Multi-Service Center
Affordable Housing Portfolio
ABOUT MULTI-SERVICE CENTER (MSC)

Multi-Service Center is a Community Action Agency that is building a future without poverty by creating pathways to help, hope, and dignity for our neighbors. Founded in 1971, MSC currently provides support and resources to approximately 45,000 South King County community members annually. MSC has offices in Federal Way, Kent, and Burien and provides outreach and services in more than 19 cities and unincorporated areas of South King County, Vashon Island, and portions of Pierce County.

COMMITMENT TO HOUSING

In the 1990’s MSC’s Board of Directors decided to increase MSC’s housing program to include more affordable housing developments for families and seniors. With the increasing demand for affordable housing, MSC leads the way in South King County, providing over 650 units of housing for the region’s modest to moderate-income families.

Located throughout South King County and North Pierce County, MSC’s housing programs offer emergency shelter for homeless families, transitional housing for men and women in recovery, and permanent supportive housing for families and veterans. Residents in these facilities have the opportunity to work with an MSC Family Development Specialist (case manager) on goals to achieve greater stability. Additionally, MSC provides permanent, affordable rental housing without support services for individuals, families, and seniors.

SERVICES PROVIDED BY MSC

- **Housing**
  - Shelter, transitional, affordable housing and eviction prevention services for families, individuals and seniors

- **Food Bank**
  - Open to residents of the Federal Way School District and zip code 98422

- **Education & Employment**
  - GED preparation, ESL, and Adult Basic Education
  - Job search, interviewing, and job application assistance

- **Long-Term Care Ombudsman Program**
  - Advocacy for residents in long-term care facilities

- **Energy Assistance**
  - Once yearly assistance to pay all or part of your energy bill

- **Clothing Bank**
  - Clothes, shoes, and household goods for residents of South King County
QUICK LIST OF MSC HOUSING PROPERTIES

Listed below are each of MSC’s affordable and transitional housing projects as of the date of this publication. For more information on each project, please see the page listed.

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*Housing project with MSC as Partner
Located in South Tacoma, Fern Hill offers 26 two to three-bedroom units. Three of the units are designated as permanent supportive housing for homeless families. All units are project based Section 8, making them affordable to the lowest income population at 30% or 50% AMI. Amenities include laundry facilities, play area, and a community room. The building is owned by MSC.

Location: Tacoma  
Serves: Individuals and Families  
Units: 26  
Year of Occupancy: 1997
HAWKTHORNE LANE

Located in Graham, Hawthorne Lane includes 32 one, two, and three, and four-bedroom units for families at 60% or 50% AMI. Amenities include a washer/dryer in home, community room, and play area. The building is owned by MSC.

Location: Graham
Serves: Individuals and Families
Units: 32
Year of Occupancy: 2012

KENYON HOUSE

Kenyon House is located in Buckley and offers 18 one, two, and three, and four-bedroom apartments for households at 30%, 40%, or 60% AMI. All units are project based Section 8, making them affordable to the lowest income population. Amenities include laundry facilities, play areas, and lots of green space. The building is owned by MSC.

Location: Buckley
Serves: Individuals and Families
Units: 18
Year of Occupancy: 2013
Mansard Estates is a nine-unit apartment building for low income permanent housing. Located in Auburn, the complex offers two-bedroom units for families with incomes at or below 45% of median income. Laundry facilities are available on the property. The building is owned by MSC.

Location: Auburn  
Serves: Families  
Units: 9  
Year of Occupancy: 1996

MAPLE LANE ESTATES/COURT

These two apartment buildings, located next to each other on Maple Lane in Kent, provide a total of 24 apartments for low-income, permanent housing for households at 30% or 50% AMI. Close to transit options, these units are two-bedroom, one-bath floor plans with patios or balconies, on-site laundry facilities, and fireplaces in some units. The building is owned by MSC.

Location: Kent  
Serves: Individuals and Families  
Units: 24  
Year of Occupancy: 1994
STADIUM HEIGHTS

Located in Tacoma, Stadium Heights (formerly Fawcett Street Apartments) includes 60 one, two, and three-bedroom units for families at 45% AMI. Amenities include a secure parking garage, play area, large community room, on-site laundry, and secure entry. The building is owned by MSC.

Location: Tacoma
Serves: Individuals and Families
Units: 60
Year of Occupancy: 2017

VICTORIAN PLACE II

Victorian Place II is a low-income permanent housing apartment complex with 20 single family apartments. All are three-bedroom, two-bath floor plans with 1,200 square feet of living space. On-site laundry facilities are provided. Purchased in 1999, this complex, which is owned by MSC, provides housing for families whose income is 35% to 50% of median income.

Location: Des Moines
Serves: Individuals and Families
Units: 20
Year of Occupancy: 1996
Villa Capri offers permanent housing for low-income families, and includes seven case-managed and supported units for households at 30%, 50%, or 60% AMI. Residents of the 86 apartments enjoy a playground, as well as a community room with kitchen. Laundry facilities, secure keyless entry and daily security patrols are provided. Villa Capri is owned by MSC.

Location: Federal Way
Serves: Individuals and Families
Units: 86
Year of Occupancy: 2005

This 24-unit complex, located in Auburn, houses low-income families whose incomes are at or below 30% to 60% of AMI. Amenities include on-site laundry facilities, playground, and a community/barbecue area. This building was purchased by MSC is 2000.

Location: Auburn
Serves: Individuals and Families
Units: 24
Year of Occupancy: 2000
Located in Gig Harbor, Colvos Terrace provides Project-Based Section 8 housing for seniors at 50% AMI. Amenities include on-site laundry facilities, a large community room with a kitchen, extra storage, and a small library/gathering area. The building is owned by MSC.

Location: Gig Harbor  
Serves: Seniors 62+  
Units: 27  
Year of Occupancy: 2017

Mitchell Place provides independent living apartments for low-income seniors at 30%, 50%, or 60% AMI. Mitchell Place is MSC’s first built from the ground up senior housing facility. Situated and offers a mix of floor plans. Amenities include on-site laundry facilities, community garden, community rooms, exercise room, and secure entry. This property is pet-friendly. MSC is the general partner of this tax credit project that began in 2001.

Location: Federal Way  
Serves: Seniors 62+  
Units: 50  
Year of Occupancy: 2002
MSC’s largest development, Radcliffe Place, provides affordable apartments for seniors at 50% or 60% AMI in the Lake Meridian area of Kent. Amenities include washer/dryer in unit, optional laundry and housekeeping services, local transportation, a movie theater, computer space, fitness center, library, dining room with optional meal service, hair salon, community/barbecue area, and several common rooms. This property is pet-friendly. Radcliffe Place is owned by MSC.

Location: Kent
Serves: Seniors 62+
Units: 135
Year of Occupancy: 2007

Rainier View offers a 50-unit apartment house for seniors with incomes at 30%, 50%, or 60% AMI. This totally independent living facility offers one or two-bedroom units, many with a view of Mt. Rainier. Amenities include a community room, on-site laundry facilities, community garden, exercise room, secure entry. This property is pet-friendly. MSC is the managing partner of this tax credit project.

Location: Fife
Serves: Seniors 55+
Units: 50
Year of Occupancy: 2007
WILLIAM J. WOOD VETERANS HOUSE

William J. Wood Veterans House provides supportive housing through 44 fully furnished units for veterans and their families at 30% or 50% AMI. On-site services, including case management and VA services are provided. Amenities include laundry facilities, washer/dryer in some units, parking garage, play area, secure access, community room, media room, classroom, transportation and a pool table. MSC is managing partner in this tax credit property.

Location: Federal Way
Serves: Veterans/Veteran Families
Units: 44
Year of Occupancy: 2016

TITUSVILLE

Titusville is a mixed-use combination of dormitory style housing for 15 and apartment style housing for four. Titusville provides supportive housing for single women who are in recovery from substance abuse with income at 30% or 50% AMI. At street level, Titusville houses retail businesses and restaurants. MSC owns and manages the entire building.

Location: Kent
Serves: Single Women in Recovery
Units: 19
Year of Occupancy: 1991
Carpenter House is a single family home shared by up to six men in recovery with income at 30% AMI. It is a four-bedroom, two-bathroom home with case-management and supportive services provided to residents. Carpenter House is owned and managed by MSC.

Location: Federal Way
Serves: Single Men in Recovery
Units: 6
Year of Occupancy: 1996

Horizon House is a single family home shared by up to five men in recovery with income at 30% AMI. It is a three-bedroom, one-bathroom home with case-management and supportive services provided to residents. Horizon House is owned and managed by MSC.

Location: Federal Way
Serves: Single Men in Recovery
Units: 5
Year of Occupancy: 1996
COMMON QUESTIONS & ANSWERS

What does AMI mean?
Area Median Income (AMI) is based on the median or “middle” number of all of the incomes in a given area. In other words, 50% of people in that area make more than that amount, 50% of people in that area make less than that amount. AMI and income limits are determined annually by the U.S. Department of Housing and Urban Development (HUD). Income limits are based on AMI. For example, a household making 30% of AMI would be considered “very low-income.” Any household making at or below 80% of AMI is considered “low-income.” Households between 80% and 120% of AMI are considered “moderate-income.”

Does MSC manage its properties?
MSC does manage the properties that house our smaller, more service-intensive programs such as transitional housing and Burien Veterans House. For all other properties, MSC hires property management companies to support on-site management, maintenance, leasing, and compliance with funders and landlord-tenant laws.

How does Section 8 work?
There are two different types of Section 8 Vouchers. One is transferable between properties and the other is tied to a specific location. A Section 8 Housing Choice Voucher is a federally funded program to help low-income families, seniors and the disabled afford safe and healthy housing in the private market, and the housing subsidy/voucher moves with the family or individual. Participants are able and expected to find their own housing that meets the requirements. A housing subsidy is paid directly to the landlord on behalf of the family or individual. The family or individual then covers the balance between actual rent and the subsidy. A Project-Based Vouchers Section 8 is component of the Housing Choice Voucher program. In this case, the subsidy/voucher is attached to a specific unit that is designated to house low-income households; therefore, the subsidy stays with that property. Any household living in that unit must meet income and other eligibility requirements established between the property owner and the local housing authority.

What is the Washington State Housing Trust Fund?
Washington State Housing Trust Fund (HTF) was established in 1986 as a source of capital funding to develop and preserve affordable housing for low-income and vulnerable residents in Washington State.

What are Low-Income Housing Tax Credits?
Low-Income Housing Tax Credits (LIHTC) are tax credits to support affordable housing development. The program incentivizes private equity in the development of affordable housing aimed at low-income households. LIHTC housing developments account for the majority of affordable housing rental units.
HOW TO CONTACT MSC

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WA Relay: 711

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MSC THANKS OUR HOUSING PARTNERS & FUNDERS

When it comes to financing our properties MSC does not use agency funds. Instead, MSC facilitates vital community partnerships between public agencies and private agencies. As a non-profit with a solid reputation for the rehabilitation and development of quality, affordable housing, MSC is able to qualify for public sources of money in the form of grants and no-interest or low-interest loans. MSC can then attract private investors with a passion for affordable housing and who get federal tax incentives for their participation. Funding in this way allows MSC to provide affordable housing without taking funds away from the vital day-to-day services provided by MSC. Thank you to our partners:

Aegon  
Alden Torch  
City of Auburn  
Allied Residential  
Boston Financial  
Cirrus Asset Management  
Columbia Bank  
City of Des Moines  
Devco/HNN  
Enterprise  
Federal Home Loan Bank (Umpqua as sponsor)  
City of Federal Way  
HUD  
The Home Depot Foundation  
Impact Capital  
City of Kent  
King County Housing Authority  

King County Veterans, Seniors and Human Services  
Levy administered by King County Housing and Community Development  
LISC-NEF Bring Them Homes Initiative with MetLife Foundation  
National Equity Fund  
Pierce County  
Puget Sound VA  
Shelter Resources, Inc.  
City of Tacoma  
Washington Community Reinvestment Association  
Washington Federal Bank  
Washington State Department of Commerce Housing Trust Fund  
Washington State Housing Trust Fund  
Washington State Housing Finance Commission