

Key facts about the project

Statistics

- Site Locations:
 - Cambridge: Centralia, Wash. Built 1985, 38 units
 - Sandstone: Tenino, Wash. Built 1978-79, two buildings, 30 units total
 - Allegre Villa: Winlock, Wash. Built 1976, 24 units
- Four buildings with 92 units of senior housing, laundry room, storage and community space
- Project currently houses 91 seniors and people with disabilities. Average income for residents is \$11,000.
- Began October 2012: Nine month construction phase
- Complete renovation of all units, common areas, and exterior work, including siding, roofs, windows, doors, decks, sidewalks, parking lots, landscaping
- Achieves Evergreen Sustainable Design Standards and Enterprise Green Communities Criteria
- Improved sustainability: enhanced energy conservation and efficiency including “Green Label” carpet and flooring, new Energy Star appliances and light fixtures, water saving plumbing fixtures, insulation, siding, windows and doors.
- Increased health and safety: asbestos abatement, improved indoor air quality with whole house fans, hard wired detectors and fire monitoring system, accessibility improvements

Total Development

Originally constructed in the last 1970s and early 1980s, the three properties were developed by a private owner as part of USDA’s Rural Development Section 515 program. Mercy Housing Northwest (MHNW) purchased the properties in 2003 along with 30 other buildings participating in the USDA program, in an effort to preserve the affordability of these rural properties.

At the time of purchase, Mercy completed minimal repairs due to the size of the portfolio acquisition and limited resources. Using MacArthur and Enterprise Community Partner capacity-building grant funds, MHNW has developed a financing strategy to address the rehabilitation needs of the buildings. The Allegre Mercy Redevelopment project represents the first step in this broad commitment to preserve these important assets and maintain affordable housing in Washington State’s rural communities. Through these efforts, Mercy Housing Northwest strives to make the buildings more efficient, improve safety and accessibility for residents, and extend the useful lives of the buildings.

The units will remain affordable for extremely low income seniors: 50 percent of the units will be set aside for residents making only 30 percent of area median income (\$11,600), 25 percent will be for residents making 40 percent of area median income, and 25 percent of residents making 60 percent of area median income. Area median income in these communities is \$54,000.

To ensure the long term viability of the project and community, MHNW embarked on a plan to reinvigorate and preserve the asset through a comprehensive renovation.



Scope of Work: MHNW invested approximately \$60,000 per unit into building system improvements and unit interior upgrades.

Interior improvements: all new appliances, solid wood cabinets and new countertops, flooring/carpet, new doors and windows, upgrades to community spaces, and energy efficient appliances, plumbing and light fixtures.

Exterior upgrades included new siding and roofs, decks, handrails, painting, accessibility improvements, parking lot re-paving, and landscaping.

Health and Safety: Many of the improvements will make the buildings safer and healthier, including hard-wired smoke and CO2 detector systems, asbestos removal, fire monitoring systems, and improved ventilation and heating systems.

To accomplish the renovation, MHNW closed on a financial restructuring plan that includes 9% tax credit equity and assumed existing USDA RD and Housing Trust Fund debt.