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## Hobson Place housing is opening today

By [JOURNAL STAFF](#)

Downtown Emergency Service Center will hold a virtual grand opening ceremony from 10 to 11 a.m. today for the first phase of Hobson Place at 1911 22nd Ave. S in Seattle.

When complete, the development will provide 177 units of permanent supportive housing and medical care for people who have experienced long-term homelessness.

Runberg Architecture Group designed Hobson Place, which is one block off Rainier Avenue and less than a quarter-mile from the future Judkins Park Sound Transit Station.

The first six-story phase has 85 apartments. The second seven-story final phase will have 92 units and a 28,000-square-foot behavioral and physical health clinic operated by DESC and Harborview Medical Center, respectively. All the apartments will be studios averaging 340 square feet.

The total project is expected to cost \$85 million, said Daniel Malone, executive director of DESC, a Seattle-based nonprofit homelessness services organization that also develops low-income housing.

The Clinic at Hobson Place will serve tenants and other community members each year, the organization said. Malone said it will be unique for the Puget Sound region in that it will focus on a higher needs population that has mental or physical disabilities and has been homeless long-term.

He said that when you get both behavioral and physical health care together “you’re much more likely to address the full range of issues that you have.” For instance, if you have a psychiatric issue, you’re less likely to address a physical issue and vice versa.

Hobson Place will have separate buildings that will be adjoined at the hallways on all but the seventh floor. Malone said the last units to be occupied in the first phase will be the ones immediately adjacent to where the second phase will be adjoined to the first phase.

There will be a common entrance for the apartments and another for the clinic, and some parking for staff and case managers.

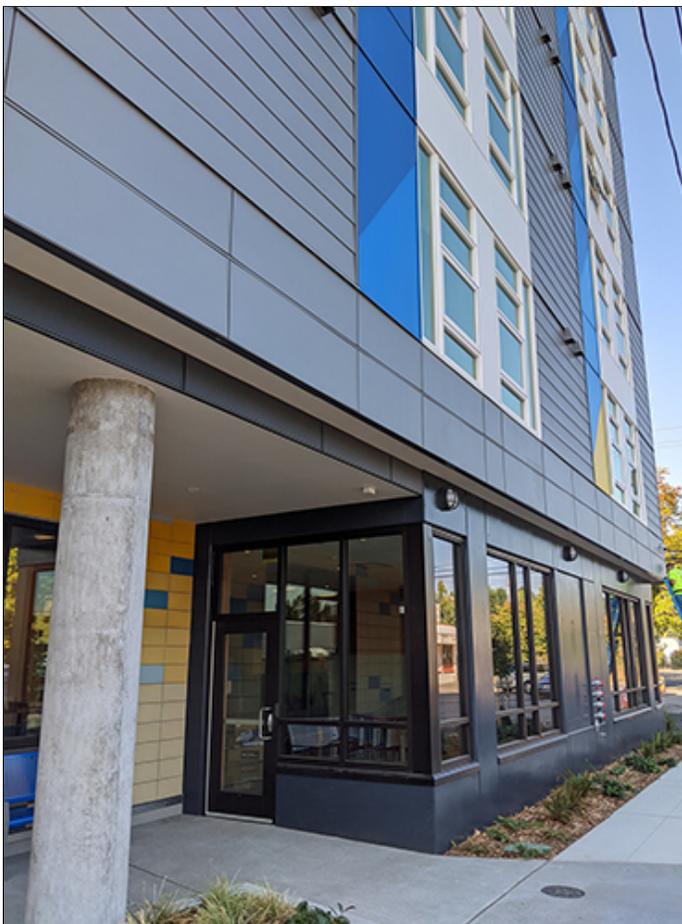


Photo by Julie Nordgren of DESC [\[enlarge\]](#)

**The first phase of Hobson Place has 85 apartments.**

The project will include a lobby, interior courtyard space and ground-floor space for tenants. Staff will provide services, meals, counseling and social activities that contribute to making the tenants successful at remaining in housing long-term, Malone said.

He said the second phase is expected to be complete at the end of 2021. Hobson Place is being phased as it is difficult to assemble all the financing for 177 units of permanent supportive housing at one time, and the clinic “had a longer road to get financing,” he said.

Rents will be subsidized based on 30 percent of tenants adjusted gross income.

The project is named after the late Bill Hobson, the former DESC executive director under whose leadership DESC pioneered Housing First, an initiative to provide housing first, believing that eliminating the uncertainty of insecure living sets a better standard for subsequent care.

In a press release, Runberg Architecture Group said a central goal of having people who have been homeless long-term and medical services together is to alleviate attendance at the local emergency departments by addressing issues before they become emergencies. The clinic includes an ambulance bay for diversions from the local emergency departments and two airborne infection isolation rooms.

The architect also said Hobson Place is on track to be the first permanent supportive housing project in Washington to achieve Passive House certification from the Passive House Institute US. The development applies strategies to maximize its efficiency, including minimized building air leakage, energy recovery ventilators, thermostats that are interconnected with window sensors, a hot water heat plant powered by heat pumps instead of fossil fuels, bioretention planters to manage stormwater control, improved thermal insulation, high-efficiency LED lighting coupled with occupancy sensors and a 40kW photovoltaic array on the roof.

The residential part is targeting an EUI of 18.4, the architect said. (Energy Use Intensity indicates the energy use per square foot per year, so the lower, the better.) Similar residential buildings of the same size typically achieve an EUI of 40 in Seattle.

Colorful accent panels on the project exterior were inspired by a family-owned cut glass business on the site for more than 100 years, Runberg said. The history of the site is also honored in artwork commissioned from local Native artists.

Project funding comes from the Seattle Office of Housing, Washington State Housing Finance Commission, Washington State Department of Commerce, National Equity Fund, Federal Home Loan Bank, National Equity Fund, JP Morgan Chase, Corporation for Supportive Housing and private philanthropy.

The team includes TGB Architects, healthcare architect; Lotus Development, development consultant; Walsh Construction, contractor; Nakano Associates, landscape architect; Coughlin Porter Lundeen, structural; KPFF Consulting Engineers, civil; A3 Acoustic, acoustic consultant; Rushing Co., mechanical, electrical and plumbing;

O'Brien 360, energy consultant; JRS Engineering, envelope consultant; JGA Consultants, passive house consultant; RDH, CPHC and energy modeler; and Mercedes Fernandez Interior Design.

Register at <http://www.tinyurl.com/y326yysv> for the grand opening. Move in day is Thursday.