Arbora Court

4731 15th Avenue Northeast Seattle, WA 98105

Opening Date: May 2018
Population Served: Low-income individuals and families, with 40 units set aside for families transitioning out of homelessness
Number and Type of Units: 133 units at 0-60% AMI
- 24 studios
- 37 open one-bedrooms
- 19 one-bedrooms
- 33 two-bedrooms
- 20 three-bedrooms

Building Description: Arbora Court, located in the University District, brings 133 affordable homes, including 53 two and three-bedroom apartments, to Seattle at a time when affordable housing is becoming extremely hard to find, especially for larger families. Forty of the apartments have been set aside for households transitioning out of homelessness. Arbora Court was made possible by a below-market land sale by University Christian Church to Bellwether Housing. The Seattle Housing Authority is providing rent subsidies for the 40 units that will house formerly homeless families. In addition to featuring larger sized apartments, Arbora Court offers other amenities including an outdoor play area, a roof-top deck, and a community kitchen and gathering room. The building is located near frequent bus service, the forthcoming U-District Light Rail Station, several grocery stores, a Seattle Public Library Branch, and community centers. Arbora Court exemplifies Bellwether's commitment to building affordable homes in locations that put opportunities, amenities, and services within easy reach of residents.

Developer: Bellwether Housing
Property Manager: Bellwether Housing
Architect: Weber Thompson
General Contractor: Walsh Construction

Construction Financing: $25,761,346
Permanent Funding Sources (name and amount):
Deferred Developer Fee: $2,625,223
City: $6,843,000
State HTF: $2,500,000
King County TOD: $400,000
Bellwether Sponsor Loan: $120,970
Tax Credit Equity from Soft Loan Interest: $33,050
Solar Tax Credit Equity $18,455
Tier A Bond: $7121346
Perm Loan: $524,776
Tax Credit Equity: $22,234,750
Services: Wellspring Family Services & Bellwether Resident Services