

High Point Phase I

Seattle, Washington



Developer/Sponsor Seattle Housing Authority

Units 344

Description The HOPE VI redevelopment of High Point Phase I is replacing World War II-era public housing with a new mixed-income planned community to provide quality, healthy housing, safe streets and environmentally sustainable infrastructure. The project consists of 320 newly built homeownership units and 459 rental units in West Seattle. Three hundred and forty-four of the rental units are syndicated with low-income housing tax credits. These one- to five-bedroom units are contained in 127 buildings. Phase I also features a new public library, a neighborhood medical/dental health center and a 40,000 square foot grocery store. Residents will enjoy incredible views of the Olympic and Cascade Mountains and the downtown Seattle skyline.

A Green Advantage The unique redevelopment plan for High Point will transform the 120-acre site into a mixed-income, pedestrian-oriented community. Residents will enjoy healthy housing, parks and open space, and community services and facilities, developed with key environmental features:

- Built-green design includes high-efficiency and radiant heating; whole house fan and airtight drywall to reduce moisture; Energy Star vinyl windows reduce heat loss; and low off-gas vinyl flooring, sealed cabinet construction and low volatile organic compound paint improve air quality.
- Incorporates the Breathe-Easy Homes initiative to create healthy homes and reduce asthma in children through improvements in flooring, ventilation systems and furnishings and by reducing exterior and interior allergens.
- Manage storm drainage effectively through an integrated system of swales, trenches and ponds as part of a natural drainage strategy that helps reduce the total amount of storm water leaving the site.
- A planned street grid is consistent with new urbanism principles to integrate the community within the city fabric. High Point is close to retail, services, and public transportation, decreasing residents' reliance on automobiles.
- High Point includes a network of parks and trails to promote resident interaction and recreation featuring more than 21 acres of open space.
- Landscaping includes preserving 120 large, healthy trees, removing trees in poor condition, and planting 1,092 trees along the development's streets. In addition, 1,500 new trees will be planted throughout the community.
- Deconstruction, a process of recycling building structures by systematically taking them apart and salvaging them for re-use, saved a wealth of quality materials at High Point. Doors, light fixtures, appliances and plumbing fixtures, lumber, bricks and windows were salvaged. The project helped to establish a new deconstruction company that hired three High Point residents as employees.



Project Financing

HOPE VI	\$8,500,000
Home Sale Proceeds	\$15,000,000
Tax-Exempt Bonds	\$10,500,000
Wash. State Housing Trust Fund	\$2,000,000
General Partner Capital	\$3,000,000
LIHTC Equity through Enterprise	\$27,000,000
Total Development Costs	\$66,000,000

Rents Two hundred units will serve public housing eligible families at or below 30 percent of area median income. One hundred forty-four units will serve families at or below 60 percent of the area median income.

Amenities All tenants will have in-unit washers, dryers and dishwashers. Tenants in single-family homes, duplexes, triplexes and row-houses will have private backyards. The project will include parks and community space to help foster an integrated community.

Social Services High Point residents will benefit from services provided by the Job Connection program, which will offer job search and placement services and resources that support employment and family stability. Job Connection will also provide clients with an array of resource materials for employment and skill development, including computers, telephones, fax machines and more.

Industry Recognition High Point has earned several awards including: Washington Society of Landscape Architects: 2003 Landscape Planning Award; Seattle Design Commission: 2003 Master Plan Design Award; Pacific Coast Builders Conference Gold Nugget Award: 2003 Best On-the-Boards Site Plan; and Seattle Built Green Design Competition: 2005 Communities Award. High Point will also be recognized internationally at conferences on integrating urban knowledge and practice and on urban drainage strategies.

Developer The Seattle Housing Authority (SHA) is one of the highest performing housing authorities in the country. SHA owns over 7,100 housing units and serves over 22,000 residents through its various housing programs. High Point is SHA's fourth—and largest—community revitalization project sponsored in part through the HOPE VI program. Enterprise has partnered on two previous SHA-sponsored tax credit projects and worked with SHA on an additional seven projects, which created over 540 additional affordable housing units in Seattle.

Architect Mithun



Enterprise is a leading provider of development capital and expertise for creating decent, affordable homes in thriving communities. For more than two decades, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested over \$7 billion in equity, grants and below-market loans and is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

For more information, please visit www.greencommunitiesonline.org.

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