



investing in organizations
that build community

Local Spotlight: Tacoma/Pierce

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.

Rainer View Senior Apartments

1410 62nd Avenue East Fife, WA

Impact Capital helps dreams become reality – just like they did at Rainer View Senior



Apartments. Unlike traditional lenders, Impact Capital has a loan pool to provide zero percent interest loans for nonprofit organizations and nonprofit developers to create a vision for a new project and determine its feasibility.

In this case, Impact Capital provided a no interest predevelopment loan for the Multi-Service Center to craft a plan for what eventually became the Rainer Valley Senior Apartments. This 50 unit apartment building provides elderly residents who are 55 years or older with a safe, livable home with a patio or deck, convenient services and transportation. These residents have access to a community center, TV lounge, community garden, and even a computer room.

Impact Capital Funding
\$75,000 Zero Interest
Pre-development Loan to
conduct a feasibility
study, site assessment,
and architectural plans.

Impact Capital have supported projects in
94% of all of the counties in Washington

Because Washington is geographically diverse, we serve both rural and urban centers. People who benefit from our programs and investments range in age from newborn to senior, and live in households that are low to moderate income, typically between 0-80% of Area Median Income.

Our Vibrant Communities program, for example, is creating vital environments in White Center, located just outside Seattle city limits, and in Spokane. Smaller cities and agricultural areas see similar gains: in Yakima Valley, we worked with local community leaders to build affordable housing for migrant farm workers and agricultural laborers. Our mission has always been focused on serving communities that have been long overlooked and providing them with resources to build affordable housing and revitalize their neighborhoods.



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Story of Success in Tacoma/Pierce

Impact Capital has funded 53 projects in Tacoma and Pierce County, for a total of \$12,272,974. This initial funding has helped to leverage a total of \$234,231,952. That's more than \$19 for each dollar invested by Impact Capital.

Impact Capital has had a long history of investing in Tacoma, and our funding has helped sustain the growth of nonprofits and affordable housing development in Pierce County. Our



Community Investment Fund, which consist of a \$26 million loan pool, provides secured, interest-bearing loans which can be used to acquire land and buildings, pay for pre-development expenses, bridge capital campaigns, pay for construction costs and bridge tax credit equity payments.

This funding has been used to fund transitional housing, homeless shelters, nonprofit office space, affordable housing, family centers, and education resource sites in the region. In fact,

Impact Capital provides over 50% of the funding for an affordable housing development project run by Tacoma/Pierce County Habitat for Humanity.



Impact Capital has provided over \$1,100,000 in loans to the Tacoma Rescue Mission to develop the Adams Square Family Center. This center offers homeless families the opportunity to build a strong family unit in a stable, safe, secure environment.

Impact Capital has created over 1,700 affordable housing units in Tacoma and Pierce County.

They can receive services such as

life skills training and case management as well as enjoy the classroom space, play area, and youth activities.



Our mission enables us to invest in projects that aren't created for a profit, but instead fulfill an important purpose. Impact Capital funded Project Open Door (POD), a collaborative venture between the Pierce County AIDS Foundation (PCAF) and AHAT designed to provide permanent housing for people with HIV and AIDS that is coupled with enriched social services so that the people it serves can break the cycle of chronic homelessness. Partially funded by the Department of Housing and Urban Development (HUD) through the Pierce County Continuum of Care in 2003, this project provides residents with medical assistance, hands-on care, and coordination of medical and family services.