



MERCY HOUSING NORTHWEST — Seattle, WA

Mercy Housing Northwest (MHNW) works to build a more humane world where poverty is alleviated, communities are healthy, and all people can develop their full potential. Founded in 1991, MHNW has developed 2,000 affordable homes through Washington and Idaho, helping 5,500 economically-poor children, families, and seniors become self-sufficient through the provision of permanent housing and supportive services. Through the experience of developing 59 properties – which span from rehabbed to new-build housing – MHNW has confirmed that well-designed, well-managed housing, when combined with supportive programs, can improve the economic status of residents, stabilize lives, and transform neighborhoods.

Team:

Joanne LaTuchie, VP of Real Estate Development

Obinna Amobi, Project Developer



MERCY HOUSING NORTHWEST

MLK SENIOR HOUSING — TACOMA, WA

PROJECT SUMMARY

MLK Senior Housing will be a 65-unit, disability-friendly, senior apartment community in Tacoma, Washington. The apartments, meeting Universal Design standards, will serve low and very low-income senior residents in the Hilltop neighborhood. Historically, Hilltop has been one of Tacoma’s lowest income neighborhoods, but has seen resurgence in recent years. The expansion of the light rail, planned for completion in 2022, is expected to displace longtime residents by spurring increased rents and fluctuating demographics. The project is designed to provide supportive, vibrant housing for senior residents and to facilitate interaction between residents and the wider community.



PROJECT SNAPSHOT

NEIGHBORHOOD TYPOLOGY

- Urban
- Suburban
- Rural

SPECIFIC POPULATIONS

- Seniors
- Veterans
- Supportive
- Families

DEVELOPMENT STRATEGY

- New Construction
- Rehabilitation
- Transit-Oriented
- Large Site Redevelopment

HOUSING TYPOLOGY

- Multi-family
- Single Family
- Mixed Use
- Supportive Housing

INSTITUTE GOALS

- Maximize small site area to incorporate a larger number of units
- Redesign ground-level community space in response site restrictions from the nearby South Transit Traction Power Substation
- Explore unit layouts and designs that reduce construction costs
- Increase project viability through more efficient, integrated operations with nearby Mercy-owned and operated properties
- Create design, construction, and operational tools for future projects along I-5 corridor, where development costs are high

AREAS OF EXPERTISE

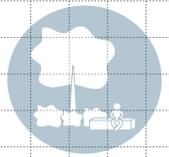
Family and senior housing



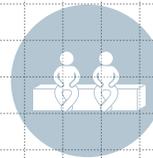
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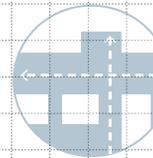
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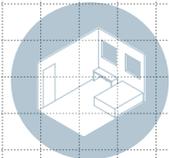
Landscape



Program



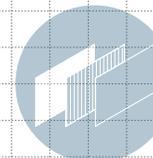
Circulation



Unit



Systems



Materials



Culture