+ bedroom) to accommodate intergenerational households common amongst immigrant and refugee populations.

Funding Sources

Residential
Tax Credit Equity
Private Debt
Washington State Department of Commerce
King County
Seattle Office of Housing
Deferred Developer Fee

Non-Residential
Tax Credit Equity (Childcare, via Community Service Facility)
Washington State (Childcare & PACE, respective programs)
King County (Childcare & PACE, respective programs)
City of Seattle (Childcare & PACE, respective programs)
Capital Campaign (PACE)

Lam Bow Apartments

6935 Delridge Way

NEIGHBORHOOD: Delridge

COMMUNITY SERVED: Families and Individuals

UNIT MIX: 82 Units (51 replacement units, 31 new units)

INCOMES SERVED: 0% to 30% and 60% of Area Median Income

PROJECT DESCRIPTION: The Seattle Housing Authority's Lam Bow Apartments redevelopment will replace two SHA affordable housing buildings previously on the site, one of which was destroyed in a fire and one of which was reaching the end of its useful life. The new building will increase the previous number of affordable homes on the site with 31 new homes and will add more family-sized apartments with two-plus bedrooms. The development will include safe, family-oriented outdoor amenities to serve the building's residents. A double-height common room will act as an anchor between the interior and exterior common spaces, while providing a visual connection between the main building entry and the outdoor amenity areas, central playground and common courtyard. The new Lam Bow Apartments will integrate into the neighborhood, with activity areas and access from both Delridge Way SW and 23rd Ave SW.

Seattle HOUSING AUTHORITY

The Madison

823 Madison St. Seattle, WA 98104

NEIGHBORHOOD	First Hill
COMMUNITY SERVED	Families and Individuals
UNIT MIX	73 Units; 11 Studio, 62 One-Bedroom
FUNDING SOURCES	50% to 60% of Area Median Income

PROJECT DESCRIPTION: The Madison was originally constructed in 1902 as a hotel and was converted to affordable housing in 1997, consisting of 11 studio units and 62 one-bedroom units. Through loan programs at Seattle Office of Housing and Jones Lang LaSalle, the development team has been able to maintain the affordability of the property and eventually plans to upgrade the building in order to preserve the housing for many years to come.

SOUTHPORT
FINANCIAL SERVICES

JLL

Willow Crossing

6901 MLK Way S & 3823 S Willow

NEIGHBORHOOD: Othello

COMMUNITY SERVED: Families and Individuals

UNIT MIX: Studios, One-Bedrooms, Two-Bedrooms

INCOMES SERVED: 60% Area Median Income

PROJECT DESCRIPTION Willow Crossing is a proposed 211-unit affordable housing development in the Othello neighborhood of Seattle. A true transit-oriented development (TOD), the building will be located one block from the Othello light rail station, a few short stops from the job centers of downtown Seattle and SeaTac Airport. The homes will be targeted to tenants earning 60% of Area Median Income (AMI) with rents at 20-25% below market rate.

Willow Crossing will include ample bike storage, an internal courtyard and a large rooftop deck. Interior residential amenities include an on-site leasing office, secure package room, gym, community room with kitchen space and a game/gathering room.

GMD Development LLC and AOF Pacific Affordable Housing Corp. purchased the land and some entitlements in September 2018 with a City of Seattle Office of Housing acquisition loan. Start of construction is expected in January 2020 at which time the City of Seattle acquisition loan will be fully repaid.

GMD DEVELOPMENT

AOF | PACIFIC