

12th & East Jefferson Workforce Housing



Image by Environmental Works Community Design Center

The 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
- 5,000 square feet of commercial spaces designed for local businesses
- A development supported by the local community

The Story

This is a prominent corner on 12th Avenue at the south entry to Seattle University's business district, just blocks from the burgeoning Pike/Pine Neighborhood. Once a former gas station, the site has been a vacant dirt lot since 1971. Finally transferred to City of Seattle ownership in the 1990s, neighbors spoke up in favor of an 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. CHH's early work discovered petroleum contamination which has now been abated. The site is now ready for construction.

Development Timeline

Fall 2010	Environ Remediation
December 2010	Funding Secured
April 2011	Building Permit Awarded
May 2011	Construction Starts
Summer 2012	Residents move in!

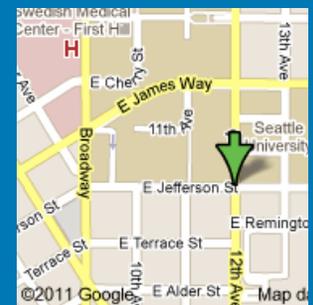
Budget

Tax Credit Investor	\$3.3 Million
Key Bank Perm Loan	\$3.1 Million
Washington Works	\$2.5 Million
City of Seattle	\$2.4 Million
Federal Appropriation	\$0.7 Million
Other Sources	\$1.4 Million
Total Cost	\$13.4 Million



Where?

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



What?

40 apartments (20 one-bedroom and 20 two-bedrooms) affordable to individuals and families making up to 60% of area median income, plus 5,000 square feet of commercial space.

Who?

Capitol Hill Housing is a 35-year-old non-profit community development corporation with 42 affordable buildings across 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.