



Habitat
for Humanity®
of East Jefferson County

**every
one**

deserves a decent
place to live.

Mason Street Neighborhood Stakeholder Meeting

January 21, 2025

We build dignity, stability and self-reliance through shelter.

Welcome!



Our Mission

Habitat for Humanity
brings people together
to build **homes,**
communities and
hope.



Our Core Team

- Schemata Workshop - Architects
- Parametrix – Civil Engineering
- Jett – Landscape Architecture
- CapEx Advisory – Representative



Habitat
for Humanity®
of East Jefferson County



schemata
workshop

Parametrix



Cap Ex Advisory Group® | Build with
Confidence.

A landscape photograph showing a wide, grassy field in the foreground, transitioning into a dense forest of tall evergreen trees in the background. The sky is bright blue with a few wispy clouds. The text "Where Are We?" is overlaid in white, bold font in the lower center of the image.

Where Are We?

The original vision

- Approximately 150 homes
- Homeownership + Rental
- Connections to primary school, library, transit
- Affordable to local workers
- Green spaces, community gardens, walkable, kid-friendly
- Permanently affordable



Key Decisions Since January 2024

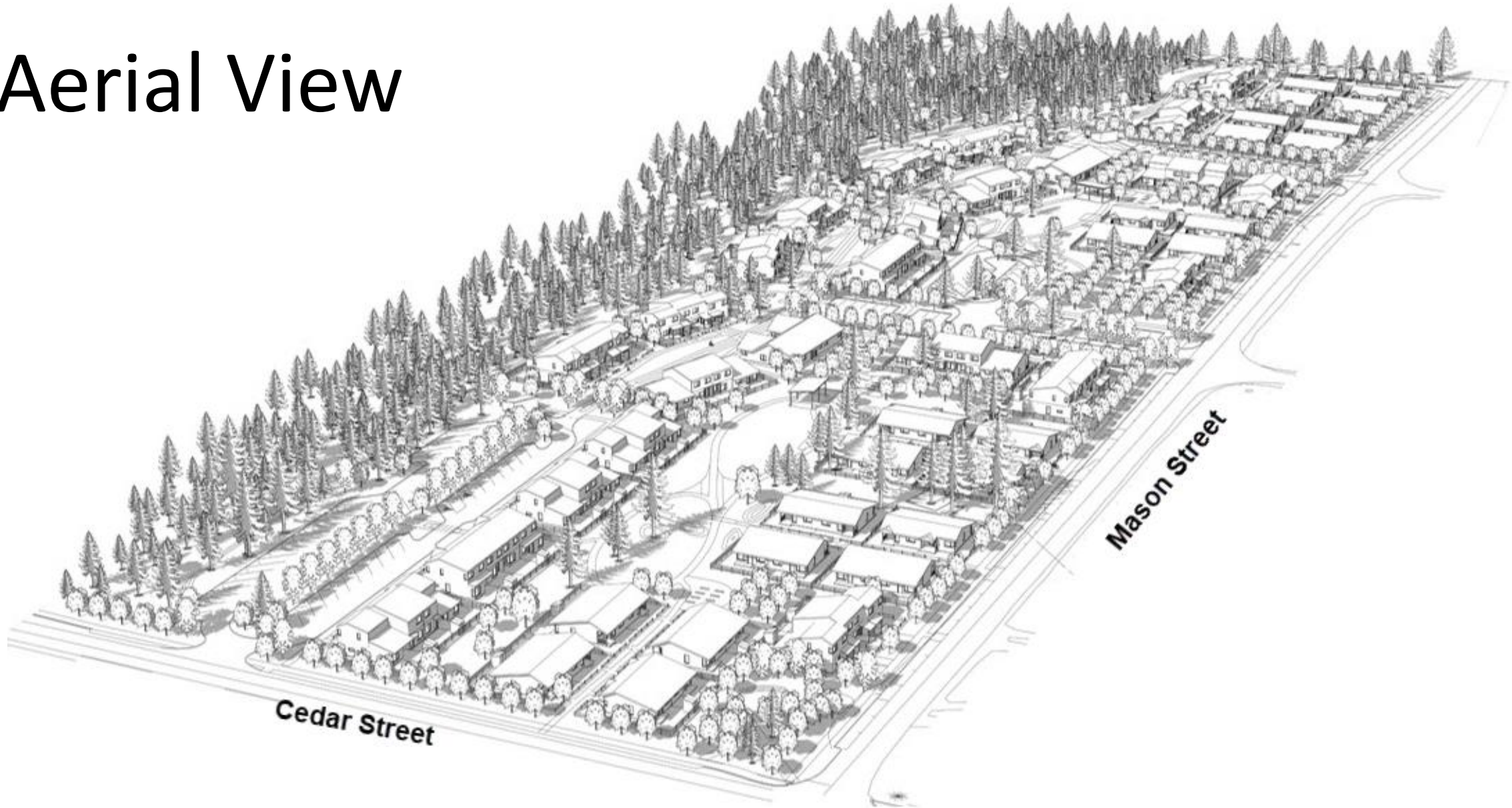
- 136 homes
- 100% homeownership
- 2 homes for IDD adults, to be owned & run by Olympic Neighbors
- Habitat managing build out of entire site

Current Site Plan

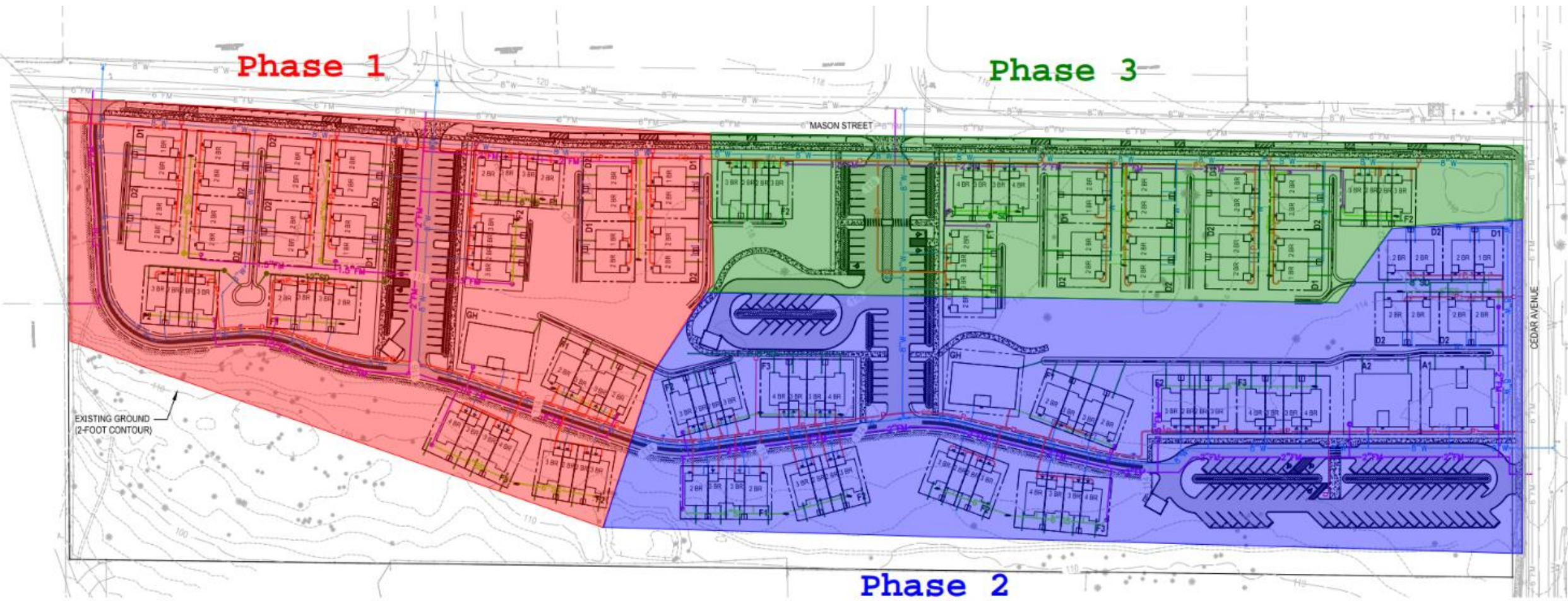


ARCHITECTURAL SITE PLAN
0' 25' 50' 100' 200'

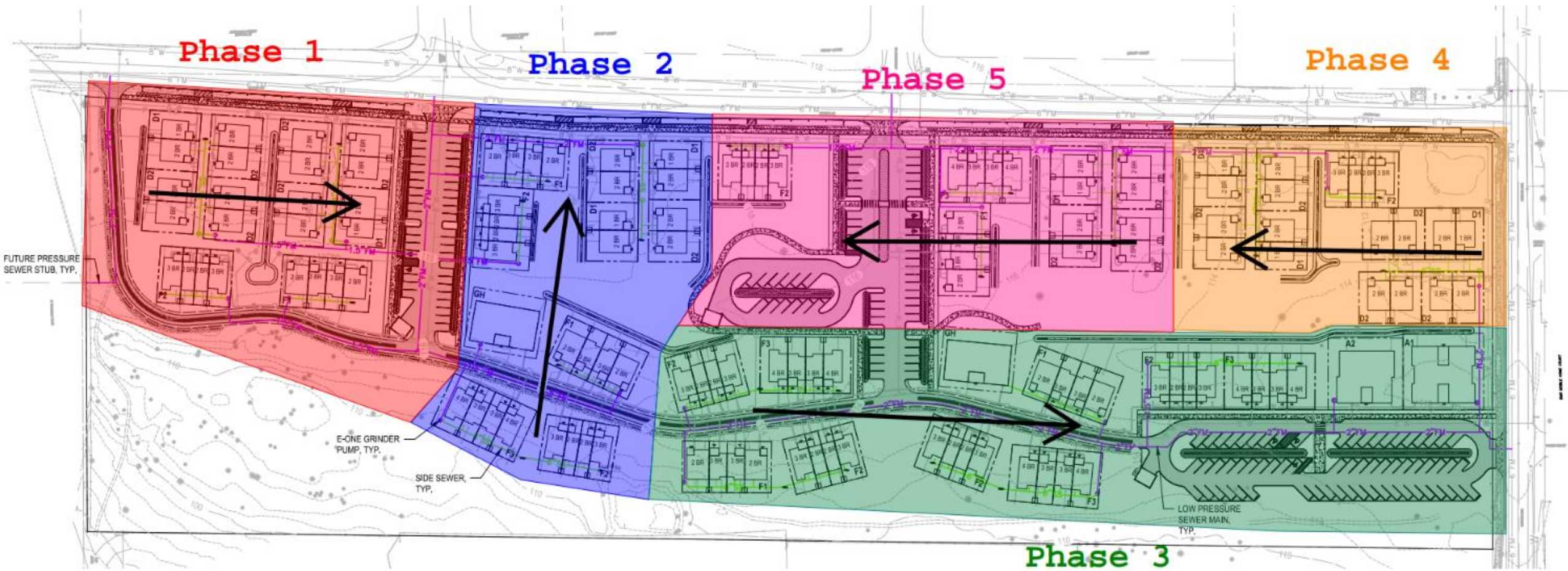
Aerial View



Horizontal/Infrastructure Phasing



Vertical/Home Phasing

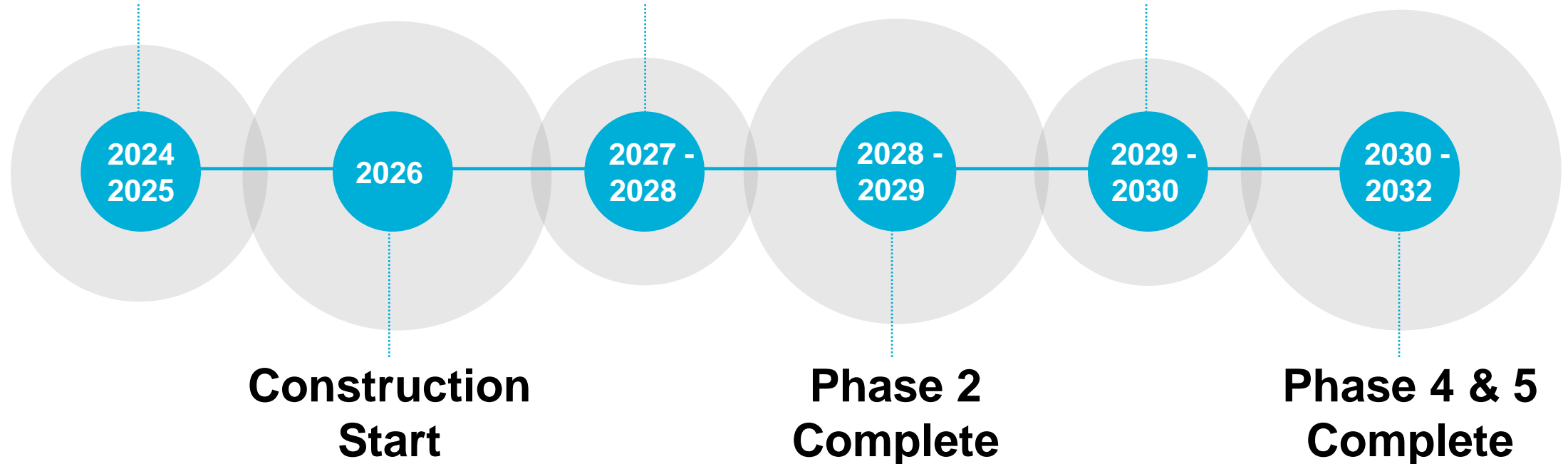


Anticipated Timeline

**Building Design
& Permitting**

**Phase 1
Complete**

**Phase 3
Complete**





(E) SF NEIGHBORHOOD

MEG'S WAY

(E) HANGAR

FIR & SYCAMORE

MASON STREET

SITE = 17.12 ACRES

HUNT RD

CHIMACUM CREEK

CHIMACUM CREEK
PRIMARY SCHOOL

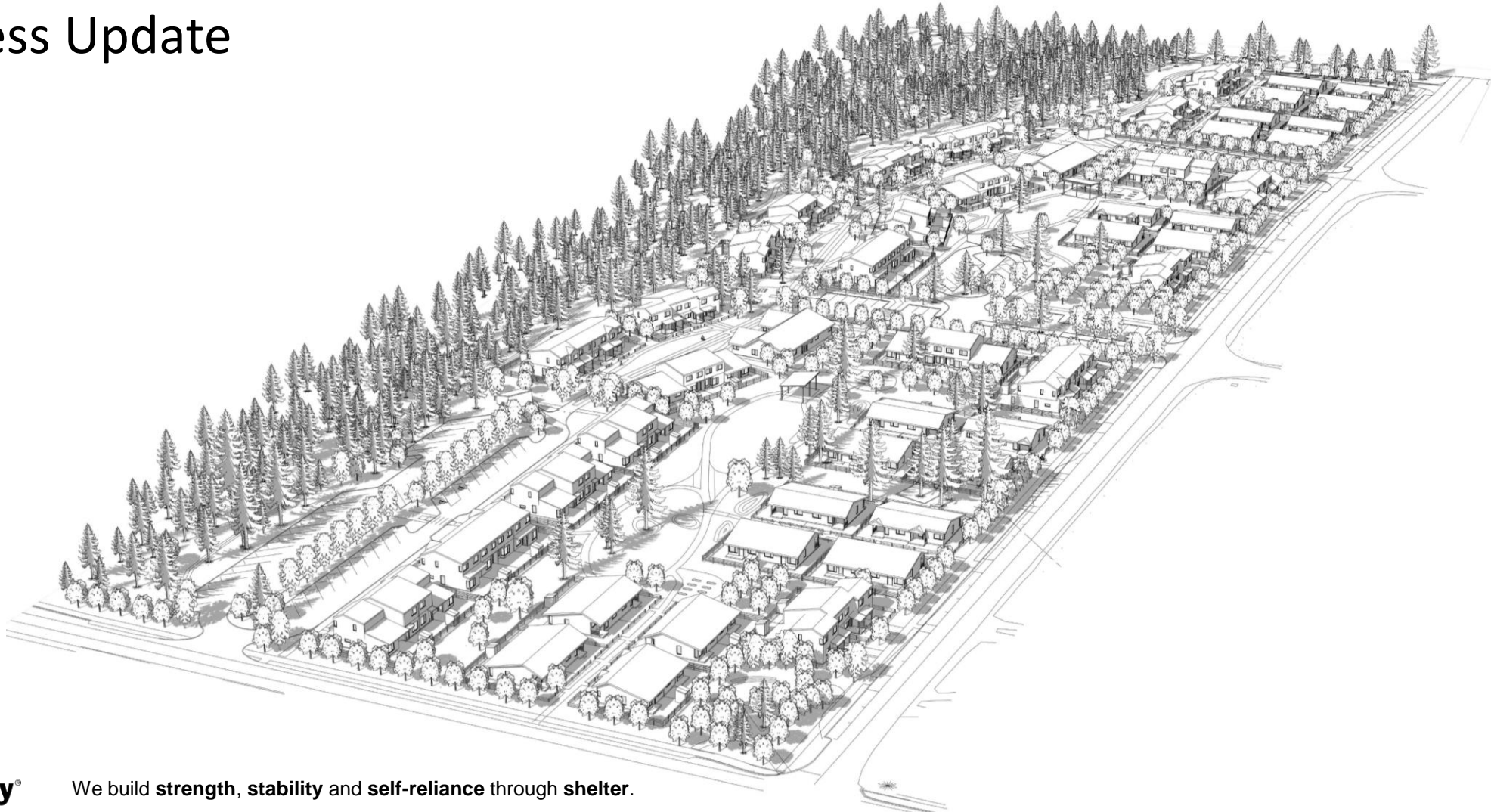
(E) BUS STOP

Design Update

Mason Street Neighborhood

Design Progress Update

January 2025



Example Duplex Cluster



Example Duplex Cluster



Example Duplex Cluster



Example Duplex Cluster - Walkthrough Video



Example Fourplex Cluster



Example Fourplex Cluster



Example Fourplex Cluster



Example Fourplex Cluster



Example Fourplex Cluster - Walkthrough Video



Landscape Site Plan



Site Amenities

ENTRY PORTAL



GARDEN SHED



TRASH/ RECYCLING ENCLOSURE



BIKE SHED/ STORAGE



HANGER



PICNIC AREA



TRAILS



ORCHARD



COMMUNITY GARDEN



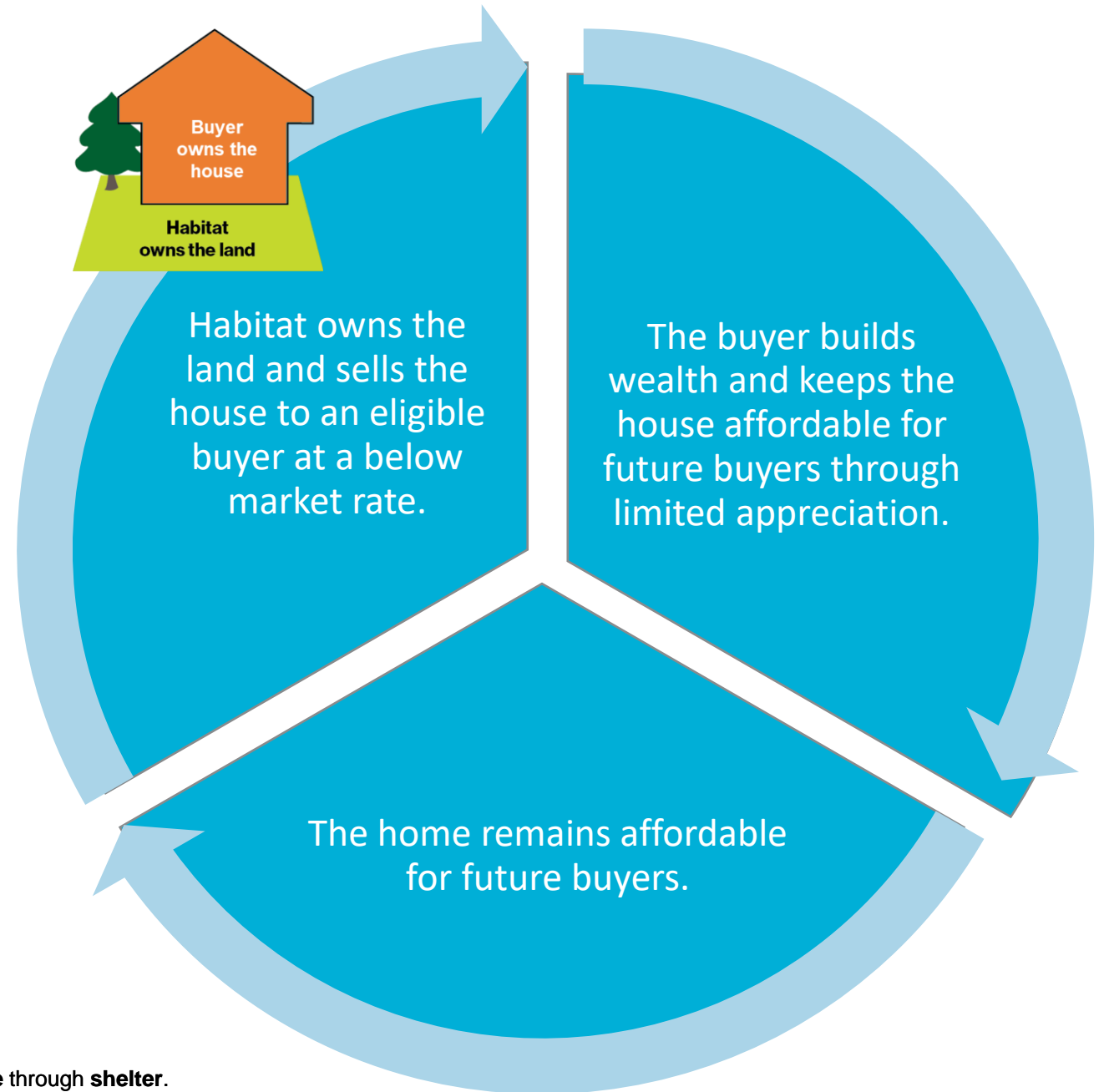


Making homes affordable

By the Numbers

What Is Permanent Affordability?


Habitat EJC stewards a **Permanent Affordability** model, which maximizes our community's investment in each affordable home by paying it forward.



How Does Permanent Affordability Work?

- Habitat grants you a 99-year land lease
 - Renewable
 - Inheritable
 - Feels like “your” land
- You buy the house for the price that is affordable for you
- PLUS you agree to “pay it forward” by limiting your appreciation
- When you sell, you still get all the equity, plus limited appreciation

How Much Will the Homes Cost?

Home Size	Home Price		w/Qualified Down-Payment Assistance and Interest Rate
1BR	\$300,000		\$225,000
2BR	\$350,000		\$250,000
3BR	\$450,000		\$300,000
4BR	\$500,000		\$325,000

Numbers are subject to change.
 Home prices and payments are provided for illustration purposes.
 Regardless of actual construction cost, home prices will be based on household income and size of home.

What Will the Monthly Payment Be?

Monthly Payments will Not Exceed 1/3 of Monthly Income



Income	Approximate Payment
\$38,000	\$1,050
\$49,000	\$1,360
\$61,000	\$1,670
\$72,000	\$1,980

Numbers are subject to change.

Qualified income sources and verification will be required.

Habitat can only build a limited number of homes within each configuration of bedrooms.

Monthly Payment includes mortgage payment, taxes, insurance ground lease fee and HOA/PA reserves.

Regardless of actual construction cost, home prices will be based on household income and size of home.

Typical occupations

- CNA/caregiver
- Nurse
- Educational assistant
- Teacher
- House painter
- Construction worker
- Paramedic
- Bus driver
- Firefighter
- Restaurant staff
- Non-profit employee
- Mill worker
- Small business owner
- House cleaner
- Government worker
- Physical therapist
- Landscaper
- Boat yard worker
- Commercial fisherman
- Office worker
- Retail employee
- Realtor
- Law enforcement officer
- Medical office assistant

To apply for a home

- For Mason Street, applications open later in 2025
- For Port Townsend locations, ***applications are open now***
- <https://www.habitajtejc.org/homes/> or (360)379-2827

Q&A and Staying Engaged

- To stay engaged, visit our website
<https://www.habitatejc.org/mason-street/>
- Use our Mason Street QR code



A high-angle photograph of a person wearing a white hard hat and a plaid shirt, kneeling on a green lawn. The person is positioned on the right side of the frame, facing away from the camera. They appear to be working on a patch of soil that has been dug up, as a large area of dark brown earth is visible in the center and left. A small green plant is growing in the soil patch. The overall scene suggests a landscaping or construction project.

Contact us

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