



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 7, 2009

Subject: ARCH HOUSING TRUST FUND RECOMMENDATION FOR SPRING 2009,
File MIS09-00001

RECOMMENDATION

Staff recommends that the City Council approve the recommendations and conditions of approval of the ARCH Executive Board for the Spring 2009 Housing Trust Fund to allocate \$70,100 to the Tessera Developmental Disabilities Group Home 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 \$70,100, previously allocated from the Kirkland general fund to the ARCH Housing Trust Fund, be awarded to the Tessera Developmental Disabilities Group Home project. This project will acquire and remodel two houses with three bedrooms each to serve six low-income individuals with developmental disabilities. Specific homes will be identified once all funding is committed and will be located in the City of Woodinville and/or one of the surrounding cities in east King County. The award would be made in the form of a secured grant.

A summary of the Executive Board recommendation for this project is included in pages 5 through 9 of Attachment 1 to this memorandum. Additional information about the project and its financing is included as Attachment 2. Additional information regarding the proposed project can be provided at the July 21st City Council meeting, if desired.

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



Family Resource Center Campus
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TO: City of Bellevue Council Members
 City of Issaquah Council Members
 City of Kirkland Council Members
 City of Mercer Island Council Members
 City of Redmond Council Members
 City of Newcastle Council Members
 City of Kenmore Council Members
 City of Sammamish Council Members
 City of Woodinville Council Members
 City of Clyde Hill Council Members
 City of Medina Council Members
 Town of Yarrow Point Council Members
 Town of Hunts Point Council Members

FROM: Steve Anderson, Chair, and ARCH Executive Board

DATE: June 16, 2009

RE: Spring 2009 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 2009 Housing Trust Fund. The recommendations total \$1,050,000 of local funding. The proposed levels of funding from each City are summarized in the attached chart. . The actual amount will depend on final action by the City Councils.

Following is a summary of the applications, our recommendation and rationale, and recommended contract conditions. Also enclosed is an economic summary for the two project seeking funding, leveraging charts, project summary table, and a summary of funded projects to date.

1. YWCA – Corner of Highlands Drive and NE High Street, Issaquah

Funding Request: \$750,000 (Loan)

Executive Board Recommendation: \$750,000
 Contingent Loan

Project Summary:

YWCA is proposing to build a 47-unit development located in Issaquah on a site donated by the City of Issaquah for the purpose of providing affordable housing. The City of Issaquah has taken significant steps to show its local support and encourage additional public support, including providing donated land and fee waivers that, combined, approximate an \$8 million dollar development cost savings. They have spent years planning for this development. This project would be integrated with Phase I, a 98 unit project previously approved for funding from the ARCH Housing Trust Fund.

The project will include 47 units of affordable housing, one manager's unit, and a 3,500 square foot community building with management offices and community space. The project's unit mix will include approximately 18% 1 bedroom, 78% 2 bedroom, and 4% 3 bedroom units. The project will provide housing affordable at 50% and 60% of median income.

While these units are intended to be for permanent affordable housing, and residents who do not have need for any explicit support services, due to the property's location within the larger Family Village at Issaquah, residents will have access to services provided through the YWCA Eastside Regional Services Center. The services center includes community meeting space and community kitchen and will offer a variety of services such as employment services, training, parenting classes, domestic violence support, and mental health programs. In addition, the Family Village is planned to include a child care center operated by Bright Horizons that will include a number of spaces at subsidized rates.

In addition to typical public funding, the YWCA includes a campaign to raise \$12 million, approximately \$3.5 million of which will be used to help pay costs related to Phase II.

Construction of the first phase is projected to start in late 2009, and finishing in mid 2011. Phase II would start several months after Phase I and be completed in mid-late 2011.

Funding Rationale:

The CAB supported the intent of this application for the following reasons:

- There would be 47 units of affordable housing serving a range of income levels.
- The site is centrally located and located close to transit, retail and employment.
- Is a project the City has been planning for affordable housing, and city has strongly supported by providing land at no cost, and significant reductions in building and impact fees. Creates opportunity for increasing housing diversity in this new community.
- Part of larger effort that incorporates YWCA regional services, child care and community space.
- The YWCA has a strong track record
- The proportionately low ARCH funding versus other funders provides a good opportunity when considering the number of units provided.

Proposed 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, with 1% interest. The terms will also include a provision for the Agency 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.

4. A covenant is recorded ensuring affordability for at least 50 years, with affordability as shown in the following table. There will be no set-aside units for particular populations, 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.

Median Income Level	Studio	1 BD	2 BD	3 BD	Total
Low Income 31-50% AMI	0	7	27	2	36
Moderate Income 51-60% AMI	0	1	10	0	11
Total	0	8	37	2	47

- **The manager’s unit will not be income restricted**

5. Submit documentation of the City's approval of the provision of parking for residents. If required, submit a copy of the parking management plan for City review and approval.

6. Submit evidence of the Agency's ability to access the funds necessary to complete the project, which is expected to include funds raised through the organization's capital campaign and/or a corporate guarantee prior to ARCH funding. Provide update on status of capital campaign on a quarterly basis. Additionally, submit evidence of the YWCA's endowment or other form of commitment to provide the necessary operating support for the regional YWCA office to be located in Issaquah Highlands prior to occupancy of the affordable units.

7. The Agency shall submit a property management plan prior to release of funds for review by City staff for consistency with funding conditions. At a minimum, the property management plan will address:

- Resident selection procedures including marketing and outreach process, including local targeted marketing outreach to local business and community organizations such as community centers and churches;
- A short and long term strategy for covering operating expenses.
- Use of community space for residents, YWCA programs, and Issaquah Highlands community-wide use;
- A description of the duties of the resident services coordinator;
- Management procedures to address resident needs, a description of the relationship of residents to the program and services; and
- A description of services available to residents include services available through the regional headquarters,
- Ongoing communication with the broader Issaquah Highlands community,
- Overall transportation program (e.g. transit education, bus passes) including explicitly management policies related to parking for residents, on-site staff, day care and community members.
- A summary of the City affordability requirements and annual monitoring procedures,

Also include a description of the facilitated process used for establishing a management structure including results of discussion related to need for a resident association or other approaches to engage residents into the community.

8. Funds shall be used by the Agency toward project construction, appraisal, architecture and engineering design fees, construction project management, construction technical assistance, and construction monitoring, 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.

9. 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, the Agency shall submit evidence of all public and private resources needed to complete the project.

10. 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.

11. The Agency shall maintain documentation of any necessary land use approvals and permits required by the City. Unless otherwise approved by the City of Issaquah, the plans shall include a community center.

12. 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. The Agency shall also provide evidence that the project is subject to Davis Bacon Residential Rates.

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.

2. Tessera DD Group Homes

Funding Request: \$330,000 (secured grant)

Executive Board Recommendation: \$300,000 (secured grant)

Project Summary:

Tessera is proposing to acquire and remodel 2 three-bedroom houses that will serve (6) low-income individuals with developmental disabilities. Specific homes will be identified once all funding is committed and will be located in the City of Woodinville and/or one of the surrounding cities in east King County. The initial tenants have been selected by a process that included the Division of Developmental Disabilities (DDD), their service provider, and Tessera.

The residents will live in a shared living arrangement, and each the tenants will have their own bedroom. All the tenants will receive 24/7 support services to ensure their health and safety. The support services are funded by and contracted through DDD. Tessera will only be acting in the capacity of owner, and property manager.

There currently is no site control but each house will be remodeled to include accessibility features necessary for the initial tenants and for future tenants. Tessera will be looking to acquire rambler-style houses with a level lot and an open floor plan or a floor plan that can easily be modified for accessibility.

Funding Rationale:

The CAB supported/did not support this application for the following reasons:

- Serves a special needs population
- Long term affordability to special needs clientele
- Provides housing for developmentally disabled in an underserved area of the County.
- Serves neediest developmentally disabled residents by relying on referrals from the State DDD for new residents.
- Utilizes existing housing.
- Builds capacity of community based organization providing services for persons with developmental disabilities in an area generally underserved.

Proposed 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. City staff will consider an extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion.

2. Funds shall be used by Tessera (Agency) toward the acquisition, developer fee, or reserves costs of the project. The funds shall be split between the two homes in the project (\$150,000 per home), unless otherwise approved by City staff. Funds may not be used for any other purpose unless city staff has given written authorization for the alternate use.
3. The Agency may proceed with acquisition of the first home once funding commitments have been received from all funding sources. To facilitate acquisition of the first home, the majority of City funds may be used to finance the first home. It is also not a requirement that all funding sources be used in each home (e.g. County funds may be used only for the second home), so long as all other funding conditions are being met for both homes.
4. Unless otherwise approved by City staff the development budget shall include:
 - The development budget will include a minimum of \$97,500 of private sources provided by the applicant. These funds can be used for construction costs, loan fees, audit costs, development period utilities and developer fees.
 - \$400,000 per home for acquisition cost. The combined budget for acquisition and construction including construction contingency, shall not exceed \$495,000 per home. In the event that total acquisition and rehab costs, including contingency, for either home exceeds \$495,000, additional costs shall be covered by private sources from the applicant. In the event the applicant completes acquisition and rehab of one home for less than \$495,00, subject to City staff review and approval, the applicant may request that some of these savings be allowed to be used toward the acquisition and/or rehab costs of the second home.
 - Developer fee shall not exceed \$85,000 for both homes combined (\$42,500 per home).
 - Capitalized operating reserve of \$20,000 for both homes combined, and replacement reserve of \$60,000 for both homes combined. Capitalization of reserves at this level would allow minimal reserves required in the annual operating budget.
 - An overall development budget for both homes of \$1,187,712 (\$593,856 per home).
5. 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 DDD for funds necessary to provide services to this population.
6. For each home, a covenant is recorded ensuring affordability for three (3) 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.
7. Prior to release of any funds, submit documentation on the amount of the award of State Operating and Maintenance (O&M) assistance. Based on the funding award received, the Agency will submit a rent structure for residents that will adequately cover operating expenses. In the event of receipt of sufficient O&M assistance, rents for individual residents may be based on individual household income. In the event of no, or limited O&M assistance, fixed rents will be determined to adequately cover operating costs, and such rents

shall not exceed the levels required by the Covenant. The Agency will also include documentation from DDD approving the proposed rent structure.

8. In the event any residents receive Section 8 or similar assistance, the level of assistance received will be based on a cost approach analysis. The intent being to generate sufficient but not excess income to cover operating costs for the home.
9. All cash flow after payment of operating expenses, including payment of management fees of up to \$7,000 annually for both homes combined (adjusted for CPI) shall be placed into a project reserve account that can be used by the applicant for project related operating, maintenance or services expenses. Any other use of these reserves funds must be approved by City staff.
10. In the event that any operating support 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.
11. The applicant shall conduct their search for the home as specified in their application. The Agency will notify the City when they enter into an option or purchase and sale agreement for any home, providing information on the location of the home and terms for acquiring the home. The Agency will indicate if the property is large enough to be subdivided into more than one lot pursuant to existing zoning. No home considered for acquisition will be within two blocks of another home owned by Agency unless otherwise approved by City staff.
12. Prior to closing on a home, an individualized outreach plan will be submitted to City staff for review and approval. The outreach plan will include provisions such as:
 - Provide written notification to neighbors upon mutual acceptance of the P&S Agreement to include Tessera's intention to purchase the house, description of the project, and information regarding Tessera and the service provider that will include the website and contact number;
 - Provide an opportunity for neighbors to individually and/or as a group to meet with Tessera and the service provider regarding the project; such as having an Open House after the tenants move-in and include invitations to the neighbors.
13. 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. All uses of construction contingency funds must be approved by City staff prior to authorization to proceed with such work.
14. Prior to release of funds, the Agency shall submit to City staff for review and approval drafts of all documents related to the provision of services to residents and management of the

property, including the Property Services Agreement with Parkview, Memorandum of Understanding with the service provider, form of lease agreement with residents, and services agreement between DDD and the Service Provider. These documents shall at a minimum address: tenant selection procedures through DDD; management procedures to address tenant needs; services provided for or required of tenants; management and operation of the premises; community and neighbor relations procedures; a summary of City's affordability requirements as well as annual monitoring procedure requirements.

15. 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.
16. 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.
17. 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.
18. The Agency shall only purchase unoccupied homes or owner occupied homes in order to not trigger local and federal relocation regulations.
19. 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.
20. The Agency shall maintain documentation of any necessary land use approvals and permits required by the city where the homes are located.
21. Submit monitoring reports quarterly through completion of the project, and annually thereafter. Submit a final budget upon project completion.

**ARCH HOUSING TRUST FUND (HTF) APPLICATIONS
SPRING 2009**

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
YWCA - Family Village at Issaquah Phase II	<u>Request</u> \$750,000 (Deferred Loan) <u>Recommendation</u> \$750,000 Deferred Loan	New Construction 48 Total 1 Mgr Unit Community, Room Property Management Office	36 at 50% 11 at 60% Within complete project of 146 units there will be 10 units dedicated to those transitioning out of homelessness	Corner of Highlands Drive and NE High Street Issaquah	50 Years	\$344,145	\$15,950	June 2011
Tessera (formerly NW Academy) - Tessera Homes I	<u>Request</u> \$330,000 <u>Recommendation</u> \$300,000 (Secured Grant)	2 Existing Homes - 6 beds total	6 @ < 30% AMI, developmental disabilities	Woodinville / nearby cities	50 Years	\$214,600	\$55,000	Acquisitions in late 2009/ early 2010. Occupancy 6 months later.

ARCH HOUSING TRUST FUND, SPRING 2009

Leveraging Funds - -

	YWCA Family Village Phase II		Tessera Tessera Homes I		TOTAL
ARCH	\$ 750,000	4%	\$300,000	24%	\$1,050,000
Local Public Loan Repayment - Historic	\$3,503,497	19%			\$3,503,497 \$0
King County HOF/HOME/CDBG 2060/2163 Veterans/Human Services Other	\$1,500,000		\$ 330,000		
KC TOTAL	\$ 1,500,000	8%	\$ 330,000	26%	\$1,830,000
WA HAP WA HTF WA HFC (Equity Fund) WA Homeownership	\$2,000,000		\$ 530,260		
WA TOTAL	\$ 2,000,000	11%	\$ 530,260	42%	\$2,530,260
Federal/HUD Section 811 McKinney Other (VA Per Diem)					
FEDERAL TOTAL	\$ -	0%	\$ -	0%	\$0
Tax Credits	\$4,401,881	23%		0%	\$4,401,881
TCAP		0%		0%	\$0
Bonds	\$2,800,000	15%		0%	\$2,800,000
Bank Loans		0%		0%	\$0
Deferred Developer Fee		0%		0%	\$0
Private	\$3,559,521	19%	\$97,182	8%	\$3,656,703
Other	\$250,000	1%			\$250,000
TOTAL COST	\$ 18,764,899	100%	\$ 1,257,442	100%	\$20,022,341

SPRING 2008 HOUSING TRUST FUND: PROPOSED FUNDING SOURCES

SOURCE	PROJECT		TOTAL
	Tessera DD Group Home	YWCA Family Village Phase 2	
Request	\$ 330,000	\$ 750,000	
CAB Recommendation			
Current Funding	\$ 300,000	\$ 750,000	\$ 1,050,000
Current Funding			\$ -
Sub-Regional CDBG			\$ -
Bellevue			
CDBG			\$ -
General Fund	\$ 60,000	\$ 190,070	\$ 250,070
Issaquah			
General Fund		\$ 150,000	\$ 150,000
Kirkland			
General Fund	\$ 70,100		\$ 70,100
Mercer Is.			
General Fund		\$ 40,000	\$ 40,000
Redmond			
General Fund	\$ 70,000	\$ 150,000	\$ 220,000
Newcastle			
General Fund		\$ 70,000	\$ 70,000
Kenmore			
General Fund	\$ 70,000		\$ 70,000
Sammamish			
General Fund		\$ 100,000	\$ 100,000
Woodinville			
General Fund	\$ 29,900		\$ 29,900
Clyde Hill			
General Fund		\$ 30,000	\$ 30,000
Medina			
General Fund		\$ 15,000	\$ 15,000
Yarrow Point			
General Fund		\$ 2,430	\$ 2,430
Hunts Point			
General Fund		\$ 2,500	\$ 2,500
TOTAL	\$ 300,000	\$ 750,000	\$ 1,050,000
CDBG	\$ -	\$ -	\$ -
General Fund	\$ 300,000	\$ 750,000	\$ 1,050,000

FIGURE 1
ARCH: EAST KING COUNTY TRUST FUND SUMMARY
LIST OF PROJECTS FUNDED (1993 - Fall 2008)

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		
St Margarets	Bellevue	St Andrews	10 /11	\$387,500		
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 (Talus)	Issaquah	St. Andrews	40	\$918,846		
Mine Hill	Issaquah	St. Andrews	28	\$450,000		
Clark Street	Issaquah	St Andrews	30	\$355,000		
Lauren Heights (Iss Highlands)	Issaquah ***	SAHG/SRI	45	\$657,343		
Habitat Issaquah Highlands	Issaquah ***	Habitat of EKC	10	\$200,000		
Issaquah Family Village	Issaquah ***	YWCA	90	\$4,646,700		
Greenbrier Family Apts	Woodinville **	DASH	50	\$286,892		
Plum Court	Kirkland	DASH	61 /66	\$1,000,000		
Kenmore Court	Kenmore **	LIHI	33	\$452,321		
Homeowner Downpayment Loan	Various	KC/WSHFC/ARCH	60 est	\$415,000		
SUB-TOTAL			1763	\$18,457,092		61.6% (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		15.4% (19%)

FIGURE 1
ARCH: EAST KING COUNTY TRUST FUND SUMMARY
LIST OF PROJECTS FUNDED (1993 - Fall 2008)

Project	Location	Owner	# Units/Beds	Funding	% of Total Allocation	Distribution Target
<u>3. Homeless/Transitional Housing</u>						
Hopelink Place	Bellevue **	Hopelink	20	\$500,000		
Chalet	Bellevue	St Andrews	4	\$46,667		
Kensington Square	Bellevue	Housing at Crossroads	6	\$250,000		
St Margarets	Bellevue	St Andrews	30	\$1,162,500		
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		
Rose Crest (Talus)	Issaquah	St. Andrews	10	\$229,712		
Lauren Heights (Iss Highlands)	Issaquah ***	SAHG/SRI	5	\$73,038		
Issaquah Family Village	Issaquah ***	YWCA	10	\$516,300		
Kenmore Village	Kenmore **	HRG	10	\$280,000		
SUB-TOTAL			163	\$5,012,435		16.7% (13%)
<u>4. Special Needs Housing</u>						
My Friends Place	K.C.	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	\$250,000		
DD Group Home 4	Redmond	Community Living	5 Beds	\$111,261		
DD Group Homes 5 & 6	Redmond/KC (Bothell)	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		
Oxford House	Bothell	Oxford/Compass Ctr.	8 Beds	\$80,000		
Parkview DD Homes VI	Bothell/Bellevue	Parkview	6 Beds	\$150,000		
SUB-TOTAL			111 Beds/Units	\$1,885,466		6.3% (12%)
TOTAL			2454	\$29,986,185		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

ECONOMIC SUMMARY: YWCA Issaquah Highlands Phase II

1. Applicant/Description: Issaquah Highlands / New construction of 47 affordable rental units.
 2. Project Location: Corner of Highlands Drive and NE High Street, Issaquah
 3. Financing Information:

Funding Source	Funding Amount	Commitment
ARCH	\$ 750,000	Applied for Spring 2009
King County	\$ 1,500,000	Apply for 2009
State HTF	\$ 2,000,000	Committed
State Building Community Fund	\$ 250,000	Pending
Tax Credits	\$ 4,401,881	Apply for in 2009
Private Debt	\$ 2,800,000	Pending
YWCA	\$ 3,559,521	Committed
City of Issaquah Land Donation	\$ 2,590,000	Committed
City of Issaquah Fee Waivers	\$ 913,497	Committed
TOTAL	\$ 18,764,899	

4. Development Budget:

ITEM	TOTAL	PER UNIT	HTF
Acquisition	\$2,603,655	\$54,243	
Construction	\$11,233,494	\$234,031	\$750,000
Design	\$1,241,856	\$25,872	
Consultants	\$378,000	\$7,875	
Developer fee	\$1,020,000	\$21,250	
Finance costs	\$664,363	\$13,841	
Reserves	\$300,000	\$6,250	
Permits/Fees/Other	\$1,323,531	\$27,574	
TOTAL	\$18,764,899	\$390,935	\$750,000

5. Debt Service Coverage: Debt service payments will be finalized upon commitment. Basic terms will include a 50 year amortization, deferral of payments for a period of between 10 and 15 years, 1% interest, and ability to request a deferral of annual payment to preserve economic integrity of property.

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.

ECONOMIC SUMMARY: Tessera

1. Applicant/Description: Woodinville and/or Surrounding East King County Cities / Acquisition and rehabilitation of two three-bedroom homes serving six developmentally disabled individuals
2. Project Location: Specific homes will be identified once all funding is committed

3. Financing Information:

Funding Source	Funding Amount	Commitment
ARCH	\$ 300,000	Applied for Spring 2009
WA State (HTF)	\$ 530,260	Committed
King County	\$ 330,000	Apply Fall 2010
Tessera	\$ 97,182	Committed
TOTAL	\$ 1,257,442	

4. Development Budget:

ITEM	TOTAL	PER UNIT	HTF
Acquisition	\$899,730*	\$449,865	\$300,000
Construction	\$184,000	\$92,000	
Design	\$10,000	\$5,000	
Consultants	\$4,590	\$2,295	
Developer fee	\$105,000	\$52,500	
Finance costs	\$10,602	\$5,301	
Reserves	\$60,000	\$30,000	
Permits/Fees/Other	\$13,520	\$6,760	
TOTAL	\$1,287,442	\$643,721	

*Conditions require this figure to be reduced and to be offset by smaller application to County, and/or increased private contribution.

5. Debt Service Coverage: Not applicable. All funding is in the form of secured grants with no loan payments .

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.