

Proposed Disposition of the former Fire Station 39 (Lake City – LIHI Project)

Office of Housing

Department of Education and Early Learning

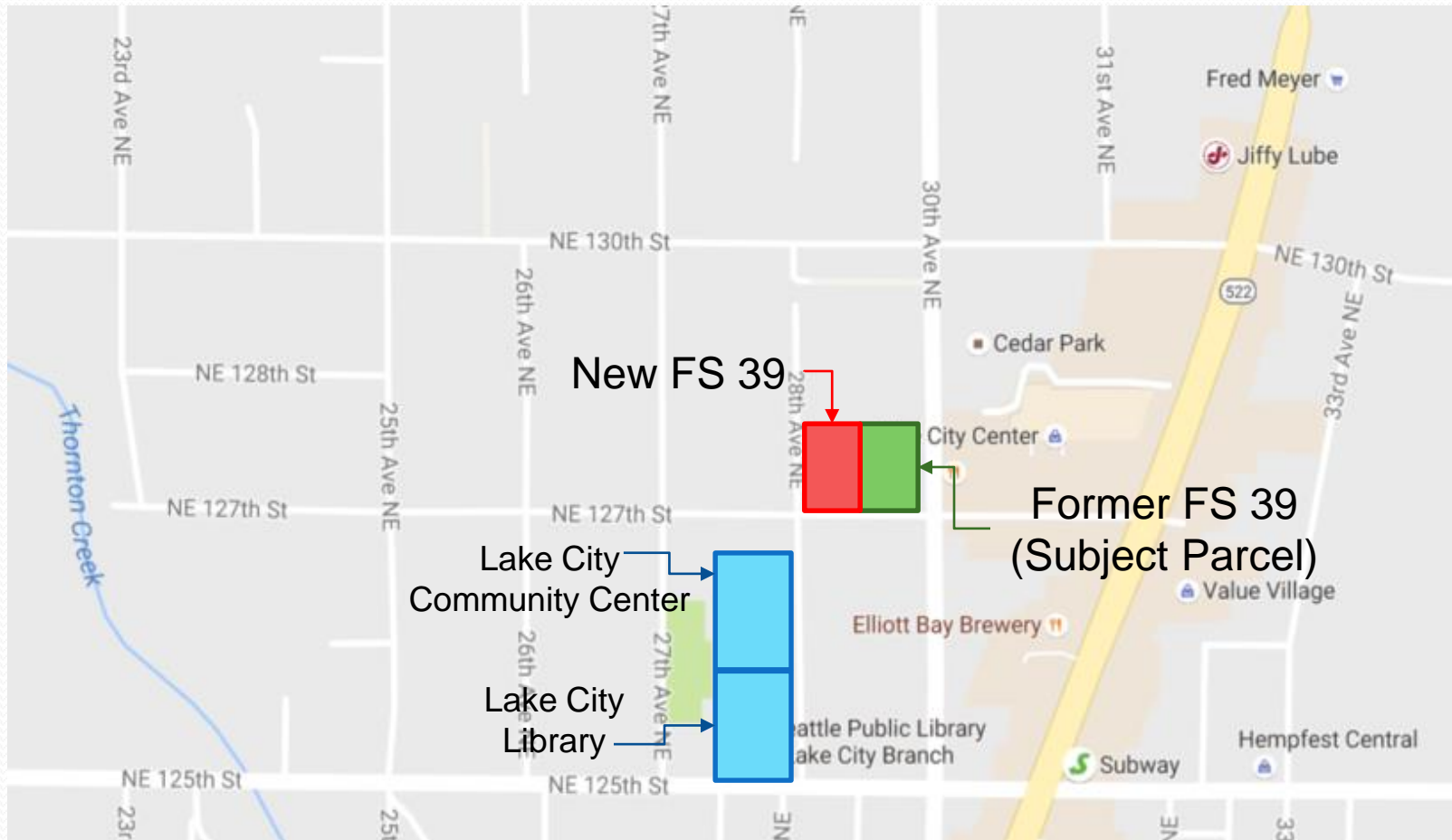
Office of Planning and Community Development

Finance and Administrative Services



September 21, 2016

Lake City and Surrounding City Uses



Immediately Adjoining Uses



Pierre Auto Dealership

Proposed Use

- 6 story mixed use building
- Proposed developer: Low Income Housing Institute



- Housing: 70 units of affordable workforce housing
- Preschool: 8,300 square foot preschool, 4 classrooms to serve 70-80 children
- Ready for occupancy by September 2018



Low Income Housing Institute

- Founded in 1991
- Owns and/or manages over 1,900 housing units
- Has received OH funding for over 20 affordable housing projects in Seattle
- A highly versatile developer and manager
 - Families, single adults, and youth
 - Full spectrum of income levels



Lake City planning

- Neighborhood capacity building
- Business district improvements
- City investments in pedestrian safety, parks, social services, community development
- Traffic Safety Corridor project and Safe Routes to School
- Urban Design Framework & capacity-neutral zoning changes
- 3+ years of community engagement



Office of Housing

- LIHI responded to an OH Request For Interest in 2010
- 4 year Lake City community engagement process
- 2 year LIHI community engagement process
- OH currently reviewing of LIHI's funding application to the 2016 OH Multifamily NOFA
 - 70 units, including 29 2- and 3-bedrooms
 - Focus on low-wage workers
 - Affordability secured for at least 50 years

Department of Education and Early Learning

The ground floor commercial space will be developed into a 4-classroom Seattle Preschool Program (SPP) center.

- The center will be operated by the Refugee Women's Alliance (ReWA)
- The development is partially funded through the Seattle Preschool Program levy
- As a SPP provider, the program will be high quality, full day, affordable and open to all Seattle residents, with geographic priority to Lake City residents.

Proposed Timeline

- September 2016 - Office of Housing review of application
- December 2016 - Office of Housing funding determination
- December 2016 – Legislation to transfer property to LIHI
- January 2017 – Property transfer to LIHI
- February 2017 – Permit submittal
- May 2017 – Permit issued / construction starts
- September 2018 – Preschool opens
- September 2018 - Residents move in