Award-winning affordable housing in Washington State

I am often asked by legislators, public officials, and members of the public if we are producing any affordable housing that is built green or built to sustainable standards? Others inquire if the affordable housing we are financing in Washington is well designed and well built?

In this issue of My View I answer those questions by providing a view into the many award-winning affordable housing properties that have been completed in our state. Overall, we received 29 qualifying nominations for award-winning affordable housing properties developed with federal, state, or local funding assistance. While I feature six very different properties from around the state as highlighted examples, another 23 of these properties are recognized through shorter summaries. I wish I had the space to feature them all. I hope you are as proud of these examples of the high-quality, energy-efficient, affordable housing we develop in Washington as I am.
Avondale site, Redmond

_A city joins with community nonprofits to meet a range of critical housing needs_

**Awards**
Vision 2040 Award, Puget Sound Regional Council, 2005
ARCH Community Recognition Award, 2006

**Property Developer**
Eastside Housing Association, a partnership of Catholic Community Services, Friends of Youth, Hopelink, and Seattle Indian Center; Habitat for Humanity; Mosaic Homes

**Federal, State or Local Funding**
Land released via the federal McKinney Act; Washington State Housing Trust Fund; King County (including CDBGs); Low Income Housing Tax Credits; ARCH Trust Fund

**Other funding sources, public and private**
Apartments designated for the homeless received over $1 million from a fundraising campaign; foundations, corporations, local businesses, faith congregations, civic groups, and individuals all contributed funds to build Habitat for Humanity homes.

When people hear a word like _risk-taking_, they frequently associate it with the for-profit sector. Yet individuals and organizations in public and nonprofit roles often take risks—aka leaps of faith—although their motivations and objectives are typically far different. The Avondale site in Redmond is a case in point. It has been a tremendous success for all participants. Yet from the beginning, it took courage and optimism, along with carefully assessed risk-taking and commitment, to realize this project’s potential.

Avondale is a 10-acre site that encompasses 50 units of critically needed transitional housing and supportive services and eight units of emergency shelter housing for homeless individuals and families in eastern King County. The development also includes 24 permanently affordable Habitat for Humanity homes, a complex of market-rate condos, and a public park. Avondale’s story started about 1993, when the federal government announced that the 10-acre Coast Guard facility at the bottom of Education Hill in Redmond would be closed.

Arthur Sullivan, program manager for A Regional Coalition for Housing (ARCH), notes that under the federal McKinney Act, organizations that provide assistance to the homeless, and that meet the proper criteria, can take free ownership of released surplus federal property. The City of Redmond recognized how valuable this property could be to community efforts to reduce homelessness. But, “based on the zoning, it was hard to argue that we had an economic strategy for targeting the whole 10-acre site to addressing homelessness.”

ARCH is the inter-local agency that works with cities in east King County to increase and preserve the supply of affordable housing. ARCH functions essentially like an office of housing for all of the county’s suburban jurisdictions east of Lake Washington—and Seattle. Arthur was there at the start of the Avondale project, and is unstinting with praise in describing the leadership role that the City of Redmond took all along the way.

“The first struggle was getting the federal government to agree that the City had the right to half of the 10-acre parcel for the homeless,” he says. The federal government “had never done that before, and strongly resisted dividing the parcel.” There were other barriers as well, including the fact that even if...
Avondale’s transitional and emergency shelter homes provide housing for 58 families.

LEFT: An open courtyard serves as a communal area for Avondale’s resident families.
narrowed down to five acres, no local agency or organization serving the homeless was large enough to take on the economic and logistical responsibilities of managing the site.

“The City facilitated a conversation among a wide range of agencies. They served in a coordinating role,” he says. In the end, four agencies formed an alliance to secure financing for and manage the site’s homeless housing: Catholic Community Services (CCS), Friends of Youth, Hopelink, and Seattle Indian Center. It was left to the City to apply for those five acres as one entity. But then the federal government set out another condition: Those five acres would be released towards homelessness efforts, only if the City agreed to buy the other half.

“The City’s finance office,” Arthur says, “put us through the ringer” to make sure the numbers would work. But with that sign-off, the City of Redmond issued General Obligation bonds to raise the needed capital. “The City Council was key, they were the ones who had to say yes, and fortunately the mayor’s office and finance office took the time to be convinced that this was worthwhile. I haven’t seen that kind of proactive step by a city very often.” The property was finally secured in 1997.

The driving idea, with the purchased half of the land, was that Redmond could divide and sell this property to developers who would enhance the site’s diversity—and the City could get back its investment. ARCH worked with the City in hiring consultants who advised them on how to design and market the entire site in a way that would satisfy the needs of all parties. “City officials were taking the risk of issuing bonds to buy a piece of land right next to land that would be used to house the homeless. They wanted to find a developer willing to put market-rate units on it. The consultants helped us figure out how to lay out the individual pieces,” he says.

The end result is what you see at Avondale today. The redevelopment began in 2002 and consists of three parts. The five-acre parcel designated for homelessness is owned by the City of Redmond. Hopelink now manages the transitional homes and emergency shelter housing for the homeless, and the community center. The three agencies that run the programs, which serve single adults, young adults, and families, are Hopelink, Friends of Youth, and CCS. On a separate parcel of 1.4 acres purchased by Habitat for Humanity of East King County (HHEKC), sit 24 three-story townhomes.

One special feature about these Habitat homes is their permanent affordability. HHEKC holds ownership of the land; only the homes were sold as part of a condominium association. The buy-back policy ensures that these homes will remain affordable to future homebuyers. The Habitat section is called Patterson Park, and the last group of four homes was completed in June.

Even the market-rate condos contributed to the affordability story. When city officials put out an RFP for the 3.6 acres designated for market-rate development, they stressed that affordability be prioritized over financial returns. Mosaic Homes, who developed this parcel, ended up contributing close to $400,000 above the land’s purchase price to affordable housing efforts of Redmond’s choosing, Arthur recalls. The City applied those funds to a completely separate affordable development in Redmond. And beyond this, “at the time they were built, these were the area’s most affordable market-rate condos on the market.” The City also got a neighborhood park: Mosaic agreed to build a park on one acre of the McKinney-designated acreage.

Nearby neighbors have also played a strong part in the site’s success, showing support for what the City of Redmond was trying to achieve—rather than throwing up roadblocks to development because of a perceived threat to property values. “It helped enormously that the City reached out to the surrounding neighborhood very early in the process,” says Arthur. He estimates that because of that local support, “it took us about a year or two less to complete the Avondale site,” than several other recent transfers of federal property in the region that faced local opposition to homeless assistance efforts.

When you look at this 10-acre neighborhood, what you don’t see is dissimilar housing. Avondale is a beautifully designed community made up of people from all walks of life. As Arthur stresses, the owner-organizations that secured financing and built housing and programs here deserve enormous kudos for their efforts—as well as for their daily work in providing supportive services to those residents who are transitioning out of homelessness. It took many heroes to make Avondale a reality, and their leaps of faith continue to pay dividends every day.
Broadway Crossing, Seattle

A community housing developer and a national retailer successfully partner on a mixed-use project

Awards

- Reader’s Choice Award, Best Overall Project, Affordable Housing Finance Magazine, 2008
- Smart Partnerships Award, to the City of Seattle for Broadway Crossing’s Public/Private Development Project, Governor’s Smart Communities Awards, 2007

Property Developer

- Capitol Hill Housing and S.E. Grainger Development Group

Federal, State or Local Funding

- City of Seattle Housing Levy; Washington State Housing Trust Fund; 9% Low Income Housing Tax Credits; Seattle Housing Authority Holly Park Replacement Program

Other funding sources, public and private

- Key Bank construction loan; Impact Capital pre-development loan; Enterprise Community Partners Tax Credit Equity & Green Communities funding; Sound Families Initiative; Washington Community Reinvestment Association; Seattle City Light Built Smart/Built Green & LEED incentive programs

In 2001, Walgreens purchased a piece of property at a busy intersection in Seattle, just east of downtown. On it stood a Chevron station, destined to be demolished. Walgreens, in keeping with its national corporate store development standards, hired a private developer, who hired an architect to design a stand-alone one-story retail building with street-level parking. The next step, required by the City of Seattle, was to take the project to a public neighborhood design review meeting.

Now here’s where the story, as told by Betsy Hunter of Capitol Hill Housing (CHH), gets interesting. “At the time—this was in 2003—this meeting drew the largest attendance to any public design review meeting in the City’s history.” Betsy describes. “People showed up and said: ‘Are you crazy? This is a six-story development site; it’s a gateway location—at the juxtaposition of two neighborhoods, Capitol Hill and Pike/Pine. This site shouldn’t have surface parking on the lot, it shouldn’t be stand-alone retail, there should be housing above—and, in fact, it should be affordable housing.’”

Betsy, who is director of real estate development for CHH, is quick to credit Walgreens and for-profit developer S.E. Grainger for listening to the community and recognizing the opportunity “to do the right thing.” Under the existing building code, they could have gone ahead with the project as it stood; instead, they went to CHH on the advice of the neighborhood residents who had attended the design review meeting, and began a conversation.
Located across the street from Seattle Central Community College and just east of downtown Seattle, Broadway Crossing consists of 44 affordable apartments—and a Walgreen’s. Shown in the middle photo at left is a view of the rooftop garden for residents. At bottom right are Betsy Hunter, Director of Real Estate Development for Capitol Hill Housing and architect Jonathan Hall, Senior Associate at GGLO.
What ultimately emerged from that conversation is Broadway Crossing, which broke ground in 2005 and opened its doors in 2007. Broadway Crossing, at the intersection of Broadway and East Pine, represents a remarkably successful partnership between the private and public sectors on a dense urban site. It makes available 44 affordable apartments to low- and very-low-income families. It incorporates a host of forward-thinking green and sustainable elements in its design. And the redesigned footprint has proved to be a profitable undertaking for the national retailer.

“It took a couple of years of working together to understand how this could work, to engage new architects, and go after financing,” Betsy explains. One of the challenges for Walgreens was that this project represented a huge departure from the company’s previous new store developments. For new construction, Walgreens had always built to established corporate standards, and had never built housing on top of its stores.

In the beginning, Walgreens believed that street-level parking needed to be a visible element of the project. “It was tough for them to think that this might be a neighborhood that’s more pedestrian-driven,” Betsy points out. All of these issues made the pre-construction process a complex one, and required “many conversations with the contractors and engineers that Walgreens employs.” In the end, total development costs for the project were $14.4 million; the housing share of that was $10.7 million.

These upper four floors of Broadway Crossing are a model of affordable housing made available in a high-rent neighborhood that greatly needs more options for low-income and disadvantaged residents. All 44 apartments are at 60% of area median income (AMI) or lower; 22 of these are set aside for individuals at or below 30% of AMI. These include nine homes reserved for families transitioning from homelessness and nine for disabled individuals. CHH’s mission as an affordable housing developer and manager extends to serving people with special needs, and its relationships with the Sound Families Initiative, Family Services, and the Lifelong AIDS Alliance have created a network of supportive services available to one-third of Broadway Crossing’s tenants.

Betsy lauds architecture firm GGLO and general contractor Rafn for their immense contributions to Broadway Crossing’s success—in meeting the design challenges, and in their ongoing commitment to this project and others like it. “In terms of green building, GGLO and Rafn have both been increasing their commitment, and becoming experts in the sustainable building field. When we said, ‘How green can we make this building?’ they were right there. We all agreed to pursue the most common-sense green strategies that we could.” These efforts ultimately earned the project a LEED Silver designation. (LEED is an internationally recognized green building certification system developed by the U.S. Green Building Council (USGBC).)

During the development process, key design decisions were made that left the door open to future energy-saving improvements. For example, shafts run from the roof down to the boiler system. “In the future, if it makes sense to put solar panels on the roof, it would be mechanically and technically easy to do it. At the time, the cost-benefit analysis didn’t make sense on this roof and in this location,” Betsy explains.

To GGLO’s credit, she says, “they continue to gather utility data about the building so they can continue to test how well the building is performing. That’s fantastic—we’re not paying them to do this.” Betsy believes that ultimately, the most sustainable aspect of the Broadway Crossing development “was to replace a single-story retail store with a handsome five-story development that has housing over retail. That was by far the smartest thing that could have happened on the site.” Governor Gregoire recognized this accomplishment with a Smart Growth award in 2007.

In fact, with this undertaking, everyone wins. By eliminating street-level parking, Walgreens was able to take advantage of greater square footage in its ground-level store. “My early conversations with the store manager make me believe that they’ve been pretty successful in terms of their sales. That will be the test. It’s going to be about profitability. This location is right across the street from Seattle Central Community College. Because of the pedestrian orientation of the building and the density of the neighborhood, that has really served them well.”

*Seattle-based photographer Tim Matsui works with a diverse array of clients, such as Newsweek, Stern Magazine, Microsoft, Casey Family Programs and, most recently, Seattle custom home remodeler Kellogg Construction, LLC. For his clients he produces reportage, editorial portraiture, and custom multimedia projects; he also reports on complex social and environmental issues such as alternative energy and human trafficking. View his work at http://www.timmatsui.com.
Who lives in the Hiawatha? Painters, sculptors, dancers, actors, writers, photographers, musicians. People engaged in theatre production, filmmaking, floral design, craft-making—the list goes on. For the Artspace organization, “it’s not about judging the work,” says Regional Manager Cathryn Vandenbrink. To be eligible to live in this affordable housing development, “you need to show a body of work and demonstrate that you’re actively engaged in a creative pursuit. It’s very inclusive.”

The other key piece of the eligibility requirement for residents is their income level. The ceiling for the Hiawatha’s 61 artists’ live/work apartments is tiered at 40, 50, and 60% of AMI. “This is workforce housing,” Cathryn explains. “Very few artists make a living from their work. They’re just like other low-income people: They have healthcare issues, and rent and childcare issues; they go out and work in full- or part-time jobs and then come back here and do their creative work.”

The Hiawatha opened a year ago last spring, on about half of what had been a large vacant lot that flanks Hiawatha Place South in the Jackson Place neighborhood of Seattle, south of downtown and to the east of the Chinatown/International District. (Affordable condos and commercial spaces are being developed by HomeSight on the other half of the lot.) The City of Seattle, which owned the property, wanted to see affordable housing built there. Jackson Place Community Council’s members had long voiced a strong desire that artists’ housing and a business district be a part of this development.

Artspace, the leading national developer of affordable live/work housing for artists, was clearly the right organization to guide the Hiawatha effort. About the time the City had posted its RFP for the lot, Artspace had completed a project of similar ambitions, Tashiro Kaplan Artists Lofts, in Seattle’s Pioneer Square. Headquartered in Minnesota, Artspace has built and manages 23 major projects in support of the arts in 17 cities and a dozen states since its founding 30 years ago. Of the 23 projects, 19 are affordable live/work residential developments.

Tashiro Kaplan was Artspace’s first foray into Washington State, Cathryn says. A former visual artist, Cathryn had been deeply involved in efforts to bring artists’ housing back into Seattle’s Pioneer Square after the dot.com boom in the 1990s had driven rents up and artists out. As part of her work in community development, she’d invited Artspace out to Seattle in 1997 to present

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**Artspace Hiawatha Lofts, Seattle**

**A thriving development of much-needed artists’ affordable live/ work homes injects new energy in a Seattle neighborhood**

**Award**
Vision 2040 Award, Puget Sound Regional Council, 2009

**Property Developer**
Artspace Projects, Inc.

**Federal, State or Local Funding**
Washington State Housing Trust Fund; Low Income Housing Tax Credits; WSHFC Multi-Family Housing Bond Program; City of Seattle Office of Housing (2002 Seattle Housing Levy)

**Other funding sources, public and private**
Paul G. Allen Family Foundation, The Seattle Foundation, Washington Mutual, U.S. Bancorp Foundation, Building for the Arts, 4Culture, King County Lodging Tax, Impact Capital, National Equity Fund

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Artspace Regional Manager Cathryn Vandenbrink
Artspace Hiawatha encompasses five commercial spaces, offices, a rooftop garden, a community room—and 61 flexible live/work apartments that accommodate residents’ creative pursuits.
a symposium on artists’ housing. “We got started on Tashiro Kaplan then,” she says. She started consulting for Artspace a few years later, and signed on full time in 2004.

One feature of the Hiawatha that Cathryn says she’s most proud of is its commercial storefronts. “The community asked for a business district, and we responded. Because of the energy and excitement in the neighborhood that has been created by this project, all five storefronts are rented. We have an art gallery, a coffee shop, a bike shop, a dance studio … you couldn’t ask for a better mix. These are all sole-proprietor, all new businesses. We made the size affordable and appropriate to start a new business.”

The Hiawatha is a handsome modern structure whose shell echoes the old industrial buildings that formerly dominated this diverse and transitioning Seattle neighborhood. On a weekend evening in late October, the residents of the Hiawatha sponsored a festive Halloween-themed open house. Inside, the building was alive with activity: A resident musician’s band was playing in the downstairs community room, and all four residential floors streamed with visitors and residents. Doors were left ajar, inviting people to view artwork in the studios within.

The building’s deliberately unadorned spaces provide an ideal showcase for the “local” art hanging in the hallways. There’s another benefit to this austere approach as well: keeping down costs. SMR Architects designed the building; Marpac Construction was the general contractor. “It has just been a dream, working with SMR and Marpac,” says Cathryn. “They get it, they know the product, they know what we’re trying to achieve. We ended up with a beautiful building that is also bare bones.”

Doug Ito, the lead architect on the Hiawatha, agrees: “This is bare bones. What artists want is a neutral space that’s very flexible.” To lower construction costs, “everything stacks—the commercial spaces are the exact same size as the live/work units above.” All of the spaces are based on an open floor plan; each high-ceilinged home is about 820 square feet. One feature that sets this building apart are the windows, “modified and used in an unconventional way, to create tall, narrow openings that bring in a lot of light,” says Doug. The cost of the Hiawatha development was $17.1 million.

SMR and Marpac also worked on Tashiro Kaplan, and are hard at work on Artspace’s third affordable artists’ development in the state, due to open its doors next April: the 40-unit Artspace Everett Lofts, in Everett. There’s a possibility that Cathryn and Artspace may also bring their development energy and know-how to Olympia. “We’ve been invited to do some exploratory work there. Olympia has a huge artist community,” Cathryn says. She also emphasizes Artspace’s interest in working on another affordable live/work project in Seattle.

“We would love to do a transit-oriented site here.” There’s no question that the need is there: Between Hiawatha and Tashiro Kaplan, there’s a waitlist of more than 1,000 people. “What’s been amazing to me through this entire process is what these homes at the Hiawatha mean to the artists,” Cathryn sums up. “They feel like they’ve landed somewhere where their life is predictable—they’re not looking over their shoulder, wondering if their rent’s going to double. It’s a very different community here. People know who their neighbors are. They leave their doors open, and they take care of one another. These artists have taken ownership of this building.”
Riverwalk Point I & II, Spokane

This 100-home site offers a supportive community to low-income families—while forging a model for sustainable multi-family housing development

Awards
Riverwalk Point II: Energy Star Multi-Family Certification; Green Communities Certification, Enterprise Community Partners, 2009

Property Developer
Riverwalk Point I: Spokane Neighborhood Action Partners (SNAP), and the Sustainable Housing Innovation Partnership (SHIP), an informal coalition of 70 community members and groups
Riverwalk Point II: SNAP, with Beacon Development Group as development consultant

Federal, State or Local Funding
Spokane County; Washington State Housing Trust Fund; Low Income Housing Tax Credits

Other funding sources, public and private, include:

Riverwalk Point I and II are a testament to thinking big and collaborating effectively in creating a large-scale affordable housing community. There are two overarching components to the ambitions that SNAP (Spokane Neighborhood Action Partners formerly Programs)—alongside the many people and organizations who contributed their ideas and expertise—has for this development. From the very first brainstorming meetings back in 2000, SNAP’s vision was for Riverwalk Point to be successful as affordable housing to families in critical need, while serving as a demonstration project for successful sustainable building practices as applied to multi-family housing.

The two integrated housing developments, I and II, sit on nine acres on the eastern edge of Spokane. Across the street flows the Spokane River, and within close reach are dramatic bluffs and gulches characteristic of this part of eastern Washington.

With the completion of Riverwalk Point II earlier this year, a total of 100, energy-conserving, sustainable homes now make up a community of about 300 low-income residents. The project offers a healthy living environment, protected open spaces, play spaces—even a corridor for local deer to pass through safely on their way to the river. All apartments are dedicated to families at 50% of AMI or less. The centrally sited Community Building is home to classes, supportive services, and computer access, and provides ample room for celebrations and community activities.
Margy Hall worked as a consultant on both Riverwalk Point I and II.

**BELOW, TOP:** Larry Stuckart, SNAP Executive Director, and Chris McCabe, SNAP Board member and Secretary/Treasurer. Chris works at Avista Utilities, which was a strong private partner in the Riverwalk Point collaboration.

**BELOW, BOTTOM:** A reveal in the Riverwalk Community Center wall shows its straw bale underpinnings.

About two-thirds of Riverwalk Point’s nearly 300 residents are children.
You might say Riverwalk Point had its genesis about a dozen years ago with straw bales—enough to build an entire single-family house, the first permitted straw bale home within the City of Spokane. SNAP sponsored that affordable rental home in 1997 as a demonstration project in sustainable building practices. It was clear, describes SNAP consultant Margy Hall, that straw bale-building required too complex a process to fully incorporate in a multi-family housing development. But what was essential to a sustainable project of this scale? Back in the late 1990s, there weren’t as many models to draw from as there are today.

SNAP spearheaded the next step, which was to convene people and organizations that were interested in creating answers. This process drew on the expertise and creative thinking of 20 to 30 people at the beginning of the process; that number grew as Riverwalk Point I approached groundbreaking. The Sustainable Housing Innovation Partnership (SHIP) was formed as an informal collaborative partnership between SNAP and other engaged parties in 2000. “It ended up as the umbrella group that started looking at what the community and project should look like,” Margy explains.

The idea was to bring together organizations in the region that have a stake in building homes that are both sustainable and affordable. SHIP members included Julie Honekamp, SNAP Housing Services Coordinator, Holly Martin, SNAP’s construction manager, Mike Litrell of Avista Utilities, Jim Wavada of the Department of Ecology, David Hales with WSU’s Extension Energy Program, Jim Haynes with Spokane Regional Solid Waste, community lenders, HUD, VISTA volunteers—and many more.

From a design and development perspective, one of the most compelling aspects of this project was the innovation it inspired. “We looked at the different rating systems available then, the LEED rating system, Seattle’s SeaGreen standards and Issaquah’s Evergreen Builder’s Guide,” Margy says. “At that time, most were either single-family or commercial standards. We took what we could, incorporated that information, and created our own green building standards for multi-family.” In fact, Margy points out, when the State of Washington later developed the Evergreen Sustainable Development Standard, the Department of Commerce was able to draw from the knowledge of SNAP Riverwalk Point team members Holly Martin and Rod Butler, who contributed their expertise to the development of Riverwalk Point.

When Riverwalk Point I was completed in 2003, SNAP was able to apply what it had learned. For Riverwalk Point II, the core group of community contributors was smaller than on Riverwalk Point I, “because we had developed the tools we could fall back on,” Margy says. The Community Center was a part of the second phase, and that’s when “straw bale building looped back into the process. We incorporated that into part of the first floor.” The total development costs for the projects were $6.14 million for the first phase, and $8.9 million for the second.

Riverwalk Point continues to evolve. For one thing, there’s room for more housing—a piece of land set aside on the site with the potential for 10 more units. And the community continues to serve as an ongoing “laboratory” for assessing the efficacy of diverse energy-saving technologies: Some of Riverwalk Point I’s buildings were deliberately constructed with alternative technologies to enable researchers to compare benefits.

This fall, Enterprise Community Partners approved the purchase of carbon offsets from the Riverwalk Point II property over a 10-year period. SNAP has also received a grant from Enterprise to develop sustainability training for both staff and residents, and to “green” the operating and maintenance manual for Riverwalk Point. “You can do great on a project’s design and construction, but sustainability still needs to be implemented in an ongoing way,” says Margy. Riverwalk Point is proof that to create a thriving, sustainable community—it takes a village.
Tepeyac Haven, Pasco

Energy-wise and sustainable features target the needs of farmworker families

Award
First Gold-Certified LEED for Homes project in the nation, U.S. Green Building Council, 2007

Property Developer
Catholic Charities Spokane, with Beacon Development Group as development consultant

Federal, State or Local Funding
Low Income Housing Tax Credits; Washington State Housing Trust Fund; Franklin County Public Utilities District rebate (based on energy-saving features)

Other funding sources, public and private
Federal Home Loan Bank

In 2004, Catholic Charities Spokane (CCS) set out with an ambitious vision. In creating a neighborhood of 44 affordable rental homes for low-income agricultural workers and their families in Pasco, CCS’s goal was to build homes that would cost less for residents to maintain, with features that would pay for themselves over time, while also reducing the project’s environmental footprint.

“We had a simple idea,” says CCS Executive Director Rob McCann. “How can we build compact, energy-efficient structures that have sustainable attributes?” Prior to Tepeyac, CCS had built several affordable housing developments for farmworkers in eastern Washington, and “what we’d learned is that saving even $50 or $60 a month, although it may not seem like a lot to you or me, makes a difference for these families,” says Rob. “It’s the difference between being able to get new clothes for the kids to go back to school—or do things around the holidays. We figured, if we can build something that will save the residents about that much on their energy bills, and also create a structure that will be solid for a long time for us, it’s a win-win.”

That’s exactly what Tepeyac Haven has accomplished. Rob credits Paul Purcell of Beacon Development Group, Mark Lundgren of M.C. Lundgren Construction, and Bill Zeck of Zeck Butler Architects with envisioning sustainable and green as a cornerstone for the project. “The three of them came to us and said, ‘we’ve got good news and bad news. The bad news is it’s going to cost a little more. The good news is you’re going to be very proud of this for many, many years.’

“We’re social workers who don’t like to spend money, so of course our initial reaction was, ‘no way!’” Rob laughs. “But it wasn’t long before we all realized it was the right thing to do from an environmental standpoint, and it was the right thing to do in terms of setting a high bar. Most importantly, it was the right thing to do for the families who live there.”

No stone was left unturned in scrutinizing every detail to wring out energy savings, improve the quality of life of residents, and limit environmental impact in both design and construction. All appliances are energy- and water-efficient, as is the entire complex. The homes were built on an infill site, making use of existing roads, utilities, and other infrastructure. Innovative design methods kept the units small and the density high, while maintaining livability. There’s a playground on the site, and schools, playfields, shopping, and a transit center are all within walking distance. On average, Tepeyac Haven’s resident families are paying $60-$70 less in monthly utilities costs than the average apartment residents in Pasco. Tepeyac Haven’s 44 apartments range from two- to four-bedroom units; the total project cost was $7.6 million.

“To this day, Tepeyac Haven is the nicest rental housing anywhere in Pasco, Washington,” says Rob. Two months after it opened in 2007, every apartment was occupied—and there were 100 families on the waiting list. It’s so successful that Rob and CCS and the same design, development, and
spring on Bishop Topel Haven: a sister residence in Pasco, two miles from Tepeyac Haven, with a similar size, scope, and structure. (Each of CCS’s farmworker housing developments has “Haven” in the name, explains Rob. And each is named by the local parish that helps to sponsor it. Tepeyac Haven pays homage to Tepeyac Hill near Mexico City, the site of the miraculous appearance of the Virgin Mary in the 16th Century.)

Tepeyac Haven is an exemplary green community; one that strives to meet the needs of its residents and is mindful that “affordability” encompasses total costs to all stakeholders, over the scope of many years. Under Rob’s leadership—and that of former executive director Donna Hanson—CCS has built a number of affordable housing developments in eastern Washington for low-income and disadvantaged families and individuals, including 900 units in Spokane, and farmworker housing in Othello and Yakima as well as Pasco. “There was so much that was new and valuable with Tepeyac Haven,” Rob says. “All of our housing is probably going to look like that from now on.”
The Wilson Hotel, Anacortes

The redevelopment of an historic hotel helps revitalize downtown Anacortes

Awards
National Association of Housing and Redevelopment Officials (NAHRO) Award of Merit for Community Revitalization, 2007
Washington State Department of Historic Preservation Award for Outstanding Achievement in Historic Rehabilitation, 2007

Property Developer
Anacortes Housing Authority, with Beacon Development Group as development consultant

Federal, State or Local Funding
Low Income Housing Tax Credits; Historic Rehabilitation Tax Credit; Washington State Housing Trust Fund; City of Anacortes CDBG; Skagit County 2060

Other funding sources, public and private
Federal Home Loan Bank; Impact Capital; Washington Community Reinvestment Association (WCRA) permanent loan

With its brilliant brick-red façade and striking period architectural details, the Wilson Hotel occupies a prominent place in Anacortes’ historic downtown commercial core. But for more than 20 years, this building, constructed in 1890 with a major addition in 1926, had been showing signs of severe neglect. Though the bottom-floor commercial spaces were in use, the upper floors, a former hotel, were vacant.

Tee McCallum knew that the Wilson Hotel could serve as great affordable housing when she first saw it. That was in 1996. She’d recently moved to Anacortes from Moses Lake to take on the role of executive director of the Anacortes Housing Authority (AHA). “I sat across the street in the pizza parlor looking at this big beautiful old run-down building and thought, ‘wouldn’t that be cool if we could turn this into affordable housing?’” Tee recalls. She brought in an architect that winter; his advice was that it would be prohibitively expensive.

“The upstairs had been gutted and was full to the brim with garage sale junk that had been collected over the years. The walls were knocked out and there were holes in the floor that went all the way through—basically, it was a nightmare. I decided I was just dreaming,” Tee remembers.

What she didn’t realize at the time was that Anacortes Mayor Dean Maxwell was also a ‘dreamer’ when it came to finding a way to revive the Wilson Hotel and expand the supply of affordable housing in the downtown core. He continued to seek out ways to save it, and several years later, he brought the project back to life by bringing in Seattle-based Beacon Development Group as a consultant to make an assessment of the property’s potential. “They told us, ‘this is doable.’ And that’s when we got started,” says Tee. In 2004, AHA stepped in to purchase the property, and the redevelopment project was launched.

At a cost of $6.4 million, this project is the largest ever taken on by AHA. The overarching objectives for the redevelopment were twofold: To create the maximum number of affordable studio and one-bedroom apartments within the existing structure, and to restore this historic building to its glory, usefulness and presence as an asset to downtown Anacortes.

Twenty-five homes were created for people at 30 to 50% of AMI. Most of the current residents either work in the area at low-wage jobs or live on Social Security benefits; about one-third are disabled. All five commercial spaces on the ground floor are rented out to local businesses. The architect on the project, SMR Architects, worked to ensure that the project design adhered to the Secretary of the Interior’s Standards for Rehabilitation. The Wilson Hotel’s historic character-defining features were protected and preserved, even as interior modifications were made to accommodate modern, code-compliant apartments. The general contractor on the project was Marpac Construction.

The Wilson Hotel, which opened in its new incarnation in 2007, has been a strong catalyst in revitalizing Anacortes’ downtown. “It’s still continuing,” says Tee. “All the
sidewalks are being redone, other buildings have been rehabbed, even some older ones with private funds.” Tee, an antiques enthusiast, is always looking for “finds” that will add warmth to the residence's interior spaces and fit with the building's historical identity.

She’s also bent on enlarging the number of affordable homes that AHA can make available to lower-income residents—and saving more historic buildings. “We’re not done,” she says. “We’re still looking. We do have a lot of amazing buildings here in Anacortes—we recently lost one—and we don’t want to lose any more.”

The Wilson Hotel has served as a catalyst for the revitalization of Anacortes’ downtown.

The Wilson Hotel’s Occupancy Supervisor, Sandra Cox

Tee McCallum, Executive Director of the Anacortes Housing Authority (AHA), welcomes Wilson Hotel visitors.
Award-Winning Properties

**Cornerstone Courtyard Building, Spokane**

*Type of development:* Historic rehabilitation and conversion of a four-story manufacturing and warehouse facility into workforce housing in downtown Spokane.

National Award of Merit for Project Design, National Association of Housing & Redevelopment Officials (NAHRO), 2009

Developed by Northeast Washington Housing Solutions and Beacon Development Group

**Esther Short Commons, Vancouver**

*Type of development:* Mixed use, mixed income workforce housing and commercial development in downtown Vancouver.

Award of Excellence for Program Innovation in Project Design and Community Revitalization, NAHRO; AIA/HUD Mixed Use/Mixed Income Development Award, 2006

Developed by Vancouver Housing Authority and Thomas Kemper (Kemperco)

**Fairwinds-Redmond, Redmond**

*Type of development:* New rental homes in an active retirement community.

Gold Award – Advertising, 50+ Housing Council, National Association of Home Builders, 2006; Silver Achievement Award – Independent Living Community Design, National Association of Home Builders, 2008

Developed by Lytle Enterprises
Kenyon House, Seattle

**Type of development:** New housing that provides 18 studio apartments to formerly homeless individuals with HIV/AIDS.

LEED Platinum Certification; One of 10 projects selected for the NW Ecobuilding Guild’s 10x10x10 Green Building Slam, 2009

Developed by Housing Resources Group, Building Changes, Sound Mental Health

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Laurel Village, Bellingham

**Type of development:** A new neighborhood-style downtown community for very-low-income residents. The project includes 51 apartments.

Enterprise Green Communities Award, Enterprise Partners, 2007

Developed by Bellingham Housing Authority, with Beacon Development Group as development consultant

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Marjorie Terrace, Walla Walla

**Type of development:** The complete rehabilitation of Marcus Whitman Homes, a deteriorating seven-building apartment complex from the 1970’s, into 50 affordable, energy-efficient apartments for residents aged 55 and older.

Agency Award of Merit and Award of Excellence in Project Design, NAHRO, 2009

Walla Walla Housing Authority, Beacon Development Group

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Greenbrier Heights, Woodinville

**Type of development:** A new neighborhood built on King County surplus property, featuring affordable housing, a community center and park, and 11 acres of dedicated wetlands and wildlife habitat. It includes 50 rental units for low-income seniors, 50 rental units for low-income families and a mix of market rate and moderate-income single-family owner homes.

VISION 2020 Award, 2004; Governor’s Award for Smart Communities, 2006

Developed by Downtown Action to Save Housing (DASH), CamWest, Shelter Resources Inc (SRI)

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Heritage Heights Apartments, Spokane

**Type of development:** New construction of 62 affordable senior homes.

Merit Award for Project Design, Merit Award and Award of Excellence for Program Innovation in Affordable Housing, NAHRO, 1998

Developed by Northeast Washington Housing Solutions (then Spokane Housing Authority) and Bowen Development

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Kateri Court, Bellingham

**Type of development:** A new, model “green” building that incorporates commercial spaces and 40 apartments that are affordable to households at 30% and 50% of AMI.


Developed by Archdiocesan Housing Authority, with Beacon Development Group as development consultant
**Matthei Place, Bellingham**

*Type of development:* 14 new permanently affordable, energy-efficient homeownership units.


Developed by Kulshan Community Land Trust

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**Mill Creek Apartments and Mill Creek Senior Estates, Battle Ground**

*Type of development:* 78 units of new low-income and senior housing.

National Award of Merit, Program Innovation in Affordable Housing, NAHRO, 2009

Developed by Vancouver Housing Authority

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**New Hope, Bremerton**

*Type of development:* Affordable new homes for 18 low-income families formerly living in substandard housing.

United Way of Kitsap County’s Community Impact Award, 2008

Developed by Habitat for Humanity of Kitsap County

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**Nia Apartments, unincorporated King County (White Center)**

*Type of development:* A new, 82-unit, four-story affordable apartment complex for seniors and individuals with disabilities.

Certificate of Merit, BUILT GREEN 3-Star rating, 2008; National Award of Merit and National Award of Excellence in Housing and Community Development, NAHRO, 2009; PRAIS Award for Project Design/New Project, 2009

Developed by King County Housing Authority

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**Oakland Block, Bellingham**

*Type of development:* Historic renovation that created 20 apartments affordable to households earning 30% and 50% of AMI, with four units set aside for households affected by disability.

Award of Excellence for outstanding project design and contribution to neighborhood revitalization, NAHRO, 2003

Developed by Bellingham Housing Authority, with Beacon Development Group as development consultant
Pantages Apartments, Seattle

**Type of development:** A unique affordable-rental project combining a rehabilitated, 1907 landmark residence and a new, five-story apartment building in an urban-center neighborhood.


Developed by Capitol Hill Housing

Parsons Apartments, Spokane

**Type of development:** The Parsons Apartments is a five-story high rise in downtown Spokane that offers public housing to elderly and disabled residents.

Three National Awards of Merit from NAHRO: Project ROAR - Direct Client Services, 1996; project design for rooftop retreat, 2001; Street Sweepers Administrative Innovation (for reducing criminal activities), 2002

Developed by Northeast Washington Housing Solutions (NEWHS)

Plum Meadows, Vancouver

**Type of development:** 162 attractive, new affordable homes on the site of an old elementary school that helped to revitalize a Vancouver neighborhood.

Agency Award of Excellence for Program Innovation in Project Design and Community Revitalization, NAHRO, 2005

Developed by Vancouver Housing Authority
Salishan, Tacoma

**Type of development:** A Hope VI project that will ultimately provide over 900 safe, attractive, and affordable homes. This housing includes rented and owned homes, and single family, duplex, and multi-family construction.

Governor’s Smart Communities Judge’s Merit Award, 2007; Builder’s Choice Award for Design and Planning, Builder’s Magazine, 2007; Charter Award for Neighborhood Design, Congress for New Urbanism, 2007; Creating Community Connection Award, AIA/HUD, 2007; Award for Multi-Family Housing Design, AIA, 2007; Vision 2020 Award, 2006; Community Service Construction Award, A. Philip Randolph Institute, 2008

Developed by Tacoma Housing Authority

Seola Crossing, unincorporated King County (White Center)

**Type of development:** A 187-unit new construction rental property at Greenbridge, KCHA’s Hope VI project, built as replacement housing for severely deteriorated public housing. It is a mixed-use project including housing, live-work units, retail space, in-home childcare units and 20 different housing styles.

Certificates of Merit, BUILT GREEN 3-Star ratings, 2006, 2007, and 2008; Charles L. Edson Tax Credit Excellence Award, 2008; Excellence in Construction Award, Interior Improvement/Renovation, Western Washington Chapter of Associated Builders and Contractors, 2008; Affordable Housing Finance magazine’s Readers’ Choice Award for the Nation’s Best Affordable Housing Development, 2008

Developed by King County Housing Authority (KCHA)

Traugott Terrace, Seattle

**Type of development:** Constructed on top of the existing Matt Talbot Service Center and an adjacent parking lot, Traugott Terrace provides clean and sober housing for individuals earning up to 30% of AMI, including 12 units for homeless individuals.

Seattle SeaGreen Award for excellence in sustainable design; First LEED Certified affordable housing project in the nation, U.S. Green Building Council, 2004

Developed by the Archdiocesan Housing Authority, with Beacon Development Group as development consultant
**Village at Overlake Station, Redmond**  
**Type of development:** This transit-oriented development (TOD) was one of the first pilot projects for King County’s TOD Section, and the first bus TOD in the nation. The project integrates 308 units of workforce housing (60% and 50% of AMI), a mass transit facility, and a child daycare center on a single site.  
Vision 2020 Award, 2002; Award of Excellence in Program Innovation, NAHRO, 1998  
Developed by King County Housing Authority; Lorig provided consulting services

**Westfall Village Apartments, Spokane**  
**Type of development:** New construction of a 110-unit affordable family housing project that solved challenges due to an adjacent Superfund site.  
Merit Award for Project Design, Merit Award and Award of Excellence for Program Innovation-Affordable Housing, NAHRO, 1998  
Developed by Northeast Washington Housing Solutions (then Spokane Housing Authority) and Bowen Development

**YWCA Opportunity Place, Seattle**  
**Type of development:** Thriving rehabilitation of a 105,000-sq.-ft. building in downtown Seattle that includes: 145 apartments for people at 30% of AMI and below; Angeline’s Day Center for Homeless Women; The Downtown WorkSource Center; a health care clinic; and community meeting spaces.  
Maxwell Award of Excellence in Innovative Program Concept, Quality Design, and Cost-Effectiveness, Fannie Mae Foundation, 2004; Vision 2020 Award, 2005  
Developed by the YWCA of Seattle-King County-Snohomish County
Award-Winning Affordable Housing in Washington State

For this presentation of award-winning properties, the nominating parties provided most of the accompanying information and photographs. We made efforts to confirm facts and supporting details, but would urge those interested in learning more about these great developments to contact the developers and managing organizations directly.