



## **MEMORANDUM**

**To:** David Ramsay, City Manager

**From:** Dawn Nelson, AICP, Planning Supervisor

**Date:** January 3, 2006

**Subject:** ARCH HOUSING TRUST FUND RECOMMENDATION FOR FALL 2005, File MIS06-00001

### RECOMMENDATION

Staff recommends that the City Council adopt a motion to approve the recommendations and conditions of approval of the ARCH Executive Board for the Fall 2005 Housing Trust Fund to allocate \$44,850 to the Low Income Housing Institute for the Kenmore Court project and \$61,500 to St. Andrew's Housing Group for the Mine Hill project.

### BACKGROUND DISCUSSION

As in previous funding rounds, general funds set aside by the Council for low and moderate income housing development projects are administered through the ARCH Housing Trust Fund application process. The ARCH Executive Board has recommended that \$44,850, previously allocated from the Kirkland general fund to the ARCH Housing Trust Fund, be awarded to Low Income Housing Institute (LIHI) for the Kenmore Court project. They would use the funds to acquire land two blocks north of Kenmore's Town Center and construct 33 units of attached ownership housing for first time homebuyers with incomes at 80% of median income. The award would be made in the form of a secured grant.

The Executive Board has also recommended that \$61,500, previously allocated from the Kirkland general fund to the ARCH Housing Trust Fund, be awarded to St. Andrew's Housing Group for the Mine Hill project. They would use the funds to acquire a 28 unit Section 8 apartment development near downtown Issaquah for preservation of affordable housing for families with incomes at or below 60% of median income. The award would be made in the form of a contingent loan.

A summary of the Executive Board recommendation is included as Attachment 1 to this memorandum. Additional information regarding the proposed projects can be provided at the January 17<sup>th</sup> City Council meeting, if desired.

Cc: Art Sullivan, ARCH, 16225 NE 87<sup>th</sup> Street, Suite A-3, Redmond, Washington 98052

TO: City of Bellevue Council Members  
City of Redmond Council Members  
City of Kirkland Council Members  
City of Mercer Island Council Members  
City of Kenmore Council Members  
City of Newcastle Council Members  
City of Issaquah Council Members  
City of Woodinville Council Members  
City of Clyde Hill Council Members  
City of Medina Council Members

FROM: Ben Yazici, Chair and ARCH Executive Board

DATE: December 13, 2005

RE: Fall 2005 Housing Trust Fund (HTF) Recommendation

The ARCH Executive Board has completed its review of the three applications applicable to the spring funding round of the 2005 Housing Trust Fund. The recommendations total \$750,000 which includes \$532,350 of local funding from the cities of Bellevue (includes \$80,000 of CDBG), Clyde Hill, Issaquah, Kenmore, Kirkland, Mercer Island, Medina, Newcastle, Redmond, and Woodinville, and \$217,650 of CDBG funds from King County. The actual amount will depend on final action by the City Councils and King County (for CDBG funds).

Please find attached the following supporting materials:

- A summary of the funding rationale and recommended conditions.

	Page Number
LIHI, Kenmore Court.....	2- 4
SAHG, Mine Hill.....	5- 7
SAHG, 280 Clark (Not Recommended).....	8
- Economic Summaries of the projects.....9-11
- A table that summarizes the project and lists the recommended funding level and source (Page 12).
- A table that lists all the funding sources for the projects, and the amount leveraged by our local dollars (Page 13).
- A table that summarizes the projects funded through the Spring 2005 ARCH Housing Trust Fund round (Page 14).

## **1. Low Income Housing Institute (LIHI)-Kenmore Court**

Funding Request: \$ 350,000 (Secured Grant)

Ex. Board Recommendation: \$ 350,000 (Secured Grant)

\$217,650	King County CDBG
\$ 75,000	City of Kenmore
\$ 44,850	City of Kirkland
\$ 12,500	City of Woodinville

### **Project Summary:**

The Low Income Housing Institute proposes to acquire a 1.1 acre site located 2 blocks north of the City of Kenmore's Town Center shopping area, demolish the existing owner occupied single family residence, and construct 33 units of attached ownership housing, for first time homebuyer households with incomes at 80% of median income.

Unit mix will be 9 one bedroom units, 12 two bedroom units, 9 three bedroom units and 3 four bedroom units. The 3 four bedroom units will be arranged in a 3-story triplex configuration, with garages below the units. The 10 3 bedroom units will be arranged in a straight line, with one car garages beneath the units and one surface parking space each on their driveway aprons. The 21 one and two bedroom units will sit on top of an underground parking structure, which will house 23 parking spaces,. The central area of the site will contain a small open space, surrounded by a circle driveway turn-around for fire department vehicles.

The applicant intends to use a community land trust model to maintain affordability in the units. The applicant would retain ownership of the land and sell the improvements (units) to purchasers. All units affordable to households at 80% of median income

The applicant would partner with other agencies for pre-purchase counseling and homebuyer education.

### **Funding Rationale:**

The Executive Board supported this application for the following reasons:

- The creation of affordable ownership units has been an undermet goal of the ARCH Housing Trust Fund
- Affordability is proposed for a longer than standard term (99 years instead of 50 years)
- All units would be affordable to households at 80% of median income
- A significant portion of the units are for larger households (3 and 4 bedroom units)
- The site is convenient to employment, shopping and transit
- The location would help to increase geographic distribution of housing funded through the Trust Fund.

### **Conditions:**

1. General funds shall be used by Low Income Housing Institute ('Agency') to write down construction and closing costs. CDBG funds shall only be used for site improvements, site

preparation and permit costs. Funds may not be used for any other purpose unless City Staff has given written authorization for the alternate use.

2. In the event federal funds are used, and to the extent applicable, federal guidelines must be met. The Agency shall consult with King County Staff regarding use of any federal funds in the project.
3. Prior to the release of the funding commitment proposed for development of the property, the Agency shall submit documentation of the commitment of all proposed public and private funds needed to complete the project. In the event commitment of funds identified in the application cannot be secured in the time frame identified in the application, the Agency shall immediately notify City Staff, and describe the actions it will undertake to secure alternative funding and the timing of those actions subject to City Staff's review and approval.
4. The funding commitment shall continue for eighteen (18) months from the date of Council approval and shall expire thereafter if all conditions are not satisfied, except, that if condition number 3 is not met by July 15, 2006, the City may withdraw its funding commitment. For all conditions, other than condition 3, an extension may be requested to City staff no later than sixty (60) days prior to the expiration date. City staff will consider an extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion.
5. Funds will be in the form of a secured grant, with no repayment, so long as affordability and target population is maintained.
6. If there is any project cash flow after payment of housing expenses, it shall remain as revenue to the Homeowners Association, and shall be retained as reserves for the Homeowner Association budget.
7. A covenant is recorded ensuring affordability for at least 99 years, with affordability as shown in the following table, unless otherwise approved by City Staff.

Median Income Level	1	2	3	3	Total
Moderate Income 80%	9	12	9	3	33
Total	9	12	9	3	33

8. Prior to release of funds, the Agency shall submit evidence of site control.
9. Prior to release of funds, the Agency shall provide a revised project implementation timeline, development budget and operating budget based upon more complete cost estimates and actual funding commitments, which must be approved by City Staff. If the Agency is unable to adhere to the timeline and/or budgets, City Staff must be immediately notified and a new timeline and/or budgets shall be submitted by the Agency for the City Staff's approval. The City shall not unreasonably withhold its approval to a revised timeline and/or budgets, so long as such new timeline and/or budgets does not materially adversely change the Project. This shall be a

continuing obligation of the Agency. Failure to adhere to the timeline and budgets, either original or as amended, may result in withdrawal of the City's commitment of funds.

10. Prior to release of funds, submit a final marketing strategy, setting forth the Agency's final marketing plan that emphasizes identifying homebuyers from East King County. The strategy must be approved by City Staff.

11. Prior to release of funds, submit copies of the final community land trust documents and resale covenants, that will result in the long term affordability of the units, for City Staff approval. Approval will be based on the ability of the documents to ensure long term affordability and as applicable to ensure other conditions of funding will be adhered to.

12. Maintain documentation of all necessary licenses, land use approvals and permits.

13. Submit monitoring reports quarterly through completion of the project, and annually thereafter. Submit a final budget upon project completion. If applicable, submit initial tenant information as required by the City or County.

## **2. St. Andrew's Housing Group-Mine Hill**

Funding Request: \$ 450,000 (Contingent Loan)

Ex. Board Recommendation: \$ 450,000 (Contingent Loan)

\$ 85,000	City of Issaquah (incl a portion of 2006 funds)
\$210,000	City of Bellevue (incl. \$80,000 of CDBG)
\$ 10,000	City of Clyde Hill
\$ 61,500	City of Kirkland
\$ 10,000	City of Medina
\$ 10,000	City of Mercer Island
\$ 23,500	City of Newcastle
\$ 40,000	City of Redmond

### Project Summary

Mine Hill is a Project Based Section 8 Preservation project for families located near downtown Issaquah. It consists of 6 (one story and two story stacked flats and townhouse units), wood-framed residential buildings arranged in a rectangle pattern on a 2.07 acre site. The property was built in 1978. The property has an interior courtyard, which contains a laundry building. The property has surface parking

Unit mix consists of eight 1-bedroom units (650 sq. ft), twelve 2-bedroom units (790 sq. ft), and eight 3-bedroom units (1270 sq. ft).

The proposal will have three affordability levels:

- 30%--14 (one, two, and three bedroom) units.
- 50%-- 9 (one, two, and three bedroom) units.
- 60%-- 5 (three bedroom) units, one of which is a manager's unit.

All the units, except the manager's unit is currently a Section 8 unit, and will remain. It is planned that 6 of the units will be set aside for the disabled.

The project also includes the acquisition and other costs related to the duplex property adjacent to the site.

### Funding Rationale:

The Executive Board supported this application for the following reasons:

- The project is a Section 8 preservation project, which is a high priority for ARCH.
- Housing is for primarily very low and low income tenants.
- Includes 6 units set-aside for the disabled.
- Strong leverage of other public funding.
- Location convenient to downtown Issaquah and to public transit.

### Conditions:

1. Funds shall be used by Saint Andrew's Housing Group ('Agency') towards construction, or the developer fee. Funds may not be used for any other purpose unless City Staff have given written authorization for the alternate use.

2. Prior to the release of the funding commitment proposed for development of the property, the Agency shall submit documentation of the commitment of all proposed public and private funds needed to complete the project, including Section 8. In the event commitment of funds identified in the application cannot be secured in the time frame identified in the application, the Agency shall immediately notify City Staff, and describe the actions it will undertake to secure alternative funding and the timing of those actions subject to City Staff's review and approval.

3. The funding commitment shall continue for eighteen (18) months from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to City staff no later than sixty (60) days prior to the expiration date. City staff will consider an extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion. The amount of this commitment includes anticipated development expenses for the duplex unit in the project. If the duplex improvements do not occur, or are transferred to the 280 Clark project, then based on consultation with other public funders, City Staff may proportionally reduce the funding commitment level.

4. Funds will be in the form of a contingent loan. Loan terms will account for various factors, including loan terms from other fund sources, Section 8 rent levels, and available cash flow. Final loan terms shall be determined prior to release of funds and must be approved by City Staff. Based on the preliminary development budget, it is anticipated that loan payments will be based on a set repayment schedule, and begin at some predetermined point after repayment of the deferred developer fee. The terms will also include a provision for the Applicant to request a deferment of a payment if certain conditions are met (e.g. low cash flow due to unexpected costs or reduction/loss of Section 8). Any requested deferment of loan payment is subject to approval by City Staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.

5. Until such time as the deferred developer fee is fully repaid, all cash flow after payment of operating expenses and debt service, shall be used to repay the deferred developer fee.

6. A covenant is recorded ensuring affordability for at least 50 years, If Section 8 is present within the project, income limits and affordability levels will be consistent with Section 8 Program guidelines. Otherwise, affordability shall be as shown in the following table, using tax credits program definitions for affordability.

Median Income Level	1	2	3	Total
Very Low Income 0-30%	6	7	1	14
Low Income 31-50%	2	5	2	9
Moderate Income 51-60%			5*	5
Total	8	15	5	28

\* One of these units shall be a resident manager's unit.

7. The project will maintain Section 8 so long as it is available and economically feasible to do so. If, at any time, the viability of the project is threatened, due to reduction/loss of Section 8, low cash flow due to unplanned costs, or other reason, the City and the Agency shall work together to determine if the affordability requirements need to be adjusted for some or all of the units, not to exceed 60% of median income, in order to generate sufficient revenue to meet the Project's housing expenses (including reserves, debt service and asset management fee.)
8. Prior to release of funds, the Agency shall submit evidence of site control.
9. Prior to release of funds, the Agency shall provide a revised project implementation timeline, development budget and operating budget based upon more complete cost estimates and actual funding commitments, which must be approved by City Staff. If the Agency is unable to adhere to the timeline and/or budgets, City Staff must be immediately notified and a new timeline and/or budgets shall be submitted by the Agency for the City Staff's approval. The City shall not unreasonably withhold its approval to a revised timeline and/or budgets, so long as such new timeline and/or budgets does not materially adversely change the Project. This shall be a continuing obligation of the Agency. Failure to adhere to the timeline and budgets, either original or as amended, may result in withdrawal of the City's commitment of funds.
10. Prior to release of funds, submit a property management plan which will address: tenant selection procedures, management procedures to address tenant needs, services provided for or required of tenants, methods used to ensure that units set aside for people with a disability get leased to people with a disability (for example, referral agreements with local agencies that assist the disabled with housing needs), a short and long term strategy for covering operating expenses, and a strategy for informing very low and low income households about services and information that will assist them and help to stabilize their occupancy, such as through the use of a community room bulletin board, kiosk or other technique(s). It shall also include a summary of ARCH's affordability requirements, a strategy for the use of the ARCH mailing list in the leasing of the units, as well as to include the ARCH annual monitoring procedure requirements. The management plan must be approved by City Staff.
11. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; property acquisition; and Endangered Species Act (ESA) requirements.
12. Maintain documentation of all necessary licenses, land use approvals and permits.
13. Submit monitoring reports quarterly through completion of the project, and annually thereafter. Submit a final budget upon project completion. If applicable, submit initial tenant information as required by the City or County.

### **3. St. Andrew's Housing Group-280 Clark**

Funding Request: \$250,000 (Contingent Loan)

Ex. Board Recommendation: \$0.

#### **Project Summary**

The 280 Clark project is a 30-unit permanent housing project on a 1.83 acre site, located on the southern edge of the older downtown area of the City of Issaquah. As part of this purchase, the project also contains an adjacent parcel, approximately a half acre in size, which is currently developed with a duplex. The acquisition and other costs for the duplex are part of the Mine Hill application and not included in this application.

280 Clark consists of 5 (two story garden style units), wood-framed residential buildings. The property was built between 1984-1986. Access to second story units is by exterior stairways. There are no elevators. The property has surface parking, some of which is covered by timber carports

Unit mix consists of thirty 2-bedroom units (1 bath units are 981 sq. ft, and 1.75 bath units are 1026 sq. ft.).

The proposal will have two affordability levels:

50%-- 23 units.

60%-- 7 units.

#### **Funding Rationale: Executive Board Recommendation**

The Executive Board did not support this application, at this time, primarily because the Mine hill project is a higher priority for St. Andrews Housing Group in this funding round. In addition, there are some details that need to be further developed, and the project's timing allows it to be considered in a subsequent round.

**ECONOMIC SUMMARY:****Kenmore Court****1. Applicant/Description:**

LIHI/ New construction of 33 units of ownership housing for households at 80% of median income.

**2. Project Location:**

7018-1026 NE 182nd Street, Kenmore, Wa.

**3. Financing Information:**

<b>Funding Source</b>	<b>Funding Amount</b>	<b>Commitment</b>
ARCH	\$ 350,000	Applied for Fall 2005
King County	\$ 950,000	Conditionally Committed
State	\$ 500,000	Applied for Fall 2005
Federal Home Loan Bank	\$ 330,000	Committed
LIHI Working Capital	\$ 374,980	Proposed
Construction Loan	\$ 5,910,020	Proposed
<b>TOTAL</b>	<b>\$ 8,415,000</b>	

**4. Development Budget:**

<b>ITEM</b>	<b>TOTAL</b>	<b>PER UNIT</b>	<b>HTF</b>
Acquisition (includes permit ready design)	\$ 958,000	\$ 29,031	
Construction	\$ 5,726,880	\$173,542	Capital write down
Developer fee	\$ 264,000	\$ 8,000	To be determined
Project management	\$ 132,000	\$ 4,000	
Architect	\$ 402,000	\$ 12,182	
Other consultants	\$ 119,000	\$ 3,606	
Finance costs (construction interest)	\$ 150,000	\$ 4,546	
Other finance costs	\$ 67,500	\$ 2,046	
Sales commissions	\$ 251,400	\$ 7,618	
Condo Liability insurance	\$ 195,000	\$ 5,909	
Permits	\$ 67,000	\$ 2,030	
Marketing	\$ 40,000	\$ 1,212	
Other (inc. taxes and bidding costs)	\$ 42,220	\$ 1,279	
<b>TOTAL</b>	<b>\$ 8,415,000</b>	<b>\$ 255,000</b>	<b>\$ 350,000</b>

**5. Debt Service Coverage:** No debt service proposed**6. Security for City Funds:**

- A recorded covenant to ensure affordability and use for targeted population for at least 99 years.
- A promissory note secured by a deed of trust. The promissory note will require repayment of the entire grant amount upon non-compliance with any of the conditions of loan approval.

**ECONOMIC SUMMARY: MINE HILL**

**1. Applicant/Description:** SAHG/ Acquisition-rehab of 28 units of permanent rental housing for very low, low and moderate income individuals and families (includes 6 units set aside for disabled households and a managers unit).

**2. Project Location:** 245 SW Clark Street, Issaquah, Wa.

**3. Financing Information:**

<b>Funding Source</b>	<b>Funding Amount</b>	<b>Commitment</b>
ARCH	\$ 450,000	\$ 450,000 Applied for Fall 2005
King County	\$ 1,000,000	\$1,000,000 Applied for Fall 2005
State	\$ 550,000	\$ 550,000 Applied for Fall 2005
LIHTC	\$ 2,208,047	Apply January 2006
Private Financing	\$ 1,400,000	Commitment Fall 2005
Deferred Developer Fee	\$ 182,756	Proposed
Cash Flow	\$ 56,300	Proposed
<b>TOTAL</b>	<b>\$ 5,847,104</b>	

**4. Development Budget:**

<b>ITEM</b>	<b>TOTAL</b>	<b>PER UNIT</b>	<b>HTF</b>
Acquisition	\$ 2,921,064	\$ 104,324	
Construction	\$ 1,877,960	\$ 67,070	\$ 410,000
Design	\$ 106,815	\$ 3,815	
Developer Fee	\$ 400,000	\$ 14,286	\$ 40,000
Other Consultants	\$ 140,957	\$ 5,034	
Finance Fees (includes Tax Credits)	\$ 132,178	\$ 4,720	
Reserves	\$ 109,994	\$ 3,928	
Relocation	\$ 89,600	\$ 3,200	
Insurance	\$ 34,655	\$ 1,238	
Other	\$ 33,881	\$ 1,210	
<b>TOTAL</b>	<b>\$ 5,847,104</b>	<b>\$ 208,825</b>	<b>\$ 450,000</b>

**5. Debt Service Coverage:** 1.21 ratio on private loan. 1.00 ratio on all public and private debt service. City loans will provide for repayment over a set number of years at

fixed % interest and deferral if for certain reasons (e.g. such as loss of Section 8 assistance).

6. Security for City Funds:

- A recorded covenant to ensure affordability and use for targeted population for at least 50 years.
- A promissory note secured by a deed of trust. The promissory note will require repayment of the entire loan amount upon non-compliance with any of the conditions of loan approval.

**ARCH HOUSING TRUST FUND (HTF) FUNDING RECOMMENDATIONS  
FALL 2005**

<b>Applicant</b>	<b>Housing Type</b>	<b># of units/ bdrms</b>	<b>Income served</b>	<b>Project Location</b>	<b>Duration of benefit</b>	<b>Total cost per unit</b>	<b>HTF cost per aff. unit</b>	<b>Funds Requested (Grant/Loan)</b>	<b>Funding Recommendation</b>
St Andrew's Housing Group Mine Hill	28 units Family Rental (Acquisition/Rehab)	28	14 @ 30% 9 @ 50% 4 @ 60% 1 mgr unit	245 SW Clark St. Issaquah	50 years	\$208,825	\$16,071	\$450,000 (Loan)	\$450,000 Contingent Loan \$210,000 Bellevue (inc.\$80,000 cdbg) \$ 85,000 Issaquah gen funds \$ 61,500 Kirkland gen funds \$ 40,000 Redmond gen funds \$ 23,500 Newcastle gen funds \$ 10,000 Clyde Hill gen funds \$ 10,000 Medina gen funds \$ 10,000 Mercer Island gen funds
St Andrew's Housing Group 280 Clark	30 Family Rental (Acquisition/Rehab)  Duplex unit (undecided action)	30	23 at 50% 7 at 60%	280 SW Clark St. Issaquah	50 years	\$137,626	\$8,333	\$250,000 (Loan)	-0-
Low Income Housing Institute Kenmore Court	33 Ownership (New Construction)	33	33 at 80%	7018-7026 NE 182 <sup>nd</sup> Street  Kenmore	99 Years	\$255,000	\$10,606	\$350,000 (Secured Grant)	\$350,000 Secured Grant \$217,650 KC cdbg \$ 75,000 Kenmore gen funds \$ 44,850 Kirkland gen funds \$ 12,500 Woodinville gen funds

NOTE: King County has already conditionally approved \$950,000 for the project.

# ARCH HOUSING TRUST FUND, FALL 2005

Leveraging Funds - - Based on Ex. Bd. Recommendation

	LIHI--Kenmore Court		SAHG--Mine Hill		TOTAL
ARCH Committed	\$350,000	4%	\$450,000	8%	\$800,000
King County HOF/Challenge HOME CDBG HOPWA					
KC TOTAL	\$950,000	11%	\$1,000,000	17%	\$1,950,000
WA HAP	\$500,000	6%	\$550,000	9%	\$1,050,000
Federal/HUD Section 811 McKinney					
FEDERAL TOTAL					
Tax Credits			\$2,208,047	38%	\$2,208,047
Federal Home Bank					
Bonds					
Bank Loans	\$5,910,020	70%	\$1,400,000	24%	\$7,310,020
Private	\$374,980	4%	\$182,756	3%	\$557,736
Other FHLB	\$330,000		\$56,300	1%	\$56,300
					\$330,000
TOTAL COST	\$8,415,000	96%	\$5,847,103	100%	\$14,262,103

**FIGURE 1**  
**ARCH: EAST KING COUNTY TRUST FUND SUMMARY**  
**LIST OF PROJECTS FUNDED (1993 - Spring 2005)**

Project	Location	Owner	# Units/Beds	Funding	% of Total Allocation	Distribution Target
<b>1. Family Housing</b>						
Andrews Heights Apartments	Belleve	St. Andrews	24	\$400,000		
Garden Grove Apartments	Belleve	DASH	18	\$180,000		
Overlake Townhomes	Belleve	Habitat of EKC	10	\$120,000		
Glendale Apartments	Belleve	DASH	82	\$300,000		
Wildwood Apartments	Belleve	DASH	36	\$270,000		
Somerset Gardens (Kona)	Belleve	KC Housing Authority	198	\$700,000		
Pacific Inn	Belleve *	Pacific Inn Assoc.	118	\$600,000		
Eastwood Square	Belleve	Park Villa LLC	48	\$600,000		
Chalet Apts	Belleve	St Andrews	14	\$163,333		
YWCA Family Apartments	K.C. (Belleve Sphere)	YWCA	12	\$100,000		
Highland Gardens (Klahanie)	K.C. (Issaquah Sphere)	St. Andrews	54	\$291,281		
Crestline Apartments	K.C. (Kirkland Sphere)	Shelter Resources	22	\$195,000		
Parkway Apartments	Redmond	KC Housing Authority	41	\$100,000		
Habitat - Patterson	Redmond	Habitat of EKC	24	\$446,629		
Avon Villa Mobile Home Park	Redmond **	MHCP	93	\$525,000		
Terrace Hills	Redmond	St. Andrews	18	\$442,000		
Village at Overlake Station	Redmond	KC Housing Authority	308	\$1,645,375		
Summerwood	Redmond	DASH	166	\$1,198,034		
Habitat - Bothell Site	Bothell	Habitat of EKC	8	\$170,000		
Habitat - Newcastle Site	Newcastle **	Habitat of EKC	12	\$240,837		
Talus Property	Issaquah ***	St. Andrews	40	\$1,002,770		
Issaquah Highlands Property	Issaquah ***	SAHG/SRI	40	\$499,430		
Greenbrier Family Apts	Woodinville **	DASH	50	\$286,892		
Plum Court	Kirkland	DASH	61 /66	\$1,000,000		
ADU Loan Program	Various		6 est	\$70,000		
Homeowner Downpayment Loan	Various	KC/WSHFC/ARCH	35 est	\$215,000		
<b>SUB-TOTAL</b>			<b>1538</b>	<b>\$11,761,582</b>		56.5% (56%)
<b>2. Senior Housing</b>						
Cambridge Court	Belleve	Resurrection Housing	20	\$160,000		
Ashwood Court	Belleve *	DASH/Shelter Resources	50	\$1,070,000		
Evergreen Court (Assisted Living)	Belleve	DASH/Shelter Resources	64 /84	\$1,280,000		
Vasa Creek	K.C. (Belleve Sphere)	Shelter Resources	50	\$190,000		
Riverside Landing	Bothell **	Shelter Resources	50	\$225,000		
Kirkland Plaza	Kirkland	St. Andrews	24	\$610,000		
Heron Landing	Kenmore	DASH/Shelter Resources	50	\$65,000		
Ellsworth House Apts	Mercer Island	St. Andrews	59	\$900,000		
Greenbrier Sr Apts	Woodinville **	DASH/Shelter Resources	50	\$131,192		
<b>SUB-TOTAL</b>			<b>417</b>	<b>\$4,631,192</b>		22.2% (19%)
<b>3. Homeless/Transitional Housing</b>						
Hopelink Place	Belleve **	Hopelink	20	\$500,000		
Chalet	Belleve	St Andrews	4	\$46,667		
Kensington Square	Belleve	Housing at Crossroads	6	\$150,000		
Dixie Price Transitional Housing	Redmond	Hopelink	4	\$71,750		
Avondale Park	Redmond	Springboard (EHA)	18	\$280,000		
Avondale Park Redevelopment	Redmond **	Springboard (EHA)	60	\$1,502,469		
Petter Court	Kirkland	KITH	4	\$100,000		
Talus Property	Issaquah ***	St. Andrews	10	\$250,693		
Issaquah Highlands Property	Issaquah ***	SAHG/SRI	10	\$140,000		
<b>SUB-TOTAL</b>			<b>118</b>	<b>\$3,041,578</b>		14.6% (13%)
<b>4. Special Needs Housing</b>						
My Friends Place	Uninc. KC	EDVP	6 Beds	\$65,000		
Stillwater	Redmond	Eastside Mental Health	19 Beds	\$187,787		
Foster Care Home	Kirkland	Friends of Youth	4 Beds	\$35,000		
DD Group Home	Redmond/TBD	Community Living	5 Beds	\$75,000		
United Cerebral Palsy	Belleve/Redmond	UCP	9 Beds	\$25,000		
DD Group Home	Belleve	Residence East	5 Beds	\$40,000		
AIDS Housing	Belvue/Kirkland	Aids Housing of WA.	10 Units	\$130,000		
Harrington House	Belleve	AHA/CCS	8 Beds	\$290,209		
DD Group Home	Belleve	Community Living	5 Beds	\$21,000		
Parkview DD Condos III	Belleve	Parkview	4	\$200,000		
IERR DD Home	Issaquah	IERR	6 Beds	\$50,209		
Foster Care Home	Bothell	FOY	4 Beds	\$50,000		
Oxford House	Bothell	Oxford/Compass Ctr.	8 Beds	\$80,000		
Parkview DD Homes VI	Belleve/Bothell	Parkview	6 Beds	\$150,000		
<b>SUB-TOTAL</b>			<b>99 Beds/Units</b>	<b>\$1,399,205</b>		6.7% (12%)
<b>TOTAL</b>			<b>2172</b>	<b>\$20,833,557</b>		<b>100.0%</b>

\* Funded through Bellevue Downtown Program

\*\* Also, includes in-kind contributions (e.g. land, fee waivers, infrastructure improvements)

\*\*\* Amount of Fee Waiver still to be determined