

Housing Resources Group (HRG) is proud to submit The Genesee to the Affordable Housing Tax Credit Coalition for the thirteenth annual Charles L. Edson Tax Credit Excellence Awards program. The Genesee is a mixed-use building with fifty (50) exceptional apartments in Southeast Seattle that provides twenty-two (22) affordable homes for people with physical and developmental disabilities, including, but not limited to, people living with HIV/AIDS. The remaining twenty-eight (28) units provide affordable homes for Seattle's low-income working class population, households with incomes at or below 50% of Area Median Income. The integration of these two populations in the same building was achieved through the combination of two funding sources that had previously never been combined: HUD Section 811 Capital Advance for Persons with Disabilities and 4% Low Income Housing Tax Credits.

Location of project in particularly difficult areas to develop, such as inner city infill sites, leadership in a neighborhood revitalization effort, or remote rural areas.

The property is located in the 4400 block of Martin Luther King Jr. Way South in the Seattle Housing Authority's Rainier Vista HOPE VI redevelopment. This redevelopment, when complete in 2010, will create over 1000 units of for-sale and rental housing targeted to a diverse range of income levels. Additionally, the development embraces smart-growth by incorporating a mix of uses, including 60,000 square feet of retail space, and new community and park spaces. The goal of HOPE redevelopments is to replace aging public housing communities with mixed-income, mixed-use dense neighborhoods. HRG was selected in a competitive process to develop the replacement housing for a portion of the old public housing units.

This site is very accessible to public transit, with two bus lines passing through the intersection where it is located. A new Sound Transit light rail line is being constructed along Martin Luther King Way and the Genesee is within walking distance of the Edmunds/Columbia City station, which will open in 2009. The site is also within walking distance of Rainier Avenue, a major retail corridor for southeast Seattle.

Services provided to the resident in addition to housing designed to encourage greater resident self-sufficiency, e.g., assisted living services in senior housing developments, job training programs, childcare/educational opportunities, healthcare education, etc.

The Genesee accommodates two special needs populations: people with developmental disabilities and physical disabilities, with a focus on households living with HIV/AIDS. Additionally, The Genesee also serves six families transitioning out of homelessness through the Bill & Melinda Gates Foundation Sound Families Initiative. These six families are dispersed across the 811 and non-811 units. In total, HRG has supportive services partnerships for 25 of the 50 apartments, formalized through Memorandums of Understanding with four different service providers: Northwest Family Center, Lifelong AIDS Alliance, Washington State Division of Developmental Disabilities, and the YWCA.

An extensive array of supportive services is available to these 25 households. It is expected that The Genesee residents are able to live independently, therefore the focus of the service providers is on maintaining that independence. Services include health maintenance, mental health counseling, financial management, and accessing resources for education and job training. Case management is not provided on-site. Rather, meetings between case managers and residents occur primarily in apartments and in the buildings community gathering spaces, which include two private offices.

In addition to supportive case management, all fifty (50) households at The Genesee have access to a variety of programs and recreational activities available to the entire Rainier Vista subdivision. HRG recently hired a Resident Services Coordinator who will work to connect residents to community resources while also acting as a liaison between the service partners and HRG property management. The closest resources are three service providers who are leasing the first floor commercial space: Refugee Women's Alliance, Nature Consortium, and Youth Tutoring. Neighborhood House, located directly behind The Genesee, offers a variety of community services, including computer classes, language classes, Head Start, and job assistance. Directly across Martin Luther King Way, the Boys and Girls Club will construct a 20,000sf facility offering programs for

youth along with community events. Across Columbia Way to the south, Providence Health Systems has constructed a new seventy-eight (78) unit assisted living facility, with a ground floor that is leased to retail and social service providers.

Unique design features, special aesthetic features, or unique resident service facilities such as unique accessibility design features, green building technology, etc.

The building's design and layout were created with input from potential residents, neighbors, a community advisory group, a Universal Design consultant, and the City of Seattle's Neighborhood Design Review Board. The Genesee contains two connected buildings, with a total of thirty-six (36) one-bedroom apartments and fourteen (14) two-bedroom apartments. The south building is a 4-story mixed use building with commercial space on the first floor and thirty-five (35) residential apartments on the three floors above. The north building is a 3-story building that contains fifteen (15) residential apartments.

The Genesee was designed with a high degree of accessibility and universal design elements to accommodate the varied physical abilities of the residents. Two of the HUD 811 units have been designed as fully equipped Type A accessible barrier-free units. In five of the other HUD 811 apartments, HRG worked with a universal design consultant to install specific universal design elements for households with developmental disabilities. Universal Design considers a broad variety of physical and developmental conditions including vision, autism, seizures, impairments related to aging, and individuals requiring wheelchairs or walkers. All remaining units have been designed to allow for accessibility conversions to accommodate the specific needs of residents.

The Genesee also includes open space and substantial landscaping. A community living room and inviting outdoor areas, including a rooftop terrace, provides residents with a space to congregate and integrates the apartment building into the surrounding multi-family neighborhood. Finally, The Genesee also contains roughly 4500 square feet of commercial space that was sold as a commercial condo to the

Seattle Housing Authority (SHA). The space has been an asset to the community and is currently leased to the nonprofit organizations mentioned above.

The Genesee qualified for the City of Seattle's Built-Smart program for energy efficiency and also responds to the City's SeaGreen goals for sustainable construction. The Built Smart program offers incentives for using energy-efficient components in new construction and rehabilitation of affordable housing. HRG has successfully participated in both the Built Smart and SeaGreen programs at five developments over the past seven years. Some of the sustainable building measures at this project include double-glazed, low-emission windows, higher than usual R-values for wall and ceiling insulation, and energy efficient lighting and appliances. With these measures, HRG feels confident that The Genesee has achieved a high degree of sustainability while also meeting our long term goal to construct a building that is cost-effective to maintain and operate.

Extraordinary community-wide support for the establishment of the development, e.g., letters of support from local, state, or federal government representatives or neighborhood associations, local news coverage, state and local awards won, etc.

The Grand Opening celebration of The Genesee in March 2006 marked the culmination of over five years of collaboration between numerous community stakeholders and a diligent team of architects, contractors, attorneys, and lenders. During that time, this team maintained their commitment to implementing a mixed-finance model, continually adapting to changes in regulatory requirements, construction costs, and financing challenges. This project would not have been feasible without \$1,985,000 in public funding from the City of Seattle, King County and State of Washington. AIDS Housing of Washington was the primary community partner, leading the outreach efforts to the neighborhood and disabled community, and also developing the supportive services plan for the building. In addition, they were the driving force of the individual and corporate support for the project with a \$290,000 capital campaign. Finally, Seattle Housing Authority played a critical role in selling HRG the property, providing rental assistance, issuing the

tax-exempt bonds, and purchasing the first floor commercial space. (Please see the letters of support from some of our key community partners.)

Financing structure, i.e., combination of multiple funding sources, involvement of local entities to provide services, unique financing sources, etc.

In 2005, HRG made financing history with The Genesee, the first project in the U.S. to combine two previously incompatible funding sources. The Genesee was funded by HUD’s Section 811 program for persons with disabilities, and the Low-Income Housing Tax Credit program, among many other generous sources of public and private funding. Before the Tax Reform Act of 2000, the two major subsidy programs could not be combined in one project. A large and committed Seattle team of experts, led by HRG’s development staff, spent four years working with HUD and the Treasury Department to iron out the thousands of details that made this project possible. The result is a trailblazing funding package that may be used to create other exceptional multifamily projects for people in need of housing throughout the United States.

