ImagineHousing
building eastside communities

The Blueprint
September 2019

Trends in Housing Development

Artist rendering of Imagine Housing's upcoming TOD project at Esterra Park

Transit Oriented Development (TOD) benefits residents, cities, natural environments, economic growth, sustainability, and security by creating mixed-use residential neighborhoods near transit with access to jobs, schools, goods, and services. TOD the-world-over is not new, but is relatively new to King County and the Eastside. There are numerous examples of established TOD across the globe: Copenhagen, Curitiba, Euralille, Hong Kong, Paris, Toronto, Vancouver, and Vienna—to name a few. Trending more heavily in recent years is ETOD, equitable transit oriented development.

TOD seems to be one of the ultimate collaborative relationships, and ETOD requires advocates willing and able to fight for inclusive communities. Developers partner with cities, private consultants, banks and investors, public transit agencies, commercial businesses, non-profits, public funders, and residents to create a mixed-use community at or near high-capacity transit. There are large amounts of risk and money; an endless list of tasks, challenges, and puzzles; and numerous forms of expertise needed. Successful ETOD can take decades to complete, is at the whim of financial markets and economic growth, and takes fantastical foresight and political will to complete.

What does ETOD look like on the Eastside? Imagine Housing was prepared at the right time to help create the vision for ETOD at Esterra Park in Redmond, which is the Eastside's master planned TOD spearheaded by Capstone Partners. Capstone began Esterra Park work in 2009. Light rail is scheduled to open sometime in 2023. Imagine Housing's work at Esterra Park secured 262 permanently affordable and workforce apartment homes, supportive services, and a YMCA Early Childhood Development Center—all essential aspects of ETOD. We believe every TOD location should include affordable and workforce housing, services, and childcare.

Imagine Housing's work on this project started in 2015. Construction of this leading-edge community will begin in fall 2019,

Quicklinks

Raise the Roof

Lunch & Learn

Donate

Why Housing Matters

Shop at AmazonSmile
and Amazon will make a donation to:
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Save the Date!

Sept 23: "What is Affordable Housing?" This program series at the East Shore Unitarian Church will incorporate film, conversation, and presentations from people in our region to explore the complexities of our housing crisis.

Sept 30 - Oct 2: Housing Washington, held this year in Spokane, is a nationally recognized annual conference on affordable housing – a dynamic forum for learning, discussion, networking and collaboration.

and the community will open to residents within 24 months after that. Watch this space to learn more!

Megan Adams, Real Estate Development Manager

The Next Generation of Leaders

Imagine Housing was honored to again be a part of the Bank of America Student Leaders Program this past summer. This program offers high school juniors and seniors the opportunity to build their workforce and leadership skills through a paid summer internship at a local nonprofit and the ability to help improve their communities. Rahul Jain, a Bellevue resident and rising senior at Bellevue High School, worked with all departments at Imagine Housing this summer and we are so grateful for his help!

"The biggest takeaway from this experience has been to continue working for a meaningful cause. I've had the opportunity to work closely with nearly every department in the office, from community meal prep at the ground level, to event coordinating at each of the properties, to designing swag bags for use at donor engagement events—even attending board meetings. I'm grateful that Imagine Housing and Bank of America have chosen to grant me such an amazing opportunity to learn exactly how nonprofits operate!"

Make Some Noise for Affordable Housing!

Oct 2: Tickets are on sale now for Raise the Roof! Make some noise for affordable housing at this fun-filled event Wednesday, October 2nd. (See article in main newsletter for more information.)

Oct 7 & 8: Join the Housing Development Consortium for a 1.5 day training to learn the skills and gain the confidence to turn your housing passion into housing advocacy.

Oct 24: Sign up for Lunch & Learn at Imagine Housing's Velocity community in Kirkland, Thursday, October 24 from 11:45 am to 1:00 pm.

NOW: Become an advocacy champion for HB 1406! Cities and counties need to take action by January 2020 to keep a portion of the state sales tax to use for affordable housing. The Housing Development Consortium is working with cities and encouraging them to pool their resources. Learn more here. Take action here.

Affordable Housing Wins!

A bipartisan bill sponsored from two Washington members of Congress would increase funding for low-income housing tax credits by 50%. Read more...

King County Council voted to pass legislation adopting HB 1406, which will provide nearly $100 million for affordable

housing, without raising taxes. Read more...

Make some noise for affordable housing!

Join us for a fun-filled event with great people, music, food and libations! **Enjoy creative, exciting appetizers and desserts** from some of our favorite chefs and restaurants in the community—all accompanied by tastings from amazing wineries, distilleries and breweries. VIP tickets include a Whiskey 101 Class & Tasting presented by John Howie Steak's "Spirit Director" Tim Lodahl.

CLICK HERE FOR MORE DETAILS AND TO PURCHASE TICKETS

Thank you to our fabulous partners for the evening!

JOHN HOWIE STEAK
DeLILLE CELLARS
AGAVE COCINA & TEQUILAS
COPPERWORKS DISTILLING CO.
The Stone House
ROGUE
GUARDIAN CELLARS
Hector's
lobo hills
TAN'S BAR-B-Q
Elevation Cellars
FOGO DE CHÃO CHURRASCARIA
1973 SCHWARTZ BROTHERS BAKERY
WildFin
425 CELLARS
PinkaBella CupCakes
WILDWOOD SPIRITS CO.
The Melting Pot FONDUE RESTAURANT
PADDY COYNE'S IRISH PUB
SPARKLING ICE
BRIAN JAMES
FROZEN SENTIMENTS
TWELVE BASKETS CATERING

Thank You, Meal Prep Volunteers!

A huge part of our mission at Imagine Housing is to "Build Welcoming Communities" and part of how we do this is hosting regular community meals in eight of our apartment communities. These events build a unique sense of community and camaraderie, and result in residents building support networks within their own community, creating a thriving community inside and out.

We want to thank some recent volunteer groups for doing bulk meal prep for community events. Bulk meal prep allows our Case Managers to move delicious, homemade food from the freezer and into the oven so they can dedicate more time and energy to our residents.

A volunteer group from SAP Concur made 15 pans of chicken enchiladas (120 individual servings) as well as dozens of delicious cookies.

Volunteers from CliftonLarsonAllen made 40 pans of lasagna (that's 320 individual servings).

A volunteer group from Starbucks made 120 individual meals, which included BBQ chicken, mac & cheese, potato salad, chicken cordon bleu casserole, and broccoli cheddar casserole.

Thank you!

If you and a team of friends or coworkers are interested in doing bulk meal prep, please email meals@imaginehousing.org.

If you would be interested in volunteering to help with a meal, check out our online meal calendar.

Come Have Lunch with Us!

Each quarter, Imagine Housing hosts lunch at Velocity, our award-winning community in Kirkland, for people to become more informed about the housing affordability crisis in King County.

Register here to join us for the next Imagine Housing Lunch & Learn to be held on Thursday, October 24, 2019 from 11:45 AM-1:00 PM.

This short educational lunch program offers an overview of our mission, programs, goals, and most importantly, how you can help. We promise you'll learn a lot, meet other like-minded people and get more connected to the Eastside.