

Edison Terrace West Information Sheet

- **Who initiated the project?** The development of Edison Terrace West (ETW) was sponsored by the Shalom Ecumenical Center (SEC), a Washington State non-profit corporation. SEC is now known as SEC Affordable Housing to emphasize its mission. The project is owned and operated by Edison Terrace West, also a Washington State non-profit corporation.
- **What is the project?** Edison Terrace West consists of 44 unfurnished one-bedroom apartments (~560 sq. ft. each) in a 3-story, elevator-serviced building that includes a community room, library, beauty salon, exercise room and computer room, as well as a resident community manager's apartment and office, and an office for a Social Services Coordinator. Qualifying residents will receive rental assistance. There is no on-site storage for use by residents. It is a totally smoke-free facility. Pets are permitted.
- **Whom does it help?** ETW will provide affordable housing for seniors (minimum age of 62 years) who are capable of living independently and whose income is no more than 50% of the current, federally established Area Median Income.
- **How does it help?** Residents pay only 30% of their gross adjusted income in rent and utilities. Through a Project Rental Assistance Contract, the US Department of Housing and Urban Development (HUD) covers the remaining on-going cost of operating the not-for-profit facility. Residents pay for their own electricity, telephone, and cable TV services.
- **What is SEC Affordable Housing?** SEC Affordable Housing is a consortium of several area churches – All Saints' Episcopal Church, Lord of Life Lutheran Church, Richland Lutheran Church, and Riverview United Methodist Church. Its directors are drawn from its member churches and the community.
- **Why is SEC Affordable Housing involved?** SEC Affordable Housing has as its mission to serve the low-income elderly and disabled by providing affordable housing and related services in the Tri-Cities area. Its present focus is on the housing needs of very-low income seniors and persons with developmental disabilities. SEC Affordable Housing sponsors the submission of applications for funding of the construction of affordable housing to the US Department of Housing and Urban Development and other funding sources.
- **Is this a faith-based facility?** The directors of SEC Affordable Housing and the directors of ETW are drawn from area churches and the community. Directors participate because of their Christian faith and because of their desire to make a difference in the lives of the people who live there. The facility is open to qualified people without regard to faith.
- **When did it happen?** Reservation of funds for construction was announced by HUD in January, 2006. Construction began in June, 2007. Occupancy began in June of 2008.
- **Where is it?** Edison Terrace West is located on 1.6 acres of land at 520 N. Edison St. in Kennewick, WA. It is the first phase of SEC Affordable Housing's development of 4.64 acres of land it purchased for affordable housing for very-low income seniors and persons with disabilities. This parcel is located in the block north of Clearwater Ave. A major grocery store is less than one block away, as is access to public transportation, banking, and other retail shops.

- **Why is this project important to the community?** Affordable housing for very-low-income seniors is in short supply in this area and the number of qualifying seniors is steadily increasing. This project is but one small step toward meeting a growing need. Affordability is possible because its very-low income senior residents will be eligible for rental assistance from US Department of Housing and Urban Development.
- **How was the project funded?** The project was funded by a construction grant from the US Department of Housing and Urban Development, and a grant from the Washington State Department of Community, Trade and Economic Development's Housing Trust Fund (HTF), and development funds from the sponsor, SEC Affordable Housing.
- **How much money was needed?** The cost to complete the 3-story building was \$4,816,695 of which \$4,008,900 came from HUD and \$807,795 from the HTF.
- **Who did the work?** The project was sponsored by SEC Affordable Housing, developed by Goodale and Barbieri Company, designed by Ton Shine Architecture by Design and subcontractors, construction managed by James W. Elmer Construction Company, and work done by a large number of subcontractors, many from the local area. The property is managed by Goodale and Barbieri Company under contract to ETW.
- **How many people can it house?** At full occupancy, ETW can be home to at least 44 seniors and a resident community manager. Three of the 44 one-bedroom apartments are fully handicapped accessible, the other 41 units will be easily convertible when the need arises.
- **How are residents selected?** Residents must meet federal income limits, be 62 years of age or older, and be capable of living independently. Applications for housing are processed by the property manager, Goodale and Barbieri Company, in the order received. A waiting list exists.
- **How many people does it employ?** ETW will employ a full-time resident community manager and may have other personnel (maintenance, service coordinator) on site.
- **What is its impact on the community?** Construction provided jobs for many local crafts and trades people as most of the subcontractors were local to the area. A large portion of materials purchased came from local vendors. Thus a large fraction of the \$4.8 M of construction cost stayed within the local area. By living at ETW and receiving rental assistance, it is estimated that its 44 residents will each have an additional \$100/month for discretionary spending within the community.
- **Who can be contacted for more information?** Rich Barchet at SEC Affordable Housing (509-375-6074) or Jacque Artis (509-736-0800) ETW resident community manager, or Tami Dolson (800-572-9181 or 509-344-4908) property manager at Goodale and Barbieri Company.