

West Seattle Community Resource Center

Seattle, Washington



Developer/Sponsor Delridge Neighborhoods Development Association (DNDA)

Units 34

Description While hunger brings people to the West Seattle Food Bank, food is not their only need. Clients also require jobs, medical care and permanent housing solutions. The West Seattle Community Resource Center project aims at targeting those “other” needs. The center is a new, 67,000-square-foot building that updates and expands the food bank, houses office and program space for six other social service providers and creates 34 affordable homes for low-income families. Five of the center’s homes are reserved for developmentally disabled households, and seven for formerly homeless families.

Set in the western part of Washington with views of the Olympic Mountains, the center will serve as a gateway to a variety of other services that families need. Visiting families and residents will be able to obtain food, medical care, job training/assistance and supportive services in one location. Easy access to these services will reduce the overall need for food assistance.

A Green Advantage The center will be built on a former brownfield site that has been cleansed of the petroleum contamination created by a gas station. Additionally, the center incorporates green features, including:

- Drought-tolerant landscaping requiring little or no irrigation
- Low-flow fixtures and toilets, and front-loading washers
- Low-VOC paints and sealants, and high-efficiency glazing
- Fluorescent fixtures, heat recovery system, daylighting and daylight/occupancy sensors
- Recycled and reclaimed building materials, as well as recycling of construction waste

Rents Of the 34 homes available at the center, 17 are for families with a household income below 30 percent of the area median income (AMI). The remaining homes are for families earning below 50 percent AMI.



Project Financing

State of Washington Housing Trust Fund	\$1,062,217
City of Seattle Housing Levy	\$738,373
King County Housing Finance Program	\$1,435,905
Low-Income Housing Tax Credit Equity	\$4,412,619
U.S. Bank Loan	\$530,000
Seattle Housing Authority	\$325,000
Federal Home Loan Bank Affordable Housing Program	\$237,966
Bill and Melinda Gates Foundation Sound Families Program	\$140,000
Enterprise Green Communities Grant	\$39,000
Seattle City Light Built Smart/LEED Incentive Programs	\$37,675
Three Projects/One Community Capital Campaign	\$2,990,256
Total Development Costs	\$11,949,011

Amenities The center is located at the intersection of two bus lines, with stops directly in front of the building. A grocery store, multiple small retail shops and restaurants are within a half-mile. A public library, medical clinic, community center and Head Start program are four blocks away, and a public middle and parochial school are within walking distance.

Social Services As the hub of a community of social services, the West Seattle Community Resource Center will encourage and assist clients as they take an active role in their journey towards empowerment and self-sufficiency. The center will allow residents easy access to assistance because it will house a large number of social service providers, including:

- West Seattle Helpline, which offers emergency financial aid and referral advice
- Family Services of King County, which supports families experiencing or at risk for homelessness
- Neighborhood House, which provides nutrition and health education
- Eastern African Community, which links East African immigrants to jobs and language assistance
- Puget Sound Neighborhood Health Centers, which has medical and dental services
- Associated Communities for Reform Now, which helps food bank visitors access income support programs
- DNDA, which connects visitors and residents with citywide housing programs

Developer DNDA follows an environmentally sustainable approach to property development, seeking to minimize adverse environmental impacts from projects; use environmentally sound products and processes; retain and add green space; and build a “walkable” community that also fosters use of mass transit and non-motorized transportation.

Architect Roger Tucker, Environmental Works



Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has introduced neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested more than \$10 billion in equity, grants and loans to help build or preserve more than 250,000 affordable rental and for-sale homes to create vital communities. Enterprise is currently investing in communities at a rate of \$1 billion a year. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise’s efforts to build communities and opportunity.

Through Green Communities®, Enterprise is working to transform the way communities think about, design, build and rehabilitate affordable housing. Since 2004, Enterprise has provided \$655 million in financing, equity and grants to developers to build 14,600 Green Communities homes that promote health, conserve natural resources, increase energy efficiency and enhance access to jobs, schools and services.