

### 2018 Rental Housing Program Awards

**Total Affordable Housing Investments: \$75.72 million, 1,197 new units, 238 reinvestment units**

**Housing Levy Investments: \$27 million, 548 new units, 34 reinvestment units**

Sponsor	Population to be Served	Homes	Incomes Served	Total OH Investment	Housing Levy	Neighborhood
<b>Chief Seattle Club <i>pa/pa</i> Housing</b> <i>Chief Seattle Club</i>	Homeless and Low- Income Individuals, Native Oriented	75	30% and 50% AMI	\$5.8 million	\$2.75 million	Pioneer Square
<b>Bryant Manor</b> <i>FAME</i>	Low-Income Families and Individuals	95	30% and 60% AMI	\$2.4 million	\$2.4 million	Central Area
<b>Northaven Senior Housing</b> <i>Northaven/HumanGood</i>	Seniors	85	30% and 60% AMI	\$7 million	\$4.66 million	Northgate
<b>K Site Housing</b> <i>Plymouth Housing</i>	Homeless Individuals	91	30% AMI	\$6.91 million	\$6.91 million	Uptown
<b>Yesler Family Housing</b> <i>SCIDpda/Capitol Hill Housing</i>	Low-Income Families and Individuals	158	30% and 60% AMI	\$6 million	\$6 million	Yesler
<b>Yancy Street Housing</b> <i>Transitional Resources</i>	Homeless and Low- Income Individuals, Chronic Mental Health Focus	44	30% AMI	\$3.79 million	\$3.79 million	West Seattle
<b>Encore Apartments</b> <i>GMD Development</i>	Low-Income Families and Individuals	60	60% AMI	\$6.5 million		Belltown
<b>Polaris Apartments</b> <i>Inland Group</i>	Low-Income Families and Individuals	330	60% AMI	\$9.9 million		Rainier Beach
<b>Othello Apartments</b> <i>Low Income Housing Institute</i>	Low-Income Families and Individuals	93	30% and 60% AMI	\$8.2 million		Othello

<b>Maddux Apartments</b> <i>Mt. Baker Housing Association</i>	Low-Income Families and Individuals	166	50% and 60% AMI	\$12.66 million		Mt. Baker
<b>Total New Construction</b>		<b>1,197</b>		\$69.16 million	\$26.5 million	

For new development, other leveraged fund sources amplify City investments at a ratio of over 5 to 1.

### Portfolio Reinvestment

Sponsor	Population to be Served	Homes	Incomes Served	Total OH Investment	Levy Investment	Neighborhood
<b>GDA Portfolio</b> <i>GD Association</i>	Homeless and Low- Income Individuals	34	30% and 40% AMI	\$500,000	\$500,000	Scattered
<b>Capitol Hill Housing Portfolio</b> <i>Capitol Hill Housing</i>	Low-Income Individuals and Families	136	30% and 60% AMI	\$5 million		Scattered
<b>Booth Gardens</b> <i>Providence Health &amp; Services</i>	Seniors and Disabled	16	50% AMI	\$660,000		Crown Hill
<b>Brettler Place</b> <i>Solid Ground</i>	Homeless Families	52	30% AMI	\$400,000		Sand Point
<b>Total</b>		<b>238</b>		\$6.56 million	\$500,000	
<b>Total Investment:</b>				<b>\$75,720,000</b>	<b>\$27 million</b>	

# Chief Seattle Club ?al?al Housing

108 2<sup>nd</sup> Avenue Extension South

**Sponsor:** Chief Seattle Club

**Community Served:** People experiencing Homelessness, focus on serving urban Native individuals with incomes up to 30% AMI

**Neighborhood:** Pioneer Square

**Home Mix:** 75 studios



Rendering by Notion Workshop | Welcome Figure by Shaun Peterson

**Overview:** Chief Seattle Club is developing a mixed-use affordable housing project next door to our current location in Pioneer Square. The building will be designed to honor the rich Native heritage in Seattle and Pioneer Square that reaches back to the founding of the city and to the extended history of the Coast Salish people. The eight-story building will include CSC program spaces and a gallery/café, a primary care clinic operated by Seattle Indian Health Board and 75 homes. Fifty-seven homes will serve people who are experiencing homelessness. The remaining 18 homes will serve people who need deeply affordable housing. The project will be designed to support the physical, cultural and spiritual needs of people in the Native community and will serve people with a range of housing and service needs. Housing-based case management will be provided onsite and residents will have access to the community supports and services that are provided at Chief Seattle Club.

**Funding Sources:** Seattle Office of Housing, King County Housing Finance Program, WA State Housing Finance Commission (Private Tax Credit Equity), Capital Campaign.



**CHIEF  
SEATTLE  
CLUB**



**WALSH  
CONSTRUCTION CO.**



**BEACON  
DEVELOPMENT  
GROUP**

**JONES**  **JONES**

# Bryant Manor

1801 E. Yesler Way

**Sponsor:** FAME Housing Association

**Community Served:** Low-income Individuals and Families

**Neighborhood:** Central Area

**Home Mix:** 95 Homes - 35 One Bedrooms, 24 Two Bedrooms, 22 Three Bedrooms, 14 Four Bedrooms



**Overview:** FAME Housing Association has proudly served Seattle's families since 1969 by providing safe and affordable housing. FAME Housing is the owner of three housing developments, including Bryant Manor, in Seattle's Central District, a historically an African-American neighborhood. FAME Housing is redeveloping the Bryant Manor site and will maximize the site density to increase the number of affordable homes from 58 homes to 244 Family-sized homes. Development will occur in two phases. The site currently comprises six 4-story apartment buildings to be replaced by two larger buildings. The first phase will be a 7-story building to include 95 new apartments, a childcare center, and retail space.

**Funding Sources:** Seattle Office of Housing, FAME Housing Association, Catholic Housing Services, Washington State Housing Finance Commission (Private Tax Credit Equity)



**Seattle**  
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# Northaven Senior Housing

11045 8<sup>th</sup> Ave NE

**Sponsors:** Northaven Senior Housing and HumanGood

**Community Served:** Low-Income Seniors earning up to 30, 50, and 60% of AMI

**Neighborhood:** Northgate

**Home Mix:** 85 homes: 65 studio units and 20 one-bedroom units



**Overview:** The Northaven Three project is a partnership between Northaven Senior Housing and HumanGood Affordable Housing (HGAH) to develop 85 affordable senior homes at Northaven's existing campus in Northgate. Northaven has owned and operated affordable senior housing in the Northgate neighborhood for over 45 years. Adjacent to the Northgate mall and less than a mile from the Northgate transit center and future light rail, Northaven's communities provide low-income seniors with a healthy and supportive environment in an amenity and transit-rich area. HGAH is a leading provider of affordable senior housing in California and Washington. The project is designed to keep seniors independent and engaged in the community by providing services onsite. The building's ground floor will contain roughly 8,000 sf of space for Providence ElderPlace, which will operate their PACE (Program of All Inclusive Care for the Elderly) program to provide comprehensive health care and social services in the building.

**Funding Sources:** Seattle Office of Housing, Washington State Housing Finance Commission (Private Tax Credit Equity), Permanent Debt.



# K-SITE HOUSING

607 2<sup>nd</sup> Avenue North, Seattle, WA 98109

**Sponsor:** Plymouth Housing

**Community Served:** Permanent Supportive Housing for individuals experiencing homelessness

**Neighborhood:** Uptown

**Home Mix:** 85 studio units; 3 on-site staff studio units



**Overview:** The project site consists of a single publicly owned property, awarded to Plymouth Housing by the City of Seattle Office of Housing. The current project goals include development of 85 (+/-) studio apartment units for homeless individuals and three on-site staff studio apartments. Each home will have its own private kitchen and bathroom, and a minimum of 24 homes will meet Type A accessibility standards. Approximately 2,000 sq. ft. of associated support and amenity spaces, including space for on-site case management and visiting nurse, will also be provided.

Plymouth Housing is excited to partner with Path with Art to build a vibrant ground floor community art space with over 4,000 sq. ft. of arts and cultural space.

**Funding Sources:** City of Seattle Office of Housing; Washington State Housing Finance Commission (Private Tax Credit Equity)

**Plymouth Housing**  
Building Hope. Transforming Lives.



**Seattle Office of Housing**

# Yesler Family Housing

1215 East Fir Street

**Sponsor:** SCIDpda and Capitol Hill Housing

**Community Served:** Low-Wage Families and Individuals

**Neighborhood:** Yesler

**Home Mix:** 158 homes: 8 Studios, 49 One Bedrooms, 70 Two Bedrooms, 25 Three Bedrooms, 6 Four Bedrooms



**Overview:** In collaboration with the Seattle Housing Authority (SHA) and Seattle's Office of Housing, the Seattle Chinatown International District Public Development Authority (SCIDpda) and Capitol Hill Housing (CHH) are partnering to develop 158 affordable family homes. The development will provide replacement housing with 60% of the units to serve low-income families currently living in older housing at Yesler and families returning to the Yesler community. The building will also serve families with lower incomes in the rapidly developing neighborhood where displacement is of concern. The development will include a wealth of amenities to support the needs of families, including a child care/early learning center to be operated by Denise Louie Education Center. Other amenities will include common areas to support resident activities and community engagement, exterior courtyards to support the child care/early learning center, community gardening, and space for community gatherings of all kinds. Part of the building facing Yesler will be dedicated to community-based commercial/retail services.

**Funding Sources:** Seattle Office of Housing, Seattle Housing Authority, Washington State Housing Finance Commission (Private Tax Credit Equity)

**MITHŪN**

**CH** Capitol Hill Housing



**Seattle**  
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# Yancy Street Housing

2821 SW YANCY ST

**Sponsor:** Transitional Resources

**Community Served:** Individuals Experiencing homelessness and low-income with a chronic mental-health focus <30%AMI

**Neighborhood:** West Seattle

**Home Mix:** 44 Studio Apartments



**Overview:** Transitional Resources provides comprehensive, innovative services to adults in King County who live with the most serious and persistent forms of mental illness. The key to our work is pairing a continuum of behavioral health services, designed to meet each person where they are, with permanent, affordable housing. With this combination, we are addressing the root causes of the homelessness and hospitalization cycle, so our clients can live successfully in the community. Yancy Street PSH will provide 44 new homes for people with behavioral health needs, transitioning into a supportive community from homelessness, hospitals or other treatment settings. The project is being developed on property that Transitional Resources had previously leased for many years as shared housing. In this new project, Yancy St Housing, TR will provide each resident with a private apartment coupled with a shared community room and outdoor amenity space. Supportive housing staff will be available on-site 24 hours per day. Residents will be able to engage in comprehensive behavioral health services provided at our nearby behavioral health offices and to be part of a great neighborhood with excellent transit and a supportive community.

**Funding Sources:** Seattle Office of Housing, King County Community and Human Services, Washington State Housing Trust Fund, Washington State Housing Finance Commission (Private Tax Credit Equity)



**Transitional Resources**  
hope. opportunity. recovery.

**LOTUS**  
development partners



# ENCORE APARTMENTS

3010 First Avenue

<b>NEIGHBORHOOD</b>	Belltown
<b>COMMUNITY SERVED</b>	Housing for low income individuals and families earning up to 60% AMI
<b>HOME MIX</b>	60 total homes - 13 studios and 47 one-bedrooms
<b>FUNDING SOURCES</b>	Seattle Office of Housing & WA State Housing Finance Commission (Private Tax Credit Equity)



**PROJECT DESCRIPTION** Located in the shadow of the Space Needle, adjacent to the job centers of South Lake Union and the Amazon campus, Encore Apartments is a unique opportunity to provide affordable, housing “where the work is.” With its Master Use Permit already approved, construction of this seven-story building is expected to begin in Spring 2019. An efficient mix of studios and one-bedrooms allows for maximum efficiency of this valuable, centrally located site. Encore Apartments will have an on-site leasing office, rooftop deck for tenant use and secure bike parking off the lobby.

**SPONSORS** GMD Development, LLC & AOF/Pacific Affordable Housing Corp



# Polaris at Rainier Beach

9400 Rainier Avenue S.

Sponsor: **Inland Group**

Community Served: **Workforce Housing, up to 60% AMI**

Neighborhood: **Rainier Beach**

Home Mix: **330 Units - 34 Studios, 135 One-Bedrooms, 133 Two-Bedrooms and 28 Three-Bedrooms**



Overview: Polaris at Rainier Beach is a proposed high-impact, large scale affordable housing development intended to mitigate Seattle's continuing affordable housing crisis. The 2.05-acre site located in the Rainier Beach neighborhood is within easy walking distance of grocery, pharmacy, and the Rainier Beach Community Center. The site is on Metro Transit Route 7, with the Rainier Beach Light Rail Station within one mile. A unit mix of studios, one-bedrooms and many two- and three-bedroom units is planned to accommodate a wide variety of household types, including large families. One five-story building with two private landscaped courtyards is proposed. Commercial space is offered along portions of the Rainier Avenue S. frontage. Indoor common areas will include a business center, tutoring center, fitness room, resident lounge, theater and multi-purpose room.

Funding Sources: **Seattle Office of Housing, WSHFC (tax-exempt bonds and 4% tax credits)**



**Inland Group**

Comprehensive Multifamily  
Construction & Development Services



HORIZON HOUSING

# Othello Apartments

7537 43<sup>rd</sup> Ave. S., Seattle, WA 98118

**Sponsor:** Low Income Housing Institute (LIHI)

**Community Served:** Low-income individuals and families with incomes ranging from 30% to 60% of Area Median Income (AMI).

**Neighborhood:** Othello

**Home Mix:** 93 homes - 36 one-bedrooms, 36 two-bedrooms, and 21 three-bedrooms for large families, 1 home for on-site property manager.



**Overview:** Othello Park Apartments will be an 8-story, 93-unit transit-oriented development in Seattle's Othello neighborhood, across the street from Othello Park and less than ¼ of a mile from the Othello LINK Light Rail Station. The site zoning allows an 8-story building constructed using a more affordable and efficient 6-over-2 construction model. The building will also provide ample community space on the first level for services, activities, and community functions that will improve residents' quality of life and help residents retain stable housing. Small and large gathering spaces will accommodate a range of activities within the building including a community room with a large kitchen, computer bank, and library; case management offices; children's play area; and laundry room.

**Funding Sources:** City of Seattle Office of Housing, Low Income Housing Institute (LIHI), Washington State Housing Finance Commission (Private Tax Credit Equity)



# Maddux Apartments

2802 S McClellan Street, Seattle, WA 98144

**Sponsor:** Mt. Baker Housing

**Community Served:** Housing for low income individuals and families earning at or below 50-60% AMI

**Neighborhood:** Mt. Baker

**Home Mix:** 166 homes – 97 studios, 11 1-bedroom, 48 2-bedroom & 10 3-bedroom units



**Overview:** The Maddux is envisioned to shape the gateway between the Mt. Baker residential neighborhood with the town center. The 166 home building with 35% family sized apartments is located at the Mt. Baker light rail station in Southeast Seattle and will serve working families earning 50-60% of the area median income. The Maddux is also a pilot project with the Department of Ecology for a new model to support urban brownfield development for affordable housing.

**Funding Sources:** Seattle Office of Housing, Washington State Department of Ecology, Tax Exempt Bond, 4% Private Tax Credit Equity

 Mt. Baker Housing

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