

## Rainier Court III Site Cleanup Project SouthEast Effective Development (SEED)



### What's Happening?

In May 2012, SouthEast Effective Development (SEED) is launching Phase III of their Rainier Court Redevelopment Project. Using over \$570,000 in Brownfields Revolving Loan Funds (BRLF), SEED will clean up hazardous materials on the project site. (BRLF funds are administered through a Cooperative Agreement between Washington State Department of Commerce and U.S. Environmental Protection Agency.) The first two phases of this four-phase project—The Courtland Place and The Dakota—were completed in 2004-2005.

### Why Is This Needed?

The “Rainier Court III” site has a history of industrial use, paint storage, vehicle maintenance and salvage, and illegal garbage dumping. The area has been determined by Washington State Department of Ecology to be a brownfields site, which means that it is contaminated with hazardous materials that need to be cleaned up.

### Then What?

Once cleaned up, SEED plans to redevelop the Rainier Court III site into low-income senior housing consisting of 70 apartments and townhomes. The total estimated cost of the Phase III project is \$13.7 million. The project is anticipated to create 15 cleanup, 130 construction, and five on-site permanent jobs.

### Who's Benefiting?

Rainier Court III is located north of the Rainier Valley Square Shopping Center. In 2010, this census tract had a population of 6,550 people living in 2,533 households. The area is predominantly low income, with a \$49,764 median household income (MHI), which is approximately 82% of Seattle's overall MHI of \$60,665. Rainier Court Phase III will create 70 new, much needed housing units for seniors with incomes between \$17,000 and \$35,000 per year.

#### Project Facts

- Builds 70 new much needed low-income housing units for seniors.
- Creates approx. 150 jobs.
- Takes hazardous, blighted property and puts it into productive use.
- Benefits the whole local community.

#### Project Funders

BRLF-II Sub-Grant (Commerce)	178,397
BRLF-II Loan (Commerce)	400,000
ARRA Grant (U.S. EPA)	160,000
SEED Funds	20,000
<b>Total Clean-up Project Cost</b>	<b>758,397</b>

#### Project Location

Address: 3605 34th Ave S, Seattle, WA 98144  
King County Parcel: 983520-0050  
U.S. Bureau of Census Tract: 101

#### Questions?

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