



INTERIM CDA

InterIm Community
Development Association

June 12, 2012

The Hon. Jane Hague
King County Council
Council District 6
516 Third Ave., Rm. 1200
Seattle, WA 98104

Dear Councilmember Hague,

Over the past two years, InterIm Community Development Association (InterIm CDA) has been negotiating with the North Lot Development (NLD) in Seattle's Pioneer Square to partner with them on building new affordable housing in the SODO area. In order to allow these negotiations to move forward, we urge you to approve the proposed amendments to the NLD Purchase & Sales Agreement (PSA) that will be presented to the King County Council on June 18th.

InterIm CDA has been serving Seattle's Chinatown/International District for over forty years by leading community development activities, providing direct social services, and pursuing affordable housing development opportunities. Our latest affordable housing project is called Hirabayashi Place, which is located at 4th Avenue and S. Main, just a few blocks from the King County Courthouse building. It is named after Gordon Hirabayashi, an American hero famous for his principled opposition to the forced internment of Japanese Americans during World War II. Mr. Hirabayashi passed away earlier this year and was posthumously awarded the Presidential Medal of Freedom a few weeks ago.

When built, Hirabayashi Place will add 91 new apartment units that will serve low-income people with household incomes at or below 50% of the area median income and at or below 60% of the area median income. Hirabayashi Place will provide important "workforce housing" options for the Chinatown/ID neighborhood and downtown Seattle, offering rental housing for people working, for instance, in the service and restaurant industry making low to moderate wage incomes. In our mix of housing, the project will also include 8 two-bedroom units.

By approving the new amendments to the PSA before you, the King County Council will enable us to finalize our negotiations with NLD, which will secure \$4.5 million in private equity that will contribute to the financing for Hirabayashi Place. This \$4.5 million contribution, combined with the 30 units of affordable housing already being built on-site at the NLD West Tower block, will mean that the County will have leveraged well over \$6 million and a commitment to build 120 new affordable housing units through the NLD PSA.

Hirabayashi Place is well-positioned to meet a summer 2013 groundbreaking timeline, as well as the King County Council's own goal to see the NLD's affordable housing requirements fulfilled within five years. This past legislative session in Olympia, Hirabayashi Place (formerly named "4th and Main") was allocated \$2.5 million in State Housing Trust Funds when it was listed on an advisory projects list in the 2012 Supplemental Capital Budget. However, without the contribution from NLD, this Housing Trust Fund allocation would be in serious jeopardy. The following is a link to the State HTF projects list (see page 2 under "Housing for Low Income Households"):

<http://leap.leg.wa.gov/leap/Budget/Detail/2012/hcLEAPDoc2012-3A0308.pdf>



Photo of future site of Hirabayashi Place, a workforce housing development located at 424 S. Main Street.

We urge you to approve the NLD amendments on June 18th with all urgency so that we may move forward in realizing the vision for Hirabayashi Place as a new development project that will add critical affordable housing options close to transit in our urban core.

Should you have any questions or want more information about Hirabayashi Place, please do not hesitate to contact me at (206) 624-1802, ext. 21.

Sincerely,

Hyeok Kim
Executive Director