



**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:** July 11, 2006

**Subject:** ARCH HOUSING TRUST FUND RECOMMENDATION FOR SPRING 2006, 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 Spring 2006 Housing Trust Fund to allocate \$35,000 to the Community Homes Inc. Adult Family Homes project and \$35,000 to ARCH for the House Key Plus Eastside Homebuyer Assistance program.

### 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 \$35,000, previously allocated from the Kirkland general fund to the ARCH Housing Trust Fund, be awarded to the Community Homes Inc. Adult Family Homes project. They would use the funds to acquire two existing residences in Redmond in order to establish their fifth and sixth Adult Family Homes. Each home would serve five developmentally disabled adults who are at or below 30% of median income. The award would be made in the form of a secured grant.

The Executive Board has also recommended that \$35,000, previously allocated from the Kirkland general fund to the ARCH Housing Trust Fund, be awarded to ARCH for the House Key Plus Eastside Homebuyer Assistance program. This will allow continuation of a program launched in September of 2005 to provide down-payment assistance for potential homebuyers who earn up to 80% of the King County median income. The award would create a revolving loan pool.

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 July 18<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  
Town of Hunt's Point Council Members

FROM: Ben Yazici, Chair and ARCH Executive Board

DATE: June 9, 2006

RE: Spring 2006 Housing Trust Fund (HTF) Recommendation

The ARCH Executive Board has completed its review of two of the three applications applicable to the spring funding round of the 2006 Housing Trust Fund (the 3<sup>rd</sup> application was withdrawn and may be resubmitted later). The recommendations total \$450,000 of local funding from eleven cities (see attached chart). The actual amount will depend on final action by the City Councils.

Following are summaries of the projects, our recommendations and rationale, and recommended contract conditions. Also enclosed are economic summaries for the projects, an evaluation matrix for each, a leveraging chart, a project summary table, and a summary of funded projects to date.

### **1. Community Homes Inc. (CHI)-Adult Family Homes 5 and 6**

Funding Request: \$250,000 (Secured Grant)

Executive Board Recommendation: \$ 250,000 (Secured Grant), see attached funding chart for cities' funding distribution

#### **Project Summary:**

The applicant proposes to buy two existing residences in Redmond, in order to establish their fifth and sixth Adult Family Homes, to serve 10 (5 each home) developmentally disabled adults who are at or below 30% of median income. The finished residences would each have five bedrooms and two baths. The common area for each would include a kitchenette, dining area and laundry. Two resident managers (a married couple), would be trained as managers and would be live in caretakers in each home.

All of the clients are adults. Each has some form of mild to moderate development disability which would prevent them from being able to live independent without some form of assistance. However, each is capable of holding a job. Most are able to use public transportation to get to

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and from work. They also take care of their own personal hygiene, medications, do laundry, housekeeping and handle other personal matters. They interact with each other on an individual and group basis. The adult family home environment allows them to develop better social skills, and to interrelate better with non-relatives. They also learn to depend upon themselves more than they would at home. One of the homes will be adult men. It has not been decided yet about the other home.

The on-site services would include meals and medical assistance and life skills instruction. Off-site services include recreational outings, doctors appointments, and transportation support.

Community Homes is working towards their goal of having 8 total homes. Their plan would be to have 4 homes in Bellevue and 4 homes in Redmond. They currently have 3 homes in Bellevue and 1 home in Redmond. If this application is approved, they would need 1 more home in Bellevue and 1 more home in Redmond.

#### Funding Rationale:

The Executive Board supported this application for the following reasons:

- Serves a special needs population
- Long term affordability to special needs clientele
- Builds on a model that creates opportunities throughout East King County
- The homes would be convenient to employment, shopping and transit in the Redmond area.

#### Conditions:

1. Funds shall be used by Community Homes Incorporated (Agency) toward the acquisition costs of the project. The funds shall be split between the two homes in the project (\$125,000 per home). Funds may not be used for any other purpose unless city staff has given written authorization for the alternate use. If there are any savings realized in the final development costs, the Agency shall consult with public funders to determine if these funds should remain in the project as reserves or be returned.
2. The funding commitment shall continue for twelve (12) 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.
3. Funds will be in the form of a secured grant with no repayment, so long as affordability and target population is maintained, and the service/care providers have a contract with DSHS for funds necessary to provide services to this population.
4. For each home, a covenant is recorded ensuring affordability for five (5) beds of special needs single family housing for five individuals with light to moderate developmental disabilities, for at least fifty (50) years. The beds shall be affordable to tenants at the time of

occupancy with incomes at or below 30% of median income, adjusted for household size, and including an appropriate utility allowance.

5. The Agency shall submit evidence of funding commitments from all proposed public sources. 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. Once all commitments are received for the first home, the Agency may proceed with the first home, prior to receiving commitments on the second home.
6. The Agency shall provide revised development and operating budgets based upon actual funding commitments, which must be approved by city staff. If the Agency is unable to adhere to the budgets, city staff must be immediately notified and a new budget(s) shall be submitted by the Agency for the City's approval. The City shall not unreasonably withhold its approval to a revised budget(s), so long as such new budget(s) does not materially adversely change the Project. This shall be a continuing obligation of the Agency. Failure to adhere to the budgets, either original or as amended, may result in withdrawal of the City's commitment of funds.
7. If there is excess net cash flow generated by the project after payment of the expenses established in the operating budget, it may be used for any Agency expenses.
8. The Agency shall only purchase unoccupied homes or owner occupied homes in order to not trigger local and federal relocation regulations.
9. The applicant shall conduct their search for the home as specified in their application and allow the City to provide the Agency with input into candidate home evaluation. At least 3 days prior to the time the Agency's offer to buy the home becomes non-refundable, in whole or in part, the applicant will provide to City Staff: the address of the home, whether a neighborhood association (or similar agency) exists in the (selected) neighborhood, and what efforts the applicant will make to inform the neighborhood or neighborhood association of their program.
10. For each home, and prior to acquisition, the Agency shall submit an appraisal by a qualified appraiser. The appraisal shall be equal to or greater than the purchase price.
11. Once each home is selected the Agency shall include City Staff in the inspection of the property and development of the final scope of work for the rehab. The final scope of work for the basic construction budget shall include, at a minimum, all work necessary for licensing of the home and correction of substandard health and safety conditions. Prior to start of construction, the Agency shall submit the final scope of work for City Staff approval, along with evidence that construction costs have been confirmed by a qualified contractor and are within the basic construction budget. Unless the Agency uses private resources, prior to completing any other rehab work, the Agency and City must agree that the rehab scope of work should be increased to include items related to cost effective energy efficiencies, or features of the home that have substantially outlived their useful life cycle and should be replaced.

12. The Agency shall maintain documentation of any necessary land use approvals and permits required by the City.
13. The Agency shall submit a property management plan. At a minimum, the plan must address: tenant selection procedures, management procedures to address tenant needs, services provided for or required of tenants, and a short and long term strategy for covering operating expenses. It shall also include a summary of ARCH's affordability requirements as well as annual monitoring procedure requirements, the Agency's siting criteria for home selection, and include the community and neighbor relations policy submitted with the application. The management plan must be submitted for review and approval by city staff.
14. In the event that support services funding levels will be reduced, the Agency shall inform City Staff about the impacts the proposed reduction will have on the budget and plan for services to the DD clients, and what steps shall be taken to address the impacts. A new budget or services plan must be approved by the City.
15. If CDBG funds are used, comply with all applicable federal rules and procedures.
16. Submit monitoring reports quarterly through completion of the project, and annually thereafter. Submit a final budget upon project completion.

**2. A Regional Coalition for Housing (ARCH) –House Key Plus ARCH (down payment assistance)**

Funding Request: \$200,000 (Revolving Loan Pool)

Executive Board Recommendation: \$200,000 (Revolving Loan Pool), see attached funding chart for cities' funding distribution.

**Project Summary:**

The House Key Plus ARCH/Eastside Homebuyer Assistance Program is a continuation of a program launched in September of 2005, to provide a program of down-payment assistance for potential homebuyers who are up to 80% of median income in East King County. Its main components are:

**Eligible Homebuyers**

- First time homebuyer (has not owned a home during the past 3 yrs)
- Household Income at or below 80% of median income
- Household must have a demonstrated need for down payment assistance
- Home will be the buyers principal residence

**Down Payment Assistance Terms**

Downpayment assistance provides second mortgages of up to \$30,000 per home. Actual amount based on need and availability of funds. Funds are used for down payment, closing costs, and pre-pays. The second mortgages have a deferred 4% interest rate. There are no monthly payments on the second mortgage. Balance is due when the

owners sells, refinances or pays off the first mortgage. When the second mortgages are repaid, the funds return to the revolving loan pool, to fund new second mortgages on homeownership units. There are no resale restriction for homes that are purchased, unless homes already have resale restrictions.

Marketing / Education:

Marketing is targeted to households working or living in East King County through locally distributed fliers, information distributed through City web-sites and newsletters, contacting residents of affordable rental housing and manufactured housing. All homebuyers must take a general home ownership education program and a counseling session regarding the Down payment assistance program.

The program is administered by the Washington State Housing Finance Commission. The program is mated with the Commission's House Key First Mortgage Program. In operating the program, the Commission uses it existing community of lenders and its current marketing and outreach strategies. All first mortgages will be issued under the House Key program.

The initial capitalization included ARCH, County and State Housing Finance Program funds, totaling \$840,000, which was estimated to provide about 32 loans. The proposed recapitalization by ARCH, County, State Housing Finance Commission and DCTED (State) would add another \$1.2 million, estimated to finance another approx. 48 homes.

Funding Rationale:

The Executive Board supported this application for the following reasons:

- Would fill a housing need not currently met in East King County, but identified by the community as an important issue.
- Makes homeownership a viable option for households who would otherwise not have the resources to purchase a home.
- Could potentially be expanded to include other funding resources.
- Strong leverage of other public funding.

Conditions:

1. Funds shall be used by A Regional Coalition for Housing for down payment assistance, made available through the existing 'House Key plus ARCH' program, administered by the Washington State Housing Finance Commission. Funds may not be used for any other purpose unless City Staff have given written authorization for the alternate use.

2. Provide annual monitoring reports, that includes: the number of households receiving down-payment assistance during the year, the jurisdictions homes were purchased within, the amount of down-payment assistance issued during the year, and the amount of education funds used during the year. The annual report shall include the total of repayments to the revolving loan fund during the year.

3. Within 18 months or when funds have been expended, whichever occurs earlier, evaluate the House Key plus ARCH pilot program to determine if any changes should be made to increase its use or effectiveness and/or if funding of the program should be continued.

**ARCH HOUSING TRUST FUND, SPRING 2006**

	<b>CHI Adult Family Homes 5 and 6</b>	<b>ARCH House Key Plus ARCH recapitalization</b>
<u>Public Benefit:</u>		
1. Increased affordability	2 homes-10 residents at less than 30%.	Affordability at 80% for first time homebuyers
2. Rehabilitation	Yes. Reconfiguration is needed for 5 bedrooms/2 baths on one level. Also TBD is amount of repair type rehab.	N/A
3. Duration of affordability	50 years	Market homes not restricted. Price restricted homes have resale controls.
4. Capacity building	Moves toward goal of enough homes to sustain full time executive director.	Helps move to goal of having a large enough program that it is self sustaining.
5. Repayment of funds	No. Secured grant	Yes, at time of resale with interest. Funds are recycled through loan pool.
6. Other	Services for developmentally disabled.	Expands existing program
Timeliness of Application	Yes. Has received County funding commitment.	Yes. County Fall 2005 commitment requires local matching.
HTF is needed for viable project	Yes, otherwise would require private fundraising which is needed for organization costs.	Yes. HTF needed as a recapitalization source, also to leverage other funders.
Services provided (if needed)	Yes, tenants have services provided by State. Same as other homes.	Homebuyer education and loan counseling.
Leverages other funds/realistic leverage	High amount of total public funds vs private funds. Offset by private fundraising for organization endowment.	Approx. 17% of total recapitalization request.
Sound development budget	Costs based on home #4 (also in Redmond) . Same model as other homes.	N/A
Sound operating budget	House costs based on previous homes. Do need sustained support for organization costs.	N/A.
Appropriately sited	TBD. Both homes in Redmond area. Helps with geographic distribution.	Locations scattered and TBD in East King County.

**ECONOMIC SUMMARY: ADULT FAMILY HOMES 5 and 6**

1. Applicant/Description: CHI/ Acquisition/Rehab of 2 single family homed as permanent rental housing for 10 (5 per home) very low income individuals with light to moderate developmental disabilities.

2. Project Location: To Be Determined, Redmond, Wa.

**3. Financing Information: 2 Homes**

<b>Funding Source</b>	<b>Funding Amount</b>	<b>Commitment</b>
ARCH	\$ 225,000	Applied for Spring 2006
King County	\$ 500,000	Committed Fall 2005
State	\$ 665,000	Applied for Spring 2006
Private-Capital Fundraising	\$ 47,143	Proposed
<b>TOTAL</b>	<b>\$1,462,143</b>	<b>\$ 731,072 per home</b>

**4. Development Budget: 2 Homes**

<b>ITEM</b>	<b>TOTAL</b>	<b>PER BED</b>	<b>HTF</b>
Acquisition	\$ 960,800	\$ 96,080	\$ 250,000
Construction (rehab)	\$ 282,000	\$ 28,200	
Construction contingency	\$ 42,300	\$ 4,230	
Sales tax	\$ 29,242	\$ 2,924	
Consultants	\$ 11,500	\$ 1,150	
Reserves	\$ 21,301	\$ 2,130	
Developer fee	\$ 70,000	\$ 7,000	
Finance costs (construction interest)	\$ 13,300	\$ 1,330	
Other	\$ 31,700	\$ 3,170	
<b>TOTAL</b>	<b>\$ 1,462,143</b>	<b>\$146,214</b>	<b>\$ 250,000</b>

5. Debt Service Coverage: The project is proposed to serve very low income (<30% of median income). Therefore, no debt service is proposed.

**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 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: HOUSE KEY PLUS ARCH--EASTSIDE HOMEBUYER ASSISTANCE PROGRAM**

1. Applicant/Description: ARCH/ Down payment assistance program (revolving loan pool) for homebuyers who are moderate income individuals and families.

2. Project Location: Locations to be determined in East King County

3. Financing Information:

<b>Funding Source</b>	<b>Funding Amount</b>	<b>Commitment</b>
ARCH	\$ 200,000	Applied for Spring 2006
King County	\$ 300,000	Committed Fall 2005
State	\$ 500,000	Applied for Spring 2006
WSHFC	\$ 200,000	Apply for Summer 2006
<b>TOTAL</b>	<b>\$ 1,200,000</b>	

4. Development Budget: Not Applicable

5. Debt Service Coverage: Each homebuyer assistance award will be in the form of a silent second loan. City loans will provide for repayment over at time of title transfer at fixed 4% interest. Repayments will return to the revolving loan pool for reuse on another down payment loan.

6. Security for City Funds:

- A recorded resale agreement to ensure affordability for at least \_\_\_ years for price restricted homes.
- A promissory note secured by a deed of trust. The promissory note will contain the repayment terms.

**ARCH HOUSING TRUST FUND (HTF) RECOMMENDATION  
SPRING 2006**

<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>
Community Homes Inc. Adult Family Homes #5 and #6	2 SFH for Developmentally Disabled  (Acquisition/Rehab)	2  (10 beds)	10 beds at <30%	To Be Determined  Redmond	50 years	\$731,072	\$125,000	\$250,000 (Secured Grant)	\$250,000 \$100,000 Bellevue gen fund \$ 35,000 Kirkland gen fund \$ 75,000 Redmond gen fund \$ 10,000 Mer Is gen fund \$ 10,000 Newcas. gen fund \$ 10,000 Clyde hill gen fund \$ 10,000 Medina gen fund \$ 2,500 Hunts Pt gen fund
ARCH House Key Plus ARCH Down payment Assistance	Families (New and Existing)  Homeownership	48	48 at 80%	To Be Determined Scattered Sites In East King County	50 Years	\$160,000- \$330,000 Estimated per home	\$4,167	\$200,000 (Deferred Loan Pool)	\$200,000 \$75,000 Bellevue gen fund \$35,000 Kirkland gen fund \$35,000 Redmond gen fund \$25,000 Kenmore gen fund \$10,000 Newcastle gen fund \$10,000 Mer Is gen fund \$ 5,000 Wood gen fund \$ 5,000 Issaquah gen fund

# ARCH HOUSING TRUST FUND, SPRING 2006

Leveraging Funds - - Based on CAB's Recommendation

	CHI-Adult Family Homes 5 & 6		ARCH- House Key Plus ARCH DPA		TOTAL
ARCH Committed Local Public	\$250,000	17%	\$200,000	17%	\$450,000
King County HOF/Challenge HOME CDBG HOPWA KC TOTAL	\$500,000	34%	\$300,000	25%	\$800,000
WA HAP	\$665,000	45%	\$500,000	42%	\$1,165,000
Federal/HUD Section 811 McKinney FEDERAL TOTAL					
Tax Credits	\$0	0%	\$0	0%	\$0
Federal Home Bank					
Bonds					
Bank Loans	\$0	0%	\$0	0%	\$0
Private	\$47,143	3%	\$0	0%	\$47,143
Other	\$0	0%	\$200,000	17%	\$200,000
<b>TOTAL COST</b>	<b>\$1,462,143</b>	<b>100%</b>	<b>\$1,200,000</b>	<b>100%</b>	<b>\$2,662,143</b>

**SPRING 2006 HOUSING TRUST FUND: PROPOSED FUNDING SOURCES**

SOURCE	PROJECT	
	Group Homes Comm. Homes	Down Payment Program ARCH
<b>Request</b>	\$ 250,000	\$ 200,000
<b>CAB Recommendation</b>	\$ 250,000	\$ 200,000
Sub-Regional CDBG		
Bellevue		
CDBG		\$ -
General Fund	\$ 97,500	\$ 75,000
Issaquah		\$ 5,000
Kirkland		
General Fund	\$ 35,000	\$ 35,000
Mercer Is.		
General Fund	\$ 10,000	\$ 10,000
Redmond		
General Fund	\$ 75,000	\$ 35,000
Newcastle		
General Fund	\$ 10,000	\$ 10,000
Kenmore		
General Fund		\$ 25,000
Woodinville		
General Fund		\$ 5,000
Clyde Hill		
General Fund	\$ 10,000	\$ -
Medina		
General Fund	\$ 10,000	\$ -
Hunts Point		
General Fund	\$ 2,500	
<b>TOTAL</b>	\$ 250,000	\$ 200,000
CDBG	\$ -	\$ -
General Fund	\$ 250,000	\$ 200,000

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

Project	Location	Owner	# Units/Beds	Funding	% of Total Allocation	Distribution Target
<b>1. Family Housing</b>						
Andrews Heights Apartments	Bellevue	St. Andrews	24	\$400,000		
Garden Grove Apartments	Bellevue	DASH	18	\$180,000		
Overlake Townhomes	Bellevue	Habitat of EKC	10	\$120,000		
Glendale Apartments	Bellevue	DASH	82	\$300,000		
Wildwood Apartments	Bellevue	DASH	36	\$270,000		
Somerset Gardens (Kona)	Bellevue	KC Housing Authority	198	\$700,000		
Pacific Inn	Bellevue *	Pacific Inn Assoc.	118	\$600,000		
Eastwood Square	Bellevue	Park Villa LLC	48	\$600,000		
Chalet Apts	Bellevue	St Andrews	14	\$163,333		
YWCA Family Apartments	K.C. (Bellevue 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		
Kenmore Court	Kenmore	LIHI	33	\$350,000		
Mine Hill	Issaquah	SAHG	50	\$450,000		
<b>SUB-TOTAL</b>			<b>1621</b>	<b>\$12,561,582</b>	<b>58.1%</b>	<b>(56%)</b>
<b>2. Senior Housing</b>						
Cambridge Court	Bellevue	Resurrection Housing	20	\$160,000		
Ashwood Court	Bellevue *	DASH/Shelter Resources	50	\$1,070,000		
Evergreen Court (Assisted Living)	Bellevue	DASH/Shelter Resources	64 /84	\$1,280,000		
Vasa Creek	K.C. (Bellevue 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>	<b>21.4%</b>	<b>(19%)</b>
<b>3. Homeless/Transitional Housing</b>						
Hopelink Place	Bellevue **	Hopelink	20	\$500,000		
Chalet	Bellevue	St Andrews	4	\$46,667		
Kensington Square	Bellevue	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>	<b>14.1%</b>	<b>(13%)</b>
<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	Bellevue/Redmond	UCP	9 Beds	\$25,000		
DD Group Home	Bellevue	Residence East	5 Beds	\$40,000		
AIDS Housing	Bellevue/Kirkland	Aids Housing of WA.	10 Units	\$130,000		
Harrington House	Bellevue	AHA/CCS	8 Beds	\$290,209		
DD Group Home	Bellevue	Community Living	5 Beds	\$21,000		
Parkview DD Condos III	Bellevue	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	Bellevue/Bothell	Parkview	6 Beds	\$150,000		
<b>SUB-TOTAL</b>			<b>99 Beds/Units</b>	<b>\$1,399,205</b>	<b>6.5%</b>	<b>(12%)</b>
<b>TOTAL</b>			<b>2255</b>	<b>\$21,633,557</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