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 becomes 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

ASCENDANT NEIGHBORHOOD DEVELOPMENT — New York, NY

Ascendant Neighborhood Development Corporation builds homes, engages community members, and partners with allies to raise up neighborhoods that provide stability and access to opportunity for all. Since its founding in 1988, Ascendant Neighborhood Development (AND) has supported the stabilization and growth of East and Central Harlem communities, advocated for preservation of affordable housing, and helped thousands of New Yorkers live with dignity and respect. Ascendant has renovated and redeveloped 22 vacant and underutilized buildings to provide much-needed housing, built five new buildings – with a focus on senior housing – and has supported the transformation of entire blocks that had suffered from neglect and decay during widespread disinvestment in the 1970s and 1980s.

Team:
Christopher Cirillo, Executive Director / President
Maggie Calmes, Project Manager
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 SUMMARY**

**NEIGHBORHOOD TYPOLOGY**
- □ Urban
- □ Suburban
- □ Rural

**SPECIFIC POPULATIONS**
- □ Seniors
- □ Veterans
- □ Supportive
- □ Families

**DEVELOPMENT STRATEGY**
- □ New Construction
- □ Rehabilitation
- □ Transit-Orientation
- □ 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