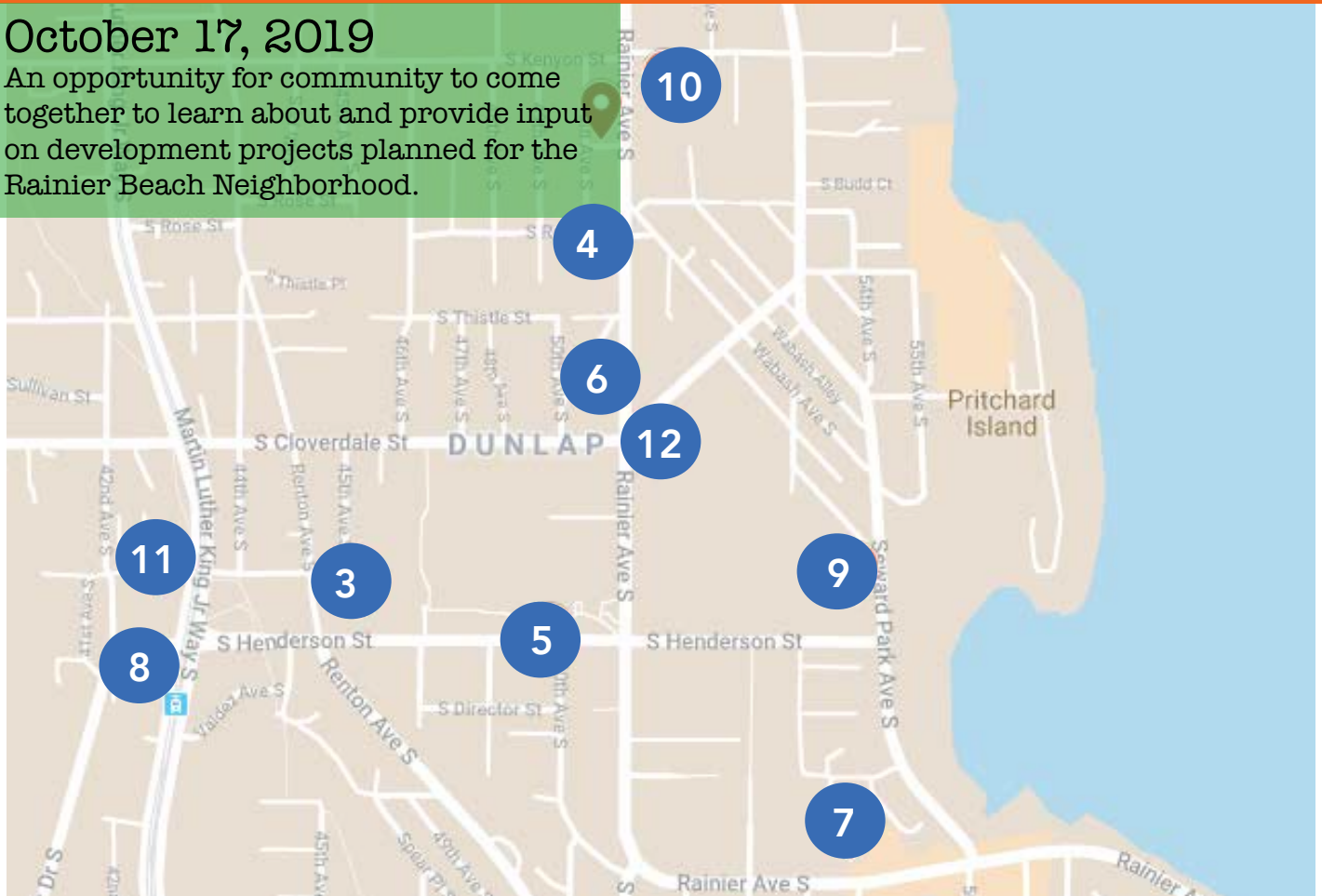


DEVELOP-MEANT FOR COMMUNITY

RAINIER BEACH TOWN HALL

October 17, 2019

An opportunity for community to come together to learn about and provide input on development projects planned for the Rainier Beach Neighborhood.



Brought to you by: **RAINIER BEACH ECONOMIC DEVELOPMENT ROUNDTABLE**



**RAINIER VALLEY
COMMUNITY
DEVELOPMENT FUND**



RAINIER BEACH
Merchants Association



BRIGHTON II

6727 RAINIER AVE S

2



CONSTRUCTION
PLANNED FOR

2021

COMMERCIAL
SPACE AVAILABLE
ON THE
GROUND FLOOR

100
MIXED INCOME
APARTMENT
UNITS

USING A
COMMUNITY
OWNERSHIP
MODEL

LEARN MORE

CONTACT:
Curtis Brown,
Brighton Apartments
(206) 722-3922
curtissssf@gmail.com

The Brighton II will be an updated, innovative version of The Brighton Apartments, the foundational 124-unit apartment complex for SSSF. It will encompass the Southeast corner of the campus (Holly and Rainier) consisting of a 100-unit apartment complex with street level retail space. Several building design options are under review that will optimize the residents' experience. The retail space will be developed to primarily focus on community and senior needs. It is already in the marketing stage with initial interest from a local coffee shop and a regional bank. A pharmacy, possibly a grocery store, and other community enhancing enterprises will be pursued for this space.

The new development will be a mix of housing that meets the multiple income levels of our diverse neighborhood with an emphasis on affordability. What sets this project apart is creating a village environment that will employ people to help make units affordable.

Community ownership is a strategic component of building The Brighton Campus. We are investigating the option that community members, both on campus and off, both seniors and members of their families, can become prime investors and lenders to the project. The plan is to develop a savings program encouraging families that have never or rarely saved or invested to build leverage for themselves and their family. The investment plan will provide a vehicle to achieve part ownership of the development and can become a long term wealth building tool for themselves and their families.

To learn more about this project or to provide feedback, please contact Curtis Brown at (206) 722-3922 or curtissssf@gmail.com.

There will be numerous opportunities to give feedback and partner in the coming year.



PRESERVING AFFORDABLE FAMILY HOUSING IN SEATTLE'S RAINIER BEACH NEIGHBORHOOD

ELIZABETH THOMAS HOMES IN SEATTLE, WASHINGTON

OWNER:

Catholic Housing Services
of Western Washington
Equity Alliance of Washington - F.A.M.E.

PROJECT SIZE:

120 Units of affordable family housing

(12) Studios
(35) 1 bedrooms
(49) 2 bedrooms
(24) 3 bedrooms

PROJECT ADDRESS:

4524 S. Henderson Street, Seattle, WA

In the midst of a citywide affordable housing crisis, Catholic Housing Services and Equity Alliance of Washington, in partnership with the Rainier Beach Action Coalition (RBAC), seek to develop a community-oriented project that includes affordable housing and commercial space. Research shows that Black families and other families of Color who qualify for affordable housing are larger than the county average, and particularly larger than white households who qualify for affordable housing. Elizabeth Thomas Homes will deliver much-needed housing to working families at risk of displacement from Seattle, addressing the “missing middle” population, or those left with few housing options.

Elizabeth Thomas Homes will seek to preserve and grow the number of affordable family sized units so that Communities of Color can preserve their place in the Rainier Beach neighborhood. This development will be adjacent to the Rainier Beach light rail station, and will contain approximately 120 units of affordable housing serving about 500 residents, and target families between 50-80% of the area median income. Planned amenities will seek to elevate the health and well-being of its residents. Parking will cater to larger families, a ground floor plaza will elevate natural light, and ground floor retail spaces will likely be operated by service providers and community-oriented businesses.

ETHIOPIAN VILLAGE

8323 RAINIER AVE S



Project is located on the Southwest corner of Rainier Ave S. and S. Rose St



Developer Name: Beacon Development Group, in partnership with the Ethiopian Community in Seattle (ECS)

Type of Project: Mixed-use development with 90 units of affordable senior housing on floors 2 - 5 and expansion of Ethiopian Community Center on the first floor. 86,500 square feet including existing community center building.

Timeline:

Design.....	June 2018 - June 2020
Permitting.....	October 2019 - September 2020
Full funding.....	June 2020
Construction start.....	October 2020
Construction completion.....	March 2022
Full occupancy.....	June 2022

What is most exciting to you about this project?

The Ethiopian Village Project will serve low-income seniors from the south Seattle neighborhoods that are facing intense displacement pressure as housing costs rise in the Puget Sound region. This project will allow the Ethiopian Community Center to expand their reach to families and individuals from Ethiopia, the broader East African community, and the community at large. The facility will be a gathering place for groups large and small; a place to inspire community action and civic engagement; and a home to intergenerational support services for all ages.

Our community outreach about this project, so far has included:

Since June 2017, ECS has actively engaged members of the community by organizing design review meetings and workshops with residents. Additionally, ECS has provided regular project status updates through their monthly breakfast at the current building. They have also notified all community residents within 500 feet of the project through a multi-lingual mailer and completed early community outreach required by the Early Design Guidance process, including translation of materials in six languages.

CONSTRUCTION
PLANNED FOR

OCT
2020

EXPANSION
OF EXISTING
ETHIOPIAN
COMMUNITY
CENTER

90
AFFORDABLE
SENIOR
HOUSING UNITS

86,500
SQUARE FEET

LEARN
MORE

CONTACT:

Chris Moxon,
Project Manager
Beacon Hill Develop-
ment
(206) 204-1963
[chrism@beacon-
devgroup.com](mailto:chrism@beacon-devgroup.com)

HENDERSON FAMILY HOUSING

4849 S. HENDERSON ST



Located across from South Shore K-8 and the Rainier Beach Community Center Plaza.



Initial Building Concept

CONSTRUCTION PLANNED FOR

2023

COMMERCIAL SPACE AVAILABLE ON THE GROUND FLOOR

88

AFFORDABLE WORKFORCE HOUSING UNITS (50 - 60% AMI)

69,770 SQUARE FEET

Developer Name: Low Income Housing Institute (LIHI)

Type of Project: Henderson Family Housing will be an 88-unit, new construction, affordable workforce housing development serving individuals and families earning 50-60% of the local area median income. The building will be a 69,770 SF transit-oriented development located on a 21,974 SF site in the Rainier Beach Residential Urban Village a 7-minute walk from the Rainier Beach Link light rail station. The project site was upzoned to NC3-55' as part of the City of Seattle's MHA rezoning program (was previously NC3-40').

Unit Mix: 88 units; 12 Studio; 40 1-BR; 33 2-BR; and 3 3-BR units.

Timeline:

- City of Seattle Office of Housing ApplicationSeptember 2021
- 4% LIHTC Application.....December 2022
- Finance Closing/Construction Start.....March 2023
- Construction Completion.....June 2024

What is most exciting to you about this project?

LIHI is very excited to build 88 units of transit-oriented affordable workforce housing for families in the Rainier Beach neighborhood of Seattle, which is experiencing so much recent gentrification and displacement due to the local housing affordability crisis. LIHI's affordable housing developments use quality design to transform lives and build communities by providing safe and secure housing and shared spaces.

Funding Sources: TBD; Low Income Housing Tax Credit (LIHTC) Equity.

LEARN MORE

CONTACT:

Steven Strickland,
Real Estate Project
Manager, Low Income
Housing Institute
(LIHI)
(206) 957-8055
steven.strickland@lihi.org

MEDHANE-ALEM EVANGELICAL CHURCH-BARNABAS MINISTRY

8445 RAINIER AVE S

6



Northwest Corner of Rainier Ave S and S. Cloverdale St

Developer Name: Unknown, will be in partnership with Medhane-Alem Evangelical Church-Barnabas Ministry

Type of Project: We are planning a mixed-use development on 18,000 square foot lot-size

Opportunity for first floor commercial or community benefit: We intend to use first floor for community services.

Timeline: Unknown

What is most exciting to you about this project?

It's a vision of Medhane-Alem Evangelical Church- Barnabas Ministry to help youth increase their academic achievement and commitment to education; acquire career skills and knowledge for employment and long-term career development; and adopt healthy lifestyles and habits and avoid risky behaviors.

We are very excited about this project because once it's completed, it is our mission to provide services to Medhane-Alem and neighboring communities such as:

- Individual and group counseling
- Case management
- Summer programs
- Gang prevention
- Homeless Prevention
- Mental health counselling

Our community outreach about this project so far has included:

Through our community engagement process so far, we have learned new information and have been enlightened with additional perspectives.

CONSTRUCTION
PLANNED FOR
TBD

18,000
SQUARE FOOT
LOT TO DEVELOP

INTEREST IN
PROVIDING
**COMMUNITY
SERVICES**
ON GROUND
FLOOR

**LEARN
MORE**

CONTACT:

Ethiopia Alemneh,
Medhane-Alem
Evangelical Church
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Fax: (206) 760-6299
ethiopia2000@hotmail.com

POLARIS AT RAINIER BEACH

9400 RAINIER AVE S



Located on the east side of Rainier Ave S at the former Hong Kong Seafood Site, just south of the McDonalds in Rainier Beach.



Developer Name: Inland Group

Type of Project: Mixed use offering 5,300 square feet of ground level commercial space and 306 affordable housing units (affordable at 60% Area Median Income). Overall square footage of project: 355,244, Including one full level of parking garage.

Opportunity for first floor commercial or community benefit: 5,300 square feet is currently under Letter of Intent to Northwest Black Pioneers for an Early Childhood Development Center and for a Youth Mentoring Program, to best serve residents of the community and surrounding neighborhood.

Timeline: Demolition of restaurant building to begin by Oct 2019, construction duration expected to be approximately 2 years.

What is most exciting to you about this project?

We're most excited about adding affordable housing units to the Seattle Metro Area for the workforce that are so badly needed. Also very happy to have the commercial space partner, both a local business and a neighborhood service organization rolled into one.

Our community outreach about this project has included:

- Mailing to addresses within 500' for two separate neighborhood meetings
- Electronic outreach to neighborhood community organizations
- Posting on area blogs and websites, including Seattle DON website
- All notice translated to four (4) languages
- Presenting to the Rainier Beach Economic Development Roundtable

CONSTRUCTION
PLANNED FOR

**OCT
2019**

**5300
SQUARE FEET
COMMERCIAL
SPACE**

**306
MIXED-USE
AFFORDABLE
WORKFORCE
HOUSING UNITS
(60% AMI)**

**355,244
SQUARE FEET**

**LEARN
MORE**

CONTACT:

Keith James,
Real-Estate Developer,
Inland Properties
(509) 321-3218

keithj@inlandconstruction.com

RAINIER BEACH FOOD INNOVATION CENTER

9059 MARTIN LUTHER KING JR WAY S



Just south of S. Henderson St, on the west side of MLK Jr. Way S.



CONSTRUCTION
PLANNED FOR

2024

COMMERCIAL
SPACE AVAILABLE
ON THE
GROUND FLOOR

MIXED-USE
DEVELOPMENT

30,000
SQUARE FEET
LOT TO BE
DEVELOPED

**LEARN
MORE**

Developer Name: Mt. Baker Housing, in partnership with Rainier Beach Action Coalition (RBAC)

Type of Project: Mixed-Use project on a 30,000 square foot lot-size that will include first-floor community benefit services and housing

Opportunity for first floor commercial or community benefit: This a multi-purpose facility will combines commercial kitchen facilities for training and production, classroom space, and supportive services in order to create a center that can bring together education, training, job creation, food production and community connection.

Timeline:

We are in the acquisition phase and scheduled to complete the project in the 4th quarter of 2024

What is most exciting to you about this project?

New businesses leading to development of a Food Innovation District, resident services, focus on improving community health through food centered programs, community gathering space, and opportunity to celebrate Rainier Beach's cultural diversity through food

Our community outreach about this project, so far has included:

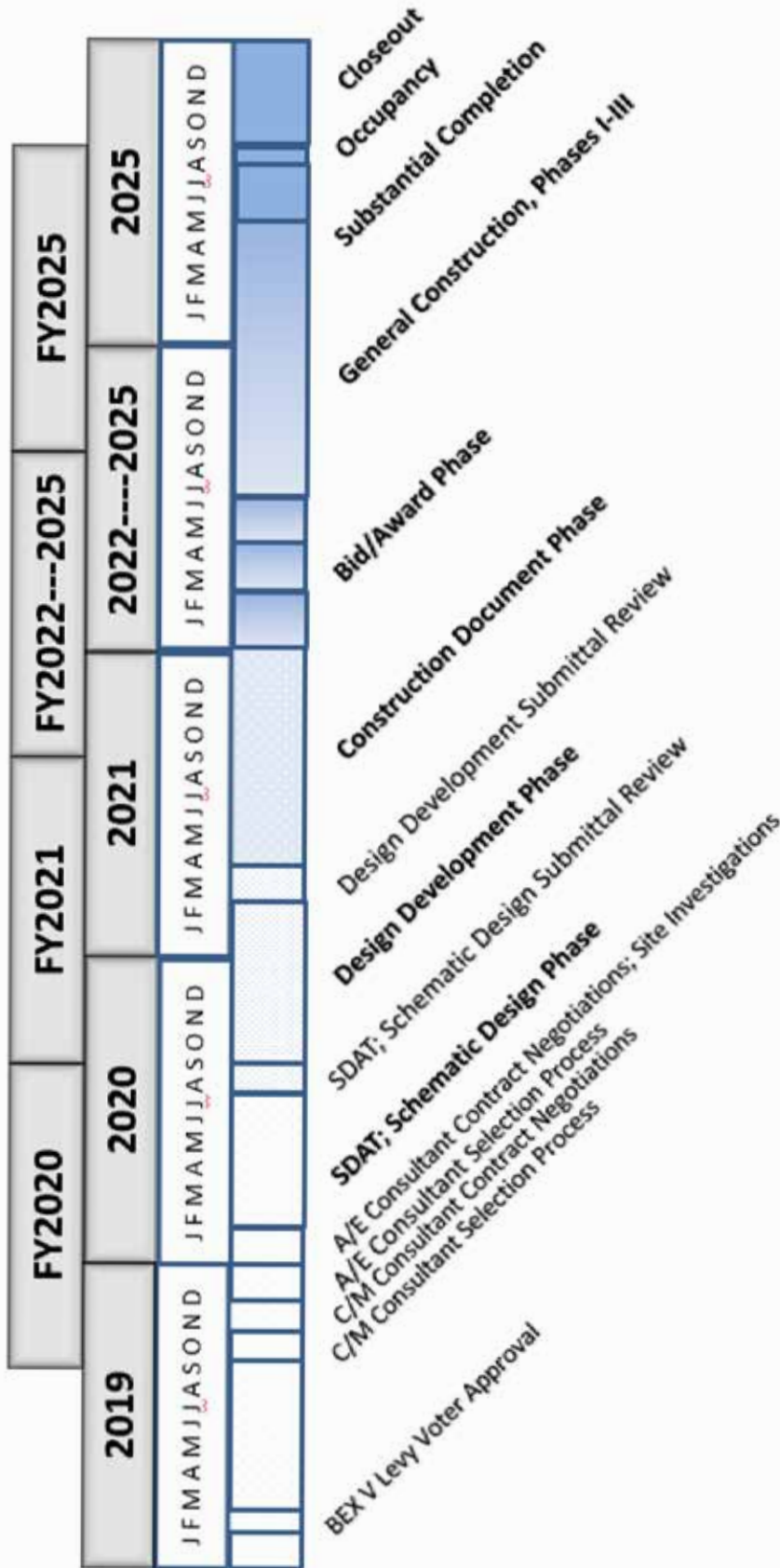
The Food Innovation Center is a part of the 20 year Seattle Neighborhood Plan conducted in 2010; Since then, we have gathered input at Town Halls, listening sessions, and through partnership development and brainstorming sessions

CONTACT:

David Sauvion/
Amanda Lopez-Castanon,
Rainier Beach Action
Coalition
(206) 512-0043

amanda@rbactioncoalition.org

BEX V: Rainier Beach High School Replacement Project Timeline



CONSTRUCTION
PLANNED FOR

2022

2025

CONSTRUCTION
COMPLETE

**LEARN
MORE**

ROSE STREET PHASE II

7930 RAINIER AVE S



Located just north of the Rose Street Apartments, on the east side of Rainier Ave S, just south of Rose St.



Developer Name: Bellwether Housing

Type of Project: Mixed-use affordable housing project. 195,205 Total Gross Square Footage. We are planning office space on the first floor for a local nonprofit, as well as a childcare space with outdoor play area.

Timeline: If funding is secured, we anticipate a construction start date of September 2020. We are currently in the Design & Financing Phase. We just submitted funding applications to Seattle's Office of Housing and King County for capital funding.

What is most exciting to you about this project?

The opportunity to provide much needed family-sized units to an area that is seriously lacking that type of housing stock.

In addition to providing an increased number of affordable housing units, this project will provide office space for a local nonprofit organization to better serve their clients, and with its current design, the project will create pre-school and childcare space that will be affordable to families in the surrounding neighborhood.

Our community outreach about this project, so far has included:

Engaging with several local organizations, including Urban Impact, Tiny Tots Development Center, Rainier Beach Action Coalition, Ethiopian Community Center, Muslims Housing Services, Hillman City Collaboratory, and several others, regarding Rose Street II. Last August, we hosted an open house at Emerald City Bible Fellowship for neighbors to inform them about the project, and to gain feedback and input on design. Earlier this summer, we put on a community gathering for residents at Bellwether's Rose Street Apartments to gain their feedback on current design elements for the project. Over the last two years, we have hosted a table at Rainier Beach's Back 2 School Bash, to provide information about the project, upcoming meetings, and resources to access housing within our portfolio.

CONSTRUCTION
PLANNED FOR

2020
IF FUNDING
SECURED

COMMERCIAL
SPACE AVAILABLE
ON THE
GROUND FLOOR

186
AFFORDABLE
WORKFORCE
HOUSING UNITS
(50 - 60% AMI)

195,205
SQUARE FEET

**LEARN
MORE**

CONTACT:

Jacob Gelb
Bellwether Housing
206-588-4795
jgelb@bellwether-housing.org

LINK TOWNHOMES

8803 MARTIN LUTHER KING WAY S

11



Project is located on the Southwest corner of S. Trenton St and MLK Jr. Way S.

CONSTRUCTION
PLANNED FOR
**SPRING
2020**

44
TOWN HOMES
FOR PURCHASE

10
LIVE/WORK
UNITS AVAILABLE

80,000+
SQUARE FEET

Developer Name: Intracorp

Type of Project: 44 Townhomes and 10 live-work units that will be for purchase; the project will be a total of 80,000+/- sq. ft.

Timeline: Construction Start in Spring 2020.

What is most exciting to you about this project?

The combination of live-work units and residential townhomes in the same community providing opportunities for small businesses to integrate with residents within the Link Townhomes community as well as the broader neighborhood and users of light rail.

Our community outreach about this project so far has included: The project has been through the City's Design Review process which included engagement with RBAC on design. Opportunities for additional engagement with the community will occur as the project advances to marketing and sale of the homes and the live-work units, including the sale of affordable units. Sales will commence in 2021.

**LEARN
MORE**

CONTACT:

Dan Swallow,
Intracorp

dswallow@intracorphomes.com

About Project: www.intracorphomes.com/communities/link/

CONSTRUCTION
PLANNED FOR
2022

2025
CONSTRUCTION
COMPLETE

**LEARN
MORE**

PG #	PROJECT NAME	ADDRESS	DEVELOPER CONTACT
3	Brighton II		
4	Elizabeth Thomas Homes		
5	Ethiopian Village		
6	Henderson Family Housing	4849 S. Henderson St	
7	Link Townhomes		
8	Medhane-Alem Evangelical Church- Barnabas Ministry	8445 Rainier Ave S	
9	Polaris at Rainier Beach	9400 Rainier Ave S	
10	Rainier Beach Food Innovation Center	9059 MLK Jr Way S	
11	Rainier Beach High School		
12	Rose Street Phase II	7930 Rainier Ave S	
13	Via 7		