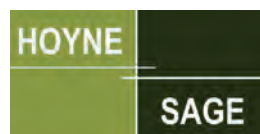




PROPOSAL FOR THE USE OF THE YAKIMA ARMORY SITE TO CREATE
YAKIMA VETERANS HOUSING PROJECT

1702 TAHOMA AVE, YAKIMA, WA 98902

MAY 2016



CONTENTS

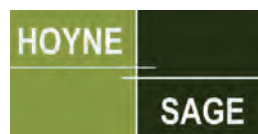
- COVER PAGE
- PROJECT OVERVIEW
- VICINITY MAP AND HIGHLIGHTS
- AERIAL VIEW OF SITE
- NEIGHBOURING CONTEXT
- PROPOSED SITE CONCEPT
- EXISTING BUILDING RENOVATION AND PROPOSED SERVICES
- PROPOSED SITE PERSPECTIVE
- PROPOSED SERVICE BUILDING PERSPECTIVE
- PERSPECTIVE ALONG S. 16TH AVE
- PERSPECTIVE AT N.E. CORNER OF PROPOSED SITE

TEAM:

YAKIMA HOUSING AUTHORITY
CONTACT: LOWEL KRUEGER
LOWEL.KRUEGER@YAKIMAHOUSING.ORG

HOYNE|NORTH ARCHITECTS
SAGE ARCHITECTURAL ALLIANCE
CONTACT: BARRY HOYNE
BARRYHOYNE@GMAIL.COM

BEACON DEVELOPMENT GROUP
CONTACT: BRIAN LLOYD
BRIANL@BECONDEVGROUP.COM



PROJECT OVERVIEW

YAKIMA VETERANS HOUSING PROJECT

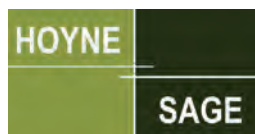
EXECUTIVE SUMMARY

The Yakima Housing Authority proposes to convert the former Marine Armory facility at 1702 Tahoma Avenue in Yakima into a full-service veteran’s community that provides affordable housing to homeless and low income vets as well as comprehensive supportive services to help stabilize the lives of veterans and their families.

The site is approximately 4.64 acres and contains over 25,000 square feet of existing structures. YHA proposes to create 38 units of safe, affordable housing with studios, one bedroom and two bedroom units. Some units will be newly constructed and others will be located in renovated existing facilities. Approximately 12,000 square feet of existing facilities will be renovated and re-purposed to provide comprehensive supportive services to vets and related programs. Potential uses include a hygiene center, job training and job placement, education support, counseling, and life skills training. Office and program space will be created for providers such as Supportive Services for Veteran Families, Vet Center, WorkSource, and Veteran’s Affairs. YHA also plans to partner with Perry Technical Institute to provide space for vocational and job training programs that will be part of Perry Technical’s regular curriculum.

NEED

The need for housing and services for homeless and low income veterans in the Yakima community is evident. Multiple indicators point to the need for these programs and to the difficulty of effectively reaching vets in need. Nationally, veterans are over-represented in the homeless population. Because of veterans’ military service, this population is at higher risk of experiencing traumatic brain injuries and Post-Traumatic Stress Disorder, both of which have been found to be among the most substantial risk factors for homelessness. According to the National Coalition for Homeless Veterans (NCHV), 51% of homeless vets have disabilities, 50% have serious mental illness, and 70% have substance abuse problems. Veterans face the same shortage of affordable housing options and living wage jobs as all Americans, and these factors—combined with the increased likelihood that veterans will exhibit symptoms of PTSD, substance abuse, or mental illness—can compound to put veterans at a greater risk of homelessness than the general population (National Alliance to End Homelessness).



Despite the challenges, significant progress has been made in recent years as federal, state and local agencies have worked to end veteran homelessness. Successful models exist and can be replicated in our community. Strong social supports and stable housing are essential to help veterans return to stable civilian life and employment outside the military. Veterans need a coordinated effort that provides secure housing, nutritional meals, basic physical health care, substance abuse care and aftercare, mental health counseling, personal development and empowerment. Additionally, veterans need job assessment, training and placement assistance. According to NCHV, the most effective programs for homeless and at-risk veterans are community-based, nonprofit, “veterans helping veterans” groups. Programs that seem to work best feature transitional housing with the camaraderie of living in structured, substance-free environments with fellow veterans who are succeeding at bettering themselves.

In the Yakima community, we see multiple need indicators that demonstrate our local veterans are struggling with homelessness or unstable housing. The Point in Time Count identified 26 homeless veterans. General expectation is that in our community, approximately 2/3rds of homeless vets are not visible. This suggests a total homeless veteran population of around 80 individuals. As for veterans with housing insecurity, YHA administers 78 VASH vouchers (Veterans Affairs Supportive Housing). It is increasingly difficult to place VASH voucher holders in private housing as landlords are refusing to accept VASH as a source of rental payment. By creating veteran specific housing, YHA will be better able to serve VASH holders and make sure they have immediate and barrier-free access to the supportive services they need to stabilize their lives.

SITE DESCRIPTION

The Marine Armory, a.k.a Marine Forces Reserve, Parcel Number 18133511006, is a 4.64 acre (202,176 SF) lot located at the corner of South 16th Avenue and Tahoma Avenue. The site is on the edge of a residential neighborhood as it transitions to non-residential uses and is adjacent to the Tahoma Cemetery. The existing site is serviced by gas, water, electricity and sewer. The Government Owned property’s historical use is classified as “67 Service Governmental”. The Jurisdiction is Yakima (Urban Area Zoning Ordinance) with R-2 Zoning.

Several existing one-story, wood-framed buildings are located on site. The buildings were all constructed in 1965. The main Armory Building is by far the largest of the existing structures with an area of 23,000 SF; there is also a second 2,500 SF Armory Building. Both Armory Buildings are reportedly in average condition with exterior stucco finishes. In addition, there

are four Detached Structures (#1 through #4) – two are designated as “Garages”, the third is “Storage-Shed” and the fourth is a “Canopy-Cover”. The remainder of the site is open with large areas of existing paving and parking.

PROPOSED FACILITY AND PROGRAMS

The new Armory campus will provide a complete range of housing and services in a single location to more effectively serve the needs of homeless and low income veterans. The physical design and the lay-out of the campus will specifically address the need to serve veterans in a comprehensive manner and in a setting where other veterans can create an environment that is conducive to recovery, stabilization, and advancement.

The housing component of the campus is envisioned as a continuum of housing types. There will be 10 units of studio housing located in the existing armory facility. These will be designed for single men and will be the first point of housing access for most homeless vets coming off the street or out of shelter. The units will be designed for long term stays so vets can remain as long as they need to. At the same time, programming will be designed to help transition these residents into the other housing units as appropriate in order to free up the studios for additional entering residents. The other housing units (24 1 bedroom units and 4 two bedroom units) will be in newly constructed three- and four-plex buildings located around the campus. These will be designed as pleasant and residential homes that blend-in with the neighborhood and provide a sense of stability and permanence to the residents. The larger units will be able to serve families as veterans work to re-unify or maintain their families. The housing will also have ample common space for programming and services such as a kitchen and dining area, multipurpose room for gatherings, counseling office, computer facilities and a management office.

The service and program component of the campus will be located in the existing facility and will occupy about 10,000 square feet of renovated space. Our vision is to create a collaborative and integrated set of veteran services in one location. One key component that we are researching is a hygiene center that will provide men’s and women’s showers plus laundry facilities for any vets living on the street, in cars or in camps. Other services will include access to meals, basic physical health care, substance abuse care and aftercare, mental health counseling, personal development and empowerment, and job training and placement assistance. Transportation assistance will also be available to help vets access public transit and for rides to regional resources such as the VA Hospital in Walla Walla. Some of the service

partners that we will be working with to develop this campus concept include Supportive Services for Veteran Families, Vet Center, WorkSource, and Veteran’s Affairs.

The final component of the campus concept will be a partnership with Perry Technical Institute. They have expressed interest in one of the existing outbuildings and would use it for a vocational training classroom. We have conceived our campus concept with this in mind and would maintain separation and distinct access to the PTI building. We also would work with them to create linkages between veterans and PTI’s vocational and job training programs.

The combined area of the renovated existing buildings (approximately 25,000 SF) and new housing construction (approximately 20,000 SF) will total approximately 45,000 SF. The remaining area of the site will be fully developed and landscaped with many of the existing paved areas to be preserved for vehicular traffic and parking. New paving will include various common areas and plazas, sidewalks, and supplemental parking and driveways. The overall site design will include approximately 100 parking stalls. Over 25% of the site is envisioned to be developed as common areas for various public, open space or recreational uses.

FINANCING

The proposed financing at this point is very preliminary. The primary source will be private investment through the Low Income Housing Tax Credit program. Another key source is the Washington State Housing Trust Fund. If City HOME funds are available, we would potentially apply for those as well. The final source is private commercial financing that will be used to help fund the renovations in the office and program space. This might be offset with foundation support or could be based on advantageous financing through YHA or other guarantees or a master lease agreement. This will be further defined after we have confirmed our service partner relationships.

Total Project Cost	\$10,000,000
LIHTC Investment	\$7,500,000
Public Funds (HTF/HOME)	\$1,500,000
Conventional Financing	\$1,000,000
Total Project Sources	\$10,000,000

TIMELINE

The key milestones for the disposition, design, financing and construction/rehab of this project is as follows:

Disposition of Site	Fall/Winter 2016
Concept Development	Winter/Spring 2017
Confirm Service Partners	Winter/Spring 2017
Housing Trust Fund App	September 2017
Tax Credit Application	January 2018
Design and Permitting	Winter/Spring/Fall 2018
Construction Start/Finish	Fall 2018 – Fall 2019

GRAPHICS

Please see the attached pages for graphic representations of the proposed project.

- Vicinity Map and Highlights
- Aerial View of Site
- Neighboring Context
- Proposed Site Concept
- Existing Building Renovation and Proposed Services
- Proposed Site Perspective
- Proposed Service Building Perspective
- Perspective Along S 16th Avenue
- Perspective of Proposed Concept

VICINITY MAP AND HIGHLIGHTS

- ▬ MAJOR STREET
- ▬ MINOR STREET



STORAGE



FOOD & GROCERY



YAKIMA VETERAN HOUSING PROJECT SITE



YAKIMA VALLEY COMMUNITY COLLEGE



HOOVER ELEMENTARY SCHOOL



WASHINGTON NATIONAL GUARD



YAKIMA AIR TERMINAL



TAHOMA CEMETRY



PERRY TECHNICAL INSTITUTE



L & C MIDDLE SCHOOL



RIDGEVIEW ELEMENTARY SCHOOL



SHOPPING CENTER

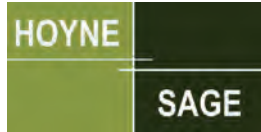


MOBILE PARK

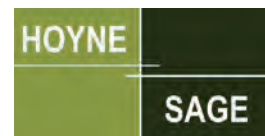
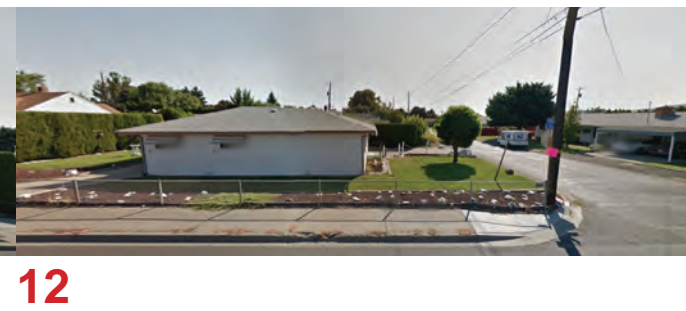


COSTCO

AERIAL VIEW OF SITE



NEIGHBOURING CONTEXT



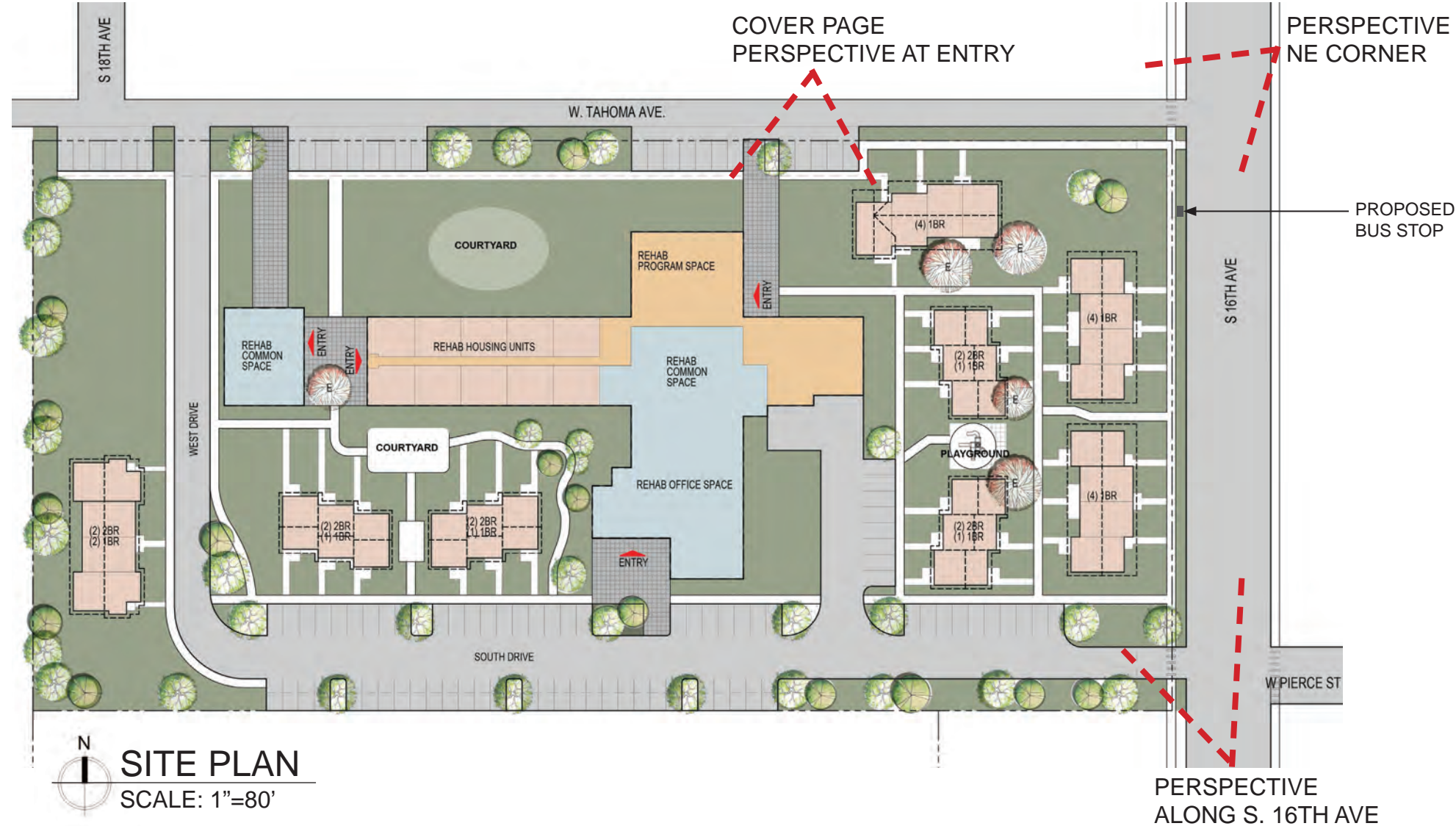
PROPOSED SITE CONCEPT

PROJECT DATA:

NEW HOUSING UNITS	(10) 2 BEDROOM @ 800 SF	8,000 SF
	(18) 1 BEDROOM @ 650 SF	11,700 SF
<i>WITHIN EXISTING ARMORY BUILDING</i>		
REHAB UNITS	(10) 1 BEDROOM @ 550 SF	5,500 SF
REHAB COMMON SPACE		6,920 SF
HOUSING TOTAL	(38) UNITS	32,120 SF
REHAB PROGRAM SPACE		9,335 SF
REHAB TRAINING SPACE		2,500 SF
TOTAL		43,955 SF
PARKING		99

SITE PLAN KEY

- NEW HOUSING UNITS
- REHAB HOUSING UNITS
- REHAB PROGRAM SPACE
- REHAB OFFICE SPACE
- REHAB COMMON SPACE
- EXISTING TREES
- NEW TREES
- LAWN
- ENTRY



SITE PLAN
SCALE: 1"=80'



EXISTING BUILDING RENOVATION AND PROPOSED SERVICES

HOUSING SPACE

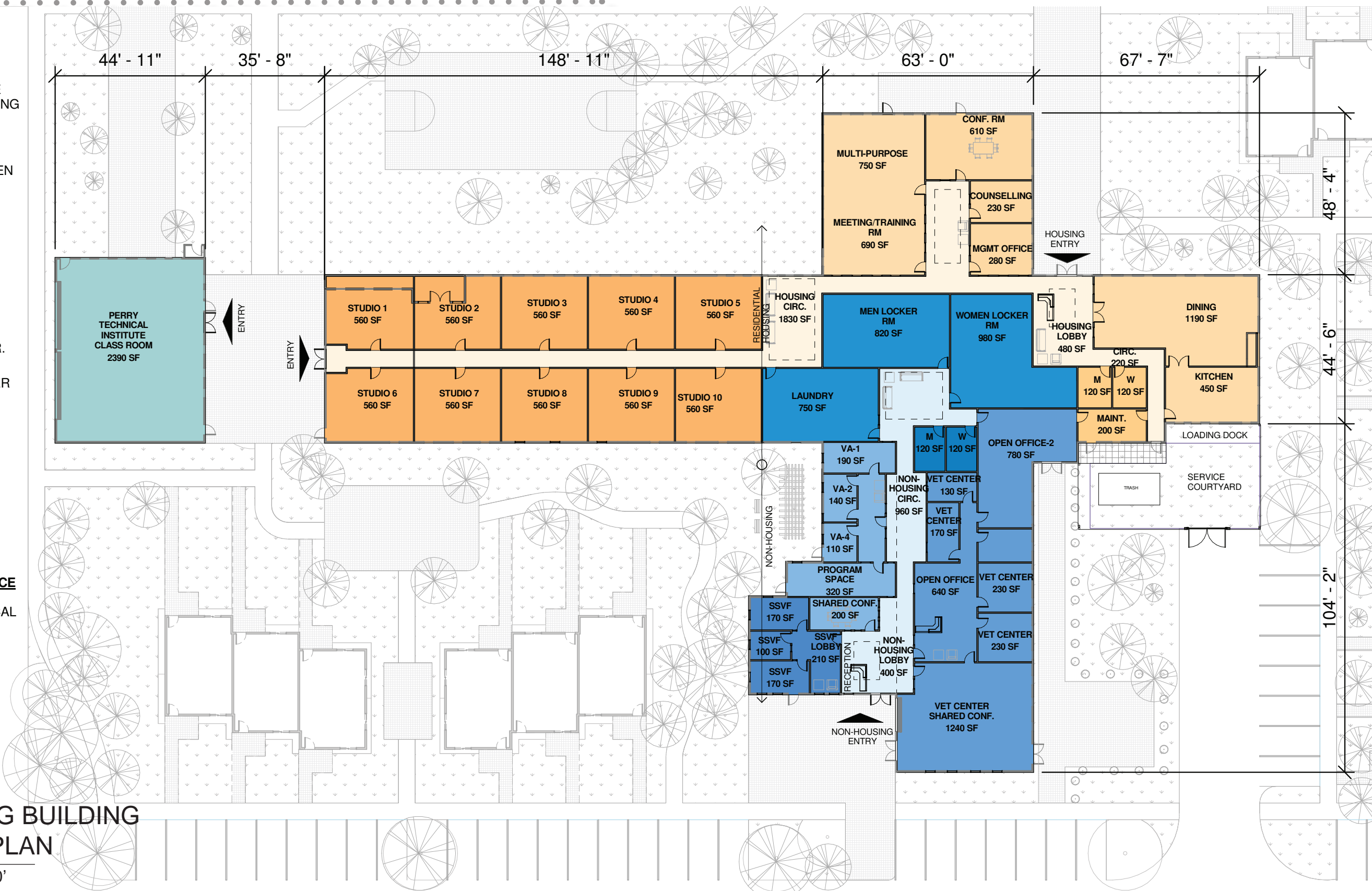
- HOUSING
- MULTI PURPOSE MEETING/TRAINING
- OFFICES
- DINING & KITCHEN
- MAINT. & STOR.
- CIRCULATION

NON-HOUSING SPACE

- BATHRM & STOR.
- HYGIENE CENTER
- VET CENTER/ WORK SOURCE
- VA
- SSVF
- CIRC.

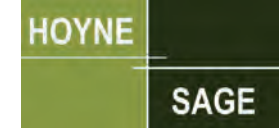
JOINT PARTNERS SPACE

- PERRY TECHNICAL INSTITUTE

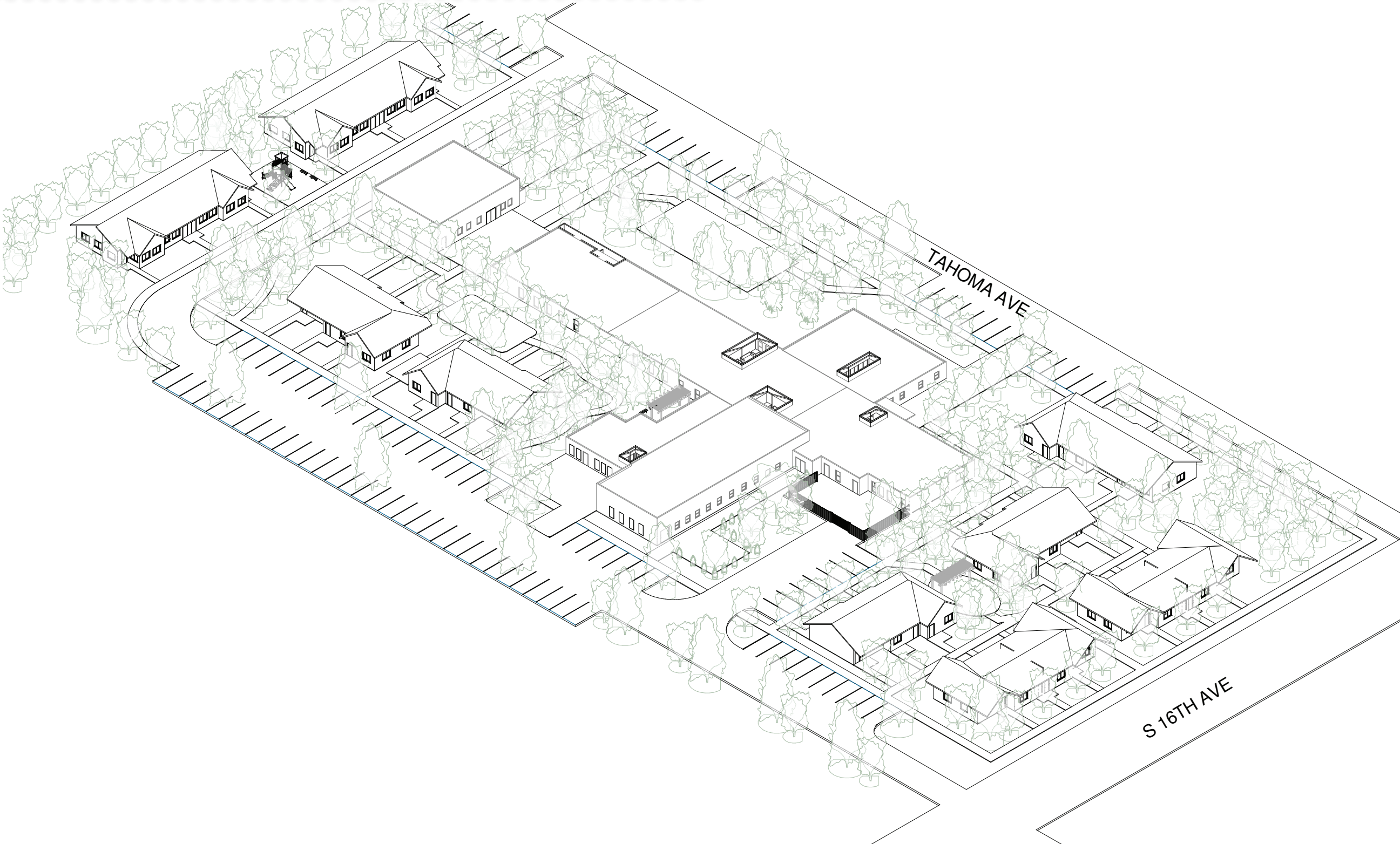


EXISTING BUILDING
SPACE PLAN

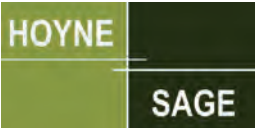
SCALE: 1"=30'



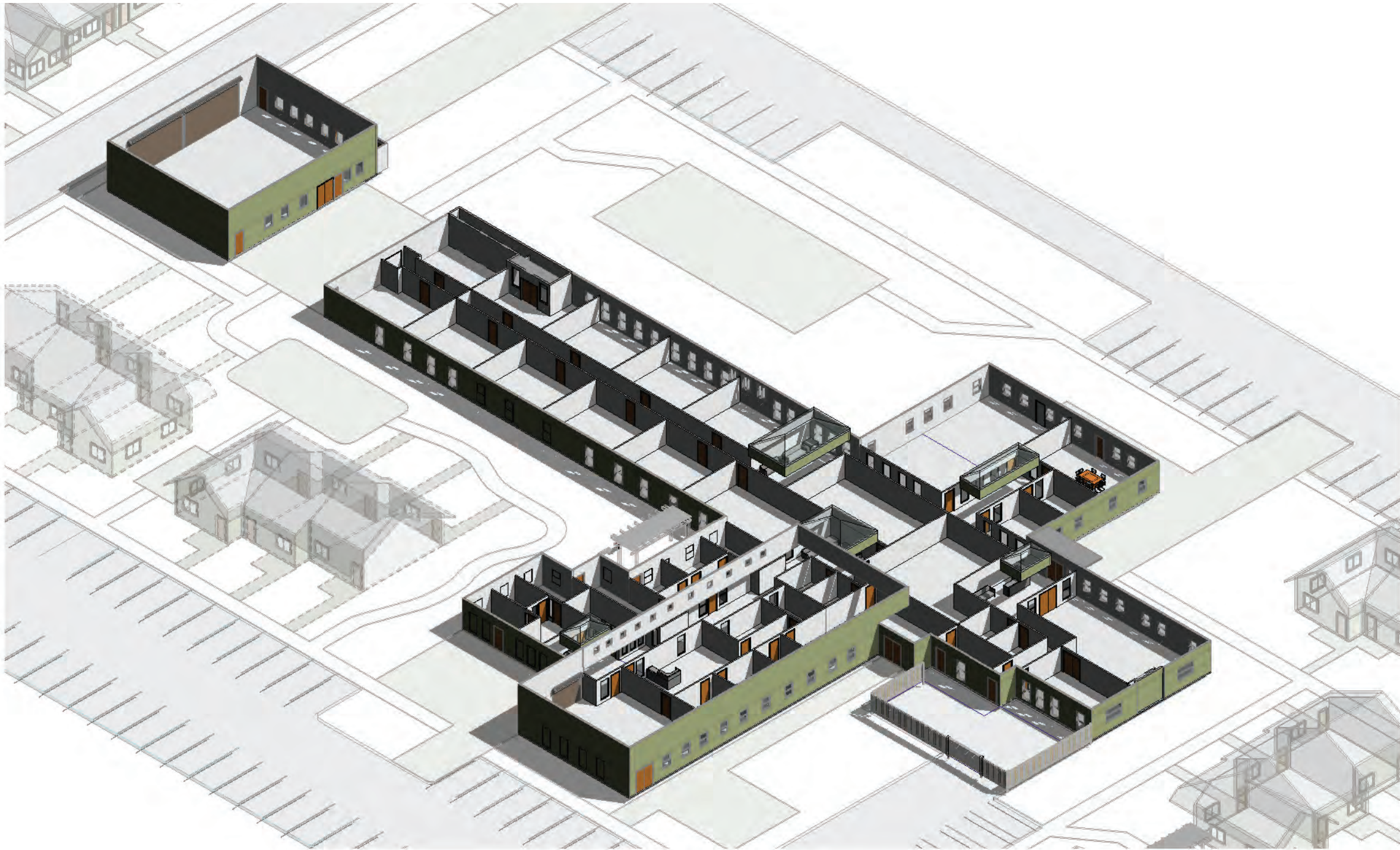
PROPOSED SITE PERSPECTIVE



① SITE PERSPECTIVE

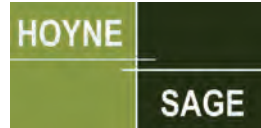


PROPOSED SERVICE PERSPECTIVE



① EXISTING BUILDING PERSPECTIVE

PERSPECTIVE ALONG S. 16TH AVE



PERSPECTIVE AT N.E. CORNER OF PROPOSED SITE

