



COMMUNITY IMPACT:
Cynda Mack – MDC & Valeri Knight – MDC


Over 1,000 service members in WA leave the military each month, and many struggle with the transition to civilian life. The physical and emotional trauma of war contributes to a surge in homelessness, and a heavy concentration of chronically homeless veterans in the Puget Sound area.

Cynda Mack and Valeri Knight of MDC took the lead in developing an innovative and bold Supportive Services for Veterans' Families program. Cynda reached out to leaders in five counties to develop a program centered around mobile services for isolated veterans. Case management coupled with civil legal services helps resolve complicated barriers to housing, parenting, benefits and employment. Val has provided the leadership crucial to successfully implementing the federal grant program. Since October 2013, nearly 1,000 lives have been profoundly improved as a community meaningfully honors their service and sacrifice to our country. Among those, approximately 72% have secured stable housing.



INNOVATION:
Nativity House

Every year, thousands of men and women experience homelessness in Tacoma and Pierce County. While most are homeless for less than a year, some struggle living on the streets with disabilities—often mental illness—for years, even decades. All need to meet their immediate basic needs and need to find a pathway to stable permanent housing. Catholic Community Services brought together services from three separate locations to create the new Nativity House that provides shelter 24 hours a day, every day of the year. This includes food, clothing, shelter and other basic needs, as well as supportive services such as mental health services and Rapid Rehousing assistance. Most importantly, the new Nativity House includes 50 apartments with accompanying supportive services. Using the "housing first" model, these apartments represent permanent housing for 50 chronically homeless men and women with disabilities, many of whom had been homeless for more than 15 years. CCS works to provide a pathway out of homelessness for everyone.



SUSTAINABILITY:
Harborview Manor – Beacon Communities

Beacon Communities Inc. purchased Harbor View Manor in 1998. The building was suffering from extensive delayed maintenance and high vacancies. They partnered with Beacon Development Group to refinance and renovate—a process that had to take place while tenants, many of them frail and elderly, continued to live in the building. BCI secured 9% Low Income Housing Tax credits, renegotiated the Housing Assistance Payment contract with Tacoma Housing Authority, and restructured the permanent debt. They hired SMR Architects for design and Walsh Construction Co. for renovation.

Today, there are 91 studios and 78 one-bedroom units with new kitchens, appliances, plumbing, and ventilation. A bistro café, computer lounge, and living area anchor the open-concept common area. The corridors are refurbished, and an exercise room leads out to an exterior plaza with views of Mt. Rainier, downtown Tacoma and Commencement Bay. A large staircase draws tenants to a basement that is now light-filled and active where it used to be dark and foreboding. Fifty percent of the units are reserved for tenants at or below 30% of Area Median Income, 30% at 50% AMI, and 20% at 60% AMI. Tacoma Housing Authority extended their Housing Assistance Program contract to provide rental assistance for all in the 30% AMI and the majority in the 50% AMI units.

Thank you to our event sponsors!

Cascades Level:
Walsh Construction Co

Olympics Level:
Multifamily Affordable Properties
Cascade Affordable Housing
Key Bank

Low Income Housing Institute
Pioneer Human Services

Commencement Bay Level:
ABHOW
Absher
Beacon Development Group
Bellwether
Catholic Community Services
Columbia Bank
Environmental Works
Foss Waterway Seaport
GGLO Architects
Gray Lumber Company
Guild Mortgage
Hardcastle Entertainment
Korean Women's Association
MBA Pierce County
Mercy Housing Northwest
Sound Community Bank