

# South Downtown Housing Inventory (Draft)

(2/26/08)

## OVERALL TOTALS

	0-30%	31-50%	51-65%	65-80%	>80%	Totals
Government Funded Rentals	923	787	279	77	52	2,118
Market Rate Rentals	237	178	217	127	309	1068
Homeowner Units					491	491
	1,160	965	496	204	852	<b>3,677</b>

## International District/Chinatown Subtotals

	0-30%	31-50%	51-65%	65-80%	>80%	Totals
Government Funded Rentals	498	588	136	77	48	1,347
Market Rate Rentals	237	176	55	120	212	800
Homeowner Units					247	247
	735	764	191	197	507	<b>2,394</b>

## Pioneer Square Subtotals

	0-30%	31-50%	51-65%	65-80%	>80%	Totals
Government Funded Rentals	425	199	143	0	4	771
Market Rate Rentals	0	2	162	7	97	268
Homeowner Units					244	244
	425	201	305	7	345	<b>1,283</b>

# South Downtown Housing Inventory (Draft)

(2/26/08)

## INTERNATIONAL DISTRICT/CHINATOWN

### Government Funded Rental Units

#### Properties w/ Low Risk of Rent Level Changes

Project	Address	Program	Borrower	Regulatory Agreement Action Date	0-30%	31-50%	51-65%	66-80%	> 80%	TOTAL
<b>City Reg. Agreement Expiration 20+ Years</b>										
Bush Hotel	621 S Jackson St.	City-Funded	Bush Hotel Ltd. Partnership	5/23/2037	46	49	0	0	1	96
Eastern Hotel	506 Maynard Ave S.	City-Funded	Eastern Hotel Limited Partnership	12/20/2046	15	31	0	0	1	47
ID Village Square II	725 8th Ave S.	City-Funded	IDVS 2 Family Housing LLC	12/10/2052	31	26	0	0	0	57
International House	607 Maynard Ave. S.	City-Funded	International House Affiliates	7/1/2048	95	2	0	0	2	99
Legacy House	800 S. Dearborn St.	City-Funded	Seattle Chinatown Int'l District PDA	10/24/2036	60	15	0	0	0	75
Nihonmachi Terrace	651 S Main St.	City-Funded	Main Street InTerim LLC	11/30/2054	27	22	0	0	1	50
NP Hotel	306 6th Ave. S.	City-Funded	Interim Community Development Assoc.	3/7/2034	40	22	0	0	1	63
Victorian Row	1234 S King St.	City-Funded	Historic Seattle PDA	12/9/2031	5	7	0	0	2	14
William Booth	811 Maynard Ave. S.	City-Funded	Salvation Army Services, Inc.	11/27/2031	48	0	0	0	0	48
New Central Hotel	651 S Weller St	City-funded	SCIDPDA		0	28	0	0	0	28
<b>HFC Reg Agreement Expires &gt; 20 Years</b>										
Washington Terrace	609 Yesler Way	Non-City Funded (HFC Tax Credit)	Washington Terrace Limited Partnership	1/1/2046			136			136
<b>SHA Portfolio</b>										
International Terrace	202 6th Ave. S.	Non-City Funded (SHA LIPH)	Seattle Housing Authority		100	0	0	0	0	100
Leschi House	1011 S Weller St.	Non-City Funded (SHA SSHP)	Seattle Housing Authority		8	0	0	26	0	34
					475	202	136	26	8	<b>847</b>

#### Properties w/ Medium Risk of Rent Level Changes

Project	Address	Program	Borrower	Regulatory Agreement Action Date	0-30%	31-50%	51-65%	66-80%	> 80%	TOTAL
<b>City Reg. Agreement or Loan Expiration &lt; 20 Years</b>										
Jackson Apts	664 S Jackson St.	City-Funded	Jackson Apartments Corporation	no agreement	17	0	0	0	0	17
Rex Hotel	657 S King St.	City-Funded	Wa Sang Foundation	8/1/2019	6	24	0	0	0	30
Oak Tin	519 7th Ave S.	City-Funded	Gee How Oak Tin Association	10/4/2009		21				21
Atlas Hotel	420 Maynard Ave S	City-funded	Mar-Wong Trust		0	0	0	46	0	46
<b>HFC Reg. Agreement Expiration &lt; 20 Years</b>										
Downtown Apts	308 4th Ave s		308 4th Ave S Joint Venture	11/1/2010	0	240	0	0		240
Imperial House	514 S Main St		Imperial Hse Associates	12/31/2009	0	96	0	0	0	96
Nikkei Manor	700 6th Ave S.	Non-City Funded (HFC Bond)	Nikkei Concerns	11/6/2016	0	5	0	5	40	50
					23	386	0	51	40	<b>500</b>

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**Market Rate Rentals**

Note: "Mkt Rate Rentals" includes MFTE projects when portion of units affordable

Project	Address	Program	Borrower	Regulatory Agreement Action Date	0-30%	31-50%	51-65%	66-80%	> 80%	TOTAL
500 12th Ave. S.	500 12th Ave. S.								2	2
612 7th Ave. S.	612 7th Ave. S.								2	2
711 S. Weller St.	711 S. Weller St.								19	19
Adams Freedman	513 Maynard Ave S.					24				24
Alps	621 S. King				117					117
Amitabha House	1007 S. Weller St.									?
Ascona Apartments	200 5TH Ave S.					53				53
Bing Kung	706 S. King					6				6
Chinese Post	410 Maynard Ave S.								1	1
Don Hee Apartments	412 8th Ave. S.								10	10
Evergreen Apartments	400 Maynard Ave. S.					16				16
Far East Apartments	618 S. Jackson					5	9			14
Governor	514 S. Jackson					19	1			20
International Apartments	315 Maynard S.				20	33				53
Metropolitan Park	601 S Washington St							62	20	82
New American	420 7th Ave. S.				40					40
Ohio Hotel	618 S Weller St.					20				20
Republic Hotel	416 7th Ave. S.				60					60
Ticino Project, The	100 6TH Ave S.						45			45
Uwajimaya Village Apts	521 S Weller St.	MFTE						46	130	176
705 S Weller St.	705 S Weller St.	MFTE						12	28	40
					237	176	55	120	212	<b>800</b>

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(2/26/08)

## Homeowner Housing

<b>Condo</b>		
Project	Address	Total units
Empress on 5th	108 5TH AV S	88
Fujisada Condominium	510 6th AV S	25
Mosaic/Asia Condominium	668 S Lane St.	75
Pacific Condos	900 S Jackson St	50
		<b>238</b>

<b>Single Family</b>		
Project	Address	Total units
1215 S. Main St.		1
1247 S. King St.		1
1251 S. King St		1
1261 S. King St.		1
610 7th Ave. S.		1
4 additional single family homes accounted by Assessor (addresses currently unknown)		4
		<b>9</b>

<b>SUBTOTALS</b>						
	0-30%	31-50%	51-65%	65-80%	>80%	Totals
Government Funded Rentals	498	588	136	77	48	1,347
Market Rate Rentals	237	176	55	120	212	800
Homeowner Units				197	507	<b>2,394</b>

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(2/26/08)

## INTERNATIONAL DISTRICT/CHINATOWN- Cont'd

### Vacant Residential Buildings

Project	Address	Total units
Eclipse	670 S Weller	80
Hip Sung	418 8th Ave. S.	40
Kong Yick	508 1/2 7th Ave. S.	28
Louisa	673 S King	149
Milwaukee	664 S King	150
Publix Hotel	504 5th Ave. S.	75
		<b>522</b>

### Projects Under Construction/Renovation

Project	Address	Total units
Hong Kong Building	507 Maynard Ave S.	6
		<b>6</b>

# South Downtown Housing Inventory (Draft)

(2/26/08)

## PIONEER SQUARE

### Government Funded Rental Units

#### Properties w/ Low Risk of Rent Level Changes

Project	Address	Program	Borrower	Regulatory Agreement Action Date	0-30%	31-50%	51-65%	66-80%	> 80%	TOTAL
<b>City Reg. Agreement Expiration 20+ Years</b>										
Compass Center 210	210 Alaskan Way S.	City-Funded	Compass Center	5/10/2054	78	0	1	0	0	79
Frye	223 Yesler Way	City-Funded	Frye Building Ltd Partnership	12/24/2037	119	114	0	0	1	234
Karlstrom	65 S Washington St.	City-Funded	Compass Center Pioneer Square LLC	4/30/2054	17	5	0	0	0	23
Leroy Helms (aka Harbor Lofts)	416 2nd Ave S.	City-Funded	Archdiocesan Housing Authority	4/30/2054	3	8	0	0	0	11
Morrison Hotel	507 3rd Ave.	City-Funded	Morrison Hotel LLC	10/1/2053	190	0	0	0	0	190
Tashiro Kaplan	115 Prefontaine Pl. S.	City-Funded	Tashiro Kaplan Limited Partnership	4/28/2053	0	24	25	0	1	50
<b>HFC Reg. Agreement Expiration &gt; 20 Years</b>										
OK Hotel	212 Alaskan Way S.	HFC Sec. 42		1/1/2044	18	22	4			44
					425	173	30	0	2	<b>630</b>

#### Properties w/ Medium Risk of Rent Level Changes

Project	Address	Program	Borrower	Regulatory Agreement Action Date	0-30%	31-50%	51-65%	66-80%	> 80%	TOTAL
<b>City Reg. Agreement or Loan Expiration &lt; 20 Years</b>										
Lowman Building	107 Cherry St	City Multifamily Rehab Loan Program		6/29/2019			89			89
<b>HFC Reg. Agreement Expiration &lt; 20 Years</b>										
Union Hotel	204 3rd Ave. S.	HFC Tax Credit	Downtown Emergency Service Center	5/12/2027	0	26	24	0	2	52
					0	26	113	0	2	<b>141</b>

### Market Rate Rentals

Project	Address	Program	Borrower	Regulatory Agreement Action Date	0-30%	31-50%	51-65%	66-80%	> 80%	TOTAL
Boston Hotel	76 S Main St						2	2		4
Corona Lofts	606 2nd Ave. S.								20	20
Waterfall Place Loft Apartments	215 2nd Ave. S.						24			24
211 1st Ave S Building	211 1st Ave. S.								4	4
Nord Building	312 1st Ave S.					2		5		7
Seattle Quilt Building	318 1st Ave. S.						4		18	22
State Hotel Building	116 1st Ave. S.								7	7
Terry Denny Lofts	111 1st Ave. S.								48	48
Yesler Apts.	210 Yesler Way	MFTE					132			132
					0	2	162	7	97	<b>268</b>

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(2/26/08)

## Homeowner Housing

<b>Condo</b>		
Project	Address	Total units
606 Post Condominium	606 Post Ave.	12
80 S. Jackson Building Condominium	80 S. Jackson St.	27
Florentine Condominium	526 1st Ave. S.	116
Jackson Square	123 S. Jackson St.	7
The Lofts	208 3rd Ave. S.	15
Merril Place	97 S. Jackson	16
Our Home Hotel Condominium	75 S Main St	17
Traveller's/Post Mews	611 Post Ave.	16
Olympic Building	102 1st Ave. S.	18
		<b>244</b>

## SUBTOTALS

	0-30%	31-50%	51-65%	66-80%	>80%	Totals
Government Funded Rentals	425	199	143	0	4	771
Market Rate Rentals	0	2	162	7	97	268
Homeowner Units					244	244
	425	201	305	7	345	<b>1,283</b>

## Projects Under Construction

Project	Address	Total units
Alaska Building	2nd & Cherry	50
Chief Seattle Club Community Center & Lofts Project	410 2nd Ext. S.	11
Stadium Lofts	589 Occidental Ave. S.	72