



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: August 13, 2008

Subject: ARCH HOUSING TRUST FUND RECOMMENDATION FOR SPRING 2008, File MIS08-00001

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 2008 Housing Trust Fund to allocate \$211,000 to the Housing Resource Group Kenmore Village 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 \$211,000, previously allocated from the Kirkland general fund to the ARCH Housing Trust Fund, be awarded to the Housing Resource Group Kenmore Village project. This project will provide 100 units of rental housing affordable to families earning between 30% and 60% of median income. Ten of the units will be available for homeless. The property is part of the 9.6 acre Kenmore Village by the Lake master development, which will include 70,000 square feet of retail development and up to 300 market rate housing units. The award would be made in the form of a contingent loan.

A summary of the Executive Board recommendation for this and other projects that Kirkland has not been asked to provide funding for in this round is included as Attachment 1 to this memorandum. Additional information about the projects and their financing is included as Attachment 2. Additional information regarding the proposed projects can be provided at the September 2nd City Council meeting, if desired.

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



ATTACHMENT 1 ARCH HOUSING TRUST FUND

Family Resource Center Campus
16225 NE 87th Street, Suite A-3 ♦ Redmond, Washington 98052
(425) 861-3677 ♦ Fax: (425) 861-4553 ♦ WEBSITE: www.archhousing.org

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 Sammamish Council Members

FROM: Ava Frisinger, Chair, ARCH Executive Board

DATE: July 17, 2008

RE: Spring 2008 Housing Trust Fund (HTF) Recommendation

The ARCH Executive Board has completed its review of the applications received for the Spring funding round of the 2008 Housing Trust Fund. The ARCH Executive Board recommendations this round are different than previous rounds. The ARCH Executive Board recommendations include current funding commitments totaling \$2,850,000, and keeping up to \$1,800,000 as a place holder or set-aside over the next two years for two projects (complete funding of the HRG Kenmore Village project and the planned YWCA Family Village in Issaquah Highlands). In addition, the ARCH Executive Board is recommending the allocation of up to 55 Section 8 vouchers to these three projects. A summary of the proposed funding recommendations is attached.

The ARCH's analysis and recommendation attempted to account for the potential of three larger projects, including two city initiated projects which are anticipated to proceed over the next several years. Two of these projects, HRG's Kenmore Village and St Andrews' St Margarets property, submitted a formal application in the Spring Round. The third, YWCA Family Village in Issaquah is anticipated to submit an application for its first phase in the Fall 2008 Trust Fund Round.

As a whole, the ARCH Executive Board believes all three are strong projects, and all three potentially worthy of support over the next few funding rounds. They are all well located near transit and services, and relatively large. All will apparently need a relatively large amount of local support (\$1.5+ million each) to be successful. The ARCH Executive Board has attempted to develop a funding strategy that would allow all three to be supported in the event they are ready to proceed. In addition, the ARCH Executive Board proposal leaves some current funds

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Funding Rationale:

The ARCH Executive Board supports the concept of the proposed affordable housing project, as well as SAHG as a potential community partner. Elements of the proposal that the ARCH Executive Board supported include:

- Will include supportive housing for veterans and homeless populations;
- Is consistent with the objectives of the King County 10 Year Plan and East King County Plan to End Homelessness, including providing units for individuals as well as families.
- Long term affordability to a vulnerable population, including housing affordable at 30% of median income;
- Strong leverage of other public and private funding, including funding sources not historically used in East King County;
- The site would be located convenient to employment, shopping and transit.
- Proposal takes advantage of using underutilized church property.
- High proportion of homeless units justifies deferred loan proposal.

While a funding commitment is recommended at this time, it is acknowledged that there are some significant design and operating elements of the project that need to be more fully developed. Therefore there are several recommended conditions that will allow ARCH staff and ARCH Executive Board and City Staff to actively review the progress of the project.

Funding Conditions:

1. The funding commitment shall continue for six (6) 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. At that time, the applicant will provide a status report on progress to date, and expected schedule for start of construction and project completion. City staff will consider an extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant will demonstrate that all capital funding has been secured or is likely to be secured within a reasonable period of time. City staff will grant up to a 12 month extension. If necessary a second extension of up to 12 months may be requested by following the same procedures as the first extension.
2. The Agency may request release of funds prior to start of construction for the purpose of acquiring the site. City staff approval of such a request shall be based on such considerations as commitment of all capital and services funding, and approval of land use and design review approvals.
3. Prior to submitting a funding application for the State Housing Trust Fund, and Low Income Housing Tax Credit, the applicant shall submit a copy of the project description and updated budgets for review by City Staff. Any significant changes to the description and budget must be approved by City Staff. As part of this review, the applicant shall submit updated terms for the purchase of the property and project development fees for review and approval by City Staff. City approval of land price will account for several factors including:
 - The total number of units to be developed;

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- Incremental development costs, if any, for the housing associated with accommodating any church related uses (e.g. parking) on the portion of the property set aside for housing;
- Incremental increase in land value resulting from rezoning of the property.

The City shall not unreasonably withhold its approval to a revised budget, so long as such new budget does not materially adversely change the Project and addresses the terms of the funding conditions. Any material changes shall be approved by the ARCH Executive Board after review by the ARCH Citizen Advisory Board.

4. Funds will be in the form of a deferred loan. Loan terms will account for various factors, including loan terms from other fund sources 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 no interest will be charged and loan payments will be deferred for 30 years, with repayment in years 31 through 50. 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). 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. All cash flow after payment of operating expenses and debt service shall be placed into a project reserve account that can be used by the applicant for project related operating or services expenses, repayment of the deferred developer fee, or payment of an asset management fee. Any other use of these reserves funds must be approved by City staff.

6. A covenant is recorded ensuring affordability for at least 50 years, with affordability as shown in the following table. In the event, fewer than 61 units are built, the mix of homeless units, affordability levels and bedroom mix will maintain the same proportionality as in the table below unless otherwise approved by City staff. Affordability levels will be defined using the requirements for tax credits, and utility costs will be based on King County Housing Authority allowances, unless otherwise approved by City Staff.

Affordability Level	Studio	1 Bedrm	2 bedrm	Total
VA Transitional Units	18 30% AMI	4 1@ 30% AMI 3 @ 60% AMI	4 30% AMI	26
Homeless Supportive Housing	6 30% AMI	14 40% AMI		20
Permanent Housing		6 1@40% AMI 5@ 60% AMI	8* 1@ 30% AMI 7@ 60% AMI	14
Total	24	24	12	60

*These may be Section 8 units.

In addition, there is a 2-bedrm manager's unit which will not be income restricted

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The transitional and homeless units shall be affordable to households at the time of occupancy with incomes at or below 30% of median income, adjusted for household size, and including an appropriate utility allowance. It is understood that City staff will have the discretion to approve modifications to the requirement related to the Transitional and Homeless supportive units in the event that support services funding is changed. The intent is that the units would remain affordable to the targeted income levels stated in the chart unless necessary to maintain the economic viability of the property. In no event will the affordability level for any unit exceed 60% of median income.

7. Prior to the end of 2008, or such later date approved by City staff, but prior to the release of funds, the applicant will complete and submit a project program manual for review by the ARCH Citizen Advisory Board. The manual must be reviewed and approved by City staff and the ARCH Citizen Advisory Board. In addition, this manual will be reviewed by an experienced homeless service provider selected by the ARCH Citizen Advisory Board. At a minimum, the manual shall address:

- tenant selection and screening procedures for the different resident populations.
- management procedures to address tenant needs:
 - including house rules and requirements,
- the duties of the resident manager
 - integration of services and management policies for different populations
- the duties of the other on-site staff, and hours and staffing levels for providing services;
- If on-site staffing is not directly provided 24 hours, procedures for responding to service needs when service staff are not available.
- Range of services residents will be able to access directly on property or through formal arrangements with other agencies.
- Description of agencies with formal service agreements to serve residents including for each agency
 - Type of services provided by agency
 - Whether services will be provided on or off-site
 - How agency will be compensated for services provided. If from agency's general budget, how agency will prioritize providing services to residents of this property versus other members of the community seeking services.
- Process for developing service program for individual residents of units serving homeless, including:
 - Lease provisions related to consequences for not participating in initial or revised services provisions.
 - Type of assistance for VA units to help secure permanent housing.
- Programs/services specifically geared to the needs of children living on-site.
- a short and long term strategy for covering operating and service expenses,
- Process for maintaining communication with neighbors,
- How parking will be managed, especially if City permits a reduction in required parking,
- Whether shuttle or other transportation service will be available to any of the residents;
- a summary of affordability requirements,
- annual monitoring procedure requirements.

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8. The site plan shall include a children play area whose design will account for location of play area relative to location of family and single household units.
9. The Agency shall adhere to the community outreach program submitted as part of the application process.
10. 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 residents, and what steps shall be taken to address the impacts. A new budget or services plan must be approved by the City.
11. In the event that the proposed public capital funding sources are reduced from the proposed levels, or capital costs increase, the Agency will look toward private fundraising to cover any funding gaps.
12. Funds shall be used by St Andrews (Agency) toward project acquisition or other development costs, as approved by City Staff. Funds may not be used for any other purpose unless city staff has given written authorization for the alternate use.
13. The Agency shall submit evidence of funding commitments from all proposed public and private 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. Prior to initiating construction on any home, the Agency shall submit evidence of all public and private resources needed to complete the home.
14. The Agency shall provide a revised development budget based upon actual funding commitments, which must be approved by city staff. If the Agency is unable to adhere to the budget, city staff must be immediately notified and a new budget shall be submitted by the Agency for the City's approval. The City shall not unreasonably withhold its approval to a revised budget, so long as such new budget 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.
15. The Agency shall maintain documentation of any necessary land use approvals and permits required by the City.
16. 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; and Endangered Species Act (ESA) requirements. CDBG funds may not be used to repay (bridge) acquisition finance costs.
17. 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.

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2. Housing Resources Group (HRG): Kenmore Village

Funding Request: \$1,600,000 (Deferred Loan)
 17 Section 8 Vouchers

ARCH Executive Board Recommendation: \$1,300,000 Commitment from current sources
(1% Contingent Loan)

See attached Funding Chart for distribution of City Funds.
Up to \$ 300,000 Reserved from 2009 funds.

ARCH Citizen Advisory Board and Executive Board
review updated project information in Spring 2009 for any
significant changes, additional conditions and need for up
to \$300,000.

17 Section 8 Vouchers

Project Summary:

The Housing Resources Group is proposing construction of 100 units of affordable rental housing and a 6,000 square foot retail condominium as a part of the larger Kenmore's Town Center Development. The affordable housing will include 12 studios, 59 one-bedroom and 23 two-bedroom units serving low income families earning between 30 and 60 percent of the area median income (AMI) They also propose receiving an allocation of 17 Section 8 vouchers which will allow the project to serve families at deeper levels of affordability. The development will be located on a 1.35 acre portion of a 9.6 acre parcel currently owned by the City. The site currently houses an older retail commercial center, City Hall and a vacated Park n Ride Site. The City is selling the property to Kenmore Partners for a master development (Kenmore Village by the Lake) to act as a catalyst site for the creation of a town center. This overall development will include approximately 70,000 square feet of commercial space, up to 300 market-rate housing units and the 100-unit affordable housing units. A new city hall will be constructed across the street from Kenmore Village by the Lake. The City required that the development include affordable units, and in order to facilitate development of the affordable housing, Kenmore Partners is donating the land area for the affordable housing, a value of approximately \$3.5 million.

The mixed-use affordable housing building will be in a "L" shape with a Southwest facing 10,000 square foot courtyard. The bottom two floors will house 6,000 square feet of commercial space and 9 loft units with entry stoops. Above will be four floors of housing. There will be two levels of parking built below the courtyard with approximately 94 parking stalls. Loft units will have front entries set-off from the sidewalk to encourage a sense of community and connection to the neighboring community. Other on-site amenities will include common laundry rooms, community meeting space, and a dedicated play area for kids. The 6,000 square feet of commercial space and associated parking will be condominiumized and sold back to Kenmore Partners.

Funding Rationale:

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The ARCH Executive Board supported this application for the following reasons:

- Provides long term affordability at several income levels for families.
- Is located convenient to shopping, services and transit.
- Integral part of a larger community development effort that Kenmore has been pursuing for several years. City's efforts have resulted in land being made available at no cost to HRG.
- Helps to off-set the loss of rental housing in the general area resulting from condominium conversion.
- HRG is an experienced provider of affordable family housing and would be their first effort in East King County.

Potential Special / Revised Conditions:

1. 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. At that time, the applicant will provide a status report on progress to date, and expected schedule for start of construction and project completion. City staff will consider an extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant will demonstrate that all capital funding has been secured or is likely to be secured within a reasonable period of time. City staff will grant up to a 12 month extension. If necessary a second extension of up to 6 months may be requested by following the same procedures as the first extension.

2. Funds will be in the form of a contingent loan. Loan terms will account for various factors, including loan terms from other fund sources 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 in the year after repayment of the deferred developer fee (approximately 10 years). 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). 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.

3. 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.

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4. A covenant is recorded ensuring affordability for at least 50 years, with affordability as shown in the following table. Affordability levels will be defined using the requirements for tax credits, and utility costs will be based on King County Housing Authority allowances, unless otherwise approved by City Staff.

Median Income Level	Studio	1 Bedrm	2 bedrm	Total
Very Low Income 30% AMI			10*	10
Low Income * 31-50% AMI	12	51	7*	70
Moderate Income 51-60% AMI		8	12	20
Total				100

- ***17 of these may be Section 8 units.**
- **The manager’s unit will not be income restricted**

5. Provide a copy of the final financing package for completing construction of the commercial space. Any loans or funding used to complete construction of the commercial space will not be secured by the land or the residential units. If requested, agency will provide copies of financing documents to confirm consistency with funding conditions. Confirmation of how construction of commercial space will be constructed, financed and any debt will not be secured by the residential units.

6. Submit any documentation that either a) provide any oversight by HRG on the long term use of the commercial space located on the ground floor of the building and/or b) limits the type of commercial uses that can be located in this commercial space.

7. Provide a copy of the residential market study.

8. Submit documentation of the City’s approval of the provision of parking for residents.

9. HRG will give priority for 10 units (10% of total) to be available for homeless households pursuant to the following:

- The unit mix of the units prioritized for homeless households will be reviewed and approved by City staff;
- Families / residents will have to meet one of the criteria for homelessness as described in the attached document;
- Families/Residents will have their own support services, and if needed, rent buy down assistance, through HRG partner agencies that work with persons at risk for homelessness;
- Units will be held for up to two weeks while trying to find a qualified resident, if one is not found then that unit will be rented to an otherwise qualified tenant and the next available, comparable unit will be targeted to a homeless family;

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- HRG will continue to maintain relationships with service providers who serve homeless and chronically homeless families and will perform outreach to these service providers to try to place eligible clients in units at Kenmore.
- Working with specifically identified partner service agencies, HRG will utilize more relaxed screening criteria on these units, similar to those used in other HRG projects with
- Prior to completion of construction, HRG will work with City Staff to identify specific partner service agencies for this project. Potential partner service agencies include but are not limited to: Jewish Family Services, YWCA, YMCA, HomeStep and King County
- In the event a coordinated/centralized screening and referral system is adopted by the County and ARCH, HRG will participate in that program as a source for identifying homeless households for residency. Use of a centralized screening and referral system would be consistent with the other provisions of this condition.

10. Funds shall be used by HRG (Agency) toward project construction, design and development fees or other development costs, as approved by City Staff. Funds may not be used for any other purpose unless city staff has given written authorization for the alternate use.

11. The Agency shall submit evidence of funding commitments from all proposed public and private 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. Prior to initiating construction on any home, the Agency shall submit evidence of all public and private resources needed to complete the home.

12. The Agency shall provide a revised development budget based upon actual funding commitments, which must be approved by city staff. If the Agency is unable to adhere to the budget, city staff must be immediately notified and a new budget shall be submitted by the Agency for the City's approval. The City shall not unreasonably withhold its approval to a revised budget, so long as such new budget 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.

13...The Agency shall maintain documentation of any necessary land use approvals and permits required by the City.

14. The Agency shall submit a property management plan prior to release of funds. At a minimum, the property management plan will address: a description of the relationship of residents to the program and services, resident selection procedures, management procedures to address resident needs, services available for residents and a short and long term strategy for covering operating expenses. It shall also include a summary of the ARCH annual monitoring procedures. The management plan must be approved by City Staff to insure compliance with the funding conditions.

15. 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; and Endangered Species Act (ESA) requirements.

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16. 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.

**ARCH HOUSING TRUST FUND (HTF) APPLICATIONS
SPRING 2008**

Applicant	Funds Requested (Grant/Loan) // Recommendation	Housing Type/ # of units/ bdrms	Income Served	Project Location	Duration of benefit	Total cost per unit	HTF cost per aff. unit	Project completion
St Andrew's Housing Group St. Margaret's Apartments	\$1,550,000 (Deferred Loan) 12 Section 8 <u>Recommendation</u> \$1,550,000 (Deferred Loan) Up to 12 Section 8	New Construction 40-61 Total ~ 40% Studios ~ 40% One-Bedrooms ~ 20% Two-Bedrooms	30 at 30% 15 at 40% 15 at 60% 1 Mngr Unit 12 Section 8 75% Homeless Units [~ 60% Transitional units for homeless veterans/families / ~ 40% Permanent Supportive Homeless Units]	4228 Factoria Blvd, SE Bellevue	50 Years	\$275,896	\$25,410 ↕ \$37,800	September 2011
Housing Resource Group (HRG) Kenmore Village by the Lake	\$1,600,000 (Contingent Loan) 17 Section 8 // <u>Recommendation</u> \$1,300,000 - 2008 \$300,000 - 2009 (Contingent Loan) 17 Section 8	New Construction 100 Total 12 Studios 59 One-Bedrooms 29 Two-Bedrooms	10 at 30% 70 at 50% 20 at 60% 17 Section 8	6801 NE 181 st St. Kenmore	50 Years	\$266,930 (Includes \$35,000 per unit in land value)	\$16,000	July 2011

ARCH HOUSING TRUST FUND, SPRING 2008

Leveraging Funds - -

	SAINT ANDREW'S Saint Margaret's		HOUSING RESOURCE GROUP Kenmore Village by the Lake		TOTAL
ARCH	\$1,550,000	9%	\$ 1,600,000	6%	\$3,150,000
Local Public			\$ 3,500,000 (Land)		\$3,500,000
King County HOF/HOME/CDBG 2060/2163 Veterans/Human Services Other	\$2,850,000 \$850,000		\$ 1,700,000		
KC TOTAL	\$ 3,700,000	22%	\$ 1,700,000	0%	\$5,400,000
WA HAP WA HTF WA HFC (Equity Fund)	\$2,000,000	12%	\$ 3,250,000	12%	
		0%			
WA TOTAL	\$ 2,000,000		\$ 3,250,000		\$5,250,000
Federal/HUD Section 811 McKinney Other (VA Per Diem)	\$1,170,000				
FEDERAL TOTAL	\$ 1,170,000		\$ -	0%	\$1,170,000
Tax Credits	\$6,259,624	37%	\$ 7,088,634	27%	\$13,348,258
Federal Home Bank	\$500,000	3%	\$ 899,900	3%	\$1,399,900
Bonds	\$0	0	\$ 6,737,928	25%	\$6,737,928
Bank Loans	\$1,400,000	8%	\$ -	0%	\$1,400,000
Deferred Developer Fee	\$184,889		\$ 1,916,563		
Private	\$0	0%		0%	\$0
Other	\$65,187	0%	\$0	\$0	\$65,187
Operations	\$65,187				
TOTAL COST	\$ 16,829,700	92%	\$ 26,693,025	73%	\$43,522,725

ATTACHMENT 2
ARCH HOUSING TRUST FUND

SPRING 2008 HOUSING TRUST FUND: PROPOSED FUNDING SOURCES

SOURCE	PROJECT			TOTAL
	St Andrews St Margarets	HRG Kenmore Village	YWCA Family Village	
Request	\$ 1,550,000	\$ 1,600,000	~\$1,500,000	
ARCH Executive Board Recommendation				
Current Funding Reserve/Set-aside	\$ 1,550,000	\$ 1,300,000	\$ 1,500,000	\$ 2,850,000
Current Funding				
Sub-Regional CDBG	\$ 591,837			\$ 591,837
Bellevue				
CDBG	\$ 280,000			\$ 280,000
General Fund	\$ 678,163	\$ 500,000		\$ 1,178,163
Issaquah				
General Fund		\$ 40,000		\$ 40,000
Kirkland				
General Fund		\$ 211,000		\$ 211,000
Mercer Is.				
General Fund		\$ 20,000		\$ 20,000
Redmond				
General Fund		\$ 160,000		\$ 160,000
Newcastle				
General Fund		\$ 70,000		\$ 70,000
Kenmore				
General Fund		\$ 167,000		\$ 167,000
Sammamish				
General Fund		\$ 100,000		\$ 100,000
Woodinville				
General Fund		\$ 17,000		\$ 17,000
Clyde Hill				
General Fund		\$ 15,000		\$ 15,000
Medina				
General Fund				\$ -
Yarrow Point				
General Fund				\$ -
Hunts Point				
General Fund				\$ -
TOTAL	\$ 1,550,000	\$ 1,300,000	\$ -	\$ 2,850,000
CDBG	\$ 871,837	\$ -	\$ -	\$ 871,837
General Fund	\$ 678,163	\$ 1,300,000	\$ -	\$ 1,978,163

FIGURE 1
ARCH: EAST KING COUNTY TRUST FUND SUMMARY
LIST OF PROJECTS FUNDED (1993 - Fall 2007)

Project	Location	Owner	# Units/Beds	Funding	% of Total Allocation	Distribution Target
1. Family Housing						
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 Gardents (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		
RoseCrest	Issaquah ***	St. Andrews	40	\$1,063,718		
Mine Hill	Issaquah	St. Andrews	28	\$450,000		
Clark Street	Issaquah	St Andrews	30	\$355,000		
Issaquah Highlands Property	Issaquah ***	SAHG/SRI	45	\$569,430		
Habitat Issaquah Highlands	Issaquah ***	Habitat of EKC	10	\$200,000		
Greenbrier Family Apts	Woodinville **	DASH	50	\$286,892		
Plum Court	Kirkland	DASH	61 /66	\$1,000,000		
Kenmore Court	Kenmore	LIHI	33	\$350,000		
ADU Loan Program	Various		6 est	\$70,000		
Homeowner Downpayment Loan	Various	KC/WSHFC/ARCH	60 est	\$415,000		
SUB-TOTAL			1669	\$13,447,530		58.2% (56%)
2. Senior Housing						
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		
SUB-TOTAL			417	\$4,631,192		20.0% (19%)

FIGURE 1
ARCH: EAST KING COUNTY TRUST FUND SUMMARY
LIST OF PROJECTS FUNDED (1993 - Fall 2007)

Project	Location	Owner	# Units/Beds	Funding	% of Total Allocation	Distribution Target
3. Homeless/Transitional Housing						
Hopelink Place	Bellevue	**	Hopelink	20	\$500,000	
Chalet	Bellevue		St Andrews	4	\$46,667	
Kensington Square	Bellevue		Housing at Crossroads	6	\$250,000	
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	\$265,930	
Issaquah Highlands Property	Issaquah	***	SAHG/SRI	5	\$70,000	
SUB-TOTAL				113	\$3,086,815	13.4% (13%)
4. Special Needs Housing						
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	
FOY New Ground	Kirkland		Friends of Youth	6 Units	\$268,000	
DD Group Home 4	Redmond		Community Living	5 Beds	\$111,261	
DD Group Homes 5 & 6	Redmond/TBD		Community Living	10 Beds	\$250,000	
United Cerebral Palsy	Bellevue/Redmond		UCP	9 Beds	\$25,000	
DD Group Home	Bellevue		Residence East	5 Beds	\$40,000	
AIDS Housing	Bellvue/Kirkland		Aids Housing of WA.	10 Units	\$130,000	
Harrington House	Bellevue		AHA/CCS	8 Beds	\$290,209	
DD Group Home 3	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	Bothell/Bellevue		Parkview	6 Beds	\$150,000	
SUB-TOTAL				115 Beds/Units	\$1,953,466	8.4% (12%)
TOTAL				2314	\$23,119,003	100.0%

* 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

ATTACHMENT 2
ARCH HOUSING TRUST FUND

ECONOMIC SUMMARY: ST MARGARETS

1. Applicant/Description: St Andrews/ New construction of 61 units for homeless with supportive services and permanent housing.

2. Project Location: 4228 Factoria Blvd. SE, Bellevue

3. Financing Information:

Funding Source	Funding Amount	Commitment
ARCH	\$ 1,550,000	Applied for Spring 2008
King County	\$ 2,850,000	Received Fall 2007
County Veterans	\$ 850,000	
State	\$ 2,000,000	Apply for Fall 2008
Tax Credits	\$ 6,259,624	Apply for Spring 2009
Private Debt	\$ 1,400,000	Apply for 2009
Federal VA Grant	\$ 1,170,000	Applied for Summer 2008
Private/Other	\$ 750,076	Apply for Fall 2008
TOTAL	\$ 16,829,700	

4. Development Budget:

ITEM	TOTAL	PER UNIT	HTF
Acquisition	\$ 1,800,000	\$ 29,500	\$1,550,000
Construction	\$ 12,301,425	\$ 201,663	
Design	\$ 670,800	\$ 11,000	
Consultants	\$ 497,509	\$ 8,155	
Developer fee	\$ 550,000	\$ 9,016	
Finance costs	\$ 281,700	\$ 4,618	
Reserves	\$ 80,670	\$ 1,322	
Permits/Fees/Other	\$ 647,596	\$ 10,609	
TOTAL	\$ 16,829,700	\$ 275,890	\$1,150,000

5. Debt Service Coverage: The project is proposed to serve primarily very low income and homeless, and provide supportive services. Therefore, debt service payments are proposed to be deferred for 30 years.

6. Security for City Funds:

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

ATTACHMENT 2
ARCH HOUSING TRUST FUND

ECONOMIC SUMMARY: KENMORE VILLAGE

1. Applicant/Description: Housing Resources Group (HRG) / New construction of 100 units for very low, low and moderate income households.

2. Project Location: 6801 NE 181st Street, Kenmore

3. Financing Information:

Funding Source	Funding Amount	Commitment
ARCH	\$ 1,600,000	Applied for Spring 2008
King County	\$ 1,700,000	Apply for Fall 2008
Land Value from City	\$ 3,500,000	Committed
State Nonprofit Equity Fund	\$ 3,250,000	Apply for Fall 2008
Tax Credits	\$ 7,088,634	Apply for Spring 2009
Tax Exempt Bonds	\$ 6,737,928	Apply for Spring 2009
Federal Home Loan Bank	\$ 899,900	Apply for Fall 2008
Deferred Developer Feer	\$ 1,916,563	Committed
TOTAL	\$ 26,693,025	

4. Development Budget:

ITEM	TOTAL	PER UNIT	HTF
Acquisition	\$ 3,500,000	\$ 35,000	City
Construction	\$ 17,303,712	\$ 173,037	\$ 1,323368
Design	\$ 906,755	\$ 9,067	\$ 76,632
Permits/Fees	\$ 580,418	\$ 5,805	
Developer fee	\$ 2,915,580	\$ 29,155	\$ 200,000
Construction/Permanent Finance costs	\$ 1,054,991	\$ 10,550	
Reserves	\$ 210,696	\$ 2,107	
Other	\$ 220,874	\$ 2,208	
TOTAL	\$ 26,693,026	\$ 266,930	\$1,600,00013 23368

5. Debt Service Coverage: 1.18 ratio on private loan. City loans will be deferred for approximately 10 years (until deferred developer fee paid).. provide for deferral for certain reasons (e.g. such as loss of Section 8 assistance).

6. Security for City Funds:

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