



CITY OF KIRKLAND

Department of Planning and Community Development
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MEMORANDUM

To: David Ramsay, City Manager

From: Dawn Nelson, AICP, Planning Supervisor

Date: January 21, 2010

Subject: ARCH 2010 WORK PROGRAM AND ADMINISTRATIVE BUDGET, FILE MIS10-00001

RECOMMENDATION

Staff recommends that the City Council approve the 2010 ARCH Work Program and Administrative Budget.

BACKGROUND DISCUSSION

The ARCH Executive Board has reviewed and approved the 2010 Work Program and Administrative Budget (see Attachments 1 and 2). Pursuant to the ARCH Interlocal Agreement, these are being forwarded to the member Councils for their review and approval.

This year, ARCH will assist the City of Kirkland with follow up work related to the priorities established by the City Council in 2008. This will include preserving existing affordable housing and continuing to explore the feasibility of mixed use transit oriented development at the South Kirkland Park & Ride. They will also provide assistance with the housing portion of the Lakeview and Central Houghton neighborhood plan updates. A complete list of activities to be undertaken by ARCH in 2010 is contained in Attachment 1.

The proposed 2010 Administrative Budget for ARCH, which totals \$498,231, is itemized in Attachment 2. A comparison with the 2009 Budget is provided and shows that the cost to each city remains the same as last year. The expenditure of \$59,768 for Kirkland's share was approved as part of the City's budget for 2010.

Cc: Arthur Sullivan, ARCH, 16225 NE 87th Street, Suite A-3, Redmond, Washington 98052

12/15/09

ARCH WORK PROGRAM: 2010

I. PROJECT ASSISTANCE

A. Oversight of Local Monetary Assistance

ARCH Trust Fund. Review applications and make recommendations for requests of local monetary funds through the ARCH Housing Trust Fund process. Includes helping to coordinate the application process and use of funds for various programs. Also assist with preparing contracts for awarded projects and do quarterly progress reports on funded projects.

Objective: Allocation of \$1,000,000 or more through the ARCH Housing Trust Fund Process.

Funding commitments to create or preserve a minimum of 75 units.

For the 'Parity Program', provide updated annual information to members, and achieve the base line goal for levels of direct assistance.

Provide a variety of types of affordable housing as specified in the ARCH Trust Fund Criteria.

Evaluation of ARCH Trust Fund: Dedicated Funding Source. As follow up to the ARCH Workshops in 2007, explore and evaluate the feasibility of a dedicated funding source.

Objective: Develop a sustainable strategy for the HTF to meet increasing project costs and the reduction of federal housing funds.

Centralized Trust Fund Account. See Section IV Administration.

Funded Projects Follow-up. Monitor progress of funded projects and assist local staff with contracting and distributing funds, and ongoing monitoring of loans.

King County / State Funding Programs. Review and provide input to other funders for Eastside projects that apply for County (HOF, RAHP, HOME, etc) and State (Tax Credit, DOC) funds. Includes providing input to the King County Home Consortium on behalf of participating Eastside jurisdictions. Assist N/E consortium members with evaluating and making a recommendation to the County regarding the CDBG formula for allocations to affordable housing.

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Objective: In consultation with County, local staff and housing providers, seek to have funds allocated on a countywide basis by the County and State allocated proportionately throughout the County including the ARCH Sphere of Influence.

B. Special Projects This includes a range of activities where ARCH staff assist local staff with specific projects. Activities can range from feasibility analysis, assisting with requests for proposals, to preparation of legal documents (e.g. contracts, covenants). Following is a list of several specific projects that are already underway. One of ARCH's priorities is to be available to assist cities as they assess other potential special projects that arise.

Surplus Property/Underdeveloped Property. Assist as needed member cities' evaluation of potentially surplus public property or underutilized private property for suitability of affordable housing. One potential use of surplus property is for the HomeChoice Way ownership initiative. This task is consistent with one of the priority strategies identified at the ARCH Workshops in 2007. In 2010 this effort would be expanded to also seek opportunities that may become available due to the unique market conditions resulting from the economic downturn.

Objective: Identify one or more specific sites on the eastside to be made available for housing.

HUD Initiatives. ARCH will continue to monitor and actively pursue efforts to directly assist developments in order to preserve existing HUD assisted affordable housing as well as new HUD initiatives such as the Sustainable Communities Initiative.

Objective: Preserve existing federally assisted affordable housing in East King County and prevent from converting to market rate housing.

Work with members of ARCH to seek opportunities to participate in new HUD programs such as the Sustainable Communities Initiative.

Issaquah Master Planned Development Sites. The Issaquah Highlands master planned developments (MPD) includes 'land set-aside' parcels that are reserved for the development of affordable housing for a specified period of time. ARCH will work with City staff to assist as needed with specific aspects of these parcels, including negotiate and track covenants and resale restrictions to guarantee long term affordability.

Objective: Assist City with work related to development of the 'TOD site in Issaquah Highlands by the YWCA, and Parcel 95 by Habitat for Humanity. Work in 2010 will focus around issues that come up during construction and initial lease-up / sales of units on both these sites.

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Eastside Homebuyer Assistance Program. In late 2005 the House Key Plus ARCH down payment assistance program was launched with funding from many East King County cities, King County and the Washington Housing Commission and in 2006 a second round of funding was received from the same initial funders. In 2009/2010, the goal is to seek a third round of funding for the program and to implement updates to the program suggested by the review completed in 2008.

Objective: Receive sufficient additional funding to extend the program another 2 years.

Implement updates to the program based on the conclusions of the program evaluation completed in 2008.

Reserve Fund Innovative Program. In the past, ARCH has used its reserve funds to provide unsecured predevelopment loans for innovative projects being sponsored by communities (e.g. Greenbrier (Woodinville), Coast Guard Site (Redmond). ARCH will work with local staff and the broader community to identify other potential new innovative projects.

Objective: On an as needed basis, assist members with doing feasibility, community outreach and other predevelopment activity on specific sites or programs to assess their potential to provide affordable housing.

II. HOUSING POLICY PLANNING

Work in this section falls into several basic areas of activity:

- Work with individual members on local planning efforts.
- Efforts coordinated through ARCH that benefit multiple members of ARCH.
- Track legislation that increases tools available to cities to create affordable housing.
- Participation in regional workgroups that impact local housing efforts.

A. Local Planning Activities

ARCH Housing Strategy Program. ARCH members have identified a number of Priority Housing Strategies as well as an ongoing education program for members. There are a number of work items in both of these areas including:

Objective: Continue Housing 101 Workshops for staffs and new local officials. Includes updating information in the Housing 101 Workbook as needed and annual study sessions with member councils to review current issues and activities. This includes preparing annual fliers profiling current programs and housing trends.

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Objective: Assist cities that incorporate any of the priority strategies into their local work program. (Note: See Local Housing Efforts below for specific activities by members.)

Objective: Several of the Priority Strategies have been identified as being more appropriate to approach in a more collective manner by members. In 2010, initial analysis on one or two of these priority strategies- a dedicated funding source for the Trust Fund, and potentially employer assisted housing program. Includes preparing a work program for review by the Executive Board and work on the initial steps identified for each.

Legislative Items. ARCH staff will track state and federal legislative items that relate to affordable housing and could impact members' ability to address affordable housing. As needed staff will report back to the Executive Board and members, and when directed coordinate with other organizations (e.g. AWC, Prosperity Partnership, WLIHA) to contact legislators regarding proposed legislation. Potential pending legislation consistent with the Housing Priorities Strategies include:

- State Housing Trust Fund. This fund source has been a primary funding source for almost all affordable housing created in the last 15 years in east King County.
- Waiver of Impact Fees. Potential legislation would give discretion to cities to waive impact fees without replacing with other public funds. This is an area where ARCH may take a more proactive role in the legislative process.
- The federal government authorizing funds for a new National Housing Trust Fund.

Housing Background Information/ Housing Needs Assessment. Historically, ARCH has provided a range of housing and demographic information for its members. On an annual basis, ARCH will continue to provide updated housing data information as available. This updated housing information will be incorporated into the education fliers developed as part of the ongoing Housing Education Program developed as a result of the ARCH Workshops. In 2010 this effort will be expanded. Members will need to do updates to their Comprehensive Plans by 2011, which includes updating the Housing Needs Assessment part of the Housing Element. Based on input from members, ARCH will develop a needs assessments in behalf of all members of ARCH that will be completed toward the beginning of the updates to local Comprehensive Plans.

Objective: Assist with preparation of Housing Needs Assessment for all members, and to do so through a coordinated effort in behalf of all members.

Continue to keep member jurisdictions and the broader community aware of local housing conditions to assist in their efforts to evaluate current and future efforts to meet local housing objectives.

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Include research on recent housing trends, and responses to these trends, in order to inform members of potential issues and local responses (e.g. , foreclosure activity).

Accessory Dwelling Units (ADU). Continue to provide information to the broader community on ADUs through fliers and the ARCH website. As needed, ARCH staff will assist local staff with assessing and modifying existing local ADU regulations

Objective: Increase general community awareness and utilization of ADU's .

Local Housing Efforts: ARCH jurisdictions are updating land use, zoning and other codes in order to implement policies identified in their Comprehensive Plans. ARCH staff will continue to assist local staffs in these efforts. Following are specifically identified areas that ARCH will assist local staff with accomplishing. For the coming year, ARCH staff expects to spend considerable time assisting all members with updating their Housing Elements, with initial efforts focused on developing needs assessments for members.

Objective: Assist local staff with completion of the following updates of local codes and specific plans:

Bellevue

Assist City staff as needed with Bellevue's planning initiatives included in Bellevue's Housing Element update and in the Two-Phase Housing Work Program identified by the Council. (e.g. updates to ADU regulations, update city-wide housing incentives, more innovative forms of housing, MF tax exemption.)

Assist City staff with developing and implementing incentives to encourage affordable housing, work force housing, and housing choice citywide (Phase II).

Assist with Council evaluation of a MF Tax exemption program in Bel-Red and potentially other areas of the City. In the event Council provides direction to develop a program, assist City Staff to develop code language for a program.

Assist in land use planning in identified ST2 corridors where transit oriented housing and mixed income housing development is an important component of the initial planning work.

Assist City staff to evaluate long term options for the Landmark property (purchased in 2002 by the King County Housing Authority) or other properties identified by the City.

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Bothell

Assist City staff with implementing elements of the downtown plan to encourage affordable housing.

Assist City staff with implementation of any housing strategies identified by City Council as part of the 2010 Docket process.

Clyde Hill

Assist City staff with a general review of housing regulations.

Assist City with rental of City's affordable rental unit.

Issaquah

Assistance is anticipated for the following projects:

Central Issaquah Plan: Continue work with City staff to refine housing parts of the Central Issaquah Plan as well as the related development standards and incentives. Participate in related presentations to the Task Force, Planning Policy Commission and/or City Council at key milestones for assistance on affordable housing.

Issaquah Highlands: Monitor the implementation of the Issaquah Highlands affordable housing development agreement. This includes monitoring individual projects by private developers, and assisting City staff with the implementation of the Block 9, YWCA affordable housing project.

Kenmore

Downtown Plan: Assist, as needed, City staff to implement the requirement to provide affordable units in the downtown area.

TOD Regulations: Assist City staff and Downtown Taskforce with reviewing policies and regulations as they relate to housing and housing affordability.

Tax Exemption Program: Develop reporting forms, procedures and other necessary actions as requested by the City related to the property tax exemption program.

Kirkland

Assist City staff with an examination of existing non-conforming multifamily

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densities and how that might relate to the preservation of existing affordable housing.

Continue to assist staff with exploring the feasibility of mixed-use transit oriented development on a portion of the South Kirkland Park & Ride property, including coordination with Metro and for profit or non-profit housing developers, and development of regulations for project development and affordability requirements.

Assist City staff with the Housing portion of the Lakeview and Houghton Neighborhood Plan updates.

Mercer Island.

Assist City staff and council with evaluating and, if appropriate, implementing a tax incentive program for affordable housing in the Mercer Island Town Center, as allowed under RCW 84.14.

Assist City staff and City Council with a community evaluation of the potential for considering innovative housing within the community.

Assist City Staff and Planning Commission with updating the Housing Strategy Plan, and with initial implementation of high priority strategies.

Newcastle

Assist City staff in reviewing and adding clarifying language to the affordable housing requirements for the downtown, Community Business Center. Also assist with agreements for any project that would include an affordable housing requirement, including those related to the Community Business Center.

Redmond

Assist with update of housing regulations related to the update of the City's overall development regulations.

Continue to assist with negotiating and administering the provision of affordable housing in developments required to provide affordable housing units pursuant to city regulations.

Assist City staff and council with evaluating and, if appropriate, implementing a tax incentive program for affordable housing, as allowed under RCW 84.14.

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Provide assistance as needed in updating neighborhood plans (e.g. Bear Creek Neighborhood) with respect to housing, including periodic attendance at CAC meetings to help identify housing issues within the neighborhood and develop policy responses.

Assist with the refinement of existing incentive programs to create affordable housing, especially related to methods for alternative compliance and bonus area in downtown projects.

Assist in implementing and preliminary analysis of the City's innovative housing ordinance and pilot program.

Sammamish

Assist City staff with Council review of Town Center regulations related to diverse housing opportunities and innovative design techniques.

Assist with evaluating and potentially implementing a demonstration program for cottage housing and/or other innovative housing projects that meet changing population needs and preferences.

Assist with initial implementation of high priority strategies identified in the Housing Strategy Plan, including efforts to encourage Accessory Dwelling Units (ADUs), and processes and standards for homeless encampments.

Evaluate Strategy Plan to assess if work should commence on any median priority strategies (e.g. Senior Housing opportunities).

Woodinville

Review and strengthening of affordable housing and accessory dwelling unit programs and regulations.

Continue work to assist City staff and Planning Commission with ways to encourage housing in the Downtown/Little Bear Creek Master Plan area.

King County See Regional/Planning Activities below.

Complete standard covenants, and monitor the implementation of the Northridge/Blakely Ridge and Redmond Ridge Phase II affordable housing development agreements. This includes monitoring annual progress toward achieving affordability goals; and providing information to developers on details about how the program is implemented.

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General Assistance. In the past, there have been numerous situations where member staffs have had requests for support on issues not explicitly listed in the Work Program. Requests range from technical clarifications, to assisting with negotiating agreements for specific development proposals, to more substantial assistance on unforeseen work. ARCH sees this as a valuable service to its members and will continue to accommodate such requests to the extent they do not jeopardize active work program items.

B. Regional/Countywide Planning Activities

Affordable Housing Tracking System. The Growth Management Act/Countywide Affordable Housing Policies call for jurisdictions to track the development/preservation of housing affordable to low and moderate income families. This work is being coordinated through the Benchmarks Task Force. ARCH staff will continue to assist cities and the County with collecting data needed for Benchmarks.

Objective: Collection and analysis of data as specified in Benchmark Task Force report.

Maintain an eastside housing database for storing benchmark and related housing data. The database should allow the creation of standardized reports, yet be flexible enough to also meet the individual reporting needs of members.

Information collected for this will be incorporated into the annual updates prepared as part of the ongoing ARCH Housing Education program.

County-Wide Housing Committees. Support local staff by providing staff support as needed to 'regional'/statewide working groups/committees, and disseminating key information back to local staffs. Groups include the Growth Management Planning Council (GMPC), the McKinney review team, and DOC Housing Trust Fund Policy Advisory Team.

Committee to End Homelessness (CEH)/ Eastside Homeless Advisory Committee (EHAC). Anticipated work of the CEH in the coming year include: more coordinated allocation of resources; and initiating several specific proposals (e.g. Landlord Liaison program). Role for ARCH staff is expected to include participating in the CEH Funders group and its efforts to coordinate funding, and develop strategies for delivering and funding services on an ongoing basis to homeless housing; and inform ARCH members and the general public of CEH/EHAC activities. Also continue to participate in efforts to implement homeless efforts within East King County through EHAC.

Objective: Keep member jurisdictions informed of significant regional issues and pending

legislation that could affect providing housing in East King County.

Ensure that perspectives of communities in East King County are addressed in regional housing activities, including the Committee to End Homelessness.

Have one or more specific local programs initiated as part of the 10 Year Plan to End Homelessness.

III. HOUSING PROGRAM IMPLEMENTATION

Monitoring Affordable Rental Housing. Administer ongoing compliance of affordability requirements. This includes affordable rental housing created through direct assistance (e.g. Trust Fund allocation, land donations) from member jurisdictions, and through land use incentives. Some Trust Fund projects also require monitoring of project cash flow related to loans made by jurisdictions to projects.

Objective: Ensure projects are in compliance with affordability requirements which involves collecting annual reports from projects, screening information for compliance, and preparing summary reports for local staffs. To the extent possible this work shall:

- Minimize efforts by both owners and public jurisdictions.
- Coordinate ARCH's monitoring efforts with efforts by other funding sources such as using shared monitoring reports.
- Utilize similar documents and methods for monitoring developments throughout East King County.
- Ensure accurate records for affordable ownership units, including audit units for owner occupancy and proper recording of necessary documentation.
- Establish working relationship with other public organizations that can help assess how well properties are maintained and operated (e.g. code compliance, police, and schools).

Monitoring Affordable Ownership Housing. As more price restricted homes are created, monitoring of affordable ownership housing created through local land use regulations is becoming of increased importance. In addition, will continue to monitor general trends with ownership units, enforcement of covenant provisions (e.g. leasing homes, foreclosure), and as necessary evaluate and if warranted, complete revisions to the ownership covenants in order to better insure long term affordability of ownership units.

Objective: Oversee resale of affordable ownership homes. Address issues related to ongoing compliance with program requirements (e.g. leasing homes,

foreclosures).

Complete revisions to the affordability covenant and administrative procedures to better protect against potential loss of long term affordability.

Mailing List of Low/Moderate Income Households. Maintain a list of families potentially interested in affordable housing (both rental and ownership) created through the efforts of the participating jurisdictions.

Objective: Maintain lists of affordable housing in East King County, and making that available as needed to people looking for affordable housing.

Maximize use of the ARCH web site to assist persons looking for affordable housing.

Relocation Plans. Assist as necessary with preparing relocation plans and coordinate monitoring procedures for developments required to prepare relocation plans pursuant to local or state funding requirements.

Objective: Maximize efforts to ensure that existing households are not unreasonably displaced as a result of the financing or development of new or existing housing.

IV. SUPPORT/EDUCATION/ADMINISTRATIVE ACTIVITIES

Education/Outreach. Education efforts should tie into efforts related to public outreach/input on regional housing issues. However, much of ARCH's outreach/education work will occur through work with individual members on local housing efforts. Potential outreach tools include the Housing 101 workbook and related brochures, housing tours, a portfolio of successful projects, and ARCH brochure.

Objective: **Consistent with the Education program discussed at the ARCH Workshops**, using input from the broader community, develop education tools to inform councils, staffs and the broader community of current housing conditions, and of successful efforts achieved in recent years.

Objective: **Consistent with the Education program discussed at the ARCH Workshops**, on a regular basis, conduct education sessions for new local officials and staffs on local housing conditions and programs (Housing 101 East King County, East King County Plan to End Homelessness), and hold annual discussion with member councils on recent housing trends and efforts.

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Objective: Be a resource for members to assist with outreach and education activities on affordable housing associated with local planning efforts.

Objective: Create outreach tools/efforts that inform the broader community of affordable housing resources available to residents.

ARCH Web site. Currently this site is primarily geared to those utilizing programs administered through ARCH (e.g. listing of available rental and ownership affordable units, application for Trust Fund, consumer information on Accessory Dwelling Units, linkages to other housing related services in the community). In addition, information will be added to the website regarding general needs for affordable housing. In the last year this has primarily involved adding material from the Housing 101 Workbook. In the coming year, opportunities will be looked at to add information to this part of the website.

Objective: Maintain the ARCH web site and update the community outreach portion by incorporating information from Housing 101 East King County, as well as updated annual information, and links to other sites with relevant housing information (e.g. CEH, HDC).

Make presentations, including housing tours, to at least 10 community organizations.

Media coverage on at least six topics related to affordable housing in East King County related to work done by Cities/ARCH and articles in local city newsletters.

Advice to Interested Groups. Provide short-term technical assistance to community groups, faith communities and developers interested in community housing efforts. Meet with groups and provide suggestions on ways they could become more involved.

Objective: Increase awareness of existing funding programs by potential users.

Increase opportunities of private developers and Realtors working in partnership with local communities on innovative/affordable housing.

Assist community based groups who want to provide housing information to the broader community by assisting with preparing background information.

Administrative Procedures. Maintain administrative procedures that efficiently provide services to both members of ARCH and community organizations utilizing programs administered through ARCH. Prepare quarterly budget performance and work program progress reports.

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Prepare the Annual Budget and Work Program. Staff the Executive and Citizen Advisory Boards.

Objective: Maintain a cost effective administrative budget for ARCH, and keep expenses within budget. Administrative costs should be equitably allocated among ARCH's members.

Maintain membership on the ARCH Citizen Advisory Board that includes broad geographic representation and wide range of housing and community perspectives.

Update the ARCH Interlocal Agreement to incorporate updates to ARCH's administrative structure related to administering the Housing Trust Fund and ARCH Sphere of Influence, and if adopted, implement provisions approved in the Interlocal Agreement

Workprogram 2010 12-15-09 Final.Doc

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2010 ARCH Administrative Budget

Dec-09

I. ANNUAL OPERATING EXPENSES

Item	2009 Budget	2010 Budget	Change Budget	Percent Change
Sub-total	\$ 453,190	\$ 451,931	\$ (1,259)	0%
Rent	\$ 12,052	\$ 12,750	\$ 698	6%
Utlities	Incl^	Incl^	Incl^	Incl^
Telephone	\$ 2,575	\$ 2,704	\$ 129	5%
Operating				
Travel/Training	\$ 2,000	\$ 2,000	\$ -	0%
Auto Mileage	\$ 3,650	\$ 3,650	\$ -	0%
Copier Costs	\$ 2,750	\$ 2,750	\$ -	0%
Office Supplies	\$ 2,068	\$ 2,068	\$ -	0%
Office Equipment Service	\$ 4,000	\$ 3,750	\$ (250)	-6%
Fax/Postage	\$ 2,060	\$ 2,060	\$ -	0%
Periodical/Membership	\$ 3,588	\$ 3,588	\$ -	0%
Misc. (e.g. events,etc.)	\$ 1,840	\$ 1,680	\$ (160)	-9%
Insurance	\$ 8,420	\$ 8,650	\$ 230	3%
Reorganization Admin	\$ -	\$ 650	\$ 650	
Sub-total	\$ 30,376	\$ 30,846	\$ 470	2%
TOTAL	\$ 498,193	\$ 498,231	\$ 38	0.01%

* Actual salary increases based on Bellevue's approved Cost of Living Adjustment

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III. ARCH ADMINISTRATIVE BUDGET: RESOURCE DISTRIBUTION

A. Cash Contributions	2009		2010 Change		Percent Change	
Bellevue	\$	-	\$	-	\$	-
Bothell	\$	39,191	\$	39,191	\$	-
Issaquah	\$	14,698	\$	14,698	\$	-
King County	\$	43,466	\$	43,466	\$	-
Kirkland	\$	59,768	\$	59,768	\$	-
Mercer Island	\$	29,882	\$	29,882	\$	-
Newcastle	\$	9,960	\$	9,960	\$	-
Redmond	\$	59,768	\$	59,768	\$	-
Woodinville	\$	11,898	\$	11,898	\$	-
Beaux Arts Village	\$	1,569	\$	1,569	\$	-
Clyde Hill	\$	2,660	\$	2,660	\$	-
Hunts Point	\$	1,569	\$	1,569	\$	-
Medina	\$	2,660	\$	2,660	\$	-
Yarrow Point	\$	1,569	\$	1,569	\$	-
Sammamish	\$	46,188	\$	46,188	\$	-
Kenmore	\$	25,195	\$	25,195	\$	-
Other*	\$	11,400	\$	11,400	\$	-
TOTAL	\$	361,442	\$	361,442	\$	-
B. In-Kind Contributions	2008		2009 Change		Percent Change	
Bellevue	\$	136,791	\$	136,792	\$	1.10
TOTAL	\$	136,791	\$	136,792	\$	1.10
C. Total Contributions						
Bellevue	\$	136,791	\$	136,792	\$	1.10
Bothell	\$	39,191	\$	39,191	\$	-
Issaquah	\$	14,698	\$	14,698	\$	-
King County	\$	43,466	\$	43,466	\$	-
Kirkland	\$	59,768	\$	59,768	\$	-
Mercer Island	\$	29,882	\$	29,882	\$	-
Newcastle	\$	9,960	\$	9,960	\$	-
Redmond	\$	59,768	\$	59,768	\$	-
Woodinville	\$	11,898	\$	11,898	\$	-
Beaux Arts Village	\$	1,569	\$	1,569	\$	-
Clyde Hill	\$	2,660	\$	2,660	\$	-
Hunts Point	\$	1,569	\$	1,569	\$	-
Medina	\$	2,660	\$	2,660	\$	-
Yarrow Point	\$	1,569	\$	1,569	\$	-
Sammamish	\$	46,188	\$	46,188	\$	-
Kenmore	\$	25,195	\$	25,195	\$	-
Other*	\$	11,400	\$	11,400	\$	-
TOTAL	\$	498,233	\$	498,234	\$	1.10
TOTAL COSTS	\$	498,193	\$	498,231	\$	38.32
BALANCE	\$	39	\$	2		

* This is the administrative fee collected from Redmond Ridge East (\$250 / initial sale).