

SITES

PARTNERS

USES

FUNDING

BUILDINGS



Image: Weber Thompson

Home and Hope served as a major catalyst
for this completed project at Madison and Boylston in Seattle

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Summary

A compelling challenge

As a community, we are facing an unprecedented challenge of affordable housing, which results in untold heartbreak, suffering, and dislocation of our people. There is urgency and opportunity in this challenge.

A clear vision

Created in 2017 with the non-profit Enterprise Community Partners, the Home and Hope team is responding to this challenge with a positive and productive agenda, to ensure a more diverse, equitable, and vibrant community. Working together to get projects done, we are carrying out a vigorous and coordinated strategy, identifying specific sites, partners, and resources for projects located near public transit.

We are focusing on providing housing and services for people in greatest need of our help:

- Families with children in emergencies
- Lower-wage workers needing to live closer to work
- Seniors on limited incomes
- Veterans facing challenges back home
- People with developmental disabilities
- Young people living in foster care or on the streets
- Those among us suffering from mental illness
- Communities who have suffered from discrimination in real estate.

A new dynamic

Implement new approaches and reforms in how things have been done, invest in what works, and reduce the costs and timelines for production of these homes and community facilities by implementing the following strategies:

- ✓ Re-purpose surplus or under-utilized public and non-profit properties, acquired at no or low cost, for co-location of housing and other facilities for public priorities like early learning centers and community health clinics.
- ✓ Require non-profit or public ownership, ensuring lower rents and costs on a permanent basis.
- ✓ Employ innovative construction models, including smaller units with basic utilities, as well as modular units.
- ✓ Acquire existing buildings where available, at lower cost than building new.
- ✓ Add a “turn-key” method for development of some projects by the private sector, when possible and appropriate.
- ✓ Expedite the selection of sites, development of projects, and approval of permits.
- ✓ Reduce costs that are barriers to affordability.
- ✓ Increase investment in the state Housing Trust Fund and other sources for affordable housing.
- ✓ Encourage year-round allocation of public funding, to take advantage of opportunities as they become available.

Step by step, the Home and Hope team is bringing together:

SITES > PARTNERS > USES > FUNDING > BUILDINGS

HOME and HOPE

A sampling of funding and policy successes, so far...

Hotel/Motel tax for affordable housing

Mandated that a minimum of 37.5% of the King County lodging tax be used for affordable housing.

Home Security Fund

Increased and made permanent the real estate document recording fee, to provide significant funding of housing and services for the homeless in communities across the state.

Transit Housing

Enacted a state law requiring Sound Transit's disposition of surplus properties and air rights above transit stations, to non-profit organizations and public agencies for affordable housing and community facilities.

Public Lands Authority

Enacted a state statute to better re-use surplus and under-utilized public properties for public benefit including affordable housing, allow expedited implementation, and address local government concerns.

State Sales Tax Credit (HB 1406)

Redirected a portion of the state sales tax revenue to participating counties or cities for affordable and supportive housing (including authority to back bonds dedicated to housing).

Local Option Revenue (HB 1590)

Provided counties across the state with the authority to levy a .1% sales tax through councilmanic action, for local programs such as Health Through Housing, to help those who are homeless.

Early Learning Facilities Fund

Created a new state capital fund for non-profit child care and early learning facilities, to help meet the pressing need for child care across Washington state, including co-location of child care centers in affordable housing projects.

Apple Health and Homes (HB 1866)

Enacted a new state program and secured \$160M in initial capital financing for Apple Health and Homes supportive housing; laying the groundwork for a "prescription for home" for those who are homeless and have a serious medical condition including mental illness, substance use disorder, or serious physical disability.

State Housing Trust Fund Expansion

Helped implement a strategy and organized support for a significant level of \$500 million/biennium for affordable housing.

Covenant Homeownership Account (HB 1474)

Enacted a new ground-breaking program to assist first-time home buyers with down-payment assistance and other support for eligible low-income applicants, to remedy decades of racial discrimination in real estate covenants.

Universal Utility Service

Authorized local option waivers of utility connection fees for affordable housing, supportive housing, transitional housing, and temporary shelter.

And much more...

HOME and HOPE

Project Sites	Units (estimate)	Partners
<u>Completed</u>		
Building 9 at Sand Point	148	Mercy Housing/Denise Louie Child Dev. Center
Fusion (Federal Way)	30	Fusion Transitional Housing for Families
Highland Village (Bellevue)	110	King County Housing Authority
Cedar Crossing	245	Mercy Housing/Bellwether Housing
Sand Point Cottages	22	Low Income Housing Institute
Blake House/The Rise	362	Plymouth Housing/Bellwether Housing
Fruit Valley Terrace	21	Community Roots Collaborative in Vancouver
Beacon Pacific Village at Pacific Tower	170	SCIDPDA/El Centro/IDC Health Services
<u>In development</u>		
Health Through Housing	1600	King County/various non-profit organizations
Mary's Place Burien	290	Mary's Place/Mercy Housing
ROOTS Emergency Shelter	30	ROOTS Emergency Shelter
Sound Transit – Angle Lake	130	Mercy Housing/Arc of King County
Northgate Metro Transit	232	Community Roots Housing/Bridge Housing
Sound Transit – Kent/Des Moines North	200	Open Doors/Mercy Housing
Sound Transit – Overlake	333	Bellwether Housing
Constellation Center at Broadway and Pine	84	YouthCare/Community Roots Housing
Henderson (tiny homes, then apartments)	100	Low Income Housing Institute
CoLEAD housing project	70	PDA – Purpose Dignity Action
Covenant Homeownership (first 6 months)	120+	Washington State Housing Finance Commission
<u>In the pipeline</u>		
Mt. Baker (former UW site)	400	El Centro/Mercy Housing
Thunderbird Nest at North Seattle College	200	Bellwether Housing/Chief Seattle Club
Pacific Tower Quarters	30	SCIPDA
El Centro (Federal Way)	200	El Centro de la Raza
Sound Transit – Spring District	235	Bridge Housing
Sound Transit – Lynnwood	200	Housing Hope
Sound Transit – NE 45th U District	200	Low Income Housing Institute
Sound Transit – Kent/Des Moines South	200	To be selected
Sound Transit – Federal Way	TBD	To be selected
Goodwill (International District)	500	SCIDPDA/others
Intellect/Developmental Disability Homes	100+	Local non-profit organizations
Apple Health and Homes projects	400+	Local non-profit organizations across the state Tacoma, Bremerton, Port Townsend, Vancouver, etc.
Subtotal so far (estimate)	7000+	And more in the pipeline...