

12th & East Jefferson Workforce Housing



Proposed Development

- 40 affordable apartments for neighborhood workers earning up to 60% of area median (\$36,000 for a single person, \$41,000 for 2-person family)
- 5 stories of one- and two-bedroom apartments
- One level (5,000 sq feet) of commercial spaces designed for local businesses
- Building design and program supported by the local community

The Neighborhood

This vacant parcel is at a key intersection within the 12th Avenue Business District. It is a gateway location to Seattle University and has long been identified by the surrounding neighborhood as a site worthy of mixed-use redevelopment in order to revitalize the southern end of the corridor. Over the last twenty years the Central Area has experienced ongoing and rapid gentrification, with the median household income around this site at least tripling over the past two decades.

Site History & Characteristics

Once owned by Seattle University, the site was transferred to the City of Seattle in the early 1990s. Neighbors spoke up in favor of a significant, attractive residential and commercial building rather than have the site become a park that might draw nuisances. In keeping with the community priorities for workforce housing, the site was awarded to Capitol Hill Housing in 2008. The lot is 9,791 square feet and has been vacant for decades. It sits at a highly visible corner on 12th Avenue at the south entry to Seattle University's business district.

Development Timeline

July 2008

Office of Housing Awards CHH Site

capitol hill
housing

neighborhoods within reach



Where?

An affordable housing development project in the 12th Avenue Urban Center Village of the Central Area neighborhood of Seattle.

What?

40 residential units (20 one-bedroom and 20 two-bedroom units) affordable to individuals and families making up to 60% of area median income.

Who?

Capitol Hill Housing is a 34-year-old non-profit community development corporation with 42 affordable buildings across the City of Seattle.

Why?

12th & E Jefferson is a key redevelopment within CHH's 12th Avenue Initiative – a multi-year community development project to enhance the 12th Avenue Business District.