



investing in organizations
that build community

Green Development

Impact Capital helps build and sustain vibrant neighborhoods in underserved communities throughout Washington. We provide strategic financial support to nonprofits organizations, housing authorities, and tribal entities throughout the Pacific Northwest. Our resources empower passionate people to transform their community's dreams into reality.

Traugott Terrace 2317 3rd Avenue Seattle, WA

Impact Capital Funding
\$45,339 Zero Interest
Pre-development Loan to conduct a
feasibility study, site
assessment, and architectural
plans.

Traugott Terrace was the first LEED certified affordable housing project in the United States. This 50 unit social services facility offers housing and programs to help Seattle's homeless population recover and overcome substance abuse.



These apartments were built green, with features such as: large high

window openings that provide abundant natural light and ventilation; building surfaces selected for long-term durability and minimal maintenance; and recycled-content materials like metal siding, carpet, insulation, and plastic wood decking. A majority of the project's materials were manufactured within 500 miles of the site and most of the construction waste was recycled. Additionally, timber from the original building was remilled for the new building and low flow plumbing and energy star appliances were added to all units. These and other green building factors enable Traugott Terrace to boast that it uses 26% less energy than a comparable baseline building, at a savings of \$18,389 per year.

Awards Received: *Achievement Award/First SeaGreen Project, Seattle Office of Housing 2003, Power Player Award for Outstanding Achievement, Seattle City Light 2003, Meritorious Achievement Award, National Assoc. of Local Housing Finance Agencies 2003*

Vibrant Communities: Sustainability Planning

Impact Capital works with key neighborhood partners to help transform distressed communities into vibrant ones. Our approach recognizes that physical development, while critical, is not enough to create truly vibrant communities. As a result, we work with our partners on the ground to strengthen neighborhood commercial districts, create affordable homes, increase public safety, create parks and open space, improve educational opportunities and help families build homes. One major focus of each neighborhood revitalization is how to create infrastructure so that people don't have to travel far from their home to shop, find services, or enjoy recreational activities. Our goal is to focus on transit oriented development that reduces the carbon footprint of residents and enables them to enjoy services near where they live. The program is excelling in Seattle, White Center (West Seattle), and Spokane.



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Success Story: Matthei Place

The Home Depot Foundation awarded Matthei Place's developers, Kulshan Community Land Trust, with a \$25,000 runner-up award at the Fourth Annual Awards of Excellence for Affordable Housing Built Responsibly. Matthei Place is a LEED Silver certified residential community located in the Happy Valley neighborhood in South Bellingham, Washington. The new affordable home project, which features 14 single-family homes on less than an acre of land, received funding from Impact Capital to turn this innovative pilot project into a vibrant neighborhood.

"Impact Capital provided Matthei Place with a variety of loans, from project inception all the way through, until the homeowners moved in," stated Jon Clarke, Senior Lending Officer at Impact Capital.



Matthei Place homes are LEED (Leadership In Energy and Environmental Design) certified which means they have fulfilled six interrelated standards covering aspects of the development, design, and construction process, including: sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, and innovation in design process. Not only are

Matthei Place homes environmentally friendly, they are also surprisingly affordable.

"Impact Capital is proud of our role as supporters of this award-winning development project," stated Impact Capital Executive Director Heyward Watson. "Our goal is to provide capital support that will be a catalyst for building sustainable, affordable housing, just like Matthei Place. In this economy, when underserved communities need more support than ever before, Impact Capital is glad to provide unique funding that creates healthy, vibrant communities where people want to live, work, do business, and raise families."

**Impact Capital Funding
\$796,584 in Zero and Low
Interest Loans for
predevelopment, land
acquisition, and construction
financing.**

**The average home price for this development is
between \$140,000 and \$180,000, depending on home
buyer income and household size.**