



**LIHI Year in Review
2025**



In Memoriam: Frank Chopp

LHI sadly mourned the sudden passing on March 22 of LHI co-founder, ally, mentor, and longtime Washington State Representative and Speaker of the House Frank Chopp. He was 71.

Frank championed affordable housing, healthcare, and social services. He did the most to bring affordable housing to the top of the state's agenda. Frank passionately led the significant expansion of the Housing Trust Fund, allocating over \$2 billion to build and preserve housing for more than 58,000 families across the state. Believing that housing for people who are sick, frail, or vulnerable should be prescribed—just like medicine is prescribed—Frank created the landmark bill that created the state's Apple Health and Home Program. He also wrote legislation that requires Sound Transit to set aside 80% of its surplus property for affordable TOD housing.

Frank leaves behind a remarkable legacy. We miss him so much.



In Memoriam: Jeff Robinson

LIHI lost another longtime ally and friend in July with the passing of Jeff Robinson, past LIHI boardmember and former Director of Community and Economic Development at the City of Tacoma.

Jeff Robinson was a champion for housing justice, improving housing conditions, addressing homelessness, supporting small and minority-owned businesses, and bringing resources to low-wealth communities. He pioneered the role of Managing Director of the state Housing Trust Fund at the Department of Commerce (formerly known as CTED). Jeff worked effectively in partnership with LIHI and other nonprofit housing providers to establish policies for administering the Housing Trust Fund (HTF) program. His landmark contributions in the community and local governments have significantly shaped and expanded affordable housing in our region.





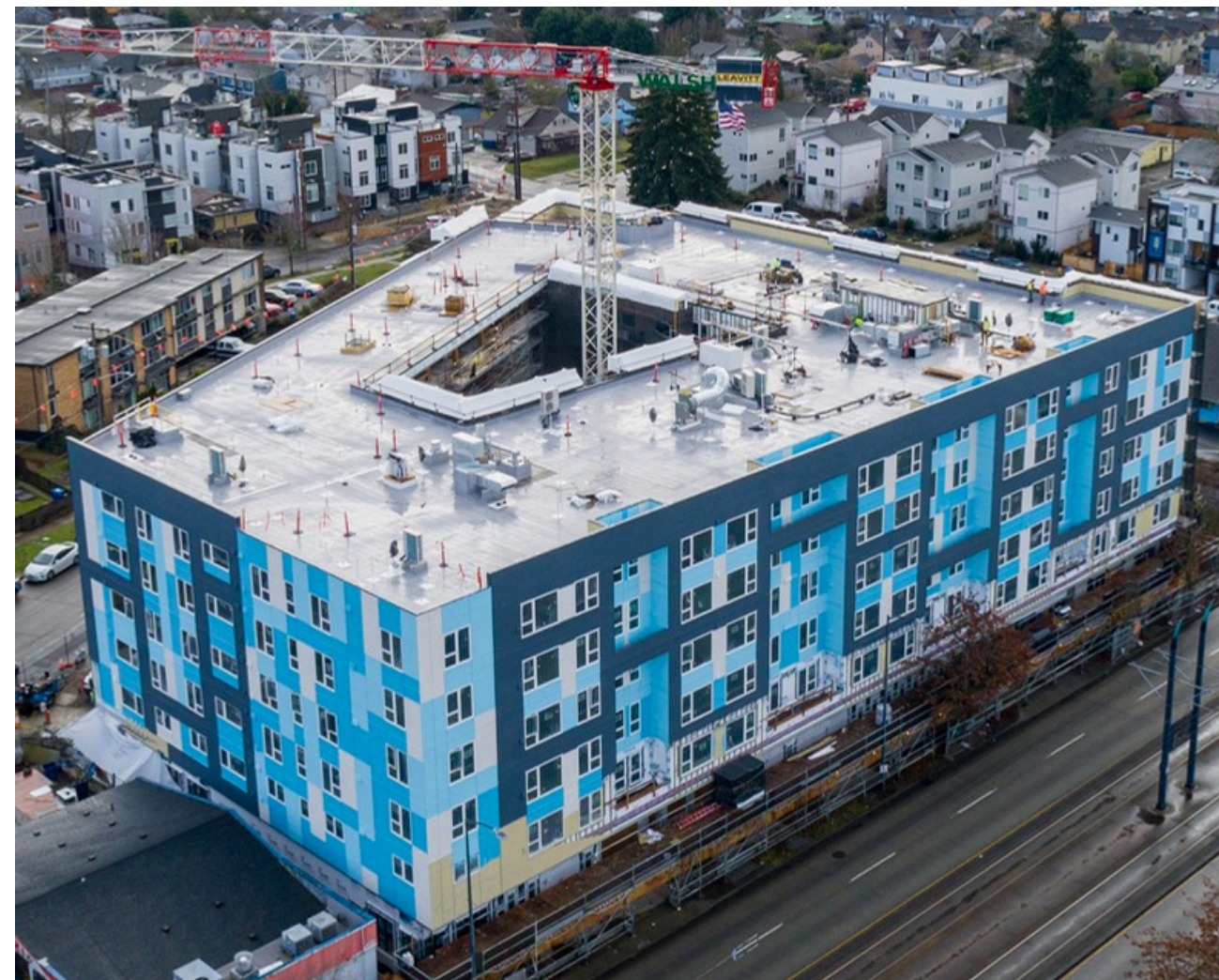
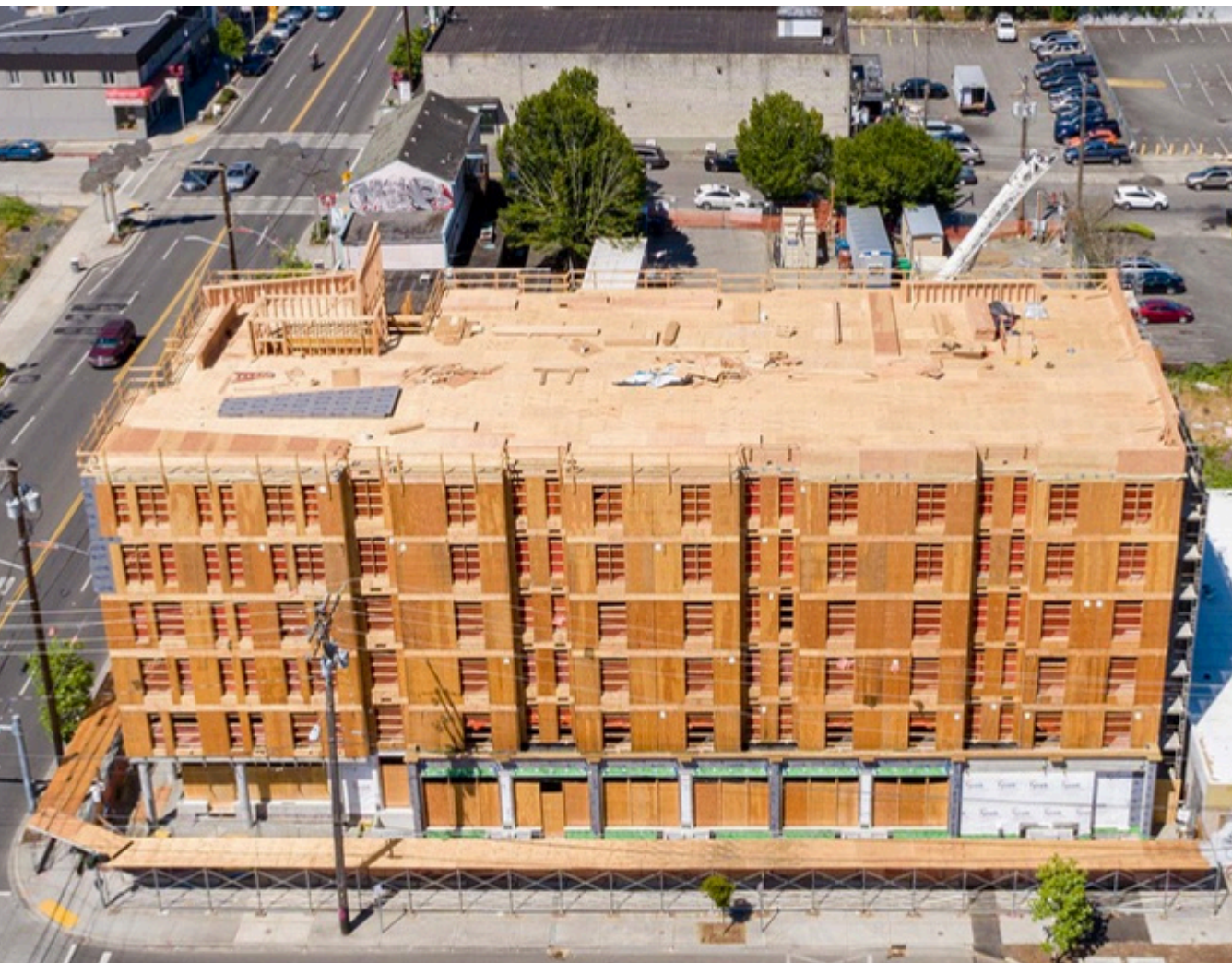
Aventine Apartments wins Redevelopment of the Year from CoStar Impact Awards

The award panel cited the cooperation between multiple agencies and companies--Berkadia, LIHI, City of Bellevue, A Regional Coalition for Housing (ARCH), Washington State Housing Finance Commission (WSHFC), Amazon Housing Equity Fund, Greystar and the Lucky 7 Foundation--in navigating a complex financing and sale to preserve affordable housing as the basis for the award. Thank you also to King County Housing Authority, King County and the state Housing Trust Fund for their support.

Acquired by LIHI in 2024. Aventine Apartments is a 6-story, 68-unit affordable apartment building located in Bellevue's downtown neighborhood. The property includes 41 studios, 25 one- and 2 two-bedroom apartments.



Affordable Housing Development



In 2025, LIHI housed over 7,000 people in 3,750 apartments in the Puget Sound region. We have a pipeline of over 500 new units to address the housing crisis.



**Grand Opening
May 2025**

Architect: Weber Thompson
Contractor: Walsh Construction

Patsy Surh Place

711 S. 38th St., Tacoma

77 units of affordable housing for seniors and veterans making 30% and 50% of Area Median Income in partnership with Asia Pacific Cultural Center



Under construction

125th Senior Housing

12245 Aurora Ave. N, Seattle

90 units for seniors

(On former site of Friendship Heights Tiny House Village)

Funding:

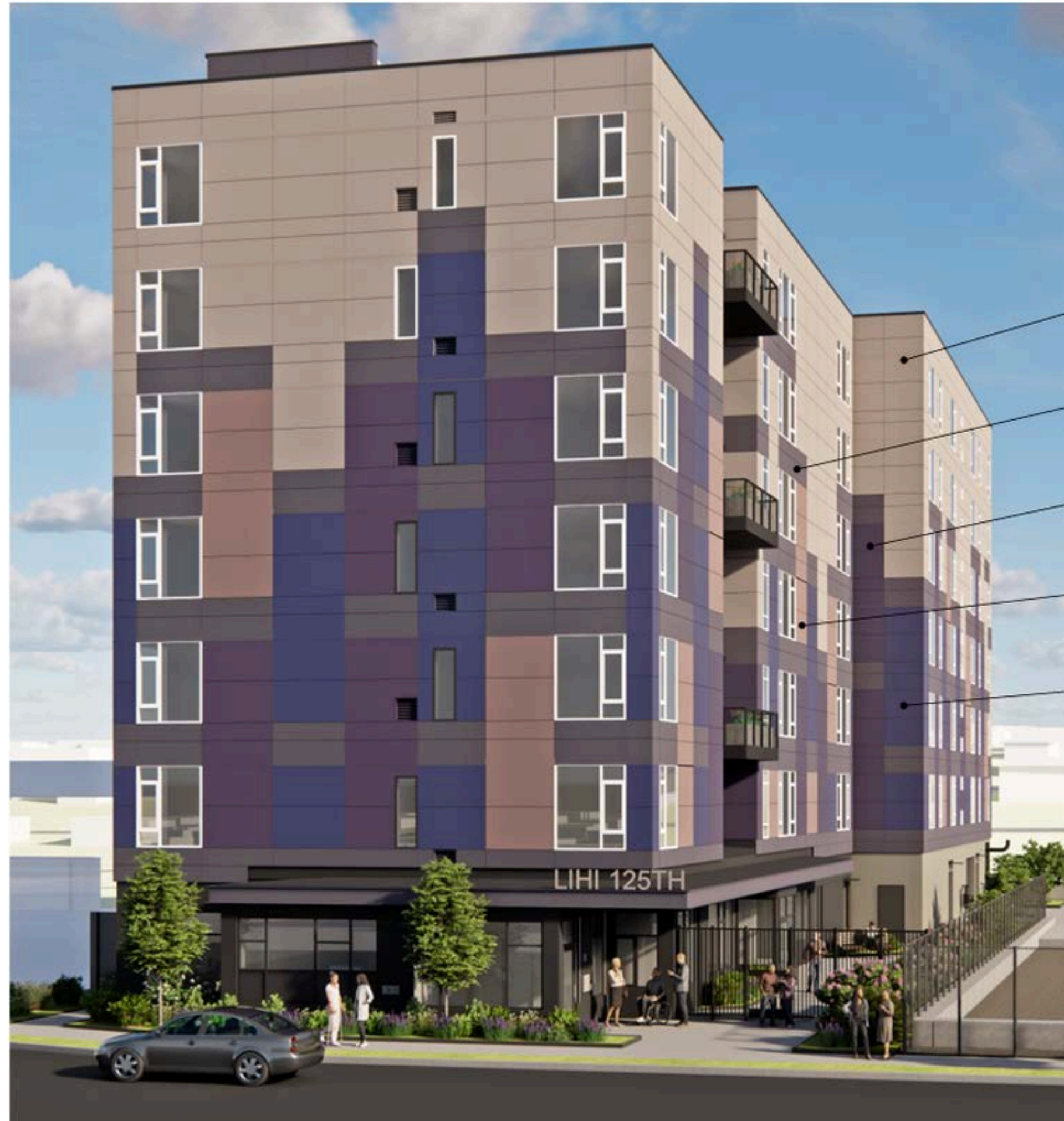
- HUD 202 Funds
- HUD Budget
- HUD funds sponsored by Senator Patty Murray
- Seattle Office of Housing
- State Housing Trust Fund
- WSHFC
- KeyBank
- LIHTC

• **Architect:** Runberg Architecture Group

• **Contractor:** Marpac

Subcontractors

- KPFF Consulting Engineers
- Karen Kiest Landscape Architects
- Quantum Consulting Engineers
- Ecotope
- Counterbalance Consulting Group
- O'brien 360
- 4EA Building Sciences
- A3 Acoustics
- PanGEO
- Studio Pacifica
- TFWB Engineers



Grand Opening
September 2025

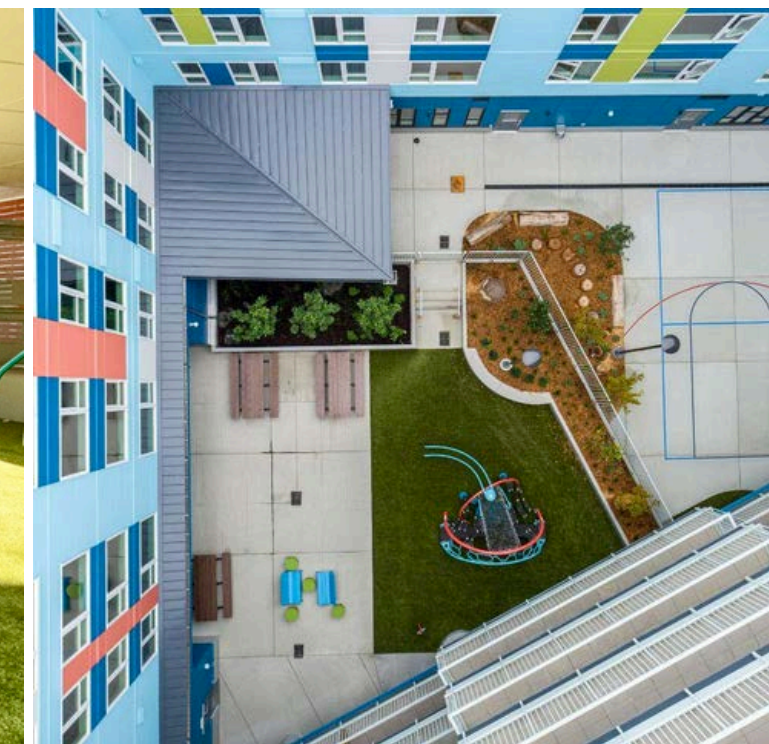
Architect: Runberg Architecture Group
Contractor: Walsh Construction Co

Nichols Court

7544 Martin Luther King Jr. Way S., Seattle
by Othello Station

148 Affordable Apartments
and Early Learning Center by ReWA

Named in honor of Melinda and
Clifford Nichols.



**October 2025
Under Construction**

**New Hope
Family Housing
114 & 123 21st Ave., Seattle**

In partnership between LIHI
& New Hope Community
Development Institute

92 affordable apartments
in the Central Area on land
leased from New Hope
Missionary Baptist Church



Architect: Weber Thompson
Contractor: WG Clark

Funders: City of Seattle, State Housing Trust Fund,
Enterprise, WSHFC, KeyBank, Impack Capital, WCRA

New Hope Family Housing Groundbreaking Ceremony - October 30



In the Pipeline

Lincoln Family Housing

3737 S Park Ave, Tacoma

- 73 units of affordable housing for families and individuals.
- Sister project to Patsy Surh Place
- 2027 construction start

Architect: Weber Thompson

Contractor: Marpac Construction



Rendering by Weber Thompson

Funding:

- City of Tacoma
- State Capital Budget
- State Housing Trust Fund
- WSHFC
- HUD

In the Pipeline

Skyway Family Housing

12742 Renton Ave. S, Seattle

- 55 units over an early learning center
- 2026 construction start

Architect: Runberg Architecture Group

Funding:

- King County
- State Housing Trust Fund
- South King County Housing and Homelessness Partnership
- HUD: Federal Community Project Funding sponsored by Rep. Adam Smith
- WSHFC
- Foundation funding
- King County Housing Authority



Rendering by Runberg Architecture Group

In the Pipeline

Franz Anderson

527 Franz Anderson Rd SE. Olympia

-
- 71 units including supportive housing for homeless veterans and people living with disabilities
 - Land gifted by City of Olympia
 - 2026 construction start

Funding:

- Thurston County
- State Housing Trust Fund
- WSHFC
- Regional Housing Council



Rendering by Encore Architects

In the Pipeline

Little Saigon Senior Housing

1221 S. Main Street, Seattle, in the Little Saigon neighborhood of Chinatown-International District (CID)

- 70-90 units
- for seniors aged 55 and older, including apartments for singles and couples, as well for intergenerational households where seniors and their children and/or grandchildren or relatives would live together.

Funding:

- WSHFC
- Impact Capital
- Foundation funding



Rendering by Studio 19

In the Pipeline

Bainbridge Island Mixed-Use

625 Winslow Way E, Bainbridge Island

- 90 units
- For families and individuals at 50 - 80% of the area median income (AMI)

- Long term lease on City-owned property
- Close to ferry terminal and transit center
- Walking distance to downtown
- Critical need in community for affordable workforce housing



Concept rendering by Runberg Architecture Group

In the Pipeline

45th & Roosevelt TOD

U-District, Seattle

- Transit-oriented development
- 120-150-unit building
- For families and individuals at 30%, 50% and 60% of the area median income (AMI)
- One-third of the units will be two- and three-bedroom family-sized apartments
- Discount land cost from Sound Transit
- New U-District Urban Rest Stop proposed
- On former site of Rosie's Tiny House Village

Funding:

- HUD funds proposed by Senator Patty Murray
- Seattle Office of Housing
- State Capital Budget
- Foundation funding



Rendering by Hewitt Architects



Tiny House Village & Shelter Program

- 700 Tiny Houses in 17 villages in Seattle, Skyway, Tacoma, and Tukwila
- 314 Shelter Beds at 7 locations in Seattle, Tacoma, Lakewood, Lacey, and Freeland
- Clients served: over 2,000



Rosie's Village Relocates

July 2025

12201 Aurora Ave N
37 tiny houses

Rosie's Village was relocated from 45th and Roosevelt as LIHI will be building housing on the site.





Kingfisher Village

Grand Opening

July 2025

1824 S. 84th St. Tacoma
60 tiny houses

Funders:

Pierce County
State Commerce Encampment Resolution Program





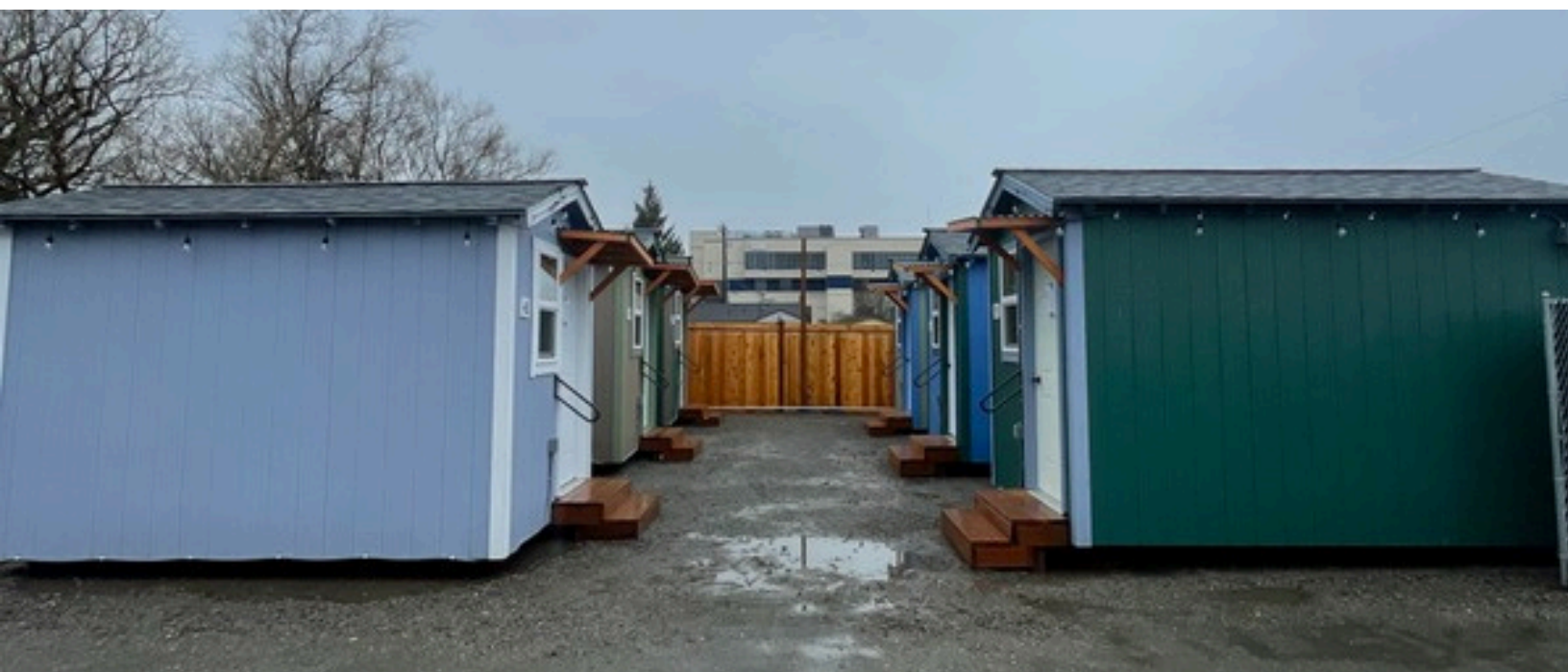
Olympic Hills Village

Opening January 2026

3121 NE 133rd St. Seattle
45 tiny houses

In partnership with New Hope Missionary Baptist Church and Purpose, Dignity, Action (PDA)





Church by the Side of Road Village

Under Construction - opening February 2026

4820 Military Rd S, Tukwila
40 tiny houses





Urban Rest Stops

The Urban Rest Stops in Downtown Seattle and Ballard quietly provide thousands of showers and loads of laundry to people living unsheltered in our region.



Staff & Board

LIHI operates housing and programs in six counties: King, Pierce, Kitsap, Snohomish, Thurston, and Island. We have over 450 employees and a 12-member Board of Directors.

LIHI incorporated in 1991 to provide innovative solutions to the housing and homelessness crisis. We are celebrating our 35th anniversary in 2026!

LIHI headquarters are located in the Little Saigon neighborhood of Chinatown International District (CID).





Housing Management & Finance

- LIHI owns 89 properties with 3,750 affordable units.
- LIHI is a Community Housing Development Organization (CHDO) certified by HUD and local governments.
- LIHI is a chartered member of NeighborWorks America.
- LIHI also owns and manages over 35,000 S.F. of commercial/office space.



Gala & Auction - Back Live!

2025 LIHI GALA & AUCTION

Friday, December 5th
Four Seasons Hotel, Seattle

Virtual Silent Auction
Nov. 19 - Dec. 3

LIHI's Gala & Auction, live for the first time since the pandemic, raised over \$645,000 for the Tiny House Village and Urban Rest Stop Programs. Thank you to co-presenting sponsors **Walsh Construction, John and Shari Behnke Family, Brown & Brown, Lucky Seven Foundation, Seattle Jaycees, and Broadview Community Church**, and to our many other wonderful sponsors.





Volunteer Program

Over 1,000 volunteers annually serve our permanent housing, Urban Rest Stop, and Tiny House Village programs



- Construction
- Painting
- Landscaping
- Tutoring and enrichment activities
- Creating art installations
- Donating food, clothing, hygiene kits, toys, books, building supplies, and more

Thank you to the many groups and individuals that volunteered this year!

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- AmeriCorps
 - Salesforce
 - Seattle Academy
 - Northwest School
 - Overlake School
 - Impact Academy
 - Serve Boldly
 - BRG
 - Tzu Chi Buddhist Charity
 - First Congregational Church
 - VWC CPA's and Business Managers
 - Deloitte
 - West Monroe
 - Jesuit Volunteer Corps
 - Continuum Culture and Arts
 - Fluke Corps
 - Thrive
 - Genti Bio
 - Amazon
 - Seattle Prep
 - Microsoft
 - O'Brien 360
 - MG2
 - Thornton Thomasetti
 - Anderson Construction
 - Lake Washington Girls Middle School
 - Weier Law
 - Horizon House
 - Recovery Cafe
 - Community Advisory Committee members
 - And More!



How to Volunteer

- Sign up at the volunteer events calendar on the LIHI website
- Email volunteer.program@lihi.org to schedule a volunteer work party
- Email amanda.benson@lihi.org for in-kind donations

Advocacy!

LHI clients, staff and supporters successfully advocated for the passage of Prop 1A, funding Seattle's Social Housing Developer



Advocacy!

The International District Rotary, LIHI, and former City Councilmember Tanya Woo released a 15-point plan aimed at improving public safety and reducing crime in the Little Saigon Chinatown International District during a press conference on September 16, 2025.





Seattle City Council BUDGET COMMITTEE Public Hearing Tuesday, October 7, 2025 - seattlechannel.org

Advocacy!

In October, LHI staff joined other concerned Seattleites in testifying in support of funding for affordable housing, rental assistance, Tiny House Villages, and public safety measures in Little Saigon, just one of many times LHI testified before City Council during the year.



Seattle City Council BUDGET COMMITTEE Public Hearing Tuesday, October 7, 2025 - seattlechannel.org







LOW INCOME
HOUSING HOUSINGS



Thank you for a great year in 2025!
Help us celebrate our 35th Anniversary in 2026!
To get involved: www.LIHI.org

