

PROFILE

Mercy Housing Northwest - Washington Affordable Housing Development

Mercy Housing Northwest has developed and currently owns 40 properties in Washington. Our properties range from Bellingham to Olympia along the Puget Sound, as well as in central and eastern Washington towns including Yakima, Chelan, and Cheney. Our development expertise covers the full spectrum of housing solutions.

Current Development Projects

Columbia City Station Apartments | Seattle | Opened Summer 2012



52 new transit-oriented housing units, two blocks from Columbia City Light Rail Station

- **Location:** 4484 Martin Luther King Jr. Way South @ South Oregon Street, Seattle, WA
- **Unit size:** 1-2 bedrooms
- **Income mix:** 50-60% AMI

This new development is located in the award-winning Rainier Vista HOPE VI revitalization. The Rainier Vista community is rich with social and recreational amenities, which will be fully available to the residents of Columbia City Station Apartments. These include green spaces, sports fields, an urban farm, computer centers, and a community center. A brand-new regional

Boys & Girls Club with youth sports, recreation, and childcare is located across the street, as is Neighborhood House, which provides career counseling, ESL, computer classes, and Head Start. The building itself includes a community room. Located only two blocks from the Light Rail station, the development is also walking distance to Columbia City's library, farmer's market, and cafés.

Impact Family Village | Seattle | Opening Late 2013



Mixed-use development with 60 affordable housing units and a health and fitness center in Seattle's Rainier Beach neighborhood

- **Location:** 7700 Rainier Avenue South, Seattle, WA
- **Unit size:** 1-3 bedrooms
- **Income mix:** 30-60% AMI; 12 units set aside for disabled residents, and 12 set aside for large families

Mercy Housing Northwest is collaborating with Urban Impact to develop the four-story, mixed-use Impact Family Village project. Many of the residential units are designed to accommodate families with children, and the large common room at the main residential entry opens into outdoor areas designed specifically for outdoor play. The three-bedroom apartments feature in-unit laundry machines, while the rest of the building will be served by two common laundry areas. Mercy Housing and Urban Impact will dedicate staff to support youth tutoring, health education, adult literacy, employment assistance, and other programming for residents. On the ground floor, the new Rainier Health and Fitness facility will allow the existing 1,200-member service to grow, providing affordable fitness programs for neighbors and residents.

Featured Past Projects

Evergreen Vista I | Olympia | Renovation complete January 2012

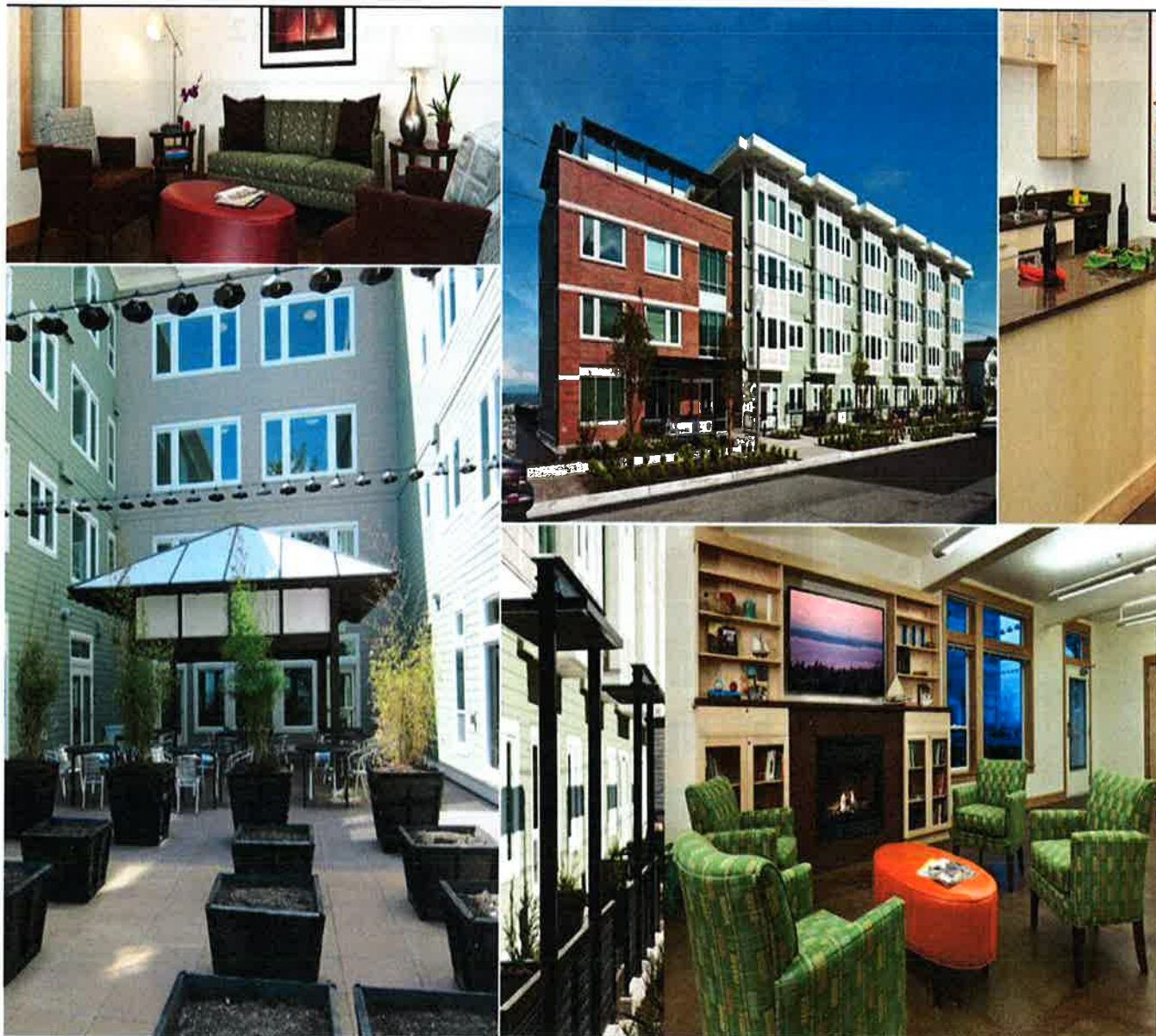


Green Renovation of 104 Family Housing Units

- **Location:** 1209 Fern St SW, Olympia, WA
- **Unit size:** 2-3 bedrooms
- **Income mix:** 30% and 60% AMI

In 2011, Mercy Housing Northwest resyndicated this early LIHTC family development, recommitting the project to long-term affordability. With a focus on sustainability and energy efficiency, the comprehensive renovation plan incorporated exterior envelope upgrades such as roofing, siding, gutters, downspouts, and drainage. Interior work integrated improvements such as new kitchens including formaldehyde-free cabinetry, low-toxin paint and carpet, whole-house fans and venting, and high-efficiency heaters and water-saving plumbing fixtures. Mercy Housing Northwest Resident Services also offers ESL classes, summer lunch program, after school homework club, and community food bank services at our 4,000 sf community building. Together with Evergreen Vista II Apartments, the Evergreen Vista properties offer a continuum of high quality, affordable, environmentally sustainable housing options to South Sound residents in close proximity to public transportation, services, and employment centers.

New Tacoma Apartments Phase I | Tacoma | Completed 2011



75 units of senior housing in Tacoma's Hilltop neighborhood

- **Location:** 1709 South G Street, Tacoma, WA
- **Unit size:** 1-bedroom; one 2-bedroom manager's unit
- **Income mix:** 50-60% AMI seniors; majority of rents subsidized and limited to 30% of income

This four-story structure provides landscaped areas for outdoor activities, as well as a bio-swale for stormwater runoff. The large multi-purpose community room, which includes a residential-style kitchen, is used for a range of resident services that help seniors to "age in place". A large interior deck with plantings and some raised gardening beds for residents is located above the garage at the first floor level. The building also features a computer lab, exercise room, TV and movie room, library, arts and crafts room, and shared laundry rooms. Across the street is a community garden; a City-operated senior center is also within a tenth of a mile from the site.

Appian Way Apartments | Kent | Rehabilitation Completed 2010



Rehabilitation of 150 family-oriented units, and a new community center for on-site case management and resident services

- **Location:** 25818 26th Place South, Kent, WA
- **Unit size:** 1-3 bedrooms; majority 2-bedroom
- **Income mix:** 30-50% AMI

Appian Way, built in 1979, was acquired by Mercy Housing Northwest in 1996. The project's spacious apartments are ideal for families with children, and the 2- and 3-bedroom units at Appian each have two bathrooms and washer/dryer hookups. Appian Way serves nearly 250 adults and 250 children, who speak a total of seven different languages as their primary language. Many households also include individuals with physical disabilities or frailties. The rehabilitation included the replacement of exterior drainage systems, stairwells, siding, gutters, roofs, cabinets, fixtures, and all windows and decks. The playgrounds were renewed and a new community center built as part of the renovation. Appian Way's new community center now includes a large community meeting room, a computer lab, a counseling room, and offices for Case Managers and Resident Service coordinators. In addition to supportive services for formerly homeless families at Appian Way, Mercy Housing Northwest provides a Resident Services Program for the entire community, assisting in areas such as financial literacy, parenting skills development, health and dental services, computer skills development, ESL classes, and emergency food, clothing, and furniture distributions. Activities for children include after-school homework groups, organized teen activities, movie nights, art programs, and summer lunch programs.

