Low Income Housing Institute

2020 ACCOMPLISHMENTS
Affordable Housing Development
An Lạc Apartments
69 affordable apartments in Little Saigon
LIHI Offices ~ Street Level Retail
Opened March 2020 – Fully leased

Golden Nugget Award

CATEGORY 18 - BEST AFFORDABLE HOUSING COMMUNITY - 30 TO 60 DU/acre

NAIOPWA Night of Stars Award
Affordable Housing Development of the Year
The Tony Lee wins the Charles Edson Award. This is the Charles L. Edson Tax Credit Excellence Award in the Large Metropolitan category.
Nearly Complete

Frye Rehab
Thank you Jill, Brad, Hannah and Frye Staff!

Left: chart for coordinating rotating residents in and out of units as they were rehabbed. Right: the cornice was a major challenge.
ROOTS Young Adult Shelter Rehab

Expected completion: March 2021
Way to go, John Syverson!
Sand Point Cottages

Off-Site construction underway
Groundbreaking: April 2021
George Fleming Place
(Othello Park Apartments)
106 apartments serving families, veterans, persons with disabilities, and workforce

Under Construction
Opening October 2021
Just broke ground — Opening December 2021

Martin Way
65 Affordable Apartments in Olympia
Nesbit Family Housing

Construction starting April 2021
Pending bond cap allocation from January 2021 application

104 Apartments for Workforce (92) and Homeless (12) in N. Seattle
The Clay Apartments
Leasing soon

Affordable Studio Apartments
Starting at $627

Applicants must be income-qualified.

Available on a first come, first serve basis. Pre-applications can be requested by email the.clay@lihi.org

For more info & application form, go to:
www.lihi.org/properties/clay/
Or email us your interest at the.clay@lihi.org

Units are income restricted. Eligible tenant income not more than 40% of the area median income
Income not to exceed
•1 person  $30,400
•2 people  $34,750

If you are a student, please see web site regarding limited eligibility of full-time student households to apply.
Staff & Board

- 262 total employees
- 45% of employees are people of color
- 54% Board of Directors are people of color
Housing Management & Finance

• LIHI owns and manages 65 properties with over 2,400 affordable units.
• The occupancy rate in 2019 was 96.94%.
• Our housing is located in six counties: King, Snohomish, Thurston, Kitsap, Island and Pierce.
• LIHI also owns and manages over 35,000 S.F. of commercial/office space.
• Clean, unqualified audit for 2020.
Covid Response
Seattle asked and LIHI rapidly responded to the crisis with more Tiny Houses & Enhanced Shelter
Lakefront Community House
600 N 130th St, Seattle, WA 98133

- Located in Bitter Lake neighborhood by the Bitter Lake Community Center
- 28 furnished rooms for men, women, and couples experiencing homelessness
- Total occupancy is 55 individuals
- 24/7 staff and on-site case management
- LIHI staff and volunteers prepared the building for occupancy in under a month!
- Former residential treatment converted to an enhanced shelter

“This is a place where you can recover and move forward at your own pace.”

-Brigitte
Tiny House Program Highlights

• 4 new villages,
  – TEMS 1, which later moved, doubled in size and became:
  – TEMS 2
  – T. C. Spirit Village
  – Village at 6th & Orchard
• 1 expanded village: Lake Union Village (LUV) more than doubled in size
• 177 new tiny houses
• 12 villages total
  – 8 Seattle
  – 2 Tacoma
  – 2 Olympia
• Villages in pipeline:
  – Skyway
  – Puyallup tribal land (Tacoma)
  – Bellingham
  – 3 in Seattle (awaiting approval from City Council)
T. C. Spirit Village
612 22nd Ave, Seattle, WA 98122
Opened April

- 28 tiny houses for African American, Native American, and Alaskan Native men and women experiencing homelessness
- Land leased from The Christ Spirit Church (Pastor Willie Seals and Carolyn Riley-Payne [right top] signing agreement with LIHI)
- Referrals from the church, Seattle Indian Center, Urban League, Chief Seattle Club, and the Navigation Team
- With the support of staff and volunteers, Spirit Village was set up in record time: four weeks! First new resident Lola (right bottom) told reporters that moving into a tiny house felt like a dream come true, “I think I actually sleep with a smile on my face here”
Lake Union Village Expansion
800 Aloha St. Seattle, WA 98109

- 22 additional tiny houses added in April to existing village for a total of 44 tiny houses
- LUV is operated on a Housing First harm reduction model
- Incredible volunteers dedicated countless hours of time to expanding Lake Union Village so new residents like Jeffrey and Anne (near right) could have a safe and stable space to sleep.
Tacoma Village Moved
and more than doubled in size
TEMS 2: 623 E 60th St, Tacoma

- TEMS 1 moved to make way for affordable housing development
- 28 additional tiny houses were added during July move to bring total to 50 at TEMS 2.
- Tiny houses were built and donated by community partners, including Woodcrafters Construction, Sound Foundations NW, RDF Builders, Sawhorse Revolution, and Carriage Houses NW
Village at 6th and Orchard (Tacoma)

Opened December

- First residents have moved in
- 40 Tiny Houses will house up to 60 residents
Tiny House Warehouse & Workshop

Tiny House construction was made a lot more efficient this year with the addition of a warehouse in SoDo! We can now build houses and work on infrastructure remotely before the sites are ready. Inside space also allows for year-round work parties.

We share this space with Sound Foundations NW, an amazing construction partner that has built over 60 tiny homes for LIHI!
Urban Rest Stops

The Urban Rest Stops have shined during the pandemic, providing crucial health services without interruption. Alas, the U-District location closed at the end of the year due to the end of ROOTS lease. We hope to find a new location soon.
Volunteer Programs

Although many programs were temporarily suspended this year due to covid, our volunteers in construction really stepped up to the plate with the setup of our new villages, working over 10,000 hours collectively to expand our program!

Our volunteers work on everything from building the tiny houses themselves to building porches, planter boxes, the kitchen, community room, and laundry room!
Advocacy

LIHI staff, board members and supporters testified by the score at city council meetings, both in person and virtually, advocating for housing, shelter, services and racial and economic justice.
In the wake of George Floyd’s murder, LIHI joined Black pastors of churches in the Central Area in calling for housing justice, 1,000 new affordable homes, in the Central Area where Black residents have been steadily displaced by gentrification. The Black population of the Central Area is now less than 7%, the lowest it’s been since the 60's.
Other Highlights

- LIHI staff participated in roundtable discussions about best practices for racial justice in our housing and workplaces.
- Sharon had articles on tiny houses published in Shelterforce and Puget Sound Business Journal.
- Sharon joined the board of NCRC.
- Sharon continued to serve on the Enterprise New Markets Tax Credit Advisory Board and NeighborWorks Real Estate Advisory Committee.

The Case for Building Tiny House Villages During the Pandemic

Tiny house villages cost less than extended hotel stays, can remain in place for years, and can help flatten the curve of disease transmission.

By Sharon Lee - May 28, 2020

Seattle’s adoption of tiny house villages as a crisis response to homelessness several years ago is now paying unexpected dividends as an ideal form of shelter during the COVID-19 pandemic.

The mandate from public health officials is clear: stay home, stay separate, stay clean. But you can’t stay home without a home and you can’t shelter in place without shelter. A basic condition of being homeless is the necessity of frequenting and inhabiting public places: you must look for food, bathrooms, warmth, and ad hoc shelter. This often requires interacting with others.

In the public interest of flattening the curve and basic human decency, all available resources should go toward ensuring that every person has a safe,
2021 – LIHI Celebrates 30 Years!