



King County

Urban Consortium Joint Recommendations Committee *Meeting*

Materials for Thursday, November 19th 2015

Click on a link below or use the Acrobat bookmarks to access documents

Item	Info
Agenda	November 19th Meeting Agenda
Attachment A	Approved October 2015 Meeting Minutes
Attachment B.1	Housing Finance Program (HFP) Capital Financial Summary
Attachment B.2	HFP Briefing Paper
Attachment B.3	HFP Final Funding Recommendations
Presentation	HFP 2016 Funding Awards



King County
JRC Members

Chair
Ken Hearing
Mayor North Bend

Vice Chair
Gerald (Jerry)
Robison
Burien,
Councilmember
Sound Cities
Association

Paul Winterstein
Issaquah,
Councilmember
Sound Cities
Association

Pam Fernald
SeaTac,
Councilmember
Sound Cities
Association

Terry Mark
King County,
DCHS Deputy
Director

Gary Prince
King County,
DOT, TOD
Program
Manager

John Starbard
King County, DPER
Director

Dan Stroh
Bellevue,
Planning Director

Rob Odle
Redmond, Director
Dept. Planning &
Community Dev.

Merina Hanson
Kent, Housing and
Human Services
Manager

Rob Beem
Shoreline,
Community
Services Division
Manager

Steve Walker
Seattle, Director of
Office of Housing

Agenda

JOINT RECOMMENDATIONS COMMITTEE (JRC) MEETING

Thursday, November 19, 2015

9:30 AM - 11:30 AM

South Renton Treatment Plant Admin Building
1200 Monster Road S.W., Renton, WA 98057

[Directions and map](#)

<http://www.kingcounty.gov/environment/wtd/About/System/South.aspx>

I. Welcome and Introductions

II. October 22, 2015 Meeting Minutes

5 Min

Attachment A – Action Item All

III. Housing Finance Program 2015 Capital Recommendations

40 Min

Attachments [Handouts] – Action Item All

John deChadenedes, Housing Finance Program Coordinator, HCD

IV. Round Table Discussion / Other Items

- Coordinated Entry / HMIS and Long Term Funding
- JRC 2017 Calendar – Work Plan

V. Announcements

ADJOURN

Next Meeting:

Date January 28, 9:30 AM - 11:30 AM

Location: South Renton Treatment Plant, Renton WA

JOINT RECOMMENDATIONS COMMITTEE MEETING

Thursday, October 22, 2015

9:30 am – 11:30 am

South Renton Treatment Plant

Members Present:

Ken Hearing - Mayor, City of North Bend, JRC Chair (Sound Cities Association)
Pam Fernald - Councilmember, City of Seatac (Sound Cities Association)
Rob Beem - Community Services Division Manager, City of Shoreline
Merina Hanson, Housing and Human Services Manager, City of Kent
John Starbard - Director, King County Department of Permitting and Environmental Review
Terry Mark – Deputy Director, King County Department of Community and Human Services
Gary Prince - Transit Oriented Development Program Manager, King County Department of Transportation
Rob Odle - Director, Planning and Community Development, City of Redmond
Dan Stroh, Planning Director, City of Bellevue
Tom Mack, for Steve Walker – Director of Housing, City of Seattle

Members Not Present:

Gerald (Jerry) Robison - Councilmember, City of Burien, JRC Vice-Chair (Sound Cities Association)
Paul Winterstein - Councilmember, City of Issaquah (Sound Cities Association)

King County Staff:

Kathy Tremper – CD Coordinator, Housing and Community Development, HCD
David Mecklenburg, Project Manager, Housing and Community Development
Al D'Alessandro, HFP Section Staff, Housing and Community Development
John DeChadenes, HFP Coordinator, Housing and Community Development
Mark Ellerbrook, Regional Housing and Community Development Manager, HCD
Elaine Goddard – Administrative Staff Assistant, Community Services Division, CSD

Guests:

Jeff Watson, Community Services Manager, City of Federal Way
Colleen Brandt-Schluter – Human Services Manager, City of Seatac
Alaric Bien, Senior Planner, City of Redmond
Karen Bergsvik, Human Resources Manager, City of Renton
Diana Quinn, City Administrator, City of Algona
Evie Boykan, Human Services Manager, City of Tukwila
Ellie Wilson-Jones, SCA Policy Analyst, Sound Cities
Greg Hope, Director, New Roots Fund

I. Welcome and Introductions

Ken Hearing opened the meeting at 9:33. He welcomed guests and asked for introductions.

II. Approval of September 24, 2015 Meeting Minutes Attachment A – Action Item All

Merina Hanson asked for a correction to a misspelling of her name.

MOTION: Rob Odle made a motion to accept the minutes as corrected. Pam Fernald seconded. The motion was approved unanimously.

III. State Legislative Priorities AI D’Alessandro, HFP Staff Attachment B. – Action Item All

Al D’Alessandro presented the updated 2016 State Legislative Priorities. He incorporated comments made during the September JRC meeting. Language was added to better explain how the priorities would affect the county. The updated language was distributed to JRC members last week and input was requested. Most comments that came back were positive. A few refinements were requested.

One item was taken off the State Legislative Priority list. The County has chosen not to pursue the HMIS Opt Out legislation at this time. There is strong opposition from some local advocacy groups such as SHARE, and the County wants to work with these groups to alleviate their concerns rather than force them with legislation. Mark Ellerbrook mentioned that the State has selected a new HMIS vendor, and that it will be administered by the County rather than the City of Seattle. The County hopes to develop cooperative relationships and build agreement on this issue rather than using a legislative hammer. If this does not work then Opt-out legislation could be added back into next year’s Agenda.

Al received comments on #7, Support Local Tools for Affordable Housing Production and Preservation. Based on discussion at the last meeting language was added to make this inclusive of all jurisdictions throughout the state. Al received a comment suggesting language be changed from “an additional .25 %” to “up to .25%.” This would give local governments more flexibility if they couldn’t use the full .25%. All agreed to make this change.

Also in #7, in the Support Preservation paragraph, it was suggested to remove the word “existing” in the sentence regarding exempting “existing” property owners. It was pointed out that property could be bought/sold to another party, and this word seems to limit the intent to current property owners. All agreed to this change.

There were no additional comments regarding the State Legislative Priorities. It was agreed to go through the Federal Legislative Priorities before voting.

Federal Legislative Priorities

Al D'Alessandro, HFP Staff

Attachment C. – Action Item All

Changes were made to the Federal Legislative Priorities based on comments from the last meeting. Language was added to explain the impact the legislation has on the people of King County. Al did not receive any further requests for changes. Gary Prince asked whether there is a typo toward the end of Item #1 where the year is listed as 2001. Al will double check whether this is correct.

Another change made to several priorities is to change reference from the King County “Ten Year Plan to End Homelessness” to the new “All Home Strategic Plan” which was recently adopted to replace it.

Mark Ellerbrook pointed out that losing HOME program funds would be devastating to the County’s capital budget. HOME makes up half of all capital housing funds. Losing this money will severely limit production of affordable housing. This is a critical federal program. Ken Hearing suggested that the caucus send multiple letters to the Legislature from different jurisdictions. The more we push the message the more likely it will be heard. Ken suggested that perhaps County staff could develop a form letter template and send it out to jurisdictions so that the message would be consistent. It was asked when these letters should be sent. Al responded that they should be sent as soon as possible.

MOTION: Rob Beem made a motion to adopt both the State and Federal Legislative Priorities. Merina Hanson seconded. The motion was approved unanimously.

IV. Housing Capital Funding Round, Applicant Project Summaries

John DeChadenes, HFP Coordinator

Attachment D. and Handouts – Information Item

Every October HFP presents the Housing Finance Capital applications. This year 12 applications were received with a total ask of over \$14 million. Next month HFP will come back with recommendations for approval.

The process of reviewing the applications is very complex with many distinct issues to consider including funding restrictions, tax credits, project schedule and coordinating with other funders to ensure that selected projects will receive full funding. In addition, the State has recently established targets of the number of units for different types of housing. Achieving these targets is a new factor to consider during the process.

John passed out the evaluation form to give the JRC members an idea of what the process looks like.

This year HFP has \$7.6 million available, with HOME making up about half, \$3.75 million. Some fund sources have constraints for what they can be used for. This makes the slate tricky as funds must match the proposed purpose.

John gave a brief description of each of the 12 proposals:

RENTAL HOUSING

- Red Vines Totem Lake Senior Housing: 91 units for low income seniors.
- LIHI Renton Commons: 47 units for homeless families, veterans and workforce. Challenge is that infrastructure is needed to complete this project.
- Auburn Youth Resources: 27 units of shelter for homeless youth and young adults. AYR is proposing development of hubs for homeless youth in different areas of the county.
- Renton Housing Authority: 50 units for low income families with children and people with developmental disabilities. This is part of their long range plan to redevelop the Sunset Terrace area. The City of Renton is working closely with RHA on this redevelopment project.
- Congregations for the Homeless, Eastside Winter Shelter: up to 100 beds for homeless men. The final site is not determined; there may be rezoning issues with some of the sites.
- Parkview Services: Purchase two homes, to house six developmentally disabled adults. These homes would require extensive remodeling to accommodate adults with electric wheelchairs. Parkview works with state DDA to provide 24 hour caretaker services.
- Dash Summerwood Apartments: Rehabilitation of 111 units already in the HFP portfolio. The buildings have extensive water damage and need replacement of heating, windows, gutters, etc.
- Downtown Emergency Service Center, Estelle Apartments: 91 units for chronically homeless, many with co-occurring disorders.
- Bellwether Housing (formerly Housing Resources Group): 53 units for low income families with supports. This is a two part project. The second part will include 80 units for moderate income families.

HOMEOWNERSHIP;

- Habitat for Humanity: Ten units of cottage housing in Sammamish using the land trust model.
- Homesight, Greenbridge Phase 3: Six homes in the White Center area. They are now acquiring property south of Greenbridge.
- Parkview Services: Six units of low income housing for households who have members with developmental disabilities.

John asked if there were any questions.

Pam asked about the Eastside Winter Shelter. Why is it being utilized this way and what will the building be used for during other seasons? John responded that there is an immediate

need for a winter shelter on the east side. The winter shelter would be utilized for roughly six months, and then the facility could expand for year-round shelter services. Homeless shelters sites on the east side that were being looked at could be allowed, but may require zoning code changes. It is easier to make the case for a winter shelter, and then expand it to a year round facility. Mark added that the current winter shelter in Bellevue is on land owned by Sound Transit who will soon be using the property and displace the current shelter. This shelter needs a replacement location.

Dan Stroh asked how capital funding priorities work to rank the projects. John restated that the process is very complex. We are trying to take limited resources, coordinate them with other sources, and spread them out to different types of projects. The County cannot fund all the proposed projects. A balance needs to be struck across needs, geography and funding constraints, all while fitting into a matrix of county strategies. It is like trying to solve a complex algebra problem, or a jigsaw puzzle with pieces sliding around until the last minute. Mark added that all of these are good projects and meet priorities. We will also get input from local jurisdictions to get their priorities as well. Over the next few years the County will try to be more strategic and focus on specific needs in order to better direct our dollars.

John and staff are available to answer additional questions. They will be working on evaluation which will include transit scores. They will bring recommendations back to the JRC for a vote next month.

Ken thanked John and the HFP staff for all of their work.

V. Round Table and Announcements:

Mark reiterated that attending the next meeting is critical as we will be making the Capital Housing funding decisions. Gary Prince asked for more information on how strategically directed funding would work. Mark said that it will be necessary to communicate priorities earlier to allow agencies time to develop projects and proposals. This system is evolving and will not happen immediately. This change in direction will take place over time, not all at once. The State and others are going to a more directive funding system also.

Ken expressed thanks to Jerry Robison for conducting the last meeting. He also thanked Kathy Tremper for providing coffee and treats.

Adjourn 10:37.

APPLICANT	Auburn Youth Resources - Arcadia Auburn	Bellwether - University District	Congregations for the Homeless - Eastside Permanent Shelter	DASH - Summerwood	DESC - Estelle Supportive Housing	Imagine Hsg (Red VINES I)- Totem Lake Senior	LIHI - Renton Commons	Parkview Services XII	RHA - Sunset Court Apts	Habitat for Humanity SKC Sammamish	HomeSight - Greenbridge Phase 3	Parkview Homeownership 8
First or second app. request	1st	1st	1st	4th	1st	4th	1st	1st	1st	2nd	2nd	1st
Restricted Units	27	53	100	49	91	91	48	6	50	10	6	12
Units/Type	beds	apts	beds	apts	studios	apts	apts	beds	apts	sfh	sfh	sfh
Location	Auburn	Seattle	Redmond	Redmond	Seattle	Kirkland	Renton	Bellevue Federal Way	Renton	Sammamish	White Center	TBD
	25%	40 @ 30% 13 @ 50%	30%	45 @ 30%, 56 @ 50%, 10 @ 60%	30%	30%	24 @ 30% 24 @ 50%	30%	9 @ 30% 9 @ 50% 22 @ 60% 10 @ market	4 @ 50% 6 @ 55%	6 @ 80%	4 @ 60% 8 @ 80%
Population served	Homeless YYA	Low income	Homeless men	Low income (rehab)	Chronically homeless	Senior (some homeless)	Homeless families	Adults with DD	Low income families	Low income homebuyers	Low income homebuyers	Low income homebuyers
Project cost												
Acquisition - building	220,000			13,811,743				694,380				
Acquisition - land		1,683,158	880,000	5,788,900	820,800	2,803,932	435,000		1,835,335	276,000		
Construction - rehab.				775,876				129,500				
Construction - new	2,139,250	11,411,399	3,096,500		16,417,235	17,473,026	14,609,030		11,193,262	2,424,523		
Development	504,400	2,375,366			3,523,299	4,331,420	2,413,110	74,920	2,055,131	533,946		
Relocation		78,378			20,000		16,110		-	-		
Developer fee	173,500	667,511	90,000	36,000	1,540,000	1,261,986	1,000,000	99,200	1,340,295	20,000		
Dev. fee as % of total	5.7%	4.1%	2.0%	0.2%	6.9%	4.9%	5.0%	9.9%	8.2%	0.6%		
Total	3,037,150	16,215,812	4,419,900	20,412,519	22,321,334	25,870,364	18,473,250	998,000	16,424,023	3,254,469	1,787,000	3,829,512
Fund sources												
HFP Request	999,500	500,000	1,526,400	793,876	500,000	2,400,000	4,558,771	401,000	1,500,000	350,000	240,000	210,000
HFP request as % of total	33%	3%	35%	4%	2%	9%	25%	40%	9%	11%	13%	18%
Other - committed				19,618,643	400,000	1,073,633		591,000	3,445,078	1,415,117	1,302,200	130,468
Other - pending	1,958,650	15,715,812	2,893,400		21,421,334	24,796,731	1,395,000	6,000	12,978,945	1,839,352	244,800	3,489,044
Cost per unit/bed												
Overall cost/unit		305,959		183,897	245,289	284,289	384,859		328,480	325,446	297,833	319,126
Overall cost/bed	112,487		44,199				-	166,333				
HFP/unit	-	9,434		64,847	-	26,374	94,974		30,000	35,000	40,000	35,000
HFP/bed	40,000		15,264		5,494		-	66,833		-	-	-
Development costs per square foot												
Total cost/sq. ft. - rehab.								312				
Total cost/sq. ft. - new	293	312	n/a		425	337	383		367	317		
Operating cost per unit	19,822	4,706		6,205	8,221	4,277	6,669	646	5,525			
Proposed schedule												
Site control	N/A	Feb 2014	Site not selected	N/A	Sept 2015	May 2012	Feb 2015	Apr 2016	Dec 2015	April 2013		April 2016
Closing	N/A	July 2016	N/A	April 2016	Dec 2015	May 2012	Nov 2016	July 2016	Dec 2015	April 2013		June 2016
Construction	Oct 2016	Oct 2016	N/A	May 2016	Sept 2016	Sept 2016	Dec 2016	Sept 2016	Sept 2016	January 2016	May 2016	
Occupancy	May 2017	Jan 2018	N/A	Occupied	Nov 2017	Sept 2017	Apr 2018	Oct 2016	June 2017	April 2017	Feb 2017	June 2016



King County

**Department of Community and
Human Services
Housing and Community
Development**

November 19, 2015

Capital Funding Round
Housing Finance Program

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HCD 2015 Capital funding round**New project application****Sponsor and project location**

Sponsor	Red Vines (CHDO associated with Imagine Housing)
Project	Totem Lake Phase II - Senior Housing
Location	Adjacent to 12601 NE 124th St., Kirkland 98034
Activity	New Construction

Affordability and population served

Number of restricted units	91
Number of unrestricted units	-
Community space features	Community space includes a community kitchen and community room off a patio with Wi-Fi access and space for events, classes, and community meals. A 6 th floor deck will provide views and more meeting space for activities.
Affordability	46 units @ 30 percent AMI; 23 units @ 40 percent AMI; 22 units @ 60 percent AMI
Population served	Homeless and low-income seniors
Set-aside units	20 units for homeless seniors 71 units for low-income seniors
Unit mix	26 studios, 60 one-bedroom, 5 two-bedroom units

Development budget

Total development budget	\$ 25,870,364	
Secured funding	ARCH	\$ 875,000
	Deferred developer fee	\$ 196,986
	General partner equity	\$ 1,647
Pending funding	KC-HCD	\$ 2,400,000
	HTF	\$ 3,000,000
	LIHTC	\$ 16,471,731
	Bank loan	\$ 2,700,000
	ARCH	\$ 225,000
Total capital cost per unit	\$ 284,289	
HFP capital cost per unit	\$ 26,374	
Ratio of HFP to other funds	1 to 9.1	
Construction cost per square foot	\$ 203	

Description

Totem Lake Phase II Senior Housing will be a 91-unit new construction project in Kirkland, adjacent to Francis Village, a project in which HCD and ARCH have significant investments. The project will serve seniors aged 62 and older with incomes at or below 60 percent of the area median income (AMI). Twenty percent of the units will be designed for seniors with disabilities. In addition, twenty of the units will be designated for formerly homeless seniors. The building will comprise five levels of wood-frame construction over one level of concrete that will include structured parking, community, amenity, and service spaces. Units will be designed using principles of universal design, allowing adaptation for tenants' changing physical needs over time.

The project is located within a half-mile of Evergreen Hospital and is located on several King County metro bus routes. It is also within a half-mile of the Totem Lake Transit Center and approximately a mile from the Kingsgate Park and Ride. There are ten restaurants in the immediate vicinity and several retail stores adjacent to the site.

Project consistency with local plans and priorities

The proposed project is consistent with the King County Consortium Consolidated Housing and Community Development Plan goal for Affordable Housing Objective #1, to preserve and expand the supply of affordable rental housing available to low- and moderate- income households including households with special needs, and Objective #2 of the County's four-year All Home plan – to support the creation of a range of permanent affordable housing options for homeless households.

The project is also aligned with the city of Kirkland's Comprehensive Plan, which encourages "housing that is affordable to the local workforce and meets diverse housing needs" and "a variety of high-density residential uses."

The Consolidated Plan's needs assessment cites the impact of the growing population of seniors in the County. It is anticipated that the senior population will increase very significantly in next fifteen years with the addition of over 200,000 seniors, doubling the current senior population of King County.

Evaluation Criteria

Funding applications are evaluated in relation to sponsor and project criteria. The sponsor criteria include organizational capacity and fiscal soundness, portfolio sustainability, contract compliance, and cultural competency. Project criteria include compatibility with current funder priorities, location, suitability of the project site and design, feasibility of the project based on proposed development and operating budgets, and project sustainability based on the ESDS 2.2 checklist.

1. Compliance on existing contracts: Sponsor is currently in compliance with HCD contract requirements.
2. Financial soundness of Sponsor agency: HFP staff has identified no concerns.
3. Capacity of sponsor agency: Sponsor recently completed Velocity, a 58-unit apartment complex at a transit-oriented development, also located in Kirkland. Staffing is stable with a recently hired executive director, a new director of housing, and a project manager for projects in development.
4. Sustainability of sponsor's portfolio: HCD staff has no immediate concerns about the sustainability of the sponsor's portfolio. The sponsor has dedicated asset management staff

and has completed an assessment of its portfolio. The Sponsor's plan to address capital needs for its portfolio needs includes a combination of analyzing replacement reserves, refinancing strategies, and the potential for capital fundraising.

5. Project compatibility with funder priorities: The project is consistent with the Affordable Housing Goal #1 of the County's Consolidated Plan and addresses the growing need to provide affordable housing for low-income seniors on the Eastside.
6. Suitability of site, design, and services: The site, design, and services appear to be suitable for the proposed use. This is the second phase of development on this site adjacent to Francis Village, a 60-unit apartment complex providing permanent housing for low and very low-income households transitioning from homelessness. Restaurants, shopping, the Kirkland Cross Corridor Trail, and Totem Lake Park are all within a five-minute walk from the property. The project will incorporate universal design features. Services will be provided by staff of Imagine Housing, the nonprofit parent of Red Vines. Services will include case management provided by resident support specialists to meet the unique needs of seniors.
7. Financial feasibility: The project appears feasible, relying on realistic projections of capital funding from the State Housing Trust Fund and the County funds and \$2.7 million in permanent bank financing. The total cost per unit falls below the 2015 WSHFC proposed limits for King County.
8. Access to transportation: The site is served by a number of Metro bus routes.
9. Evergreen Sustainable Development Standard: The proposed project earns 61.5 points on the Evergreen Sustainable Design Standard (ESDS) 2.2 checklist. A threshold of fifty points from the optional elements is required. The significant design decisions reflected in the ESDS checklist include the following: Enhanced building envelope, insulation which will minimize heat transfer/loss and improve sound attenuation, low-flow water fixtures, and a high-efficiency water heating system.
10. Equitable geographic distribution: The site is situated in East King County.
11. Tax credit score: 156 points

Services and/or operating support conditions

King County Homeless Housing and Services Funds are conditionally committed to the project, subject to fund availability.

Funding recommendation

Funding is recommended in an amount up to \$2,775,000, including CHDO funds.

HCD 2015 Capital funding round **New project application****Sponsor and project location**

Sponsor	Renton Housing Authority
Project	Sunset Court Apartments
Location	1146 Harrington Avenue Northeast, Renton, Washington 98056
Activity	New construction

Affordability and population served

Number of restricted units	50
Number of unrestricted units	-
Community space features	A courtyard featuring a play structure for children.
Affordability	25 units @ 30 percent AMI 25 units @ 50 percent AMI
Population served	Low income households with children, people with physical disabilities
Set-aside units	10 units for people with physical disabilities, 10 units for large families, and 10 units for homeless individuals or families
Unit mix	12 one-bedroom, 20 two-bedroom, and 18 three-bedroom units

Development budget

Total development budget	\$ 16,424,023	
Secured funding	RHA loan	\$ 1,625,730
	RHA land contribution	\$ 1,819,348
Pending funding	KC-HCD	\$ 1,500,000
	Permanent loan	\$ 1,122,431
	LIHTC equity	\$ 10,356,514
Total capital cost per unit	\$ 328,480	
HFP capital cost per unit	\$ 30,000	
Ratio of HFP to other funds	1 to 10	
Construction cost per square foot	\$ 225	

Description

The Renton Housing Authority (RHA) requests funds for the construction of fifty units of rental housing in the Sunset neighborhood of Renton. The development will comprise five low-rise structures surrounding a common courtyard. The structures include a mix of townhomes and flats providing 18 three-bedroom units, 20 two-bedroom units and 12 one-bedroom units.

Project consistency with local plans and priorities

The project addresses Objective #2 of the County's four-year All Home plan – to support the creation of a range of permanent affordable housing options for homeless households. It is consistent with the proposed King County Consortium Consolidated Housing and Community Development Plan 2015 - 2019, by ensuring there is decent, safe, and healthy affordable housing available to income-eligible households throughout the Consortium.

The project addresses the City of Renton Comprehensive Plan Housing & Human Services Element embracing best housing practices and innovative techniques to build affordable, fair, healthy, and safe rental housing.

Evaluation Criteria

Funding applications are evaluated in relation to sponsor and project criteria. The sponsor criteria include organizational capacity and fiscal soundness, portfolio sustainability, contract compliance, and cultural competency. Project criteria include compatibility with current funder priorities, location, suitability of the project site and design, feasibility of the project based on proposed development and operating budgets, and project sustainability based on the ESDS 2.2 checklist.

1. Compliance on existing contracts: RHA is in compliance with existing King County contracts.
2. Financial soundness of sponsor agency: The RHA balance sheet appears to be strong with liquid assets of over \$11 million.
3. Capacity of sponsor agency: RHA is an experienced developer of low income and affordable housing with two successful HFP-funded projects recently completed. Glenwood Townhomes (2011) was completed within the planned schedule and budget. Kirkland Avenue Townhomes (2014) was an affordable modular construction project and one of the first of its kind in the state, also completed on time and within budget.
4. Sustainability of sponsor's portfolio: The sponsor is in the process of a major redevelopment of their portfolio under the Sunset Area Redevelopment effort, the result of which will be eliminating aging and obsolete housing to replace it with modern, healthy, and operationally efficient housing.
5. Project compatibility with funder priorities: The proposal is consistent with County priorities by providing affordable rental housing for low-income and homeless families and individuals.
6. Suitability of site, design, and services: The site is suitable for the proposed housing and the project is designed as an element of the RHA's 234-unit Sunset Area Transformation Plan.
7. Financial feasibility: The proposed financing structure appears fully feasible. RHA will be expected to demonstrate how public housing subsidy, one of the proposed sources of

support, will be managed so as to be compatible with HOME funds.

8. Access to transportation: The site is accessible King County Metro bus lines with service to downtown Renton, downtown Bellevue, and Seattle.
9. Evergreen Sustainable Development Standard: The proposed project earns 56 points on the Evergreen Sustainable Design Standard (ESDS) 2.2. A threshold of fifty points from the optional elements is required. The significant design decisions reflected in the ESDS checklist include the following: Integrative design meeting at the start of the design process, passive solar design, and infrastructure compatible with future installation of smart metering systems.
10. Equitable geographic distribution: The project is located in south King County.
11. Tax credit score:156

Services and/or operating support conditions

King County Homeless Housing and Services Funds are conditionally committed to the project subject to fund availability.

Funding recommendation

Funding is recommended in the amount of up to \$1,800,000.

HCD 2015 Capital funding round **New project application**

Sponsor and project location

Sponsor	Auburn Youth Resources
Project	Arcadia
Location	702 10th Street NE, Auburn WA
Activity	New construction

Affordability and population served

Number of restricted units	27
Number of unrestricted units	-
Community space features	Laundry facilities, case management offices, showers, lockers
Affordability	All units at or below 30% of AMI
Population served	Homeless youth and young adults ages 12 through 24 with high service needs
Set-aside units	Homeless youth and young adults
Unit mix	12 overnight shelter beds and five residential "pods" with three bedrooms per pod (15 beds total)

Development budget

Total development budget	\$ 3,037,150	
Secured funding	Residual value of existing contract	\$ 79,000
Pending funding	KC-HCD	\$ 999,500
	Sponsor	\$ 358,800
	City of Auburn	\$ 388,450
	HTF	\$ 1,211,400
Total capital cost per unit (bedroom)	\$ 112,487	
HFP capital cost per unit (bedroom)	\$ 40,000	
Ratio of HFP to other funds	1 to 2.0	
Construction cost per square foot	\$ 191	

Description

This project will provide an extensive continuum of care in one facility for runaway and homeless youth and young adults (YYA) ages 12 through 24. Designed as a newly constructed two-story building, its first floor will serve as a drop-in center for YYA during the day and a 12-bed shelter at night for young adults, also providing counseling spaces for AYR and partner agency staff. Separate entrances will be provided for the two programs, one for youth and one for young adults, along with age-specific and overlapping services. The drop-in center will include access to showers, laundry, hygiene kits, and lockers. On the second floor will be four residential “pods” with three bedrooms per pod. Each pod will include a shared kitchen and dining area, and each bedroom will have its own bathroom. There will also be a pod on the first floor to accommodate accessibility needs of young adults with mobility challenges, for a total of five pods and fifteen beds. The young adults (18 through 24 years of age) who enter the shelter program will be encouraged to progress with their life issues and graduate to the more independent apartment-style community offered by the pods.

Project consistency with local plans and priorities

The Arcadia proposal is consistent with the King County Consolidated Plan and the County’s four-year All Home plan by providing emergency and non-time-limited housing and supportive services for homeless youth and young adults.

Evaluation criteria

Funding applications are evaluated in relation to sponsor and project criteria. The sponsor criteria include organizational capacity and fiscal soundness, portfolio sustainability, contract compliance, and cultural competency. Project criteria include compatibility with current funder priorities, location, suitability of the project site and design, feasibility of the project based on proposed development and operating budgets, and project sustainability based on the ESDS 2.2 checklist.

1. Compliance on existing contracts: The sponsor is compliant with its King County Housing Finance Program contract.
2. Financial soundness of sponsor agency: HFP staff has no concerns.
3. Capacity of sponsor agency: The development of this project is expected to improve the sponsor’s efficiency in staff utilization by creating shared supervision and staff work across the different program components. The capacity of AYR to manage this project does not raise concerns with HFP staff.
4. Sustainability of sponsor’s portfolio: HFP staff has identified no issues with regard to the continued sustainability of sponsor’s portfolio.
5. Project compatibility with funder priorities: The proposal meets King County’s priorities for the development of affordable low income housing for youth and young adults.
6. Suitability of site, design, and services: This project will be constructed on a site currently owned by AYR, which includes a house currently operated as housing for young adults. Good neighbor relations have existed here for more than a decade. This design and service model have benefited from pre-application review involving King County subject matter experts.
7. Financial feasibility: HFP staff has some concern about the amount and variety of operating and service subsidies needed to support the project, many of which would be new funding commitments. Several sources have yet to be identified, particularly for the

drop-in center.

8. Access to transportation: The project's location is excellent, on a major arterial served by a number of public transportation routes, with numerous stores including a major grocery store all within a short walking distance.
9. Evergreen Sustainable Development Standard: The proposed project earns 64 points on the Evergreen Sustainable Design Standard (ESDS) 2.2 checklist. A threshold of fifty points from the optional elements is required. The significant design decisions reflected in the ESDS checklist include the following: Advanced water conserving features, environmentally preferable materials, reduced heat-island effect roofing, and enhanced building envelope design.
10. Equitable geographic distribution: South King County has a large and growing need for both housing and services for homeless youth and young adults, to which the current application is AYR's response.
11. Tax credit score: N/A

Services and/or operating support conditions

King County Homeless Housing and Services Funds are conditionally committed to the project subject to fund availability.

Funding recommendation

Funding is recommended in the amount of up to \$999,500

HCD 2015 Capital funding round

New project application

Sponsor and project location

Sponsor	Parkview Services
Project	Parkview Homes XII
Location	Federal Way and Bellevue (exact locations TBD)
Activity	Acquisition and rehabilitation

Affordability and population served

Number of restricted units	Two three-bedroom single family homes (six beds total)
Number of unrestricted units	None
Community space features	Shared kitchen and bathrooms
Affordability	All tenants at or below 30% of AMI
Population served	Adults with developmental disabilities requiring 24/7 supportive services
Set-aside units	N/A
Unit mix	Bedrooms in an SFR

Development budget

Total development budget	\$ 998,000	
Secured funding	Agency	\$ 6,000
	Bank debt	\$
Pending funding	KC-HCD	\$ 401,000
	ARCH	\$ 190,000
	HTF	\$ 401,000
Total capital cost per unit (bedroom)	\$ 166,333	
HFP capital cost per unit (bedroom)	\$ 66,833	
Ratio of HFP to other funds	1 to 1.5	
Construction cost per square foot	\$ 40	

Description

Parkview Services intends to purchase and rehabilitate two three-bedroom single-family homes, one located in Federal Way and the other in Bellevue. The homes will be rehabilitated as needed and will be modified to serve the present and future needs of adults with developmental disabilities who require round-the-clock supportive services and mobility accommodations. Services are provided under contract with the Washington State Developmental Disabilities Administration.

Project consistency with local plans and priorities

The project addresses the King County Consortium Consolidated Plan by creating permanent affordable rental housing for individuals with a special need.

Evaluation criteria

Funding applications are evaluated in relation to sponsor and project criteria. The sponsor criteria include organizational capacity and fiscal soundness, portfolio sustainability, contract compliance, and cultural competency. Project criteria include compatibility with current funder priorities, location, suitability of the project site and design, feasibility of the project based on proposed development and operating budgets, and project sustainability based on the ESDS 2.2 checklist.

1. Compliance on existing contracts: Compliance reporting for the period ending 12/31/2014 was complete, accurate and submitted on time.
2. Financial soundness of sponsor agency: HFP staff has no concerns about the financial soundness of the sponsor.
3. Capacity of sponsor agency: Parkview has 52 properties distributed widely throughout King County. Their current property management team is busy; however the addition of two SFRs should not affect their ability to continue to properly maintain their portfolio.
4. Sustainability of sponsor's portfolio: HFP staff has identified no issues with the continued sustainability of the sponsor's portfolio.
5. Project compatibility with funder priorities: The project addresses King County's priorities for the development of affordable low income housing and serving the needs of the County's special needs populations.
6. Suitability of site, design, and services: Previous experience with numerous similar projects by this agency suggests they will be able to successfully design and manage this project. As in other projects completed by this sponsor, this will be subject to the availability and affordability of suitable single-family homes within the service area of supportive service agencies with clients who need housing.
7. Financial feasibility: Past experience with this agency and their track record in developing this type of supportive housing strongly support HFP staff confidence in the financial feasibility of this proposal.
8. Access to transportation: The sponsor's intent is to buy houses near public transportation routes. Access to transportation for the actual project sites cannot be assessed until all public funding is awarded and houses are selected.
9. Evergreen Sustainable Development Standard: The proposed project earns 44 points on the Evergreen Sustainable Design Standard (ESDS) 2.2 checklist. A threshold of forty points from the optional elements is required for projects involving acquisition and rehab.

The significant design decisions reflected in the ESDS checklist include the following: advanced water-conserving fixtures, central laundry, Energy Star-rated exhaust fans bathroom and kitchen, and diversion of at least 75 percent of construction waste from landfills.

10. Equitable geographic distribution: Parkview plans to buy one home in Federal Way and another home in Bellevue. The need for housing for adults with developmental disabilities in these areas has been established through consultation with the Washington State DDA.
11. Tax credit score: N/A

Services and/or operating support conditions

Sponsor is not requesting funds for services or operating support from King County.

Funding recommendation

Funding is recommended in the amount of up to \$401,000.

HCD 2015 Capital funding round**New project application****Sponsor and project location**

Sponsor	Bellwether Housing
Project	University District Apartments
Location	4738 15th Avenue Northeast, Seattle, Washington
Activity	New construction

Affordability and population served

Number of restricted units	53
Number of unrestricted units	-
Community space features	Community space includes a small roof terrace located on the sixth floor and a courtyard featuring a play area for children. A communal kitchen and laundry facilities will be located adjacent to the courtyard allowing parents to supervise their children from that area.
Affordability	40 units @ 30 percent AMI 13 units @ 50 percent AMI
Population served	Low income households with children, people with physical disabilities
Set-aside units	20 units of permanent housing with supports for individuals 20 units of permanent housing with supports for families
Unit mix	12 studio, 21 one-bedroom, 12 two-bedroom, and 8 three-bedroom units

Development budget

Total development budget	\$ 16,215,812	
Secured funding	Deferred developer fee	\$ 308,533
	Permanent financing	\$ 1,088,276
	Housing Trust Fund	\$ 2,500,000
Pending funding	KC-HCD	\$ 500,000
	City of Seattle	\$ 790,000
	Energy Efficiency grant	\$ 50,000
	LIHTC Equity	\$ 10,979,003
Total capital cost per unit	\$ 305,959	
HFP capital cost per unit	\$ 9,444	
Ratio of HFP to other funds	1 to 31	
Construction cost per square foot	\$ 230	

Description

Bellwether Housing requests funds for the construction of 53 units of rental housing for extremely low and very low income households in Seattle's University District. These units will be part of a larger project totaling 133 units which will also include 80 units of workforce housing developed using tax-exempt bonds and four percent tax credits. The building will be seven stories tall and will contain a mix of studios, open one-bedroom, one-bedroom, two-bedroom and three-bedroom units. The development will serve a broad range of household types and income levels, from households transitioning out of homelessness to low income working households. Bellwether is partnering with Compass Housing Alliance to provide services for up to 40 individuals and families transitioning from homelessness, who will live in units dispersed throughout the building.

Bellwether housing proposes to create a condominium to split the property according to the requirements of the two distinct low income tax credit financing programs.

Project consistency with local plans and priorities

The project addresses the proposed King County Consortium Consolidated Housing and Community Development Plan 2015 - 2019, by ensuring there is decent, safe, and healthy affordable housing available to income-eligible households throughout the Consortium. The project achieves consistency with this goal by providing 53 units of housing affordable to households with incomes at or below 50 percent AMI, 40 units set aside for formerly homeless individuals and families.

The project is consistent with King County's four-year All Home plan, providing 40 units of permanent housing with supports.

Evaluation criteria

Funding applications are evaluated in relation to sponsor and project criteria. The sponsor criteria include organizational capacity and fiscal soundness, portfolio sustainability, contract compliance, and cultural competency. Project criteria include compatibility with current funder priorities, location, suitability of the project site and design, feasibility of the project based on proposed development and operating budgets, and project sustainability based on the ESDS 2.2 checklist.

1. Compliance on existing contracts: Bellwether Housing is in compliance with existing King County contracts.
2. Financial soundness of sponsor agency: Bellwether is an established nonprofit housing developer and provider with unrestricted assets in excess of \$2 million. HFP staff has no concerns about the financial soundness of the sponsor.
3. Capacity of sponsor agency: HFP staff have no concerns about the capacity of this well-established sponsor.
4. Sustainability of sponsor's portfolio: The sponsor has an established process to address the capital needs of the 28 buildings in its portfolio. Every building undergoes a CNA every five years and Bellwether staff develop annual plan for the maintenance and replacement of building components identified in the CNAs. Projects may be sustained through a combination of reserves, refinancing proceeds, and 4-percent tax credit syndications or re-syndications. Most of the sponsor's portfolio consists of units regulated at the 50 and 60 percent AMI level or that have significant HUD rental subsidies.
5. Project compatibility with funder priorities: The project appears consistent with the priorities

set by the Seattle Office of Housing, providing affordable rental housing for low-income individuals and families.

6. Suitability of site, design, and services: The site is suitable for the proposed housing. Bellwether is partnering with Compass Housing Alliance to provide services to 40 residents transitioning from homelessness. These units will be dispersed throughout the building and will be available to individuals and families.
7. Financial feasibility: The proposed financing structure appears to be fully feasible.
8. Access to transportation: The site is centrally located and very accessible to food, entertainment, parks, schools, and bus lines.
9. Evergreen Sustainable Development Standard: The proposed project earns 64 points on the Evergreen Sustainable Design Standard (ESDS) 2.2 checklist. A threshold of fifty points from the optional elements is required. The significant design decisions reflected in the ESDS checklist include the following: efficient central boiler; energy-efficient appliances; energy-efficient lighting; water conserving fixtures; insulation above code requirements; triple-pane windows, and photovoltaic panels on the roof. These features were identified using an integrated design process involving the architect, the general contractor, and the energy consulting firm of 360 Analytics.
10. Equitable geographic distribution: The project is located in the University District in Seattle
11. Tax credit score: 157

Services and/or operating support conditions

Sponsor is not requesting funds for services or operating support from King County.

Funding recommendation

Funding is recommended in the amount of up to \$400,000.

HCD 2015 Capital funding round **New project application****Sponsor and project location**

Sponsor	Habitat for Humanity Seattle-King County
Project	Sammamish Cottages
Location	2004 228th Ave SE, Sammamish, Washington
Activity	New construction

Affordability and population served

Number of restricted units	Ten
Number of unrestricted units	-
Community space features	Shared community area to be maintained by a homeowners association
Affordability	Four units @ 50 percent AMI, six units @ 55 percent AMI
Population served	Low income households with children, people with physical disabilities
Set-aside units	One unit for people with physical disabilities Nine units for families with children
Unit mix	Eight 3-bedroom cottages, one 2-bedroom cottage, one 4-bedroom cottage

Development budget

Total development budget	\$ 3,254,469	
Secured funding	ARCH	\$ 400,000
	City of Sammamish (land value)	\$ 276,000
	SHOP grant	\$ 150,000
	Private donations	\$ 200,000
	Habitat contribution	\$ 389,117
Pending funding	KC-HCD	\$ 350,000
	Private donations	\$ 1,440,812
	City of Sammamish	\$ 48,540
Average capital cost per unit	\$ 325,447	
HFP capital cost per unit	\$ 35,000	
Ratio of HFP to other funds	1 to 8.3	
Construction cost per square foot	\$ 171	

Description

Habitat for Humanity of Seattle-King County (Habitat) requests funds for the construction of a ten-unit cottage development in Sammamish. The land for this project was donated by the city. The homes will range in size from 750 to 1,400 square feet. One of the homes will be adaptable to the accessibility standards of ADA (the Americans with Disabilities Act). Purchase prices for the homes will be affordable to households with incomes at or below 50 percent AMI and 55 percent AMI, with a total of about \$142,000 per home in public subsidies required. Habitat's example for a typical three-bedroom home includes a sale price of \$150,000 financed through a zero-interest Habitat loan with a term of 20 to 25 years. The new owners will form a homeowners association to manage the common areas of the development. Three existing structures on the significantly sloped site will be demolished. A 30-foot easement on the eastern edge of the site will be reserved for the right of way for a future connecting road. Volunteers will help construct the units, and each of the families selected to own homes will be required to contribute at least 500 hours of "sweat equity" in the development of the homes. Habitat has so far secured \$200,000 in private donations to support this project. Habitat expects more sponsors to commit to the project once plans and drawings are completed and development of the site has begun.

While creating their sweat equity, the selected households will also go through Habitat's homeowner education program, which covers financial planning, credit reports, homeowner association management, home maintenance and repair, budgeting, living with diversity, mortgage documents, family support, and community development.

Habitat's ownership program is based on a land trust model, under which Habitat retains ownership of the land and sells the newly constructed houses to income qualified households. Habitat carries the primary mortgages at no interest and owners are assured of getting back all their equity if they later sell their home. Habitat holds the right to purchase a unit if the owner wants to sell it and maintains a fund for such purchases if the need arises.

Project consistency with local plans and priorities

This proposal meets Goal 1 of the King County Consolidated Plan (Ensure Decent, Affordable Housing) and goals of the Sammamish Comprehensive Plan (Neighborhood Quality and Housing Affordability).

Evaluation Criteria

Funding applications are evaluated in relation to sponsor and project criteria. The sponsor criteria include organizational capacity and fiscal soundness, portfolio sustainability, contract compliance, and cultural competency. Project criteria include compatibility with current funder priorities, location, suitability of the project site and design, feasibility of the project based on proposed development and operating budgets, and project sustainability based on the ESDS 2.2 checklist.

1. Compliance on existing contracts: Habitat is in compliance with existing King County contracts.
2. Financial soundness of sponsor agency: HFP staff has no concerns about the financial soundness of the sponsor.
3. Capacity of sponsor agency: The agency appears to have the capacity to complete this project in a timely way.
4. Sustainability of sponsor's portfolio: HFP staff has no concerns about the sustainability

of the sponsor's portfolio. Habitat has a strong track record for supporting families that own Habitat homes.

5. Project compatibility with funder priorities: The proposal is consistent with funder priorities to provide homeownership opportunities for low income families in areas where they are needed.
6. Suitability of site, design, and services: The site and design appear to be fully suitable.
7. Financial feasibility: The project appears to be feasible. As in other Habitat projects, it depends on extensive use of volunteer labor and donated funds, with at least \$1,440,812 in donations still to be committed at this point. Delays in securing donations may delay the start of construction and interfere with Habitat's goal of completing and selling all ten homes by April 2017.
8. Access to transportation: The site is centrally located near buses and major shopping areas.
9. Evergreen Sustainable Development Standard: The proposed project earns 55.5 points on the Evergreen Sustainable Design Standard (ESDS) 2.2 checklist. A threshold of fifty points from the optional elements is required. The significant design decisions reflected in the ESDS checklist include the following: Water-permeable walkways, Reduced heat-island effect: roofing, Reduced heat-island effect: paving, and Water-conserving fixtures.
10. Equitable geographic distribution: The project is in the north and east region of the county and would be the only publicly subsidized affordable housing in the City of Sammamish.
11. Tax credit score: N/A

Funding recommendation

Funding is recommended in the amount of up to \$350,000.

HCD 2015 Capital funding round **New project application**

Sponsor and project location

Sponsor	HomeSight
Project	Greenbridge Homeownership Phase 3
Location	White Center (unincorporated King County)
Activity	Purchase assistance for income-qualified homebuyers

Affordability and population served

Number of restricted units	Six
Affordability	Six units for households with incomes at or below 80 percent AMI
Population served	Low income homebuyers
Unit mix	Three three-bedroom and three four-bedroom

Development budget

Total purchase assistance	\$534,800	
Secured funding	KCHA	\$ 50,000
Pending funding	KC-HCD	\$ 240,000
	WA State HTF	\$ 244,800
	First mortgages and buyer's cash	\$ 1,250,000
Total purchase assistance per unit	\$ 89,000	
HFP capital cost per unit	\$ 40,000	
Ratio of HFP to other funds	1 to 6.4	
Construction cost per square foot	N/A	

Description

HomeSight, in partnership with the King County Housing Authority (KCHA), will develop six new single-family homes on scattered sites in White Center. These lots are south of and adjacent to the Greenbridge site, a recently developed 96-acre mixed use, mixed-income, Three-Star Built Green master-planned community, in which King County has a sizeable investment.

In combination with the redevelopment of the Park Lake Homes site – the original Greenbridge development – KCHA has worked with the County to facilitate development of multiple properties adjacent to the Greenbridge site. The six single-family infill lots KCHA is providing for this affordable housing project form part of the revitalization of the larger community. Using construction financing provided by the Housing Authority HomeSight will replace the substandard aging housing on these properties with new affordable homes for first-time home buyers who otherwise would not be able to purchase a home.

The Greenbridge area is centrally located for a commute to the majority of job centers in the Puget Sound region, with good highway access via I-5, I-405, SR 509, and SR 518. It is also situated immediately up the hill from the Olsen-Myers Park and Ride, and is connected to downtown White Center and West Seattle by walking trails and established bike routes. It is just a few blocks from the Westwood Village shopping center.

Project consistency with local plans and priorities

HomeSight's request for \$240,000 in down payment assistance is consistent with and will help achieve Goal 1 in King County's Consolidated Housing and Community Development Plan: Ensure Decent Affordable Housing. In particular, it helps to reach objective #2 of this goal which is to preserve the housing of low- and moderate income homeowners and provide home ownership assistance programs for low- and moderate income households that are prepared to become homeowners by making funds available for homebuyer opportunities, primarily for first time homebuyers.

In addition, the Consolidated Plan states, "King County will collaborate with KCHA to support the planning process and development of Phase 1 (Greenbridge) and Phase 2 of the Hope VI mixed-income housing and community development project at the Park Lake Homes site in White Center. This work will be done in conjunction with a neighborhood revitalization strategy that has been developed with the White Center community (see Goal 3, Objective 4 of the consolidated plan)". The funds requested in this application will directly support the further development of the Greenbridge areas, helping to fulfill the revitalization goal.

Evaluation criteria

Funding applications are evaluated in relation to sponsor and project criteria. The sponsor criteria include organizational capacity and fiscal soundness, portfolio sustainability, contract compliance, and cultural competency. Project criteria include compatibility with current funder priorities, location, suitability of the project site and design, feasibility of the project based on proposed development and operating budgets, and project sustainability based on the ESDS 2.2 checklist.

1. Compliance on existing contracts: HomeSight is in compliance with existing King County contracts.
2. Financial soundness of sponsor agency: HFP staff has no concerns about the financial soundness of the sponsor.

3. Capacity of sponsor agency: HFP staff has no concerns related to HomeSight's capacity. Some previous projects have required extensions to complete and sell all houses but none to the extent that use of federal funding became a problem
4. Sustainability of sponsor's portfolio: HFP staff has no concerns on this criterion. HomeSight has a strong track record for helping families keep their homes through times of financial stress.
5. Project compatibility with funder priorities: The proposal is consistent with funder priorities to provide homeownership opportunities for low income families in areas where they are needed.
6. Suitability of site, design, and services: The site and proposed designs are fully suitable for their purpose as part of the master-planned community of Greenbridge in White Center.
7. Financial feasibility: The project appears feasible, blending local funds and program income to fund purchase assistance. The requested amount is outside the HFP guidelines, however, which set a maximum assistance per unit of \$35,000 for homeownership projects.
8. Access to transportation: The project is located in Greenbridge, near a major arterial that is served by public transportation and adjacent to schools and a major shopping area.
9. Evergreen Sustainable Development Standard: ESDS checklist is not applicable with this proposal for down payment assistance. However, if they are awarded funding for the construction phase, an ESDS evaluation will be required at that time.
10. Equitable geographic distribution: The project is in the south region of unincorporated King County and would continue a phased process of providing affordable homeownership opportunities in an area where they are needed.
11. Tax credit score: NA

Funding recommendation

Funding is recommended in an amount up to \$210,000.

HCD 2015 Capital funding round **New project application**

Sponsor and project location

Sponsor	Low Income Housing Institute
Project	Renton Commons
Location	215 Whitworth Ave S, Renton, WA 98057
Activity	Acquisition and New Construction

Affordability and population served

Number of restricted units	47
Number of unrestricted units	1 common area unit
Community space features	Community space on entry level for community activities, case management offices, classroom space, community kitchen, laundry room, resident lounge, library, and computer bank.
Affordability	24 units @ 30 percent AMI 23 units @ 50 percent AMI
Population served	Veterans, homeless families and individuals, low-income households.
Set-aside units	10 units for veterans 18 units for homeless families (including veteran households with children) 19 units for low-income workforce households
Unit mix	11 studios, 12 one-bedroom, 20 two-bedroom, and 5 three-bedroom units

Development budget

Total development budget	\$ 18,473,250	
Secured funding	Deferred developer Fee	\$ 600,000
Pending funding	KC-HCD	\$ 4,558,771
	HTF	\$ 3,000,000
	LIHTC	\$ 10,314,479
Total capital cost per unit	\$ 384,859	
HFP capital cost per unit	\$ 94,974	
Ratio of HFP to other funds	1 to 3.1	
Construction cost per square foot	\$ 298	

Description

The Low Income Housing Institute will construct Renton Commons, 48 units of permanent affordable housing in a six-story elevator building in downtown Renton, near the Renton Transit Center and Renton High School. The project will include 11 studios, 12 one-bedroom, 20 two-bedroom, and five three-bedroom units. More than half the units are intended to serve families, some who are exiting homelessness and many who are working. LIHI plans to apply for 16 project-based Section 8 vouchers and reduce rents on another 12 units through “self-subsidy” from operating revenues, for a total of 28 units set aside for formerly homeless and extremely low-income households. Up to ten units will be designated for veteran households. Sound Mental Health will provide services to residents who need them. The ground floor will offer a meeting and office space, a community kitchen, common laundry room, a resident lounge, and outdoor courtyard and play area. Sandy soils on the site will require a more expensive friction-pile foundation system and the Renton requirements for new water and sewer lines to serve the site and adjacent properties add significantly to the overall cost of the project.

Project consistency with local plans and priorities

The project addresses the County’s four-year All Home plan by creating “right-size housing” to increase access to permanent affordable rental housing for individuals and small family households transitioning out of homelessness. Renton Commons will also target several subpopulations of homeless individuals and families, with set-asides units for veterans, families, and individuals.

Renton Commons will fill a need identified in the Renton Comprehensive Plan for more rental units for very low-income households and will address the goal of locating new housing in proximity to public transit and employment.

The proposed project is consistent with the King County Consortium Consolidated Housing and Community Development Plan’s Affordable Housing Objective of preserving and expanding the supply of affordable rental housing available to very low and moderate income households, including households with special needs, and also the Homelessness Objective of supporting the creation of a range of permanent affordable housing options for homeless households.

Evaluation criteria

Funding applications are evaluated in relation to sponsor and project criteria. The sponsor criteria include organizational capacity and fiscal soundness, portfolio sustainability, contract compliance, and cultural competency. Project criteria include compatibility with current funder priorities, location, suitability of the project site and design, feasibility of the project based on proposed development and operating budgets, and project sustainability based on the ESDS 2.2 checklist.

1. Compliance on existing contracts: The sponsor is in compliance with existing HCD contract requirements.
2. Financial soundness of sponsor agency: HFP staff has no concerns about the financial soundness of the sponsor.
3. Capacity of sponsor agency: The sponsor has recently completed a 57-unit apartment complex in downtown Bellevue close to transit and is currently developing a 49 unit apartment complex in the University District of Seattle to serve homeless young adults.
4. Sustainability of sponsor’s portfolio: LIHI staff review key dashboard measures

monthly, including revenues, vacancy rate, collections, the number of days to make vacancies rent-ready, and expenses. Capital needs assessments have been done for all LIHI properties. Tax credit exit strategies include refinancing and transition plans that begin well in advance of Year 15.

5. Project compatibility with funder priorities: Permanent housing with supportive services for very low-income families and individuals continues to be a key component in the affordable housing continuum. Housing for homeless families and individual is an important priority of the Human Services Levy.
6. Suitability of site, design, and services: The project will be located in downtown Renton near transit with access to employment, schools, shopping and services. The proposed design and services appear suitable for the population to be served. The soils conditions on the site raise questions about its suitability, since a more costly type of foundation would be needed.
7. Financial feasibility: The capital request to HFP is over \$4.5 million, which would be an unprecedented award from the County for a housing project. The high overall cost of the project is partly explained by the need for pile foundations and the City of Renton's infrastructure requirements for water, sewer, and street improvements that will be needed for future developments in the immediate neighborhood.
8. Access to transportation: The property is located in downtown Renton, two blocks from the Renton Transit Center. Renton Commons is also two blocks from a large Safeway and pharmacy, close to an urgent care clinic and a little over two miles from Valley Medical Center. Renton High School and three elementary schools are within two miles from the property.
9. Evergreen Sustainable Development Standard: The proposed project earns 56 points on the Evergreen Sustainable Design Standard (ESDS) 2.2 checklist. A threshold of fifty points from the optional elements is required. The significant design decisions reflected in the ESDS checklist include the following: elements of universal design, access to services and public transportation, maximized density, advanced water-conserving fixtures, centralized laundry, renewal energy with photovoltaic panels, construction waste management, environmentally preferable materials, a reduced heat-island effect for roofing and paving, an enhanced building envelope design, a smoke-free building, and educational signage.
10. Equitable geographic distribution: Located in south King County, an award to this project would balance requests from projects in Seattle and East King County.
11. Tax Credit score: N/A

Funding recommendation

Funding is not recommended for this project at this time.

HCD 2015 Capital funding round**New project application****Sponsor and project location**

Sponsor	Congregations for the Homeless
Project	Eastside emergency winter shelter for single men
Location	To be determined (multiple sites under consideration)
Activity	Shelter for homeless men, winter season only

Affordability and population served

Number of restricted units	100 beds
Number of unrestricted units	-
Community space features	Day service center is planned
Affordability	100 beds for individuals with incomes less than 30% AMI
Population served	Single men, winter season only
Set-aside units	100 units for homeless individuals
Unit mix	n/a

Development budget

Total development budget	\$4,119,000 (not including acquisition)	
Secured funding	ARCH	\$ 400,000
		\$
Pending funding	KC-HCD	\$ 1,526,400
	WA Housing Trust Fund	\$ 1,593,500
	Capital campaign	\$ 600,000
Total capital cost per unit	\$	41,190
HFP capital cost per unit	\$	15,260
Ratio of HFP to other funds	1 to 1.7	
Construction cost per square foot	N/A	

Description

This project would create a 100-bed winter shelter in east King County to serve homeless single men, to be operated by Congregations for the Homeless. A location for the project has not yet been identified but the applicant estimates a need for about one-third of an acre for the project, which would be likely to have a value of approximately \$1.6 million. Among the four sites being considered are two properties owned by King County (not yet officially surplus) and two owned by the City of Bellevue. A rezone or waiver would not be required on any of three of the sites as the proposed use would be allowed under a zoning provision for hotel or motel use. Construction budgets are very preliminary and can be expected to be revised once a site has been identified and permanent financing has been committed.

The applicant has been awarded funding by ARCH and will apply to the State Housing Trust Fund and King County. They also plan to conduct a capital campaign for additional funds and have recently hired a development director to lead this campaign. This director has prior experience as director for Sophia Way and The Coalition for Charitable Choice, as well as other related positions during more than 16 years' work in government and the private and non-profit sectors.

The applicant assumes several sources of funding for ongoing operations and services, estimated to total just over \$300,000 per year, including United Way, Union Gospel, ARCH member cities, King County, and private contributions. These sources are not yet committed.

Project consistency with local plans and priorities

The project addresses the current King County All Home Strategic Plan by creating permanent emergency homeless shelter on the Eastside for homeless single men during the winter season.

The project is also consistent with the priorities set out in the 2015 Combined NOFA by increasing shelter capacity for single adults outside Seattle.

Evaluation criteria

Funding applications are evaluated in relation to sponsor and project criteria. The sponsor criteria include organizational capacity and fiscal soundness, portfolio sustainability, contract compliance, and cultural competency. Project criteria include compatibility with current funder priorities, location, suitability of the project site and design, feasibility of the project based on proposed development and operating budgets, and project sustainability based on the ESDS 2.2 checklist.

1. Compliance on existing contracts: King County has no contracts for capital funding with CFH. HFP staff is pursuing further information on existing contracts from staff in the Homeless Housing section, which has several contracts with CFH.
2. Financial soundness of sponsor agency: HFP staff is pursuing information on this criterion.
3. Capacity of sponsor agency: HFP staff is pursuing information on this criterion.
4. Sustainability of sponsor's portfolio: HFP staff is pursuing information on this criterion.
5. Project compatibility with funder priorities: The project is fully compatible with King County priorities under the All Home strategic plan.
6. Suitability of site, design, and services: The site has not yet been determined. At least one of the four sites under consideration would require either rezoning or a zoning exemption. HFP staff is pursuing further information about the services to be offered in

connection with this shelter.

7. Financial feasibility: Cost estimates are still very preliminary so it is difficult to assess the financial feasibility of the project.
8. Access to transportation: This factor will be evaluated after a site is selected.
9. Evergreen Sustainable Development Standard: The project cannot be evaluated on this criterion until a site has been selected and preliminary design work completed.
10. Equitable geographic distribution: There is a large unmet need for homeless shelter beds in east King County. This project would meet part of that need.
11. Tax credit score: N/A

Services and/or operating support conditions

Congregations for the Homeless intends to apply for support from ORS in a future funding round for the proposed east King County shelter, after securing all necessary sources of capital. Homeless Housing section staff will then evaluate the project's proposed operating budget and sources of support.

Funding recommendation

Funding is not recommended for this project at this time.

HCD 2014 Capital funding round	New project application
---------------------------------------	--------------------------------

Sponsor and project location

Sponsor	DASH (Downtown Action to Save Housing)
Project	Summerwood Apartments
Location	Avondale Road NE, Redmond
Activity	Rehab of building envelope and window replacement

Affordability and population served

Number of restricted units	111
Number of unrestricted units	7
Community space features	Community building
Affordability	44 units @ 30% AMI, 56 units @ 50% AMI, 11 units @ 60% AMI, and 7 units market rate and common area
Population served	General low income, extremely low income families, persons with developmental disabilities, large families
Set-aside units	6 units for persons with developmental disabilities
Unit mix	13 one-bedroom units; 81 two-bedroom units; 12 three-bedroom units; 12 four-bedroom units

Development budget

Total development budget	\$ 20,394,219	
Secured funding	HTF	\$ 800,000
	HUD 223 loan	\$ 8,591,000
	Sponsor loan	\$ 400,000
	Deferred developer fee	\$ 1,691,991
	KCHA	\$ 460,760
	Enterprise (equity)	\$ 7,656,592
Pending funding	KC HFP	\$ 793,876
		\$
Total capital cost per unit	\$172,800 (including prior phases)	
HFP capital cost per unit	N/A	
Ratio of HFP to other funds	N/A	

Description

The Summerwood Apartments is an existing 118-unit tax credit supported affordable housing community in Redmond. The complex of 20 buildings includes 1-, 2-, 3-, and 4-bedroom units. The current request for funds is to support the next stage of a phased rehabilitation project covering items not included in the original scope of work when the project was first acquired and placed in service as low income housing. It will also address a number of significant issues related to deferred maintenance. Originally built in 1984-85, the existing structures used 2x4 construction and still have their original vinyl siding. They only meet the then-current code requirements regarding thermal envelope, energy, and water use and the building exterior – siding and windows - has aged to the point where replacement is indicated. Some units still have the original gas-fired fireplace inserts as their primary source of heat.

Summerwood is home to more than 400 residents, a quarter of whom are Section 8 recipients. Over one-fifth of the residents are persons with disabilities and one-fifth are members of large households. The current King County investment in this project amounts to an average of just over \$20,000 per unit.

DASH, the project owner and sponsor, secured a HUD refinance of a major portion of the project's public debt several years ago, improving cash flow and the financial outlook for sustainability. Summerwood is now in its third year of phased capital repairs, with the overall scope of work based on an assessment and energy benchmark report performed by a consultant team comprising Housing Development Solutions and 360 Analytics. The earlier phases of the extensive rehab included \$800,000 in repairs to improve indoor air quality and heating efficiency, repair critical building envelope deficiencies, and replacing deteriorated decks. The current phase will focus on replacing windows and siding to create a durable 40-year envelope system, re-insulating walls and attics, and air sealing units. Inefficient gas fireplace inserts will be replaced with electrical resistance heaters, ventilation will be improved by installing motion-activated fans, and obsolete plumbing and electrical fixtures will be replaced. All sliding glass doors will also be replaced and storm water drainage issues will be addressed in this phase of work.

Project consistency with local plans and priorities

DASH's Summerwood project was originally funded for acquisition and rehabilitation in 2004. As an existing project it continues to meet the goals of King County's Consolidated Plan and the City of Redmond's state community housing goals to increase the supply of affordable housing, especially housing serving households with incomes at or below 50 percent AMI.

Evaluation criteria

Funding applications are evaluated in relation to sponsor and project criteria. The sponsor criteria include organizational capacity and fiscal soundness, portfolio sustainability, contract compliance, and cultural competency. Project criteria include compatibility with current funder priorities, location, suitability of the project site and design, feasibility of the project based on proposed development and operating budgets, and project sustainability based on the ESDS 2.2 checklist.

1. Compliance on existing contracts: Sponsor is in compliance on current King County contracts.
2. Financial soundness of sponsor agency: HFP staff has no concerns.
3. Capacity of sponsor agency: Based on operations of ten county-funded projects staff

have no concerns related to the capacity of DASH to carry out this project.

4. Sustainability of sponsor's portfolio: The agency has provided an assessment of their entire portfolio. There are potential issues related to the sustainability of particular assets in the portfolio considered individually, but the sponsor appears to be weighing all available options in a realistic way, consistent with the interests of the public funders.
5. Project compatibility with funder priorities: The project provides much needed affordable housing on the eastside for families with very low and extremely low incomes.
6. Suitability of site, design, and services: This is an existing project in Redmond.
7. Financial feasibility: The proposal appears financially feasible, given the identified needs and the proposed scope of work.
8. Access to transportation: This established project is served by a number of bus routes providing regular service.
9. Project sustainability: Evergreen Sustainable Development Standard: The proposed project earns 40 points on the Evergreen Sustainable Design Standard (ESDS) checklist. A threshold of 40 points from the optional elements is required for an urban rehab project. The significant design decisions reflected in the ESDS checklist include the following: enhanced building envelope design, bathroom exhaust fans, a smoke-free building, and diversion of at least 75 percent of construction waste from landfills.
10. Equitable geographic distribution: This project is located in east King County.
11. Tax credit score: N/A

Services and/or operating support conditions

DASH is not requesting new funds from the county for services or operating support.

Funding recommendation

Funding is not recommended for this project at this time.

HCD 2015 Capital funding round**New project application****Sponsor and project location**

Sponsor	Downtown Emergency Service Center
Project	Estelle Supportive Housing
Location	3501 Rainier Ave So, Seattle
Activity	New construction

Affordability and population served

Number of restricted units	91
Number of unrestricted units	-
Community space features	Outdoor courtyard, lounges, dining area, computer resource, laundry, case management offices
Affordability	All units for individuals with incomes at or below 30% AMI
Population served	Chronically homeless, many with co-occurring disorders
Set-aside units	Fifteen units in partnership with Harborview for individuals with intense behavioral issues. Services funded by Medicaid.
Unit mix	91 studios

Development budget

Total development budget	\$ 22,321,334	
Secured funding	Agency	\$
		\$
Pending funding	KC-HCD	\$ 500,000
	Seattle	\$ 4,286,073
	LIHTC	\$ 15,035,261
	HTF	\$ 2,500,000
Total capital cost per unit	\$ 245,289	
HFP capital cost per unit	\$ 5,495	
Ratio of HFP to other funds	1 to 44	
Construction cost per square foot	\$ 302	

Description

Downtown Emergency Service Center (DESC) will construct a new building comprising 91 studio units in a six-story wood framed apartment complex to provide permanent supportive housing for chronically homeless adults. Many residents will also be chronically mentally ill with other co-occurring issues of alcohol or chemical substance abuse. DESC will set aside 15 beds for Harborview patients with severe behavioral issues. The project will also have round-the-clock lobby staffing.

Project consistency with local plans and priorities

The project addresses the priorities of King County's four-year All Home plan by creating permanent affordable rental housing units for chronically homeless adults.

Evaluation Criteria

Funding applications are evaluated in relation to sponsor and project criteria. The sponsor criteria include organizational capacity and fiscal soundness, portfolio sustainability, contract compliance, and cultural competency. Project criteria include compatibility with current funder priorities, location, suitability of the project site and design, feasibility of the project based on proposed development and operating budgets, and project sustainability based on the ESDS 2.2 checklist.

1. Compliance on existing contracts: DESC has no pending contract compliance issues. Compliance reporting for the 2014 period ending was complete, accurate, and submitted on time.
2. Financial soundness of sponsor agency: HFP staff has no concerns.
3. Capacity of sponsor agency: DESC is a large and long-established agency that appears to be managing its existing portfolio very well. There is no indication that adding Estelle Supportive Housing to its portfolio would put undue strain on DESC's ability to successfully manage the portfolio. DESC is nearing completion of its current development project, so there should be no conflict related to use of the resources needed to support the development of the Estelle project.
4. Sustainability of sponsor's portfolio: HFP staff has no immediate concerns. DESC has developed capital needs assessments for all of its properties.
5. Project compatibility with funder priorities: This proposal meets King County's priorities for the development of affordable low income housing for people who are chronically homeless.
6. Suitability of site, design, and services: The sponsor has successfully developed and currently manages several projects on which this project design is based. This project appears to benefit from DESC's experience developing previous projects, reflecting an increased use of sustainable and low maintenance products, energy efficient fixtures, durable materials, and energy efficient HVAC system, including a photovoltaic array. The service model has also been refined over the course of several projects with the same target population.
7. Financial feasibility: The project will require a large amount of operating and service subsidy. The sponsor is proposing to use Medicaid for the 15 Harborview beds. That partnership and the non-typical use of Medicaid is still being negotiated.
8. Access to transportation: The project will have an excellent location on a major arterial with numerous daily public transportation options, and various nearby retail stores

including a major grocery store within a short walking distance.

9. Evergreen Sustainable Development Standard: The proposed project earns 57 points on the Evergreen Sustainable Design Standard (ESDS) 2.2 checklist. A threshold of fifty points from the optional elements is required. The significant design decisions reflected in the ESDS checklist include the following: Brownfield or adaptive reuse site; Advanced water-conserving fixtures; Reduced heat-island effect roofing; Enhanced building envelope design; and Diversion of at least 75 percent of construction waste from landfills.
10. Equitable geographic distribution: HFP staff considers the site well-situated in south Seattle, creating no unbalanced geographic distribution overall.
11. Tax credit score: 169

Funding recommendation

Funding is not recommended for this project at this time.

HCD 2015 Capital funding round**New project application****Sponsor and project location**

Sponsor	Parkview Services
Project	Parkview Homeownership VIII
Location	Scattered sites to be determined
Activity	Purchase assistance for income-qualified homebuyers

Affordability and population served

Number of restricted units	Six
Affordability	Six units for buyers with incomes at or below 50 percent AMI
Population served	Income-qualified households with at least one family member with a developmental disability.
Unit mix	Three three-bedroom and three four-bedroom single family homes

Development budget

Total purchase assistance and mortgages	\$1,960,000	
Secured funding		\$
Pending funding	KC-HCD	\$ 210,000
	HTF	\$ 300,000
	WSHFC	\$ 70,000
	1 st Mortgages and Home buyer contribution	\$ 1,380,000
Total purchase assistance per unit	\$ 97,000	
HFP purchase assistance per unit	\$ 35,000	
Ratio of HFP to other purchase assistance funds	1 to 8	
Construction cost per square foot	N/A	

Description

Parkview has requested funds to provide deferred down payment assistance loans to assist at least eighteen first-time homebuyers who are individuals with a developmental disability or families that have at least one family member with a developmental disability. At least six of those loans will be in King County outside the City of Seattle. Parkview is proposing to serve five households whose incomes are between 50 and 60 percent AMI, and seven households with incomes at or below 80 percent AMI. The proposed King County contribution would be one of several down payment assistance loans needed by these households to bridge the gap between current purchase prices and an affordable monthly payment (debt service). Proposed loan terms for the County funds include zero-percent interest, deferred payments, a declining balance for shared appreciation, and a 30-year term.

Project consistency with local plans and priorities

The proposed project is consistent with and responsive to local housing needs articulated in King County's Consolidated Plan, the 2010-2014 King County Consortium Consolidated Housing and Community Development Plan, as extended for 2015. The proposed project specifically responds to the following objective stated in the Consolidated Plan: Affordable Housing Objective #2 - Preserve the housing of low- to moderate-income home owners, and provide home ownership assistance programs for low and moderate income households that are income eligible.

Evaluation criteria

Funding applications are evaluated in relation to sponsor and project criteria. The sponsor criteria include organizational capacity and fiscal soundness, portfolio sustainability, contract compliance, and cultural competency. Project criteria include compatibility with current funder priorities, location, suitability of the project site and design, feasibility of the project based on proposed development and operating budgets, and project sustainability based on the ESDS 2.2 checklist.

1. Compliance on existing contracts: Parkview Services is in compliance with existing King County contracts.
2. Financial soundness of sponsor agency: HFP staff has no concerns.
3. Capacity of sponsor agency: HFP staff has no concerns over capacity, but previous projects have required extensions to enable Parkview to complete the sale of all houses.
4. Sustainability of sponsor's portfolio: HFP staff has no concerns.
5. Project compatibility with funder priorities: The proposal is consistent with funder priorities to provide homeownership opportunities for low income families in areas where they are needed.
6. Suitability of site, design, and services: Homes to be purchased will meet or must be adaptable to meet the mobility needs of household members.
7. Financial feasibility: The project appears feasible, blending local funds and program income to fund purchase assistance.
8. Access to transportation: Each site will be identified by the homebuyer based on his or her needs, priorities, and ability to purchase, and will be reviewed for suitability and affordability by Parkview Services' staff.

9. Evergreen Sustainable Development Standard: ESDS checklist is not applicable with this application for down payment assistance.
10. Equitable geographic distribution: Parkview has several existing contracts with the County to provide down payment assistance to low income homebuyers in areas of the County where it would otherwise not be possible for them to purchase homes.
11. Tax credit score: NA

Funding recommendation

Funding is not recommended for this project at this time.

2015 HFP funding round				Who votes:	All except Seattle	All JRC members				County members only		
				Proposed AWARD	FUND SOURCE							
					HOME	RAHP	LEVY FUNDS		2331	HOF- DD	Other	
				VETS	Human Services							
Funds remaining				144,309	141,020	660,000	500	2,000	-	-		
Project	State	Loca-	Request	HOME	RAHP	Vets	HS	2331	DD	Rec.		
Multifamily rental (new construction)												
Imagine Housing - Totem Lake II (CHDO)	Sr	NE	2,400,000	2,775,000	1,700,000	385,000	200,000	490,000				
Renton Housing Authority - Sunset Area Apartments	N/A	S	1,500,000	1,800,000	1,490,000			310,000				
Auburn Youth Resources	YYA	S	999,500	999,500			199,500	800,000				
Parkview Services - Parkview Homes XII	DD	N/E	401,000	401,000	401,000							
Bellwether Housing - UCC Project	N/A	Sea	400,000	400,000	400,000							
Home ownership												
Habitat for Humanity - Sammamish Cottages	N/A		350,000	350,000	350,000							
HomeSight - Greenbridge Homeownership Phase III	HO		240,000	210,000	210,000							
Do not fund at this time												
LIHI - Renton Commons (CHDO)		S	4,550,000	-								
Congregations for the Homeless - Eastside Winter Shelter			1,526,400									
DASH Summerwood		N/E	793,876									
DESC - Estelle Supportive Housing		Sea	500,000									
Parkview Services - Parkview Homeownership 8			235,000	-								
Total funding requests				All funds	HOME	RAHP	Vets' Levy	HS Levy	2331	HOF-DD	Other recapture (RAHP-gen'l)	
Total funding recommendations				6,935,500	3,750,000	1,186,000	200,000	999,500	800,000	-	-	
Available funds				7,883,329	3,894,309	1,327,020	860,000	1,000,000	802,000	-	-	
Reservation for amendments				947,829	144,309	141,020	660,000	500	2,000	-	-	

2015 Capital Funding Round Recommendations



King County

DCHS - Housing Finance Program
November 2015

Priorities

The following priorities are not listed in order of preference. Populations are identified for specific priorities where appropriate. Veterans should be aligned with population-specific groups and access Veteran-specific resources where possible.

- Projects supporting long-term shelter stayers and high need chronically homeless individuals to access permanent supportive housing and permanent housing with supports, increasing shelter capacity (*Single Adults; Youth/Young Adults*).
- Projects undertaking realignment based on typology and needs. This includes transitional housing (*Youth/Young Adult and Families*) and service enriched housing (*Families*).
- Rapid re-housing approach (RRH) that supports households in locating housing and exiting homelessness quickly (*Families*).
- Projects that provide a move-up strategy that assists people who have achieved stability in Permanent Supportive Housing (PSH) to move into affordable housing with fewer supports (*Single Adults*).
- Projects that retain existing PSH, prioritizing admission to those with the highest need, and leverage additional funding sources, including Medicaid (*Single Adults; Families*).
- Alternative, less costly permanent housing models, such as shared housing, host homes, boarding houses, and SROs.

King County's housing program at a glance:

1989	Program began
\$225M	County investment to date
288	Active contracts in portfolio
10,300	Housing units in portfolio
300,000	“Unit-years of housing”
100%	HFP sustainability goal

Geographic Distribution – All Applicants

Red Vines I

- Kirkland

DASH-Summerwood

- Redmond

Bellwether Housing

- Seattle-U District

Habitat for Humanity

- Sammamish

Congregations

For the Homeless

- Eastside TBD

Parkview XII

- Bellevue
- Federal Way

DESC

- Seattle-Rainier

RHA-Sunset Court

- Renton

LIHI-Renton Commons

- Renton

HomeSight-Greenbridge

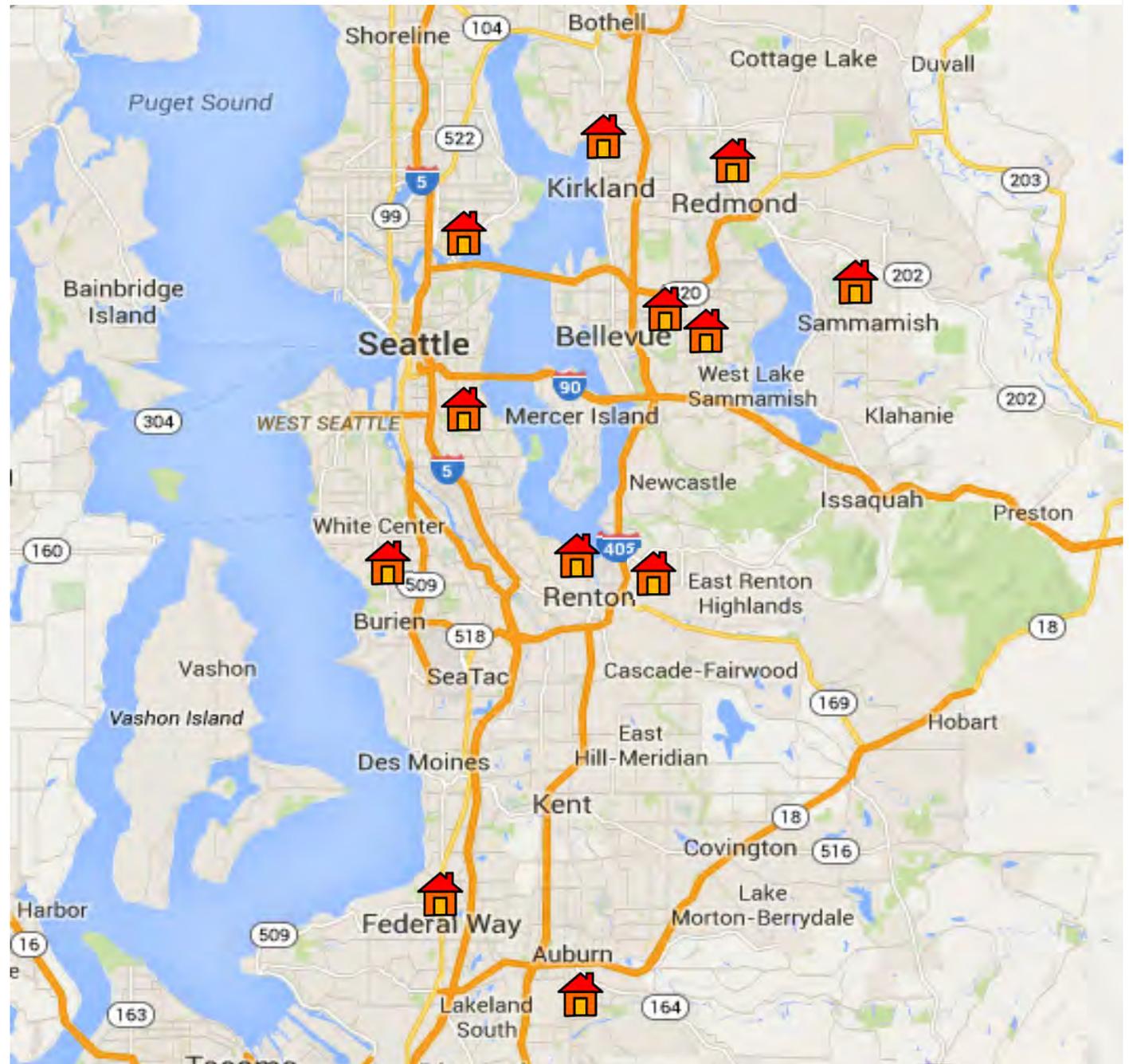
- Seattle-White Center

Auburn Youth Resources

- Auburn

Parkview Homeownership

- TBD



Geographic distribution – recommended awards

Red Vines I
• Kirkland

Bellwether Housing
• Seattle-U District

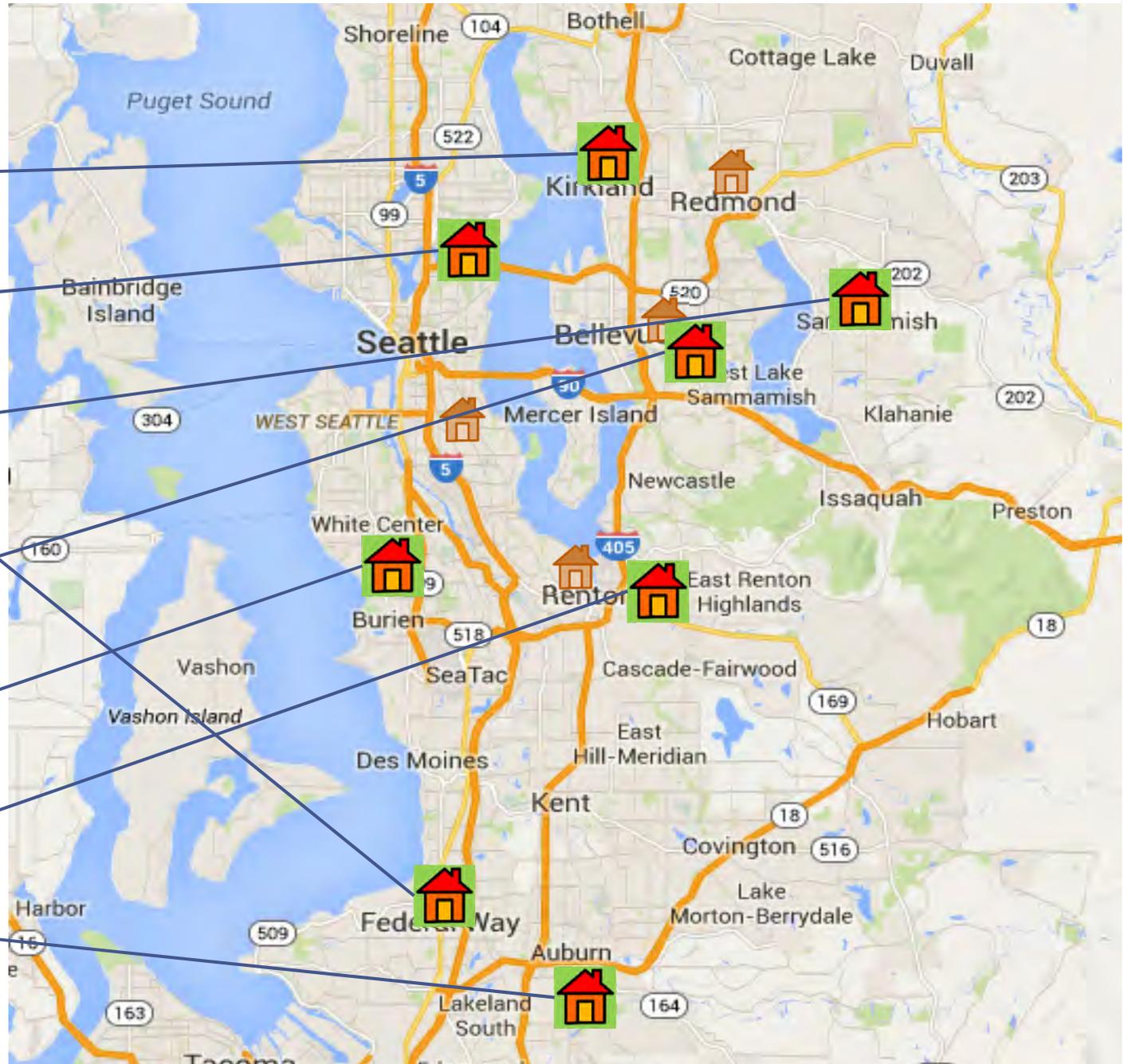
Habitat for Humanity
• Sammamish

Parkview XII
• Bellevue
• Federal Way

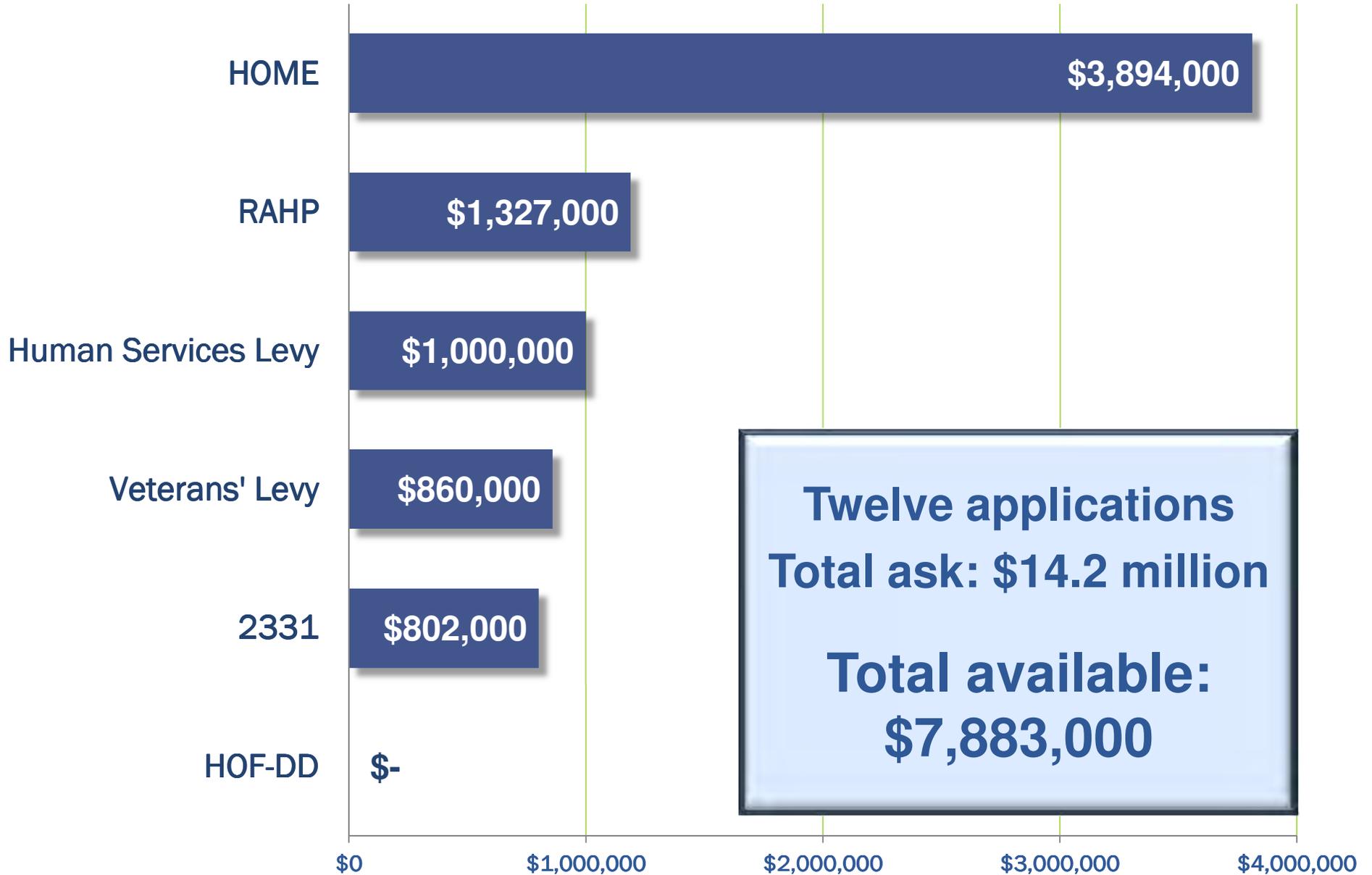
HomeSight-Greenbridge
• Seattle-White Center

RHA-Sunset Court
• Renton

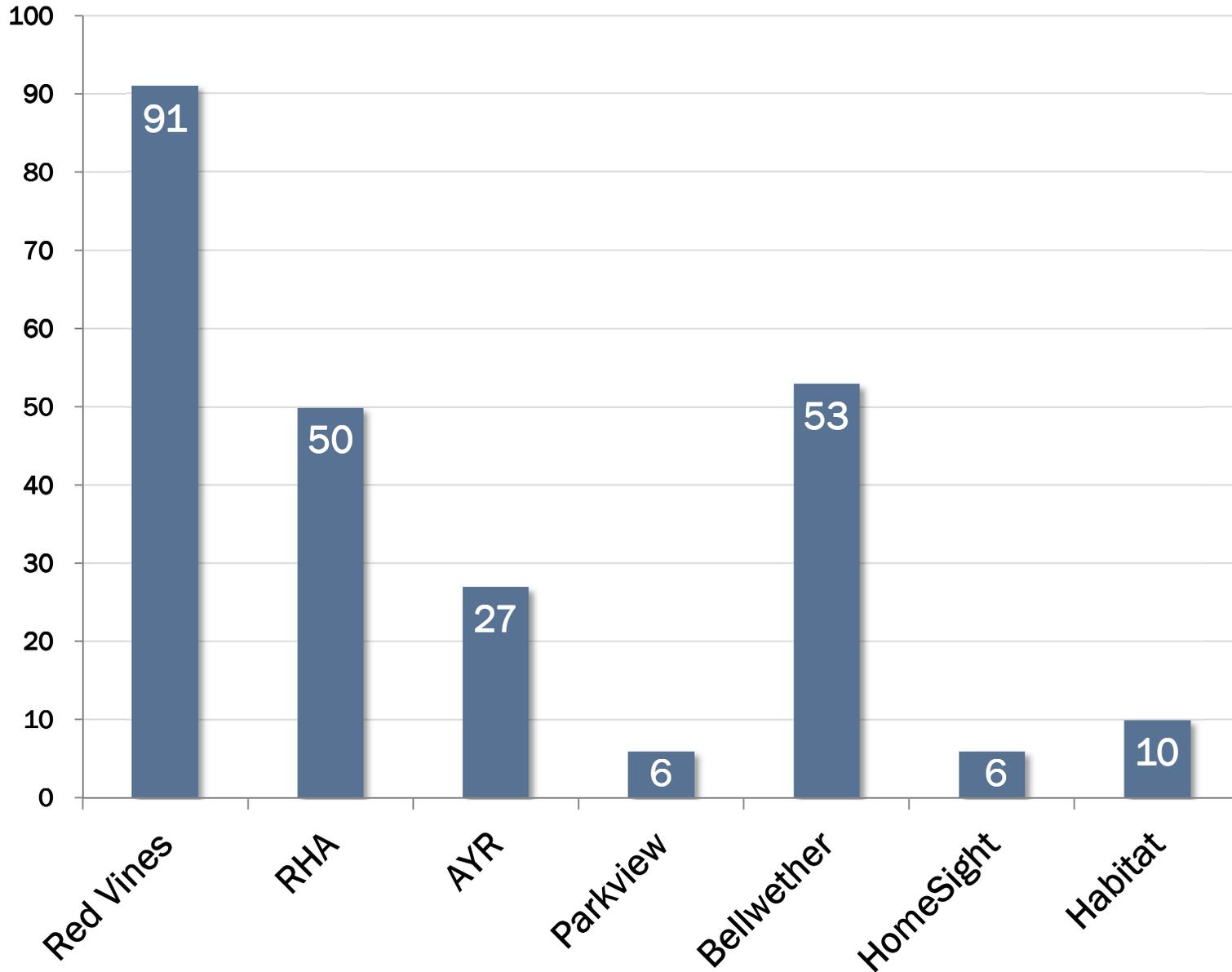
Auburn Youth Resources
• Auburn



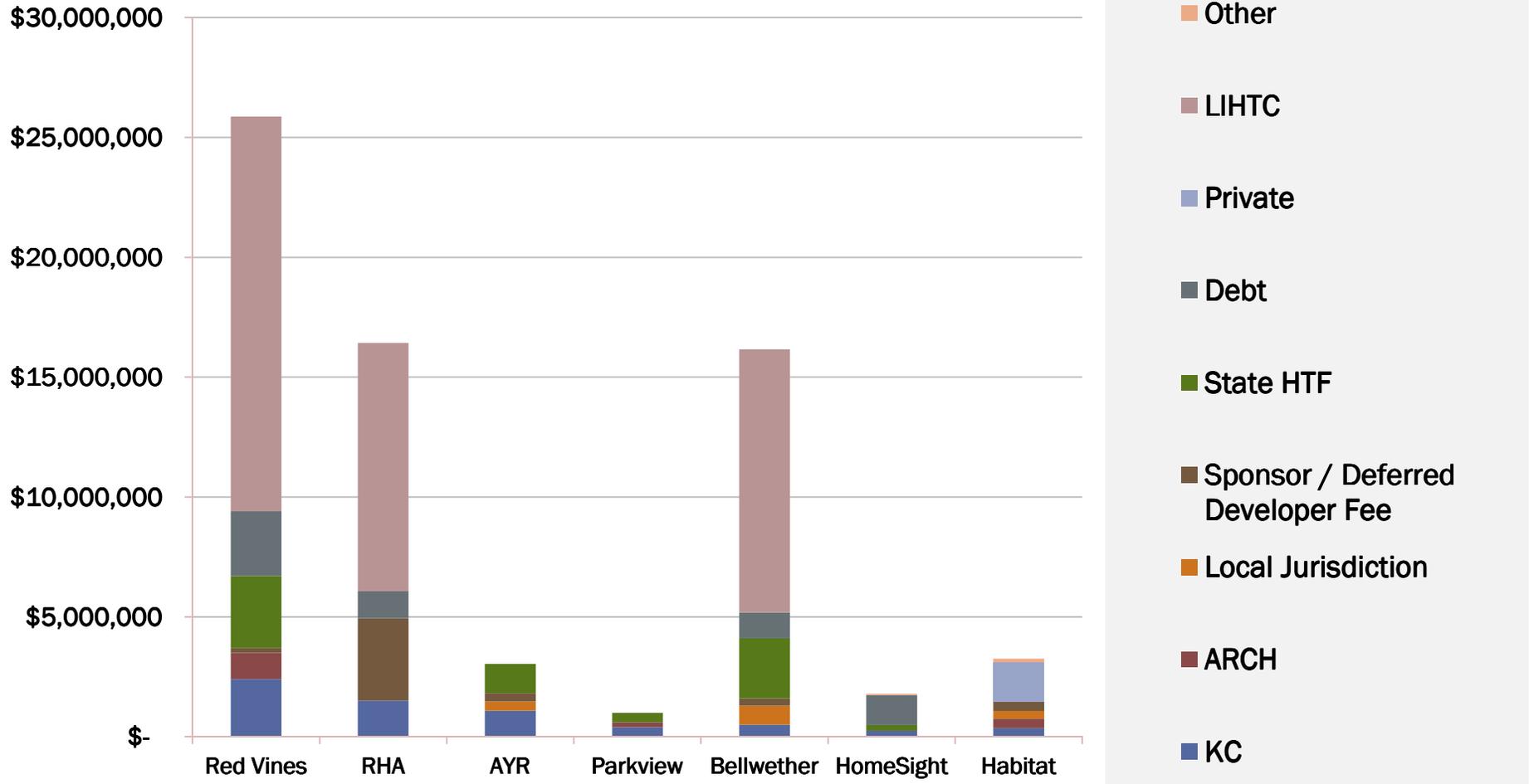
HFP Capital Funding Sources



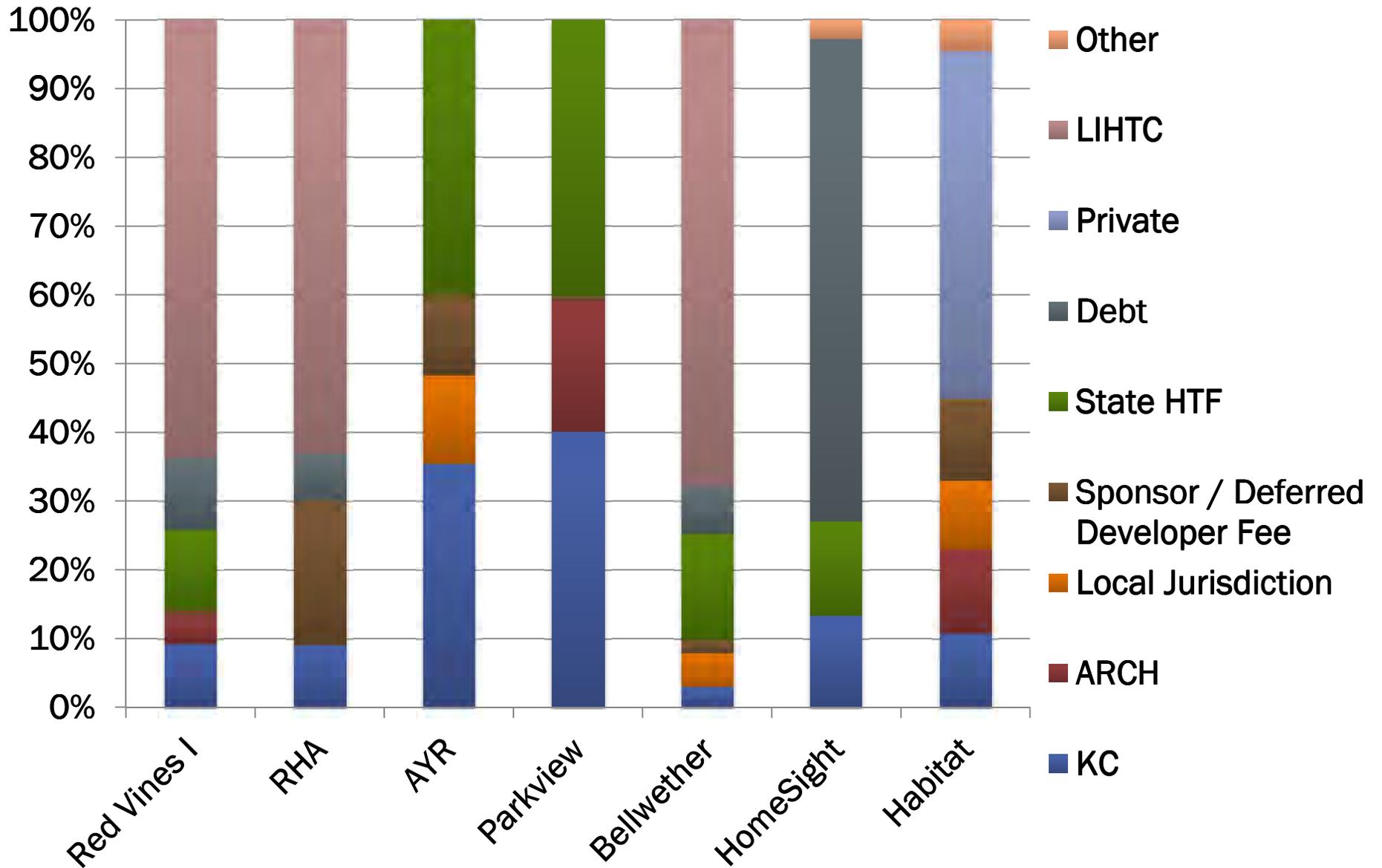
243 new units added to portfolio



Leverage



How projects are funded



2015 Housing Finance Program

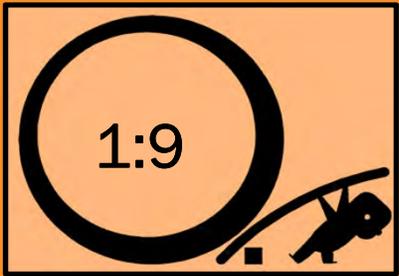
Final funding recommendations

Multi-family (rental) housing projects



PHASE II

PHASE I



**Housing
for low
income
seniors -
91 units**

Red Vines: Totem Lake Senior



BUILDING 6SF

architect: [unreadable]

74

37

1:10

Low income families with children, DD – 50 units

Renton Housing Authority: Sunset Terrace



Auburn Youth Resources: Arcadia Project

Housing and
shelter for
homeless
YYA – 27
units





NA

NA

1:2

Housing for adults with developmental disabilities – two houses, six beds total

**Parkview Services:
Parkview XII**

OVERALL NW VIEW



BIRD'S EYE VIEW FROM NORTHWEST

bellwether BELLWETHER UCC HOUSING
06.12.2015 | 14-034 | 9

96

72

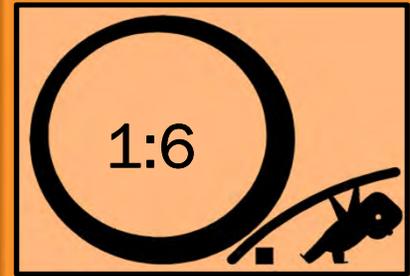
1:31



**Housing for
low income
families with
supports –
53 units**

Bellwether Housing: University District Apartments

Homeownership



Ownership
housing for
low income
families – 8
units

HomeSight:
Greenbridge – Phase 3

Not recommended for funding at this time

LIHI: Renton Commons

**Congregations for the Homeless:
Eastside Winter Shelter**

DASH: Summerwood Apartments

DESC: Estelle Apartments (Seattle)

Parkview Homeownership 8

Thank you!