



King County

Urban Consortium Joint Recommendations Committee (JRC)

Meeting Materials for Thursday, October 22, 2015

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

Item	Info
Agenda	October 22, 2015 JRC Meeting Agenda
Attachment A	Approved September 24 th Meeting Minutes
Attachment B	Draft 2016 State Legislative Priorities
Attachment C	Draft 2016 Federal Legislative Priorities
Attachment D	Housing Finance Program Briefing Paper: 2015 Capital Funding Round Project Summaries
Handout 1	Housing Finance Program PowerPoint
Handout 2	Housing Finance Program Financial Summary (landscape tabloid format)



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, October 22, 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. September 24, 2015 Meeting Minutes** 5 Min
Attachment A – Action Item All
- III. JRC Federal and State Legislative Priorities for 2016** 15 Min
Attachment B – State Legislative Agenda – Action Item All
Attachment C – Federal Legislative Agenda - Action Item All
Al DAlessandro, HFP Section Staff, HCD
- IV. Housing Finance Program 2015 Housing Capital RFP** 40 Min
Attachment D – Info/Briefing
John deChadenedes, Housing Finance Program Coordinator, HCD
- V. Round Table Discussion / Other Items**
- VI. Announcements**

ADJOURN

Next Meeting:

Date November 19, 9:30 AM - 11:30 AM

Location: South Renton Treatment Plant, Renton WA

JOINT RECOMMENDATIONS COMMITTEE MEETING
Thursday, September 24, 2015
9:30 am – 11:30 am
South Treatment Plant - Renton

Members Present:

Gerald (Jerry) Robison - Councilmember, City of Burien, JRC Vice-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
 Paul Winterstein - Councilmember, City of Issaquah (Sound Cities Association)
 Rob Odle - Director, Planning and Community Development, City of Redmond

Members Not Present:

Gary Prince - Transit Oriented Development Program Manager, King County Department of Transportation
 Dan Stroh, Planning Director, City of Bellevue
 Steve Walker – Director of Housing, City of Seattle

King County Staff:

Kathy Tremper - Coordinator, Housing and Community Development, HCD
 David Mecklenburg, Project Manager, Housing and Community Development
 Randy Poplock, Project Manager, Housing and Community Development
 Al D'Alessandro, HFP Section Staff, Housing and Community Development
 Mark Ellerbrook, Regional Housing and Community Development Manager, HCD
 Clark Fulmer, Program Manager, Housing Repair Program, HRP
 Elaine Goddard – Administrative Staff Assistant, Community Services Division, CSD

Guests:

Diana Quinn, City Administrator, City of Algona
 Leslie Miller, Human Services Coordinator, City of Kirkland Parks and Community Services
 Diane Utecht, Human Services Coordinator, City of Renton
 Chris Pasinetti, Planner, City of Enumclaw
 DeeDee Catalano, CDBG Coordinator, City of Federal Way
 Colleen Brandt-Schluter – Human Services Manager, City of Seatac
 Lori Fleming, Management Analyst, City of Burien
 Lynn Dissinger, Finance Director, DAWN
 Doreen Booth - Sound Cities Association
 Evie Boykin, Manager Human Services, City of Tukwila
 Londi Lindell, City Administrator, North Bend

I. Welcome and Introductions

Jerry Robison, Vice Chair, opened the meeting at 9:32. He is sitting in for Ken Hearing today. He welcomed guests and asked for introductions.

II. Approval of May 28, 2015 Meeting Minutes

Attachment A – Action Item All

Correction Noted To Minutes: Michael Cogle is not a representative of the JRC and his absence should be struck from the minutes.

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

III. Housing and Community Development Needs - Public Hearing:

Citizen participation – an opportunity was provided to comment on development of proposed activities. Jerry opened the public hearing and asked for comments or concerns on any housing and/or community development activities in the Consortium. No one came forward to speak on the issues. Public Hearing was closed.

IV. JRC 2015 Calendar Review:

Attachment B – Information

There are three meetings left this year. Some key items coming up are voting on Federal and State Legislative Priorities in October, and voting on the Housing Finance Capital recommendations in November. There were no comments or questions regarding the calendar.

V. CDBG 2016 Non Housing Capital Fund Award Decisions

Attachment C – Voting Item – Consortium Representatives only

Kathy Tremper gave a brief overview of the award process. This year's allocation process commenced in January when the County shared estimated funding amounts. Subsequently, the North/East and South sub-regions met separately to decide priorities. As in previous years, the North/East Sub-region set aside 40% of the funding to ARCH for their request for proposal process to be used for low income housing. The South Sub-region did not specify any specific priorities. Sub-regional committees were selected and members were familiarized with the process, and then given extensive briefings of each project being considered. They completed tours of the project sites to see first-hand how each project would impact the community. The County HCD staff provided additional analysis on each project and gave recommendations and rankings for the sub-regional committees' consideration. Each sub-region came to consensus on recommendations presented.

North East Sub-region: Participants on the sub-committee included representatives from the cities of Issaquah and North Bend and a King County representative. \$177,571 or 40% of the North/East pot was dedicated to ARCH for housing projects. Two capital non-housing project applications were submitted for the North/East sub-region. During the Public Forum the City of Duvall withdrew its application and gave its support to the North Bend sidewalk project. Duvall will reapply at a later date. The \$266,356 available is below the minimum request of North Bend, but they will accept the amount offered and find ways to fund the completion of

the project. If additional funding comes available it will go to this project. Conditions: CDBG funds will pay for a five-foot wide sidewalk. North Bend will pay for the difference if they wish to make the sidewalks wider.

**North/East Sub-Region Advisory Group Recommendations
2015 CDBG Capital Applications for 2016 Funds**

Applicant	Request	Recommended			
Proposal Title	Request	Minimum Request	NE Sub-Region Recommended Award	Ranking	JRC Approved
North/East Sub-Region - Estimated Funds Available \$443,927					
ARCH Housing Set-Aside (40% of \$443,927)			\$177,571		\$177,571
Duvall ADA Ramp Replacement	\$50,000	\$50,000	\$0		Withdrawn
North Bend Way ADA Improvements*	\$341,120	\$308,000	\$266,356		\$266,356
Sub-Region Total			\$443,927		\$443,927
* If available funds are higher than projected this project will receive additional funding.					
** If available funds are lower than projected, this project will be reduced.					

South Sub-region: Participants on the sub-committee included representatives from the cities Algona, Burien, Covington, Enumclaw, SeaTac, Tukwila and King County. Nine proposals were reviewed and evaluated for funding. Kathy gave a quick overview of the projects, and some of the considerations taken into account in the decision process. The funding recommendations were prioritized as follows:

1. Burien Hilltop Crossing: Full funding, \$145,000. This project will improve safety for children going to Hilltop Elementary School. The overall project management budget will be reduced by \$10,000 and held as contingency to cover possible inflation.
2. DAWN Shelter Renovation: Partial funding, \$60,000. Overall, staff recommends the project increase their budget to include longer-lasting, lower maintenance, and higher security improvements such as composition roofing, an upgraded electrical system and a new fence instead of repairing the current fence. The project's first priority is roofing and siding to maintain structural integrity. Then they can build from there. This project is considered multi-jurisdictional, and JRC policy asks that they bring money in from other jurisdictions in addition to CDBG funding. Merina Hanson commented that DAWN has approached the City of Kent for funding. They have also approached the City of Federal Way which has preliminarily agreed to provide \$20,000 toward this project.
3. Tukwila Minor Home Repair: Minimum funding, \$100,000. This is also a recommended contingency project to receive additional funding if it comes available up to a maximum \$135,000. This is an ongoing project. Tukwila has met previous contract requirements.

There was some discussion on the impact that the lateness of HUD funding has on our capital projects. Jerry asked Kathy to explain the reasons for the delay? Kathy responded

that in prior years, Congress was unable to agree on funding. In addition, there was a change in process for submitting the Consolidated Plan which was not well explained. With our improved Consolidated Plan submitted we hope that future funding will come earlier, however, each year it has come later. The 2015 funds just came in yesterday. This can impact our ability to fund projects as planned. On the other hand, HUD does not forgive our spending requirements, which must be achieved regardless of their delay. Jerry commented that this is a major impact on projects coming so close to the end of the year. Kathy responded that we move funds as quickly as possible in order to meet HUD requirements. Fund swaps and other creative solutions have helped us manage.

4. Diocese of Olympia, Microenterprise: Full funding, \$60,000. This is another ongoing project. Contractor has met previous contract obligations and is performing within contract requirements.
5. Highline College, Microenterprise: Full funding, \$90,000. Also an ongoing project. The Contractor has met contract obligations, though they were using some funds for staffing at outreach events, which the County has since learned is not an allowable activity. The County will work with the College to ensure the money is used for allowable activities only, and will monitor to ensure that they follow HUD rules.
6. Seatac Riverton Heights Park: Full funding, \$332,000. The current open space has few amenities. The project is ready to proceed. No conditions are stipulated for this project.
7. Algona Community Facility: Partial funding, \$119,475. CDBG money cannot be spent on buildings used for government purposes, so conditions are placed on this project based on separation of the City Hall from the Community Facility. Funds would be spent for internal tenant improvements of the community portion only. Conditions were placed on the funding award: 1) bonding and financing needs to be secured by November, 2015; 2) NEPA environmental review must be completed prior to award of a construction contract. Algona will need to provide funding for the NEPA environmental review to receive CDBG funding; 3) construction must be substantially underway by August, 2016 and 4) the tenant improvements of the community facility portion of this project must be contracted separately from city hall construction.
- 8/9 Not funded: Black Diamond ADA Improvement Sidewalk Project and Algona Celery Avenue Sidewalk Project. These are excellent projects, but there is not enough money to complete them at this time. Recommend coming back for another funding round.

**South Sub-Region Advisory Group Recommendations
2015 CDBG Capital Applications for 2016 Funds**

Proposal Title	Request	Minimum Request	Ranking	South Sub-Region Recommended Award	JRC Approved
South Sub-Region - Estimated Funds Available \$956,475					
Burien Hilltop Elementary School Crosswalk Improvements	145,000	120,000	1	145,000	\$145,000
DAWN Shelter Renovation	131,300	118,000	2	60,000	\$ 60,000
Tukwila Minor Home Repair*	135,000	100,000	3	100,000	\$100,000
Diocese of Olympia – New Roots	60,000	32,000	4	60,000	\$ 60,000
Highline StartZone Microenterprise	90,000	71,000	5	90,000	\$ 90,000
SeaTac Riverton Heights Park	332,000	310,000	6	332,000	\$332,000
Algona Community Center Tenant Improvements**	500,000	258,472	7	119,475	\$119,475
Contingency				50,000	\$50,000
Black Diamond ADA Improvements	210,000	185,000	8	0	\$ 0
Algona Celery Avenue Sidewalks	387,000	250,000	9	0	\$ 0
Sub-Region Total				\$956,475	\$956,475
<p>* If available funds are higher than projected this project will receive additional funding to maximum request.</p> <p>** If available funds are lower than projected, this project will be reduced.</p> <p>JRC approved funding with associated conditions noted with each project summary.</p>					

Chris Pasinetti shared his experience as a member of the South Sub-regional committee. He is a planner for the City of Enumclaw. He liked the process and especially the ability to go to the project sites. Seeing the site made it apparent how much the project was needed. For example, seeing the current traffic on the Military Road cross-walk had a profound effect to show how important this project was and helped him articulate the priority to others. He also felt it was invaluable to see where the money goes. He reminded the group that it is all of our money and we want to spend it wisely and feel good about what we are doing. Kathy had a hand-out of the evaluation tool for people who want to better understand the methodology used to determine priorities. Jerry asked if there were any comments or questions. There were none.

MOTION: Paul Winterstein made a motion to approve the entire slate as presented. Pam Fernald seconded the motion. Kathy reminded the group that only Consortium Representatives can vote. The motion was approved unanimously.

Londi Lindell thanked the City of Duvall for being so gracious during this process. North Bend is grateful to receive funds for their sidewalk project.

Terry Mark expressed appreciation to all the sub-committee members and staff for the time spent on making this a fair and thorough process. It is an incredible process and results in very

important work being done throughout our region. She also acknowledged the collaboration between cities to make this process work.

Jerry Robison added his appreciation to staff for the depth of analysis. It helps to feel confident that voting is done in a responsible manner.

**VI. Coordinated Entry:
Informational Item**

Mark Ellerbrook gave an informational update on the important work being done across the County to provide a coordinated entry system for people experiencing homelessness. HUD requires jurisdictions to have an HMIS system to track activity on Homelessness. King County has been using Safe Harbors. This database helps us understand the needs of homeless people and how these needs are being met. HUD also requires a coordinated entry system. The County has been working to develop a coordinated system that will ensure individuals are quickly directed to services appropriate to their needs. The Committee to End Homelessness (CEH) has developed coordinated entry systems to address different phases of homelessness and different populations. They are now trying to make a common system that can be implemented County-wide.

Part of the coordinated entry system is an assessment tool that would help determine priority and what services would best meet each person's needs. For example, some people are experiencing homelessness for the first time, and need immediate short-term help to stabilize their housing situation. Higher scoring individuals indicate more chronic homelessness. These individuals often have other issues such as mental illness or drug addictions which require additional services along with housing.

Another aspect of the coordinated entry system is a management system that will indicate unit availability and show which services are available in each unit. So when someone comes in they can be sent to the most appropriate unit as quickly as possible.

Another piece to improve the coordinated entry system is a common application. Currently people are being directed to multiple agencies where they must fill out forms, and go through an intake process each time. The County is trying to create a common application that can share information across agencies and be accessed across providers.

Beyond our county, we are also working toward a statewide HMIS. All this will take time, effort and money. Historically funding for the HMIS has come from the McKinney grant. However, it is likely that a fully integrated system will need additional resources. We are developing an effective model and we need to keep this effort moving forward. This is a first touch informational briefing for the JRC. This may come up in other forums, and members should be aware of what is happening.

Paul asked if there was a change in criteria to be defined as homeless. This system does not affect who is qualified as homeless, but HUD has provided additional direction to prioritize those in greatest need, and dedicate services to alleviate the most chronic cases.

Rob Beem has heard criticism of the Safe Harbors system and wondered about the future of that system. Mark acknowledged that the system has several flaws. King County was an early adopter of the HMIS and has experienced persistent problems in getting data integrated, usable and accessible by agencies, as well as getting data out of system. It has been very frustrating. The

State is going through a process to look at other vendors and the County has been involved. Nothing is public at this time, but we are looking at other vendors who can help improve HMIS and coordinated entry functionality. A public announcement will be made when a vendor is selected.

**VII. JRC Federal and State Legislative Priorities for 2016:
Attachments D and E, Information Item**

Al D'Alessandro thanked everyone for their great work last session, especially in getting the housing bonds passed. Passage of bill was a result of 5 years of work. This year's proposed Legislative Agenda has many recurring items.

The **Federal** Agenda is nearly identical to last year. Al gave a side-note that the issue of sequestration is ongoing and continues to impact the Federal budget process. Federal priorities are:

1. Restore CDBG funding to \$3.3 billion. The President has proposed \$2.8, the House \$3.0, and the Senate \$2.9. They are close to agreement, though not at the level we would like.
2. Restore HOME funding to at least \$1.06 billion. This one is worrisome. Nationally HOME is underutilized, and this hurts the likelihood it will be fully funded. The Senate is proposing cutting this program by 93%. The House is proposing to reallocate funding from the National Housing Trust Fund, but this would basically eliminate the NHTF. Mark Ellerbrook commented how important HOME funding is to HFP. Half of the HFP funding comes from HOME, so losing HOME would cut our program in half.
3. Increase McKinney Vento Homeless Assistance Grants. This is an important program for us. We receive up to \$33 million. We advocate \$2.4 billion for Federal Funding.
4. Fully fund Section 8 Vouchers.
5. Funding for VA Supportive Housing Vouchers (VASH).
6. Support a permanent credit floor for the Low Income Housing Tax Credit (LIHTC) Program. Currently the rate floats, which makes it difficult to predict. Maria Cantwell has introduced a bi-partisan bill to establish a permanent 9 % credit floor.
7. Support funding for the National Housing Trust Fund. This program was created during the Bush administration in 2008. Funding was to come from Fannie Mae, but the housing bubble collapse left no money for the program. Now money is available, but has run into political sequestration, and the money is being reallocated for other purposes. The amount on the handout should read \$900 million, not billion.

Comments/Questions:

Paul Winterstein likes the background information, but would like more information on the local impact of these items. Local context would help the committee better advocate and recruit other supporters. Many people are not familiar with these programs, but would be supportive if they understood how it affects them.

State Legislative priorities are:

1. **Improve Informed Consent:** The HMIS needs advocacy to increase informed consent. There are some protected populations such as people receiving domestic violence services, but the current opt-in system is limiting our data collection. Mark Miloscia is the State sponsor for this bill.
2. **Youth Consent:** This also relates to data collection for the HMIS. Currently youth 14-18 years old cannot consent to be included in the HMIS. This proposal allows minors over age 13 to share consent to be in the HMIS. This data is needed to know how programs are working and to show HUD and other funders an accurate participation rate. Lack of participant data could hurt the County's rating criteria. Paul would like more information on impact. As indicated there are papers with more detail. These could be added to help describe negative impact of bad data.
3. **Fair Tenant Screening Act:** Prospective tenants are paying for a tenant screening every time they apply. This causes financial hardship for low income households. This bill would create a system with one report that can be used multiple times. If landlords want to create an additional report they would have to pay for that.
4. **Source of Income Discrimination:** This is supported by the Committee to End Homelessness (CEH). It would prevent landlords from discriminating against Section 8 applicants solely based on their voucher status. Many people with Section 8 vouchers are looking for housing, but not getting housed. Jerry Robison commented that from a property management perspective this issue is more about the bureaucracy of dealing with Section 8 rather than the people themselves. If private sector housing is to be part of the solution, then the reality needs to be addressed that private landlords have no incentive to work with vouchers.
5. **Truth in Evictions Reporting Act:** Evictions hurt people's ability to get housing. Many cases that go to Eviction Court are dismissed, yet the case stays on the tenant's record, tainting their ability to find housing. This bill asks that if no judgement is made against a tenant that the court record not be included in the report.
6. **Preserve the Housing and Essential Needs program:** This is on the agenda every year. This is an important program that keeps many people housed. It is on the CEH agenda also.
7. **Housing Trust Fund:** There is a desperate lack of affordable housing in King County. This program provides capital to develop and build additional low income housing units. We would like this program funded at the highest level possible. Historically it has received up to \$100 million for the biennium.
8. **Support Local Tools for Affordable Housing Production and Preservation:** This originated out of Seattle. It is a request to allow local governments the ability to add a real estate excise tax specifically for affordable housing. It is getting harder to find affordable rental housing. Many people do not earn enough to afford the rental market. Rob Odle asked if this bill pertains only to cities over 250,000, if so it would not necessarily be something that would benefit the consortium, and he felt the JRC should not take a position if it is not in their interest. Mark said he needs to look into this. It would be good if smaller

cities could also take advantage of the bill. Supporting Seattle may indirectly help others, but the group would like to see more direct support come to their jurisdictions as well.

9. Washington Youth and Family Fund: This was on the agenda last year and there was some success. The County received half of what was requested in matching funds. We would like to be able to take full advantage of this funding stream.

**VIII. Housing Repair Program Update:
Attachments F and G, Information Item**

Clark Fulmer gave an update on the housing repair program. The information on the handout is kept on the HRP web site and is available on line. Clark noted that new applications seem to be distributed evenly throughout the county, almost all cities are represented. The HRP has received 187 applications, which is down 8% from last year. The drop may be attributed to lack of funds. When calls are received people are told that applications are being accepted, but due to expected wait times people may be looking elsewhere. Approved applications have dropped by 6%.

In 2015, 49 homes have been approved, and 26 are on conditional approval, subject to updated information and funding availability. Applications are good for 6 months.

Rob Odle asked why there are so many cancelled applications in Redmond. Overall, cancellations are actually down, but in Redmond they are up. Clark is not sure of the circumstances, but postulated that sometimes when people are waiting they find other means. Clark will look into this situation and get back to Rob.

Regarding funding, HRP is doing its best to get as many projects funded as possible. Requests total \$800,000 but the program only has \$650,000, so the budget shortfall means more delay.

John Starbard questioned the \$14 spent in Kirkland for the second quarter. Clark guessed that this could be related to a lead-based paint inspection or evaluation.

Jerry asked whether there has been a change to policy about not providing funds to housing in foreclosure. Clark confirmed that it is not policy to do a project on a house in foreclosure, but an emergency situation would be considered. Jerry asked how many applications are denied in a year for equity purposes. Clark is not sure, but it is a small amount.

John Starbard asked if dollar amounts account for labor. Yes, labor is wrapped up in contract amounts.

IX Round Table Discussion / Other Items

Mark Ellerbrook shared that the County Executive will make an announcement related to transit oriented development which includes components related to housing. The Legislature has approved a package to go to voters to support transit oriented housing. Sound Transit is expanding its planning to be more inclusive of the surrounding environment. In the past they just focused on “building the rail”. Acquisition of properties in close proximity to transit sites is expected. They are trying to get diverse community partners to participate in these projects.

X. Announcements: None

The meeting was adjourned at 11:10 am.

King County CDBG/HOME Consortia
Joint Recommendations Committee
DRAFT 2016 State Legislative Priorities

The 2016 Washington legislative session is a “short session” in an election year which is a great incentive for legislature to finish on time. With the biennial budget enacted last year, this year’s supplemental budget will likely be limited to appropriations necessary to meet the mandate by the State Supreme Court to adequately fund basic education.

1. Youth Consent

The Homeless Youth Act was passed last year to among other things, create the Office of Homeless Youth Programs (OHYP) to coordinate funding, policy, and practice efforts related to homeless youth and young adults by identifying service gaps and improving data collection so policies and programs are focused on the greatest needs. To implement data-driven programs and services, an amendment is needed to re-allow minors over 13 to share their information in Homeless Management Information System (HMIS). This data is used to provide information about which youth and young adults in child welfare are showing up in the homeless youth system. Inclusion of this data would also allow for better understanding of the effectiveness of under 18 interventions on prevention of youth homelessness.

2. Fair Tenant Screening Act

If tenants provide landlord access to an exhaustive and timely report, tenants should not be charged for another report. Renters will purchase a comprehensive online tenant screening report providing landlords the information they need to make the most informed decision. When renters provide access to this secure, online report, landlords will not be able to charge the tenant for additional reports. Landlords can however purchase another tenant screening report so long as they do not charge the tenant.

3. Source of Income Discrimination (SOID)

Eliminate discrimination against prospective renters solely due to their source of income. Currently, families receiving local housing vouchers, Housing Choice (Section 8) vouchers, seniors relying on social security income and Veterans using housing subsidies are all subject to denial of housing due solely on a landlord’s choice not to rent to people receiving housing or income subsidies. The legislation would prevent landlords from denying tenancy based solely on the grounds of the tenant relying on a subsidy or “public subsidy” (e.g. Housing Choice voucher, SSI, etc.) to pay all or a portion of their rent. Landlords could still reject tenants who do not have enough income/resources to meet the monthly rental payment and could still deny tenancy on legal grounds equally applied to all applicants.

4. Truth in Evictions Reporting Act

Eviction court has many different outcomes: the tenant could have been wrongfully named, the tenant could have been a victim of their landlord’s foreclosure, or the tenant could have won. But tenant reports list all eviction lawsuits as equal. No matter the outcome, tenants have a mark on their record. This mark makes accessing a rental home in the future much more difficult. This is particularly important as King County strives to meet state requirements to increase rental assistance dollars paid in the private market. Action is needed to prohibit consumer reporting agencies from including eviction records in any consumer report if the eviction suit did not result in a judgment finding the tenant liable for unlawful detainer or otherwise in unlawful possession of the premises; the tenant was

restored to tenancy; or the judgment reflects a residual amount of rent left owed after the defendant substantially prevailed in an affirmative defense, counterclaim, or set-off.

5. Preserve the Housing and Essential Needs Program

In 2011 the Disability Lifeline (DL) Program was dissolved. The Housing and Essential Needs (HEN) Program was created to provide a portion of the housing and essential needs assistance previously provided to people receiving cash assistance through DL. Since then, the program has provided rental and utility assistance statewide to over 13,000 disabled adults with incomes below \$339 per month. HEN is an extremely important investment in stability for these households and an important part of King County's efforts to end homelessness. Support efforts to protect funding the HEN program at its current level.

6. Housing Trust Fund

For every 100 families in King County, earning less than \$23,400 a year for a family of three, only 30 affordable apartments are available. The State Housing Trust Fund (HTF) is a primary state source of equity for developing affordable housing across Washington State and an important source of leverage for housing programs in King County. The HTF is funded out of the capital budget. Last year, the legislature appropriated \$75 million to the HTF for the biennium. If there is a supplemental Capital Budget, we support funding the HTF at its highest possible level. When the HTF is increased, the result is additional homeless and affordable housing units built for King County residents.

7. Support Local Tools for Affordable Housing Production and Preservation.

Support Production: Provide local governments with the tool of an additional .25 percent Real Estate Excise Tax (REET) capacity specifically for affordable housing via council action.

Support Preservation: Local jurisdictions would have the option to provide a targeted property tax exemption to existing property owners who agree to restrict rents and income-eligibility for a portion of units within their properties for 15 years. The program would prevent displacement, provide resources for improvements to building health and quality and maintain affordable homes for residents with critical occupations like preschool teachers, healthcare workers and service industry employees.

These tools should be accessible to as many cities and counties as practicable statewide in order to allow for the production of housing. Working families should be able to afford a home and still have enough left over for basic necessities, like healthcare, food, and transportation costs. The average rent in King County is over \$1,200 per month which could at best buy a 2-bedroom apartment in a few areas of the county. To afford this average rent households need to earn over \$42,000 annually. Bank Tellers, janitors and home health aides are paid about \$28,000 a year. Retail and wait staff about \$25,000.

8. Washington Youth & Families Fund

The Washington Youth & Families Fund (WYFF) is a public-private partnership created by the legislature in 2004 to fund services for families that aim to keep them securely housed. Youth and young adults have been added as a population served by the fund to address the unique needs of youth not being met by the family or adult homelessness systems. Over the past ten years \$17 million dollars invested by Washington State has leveraged \$55.5 million in private dollars for innovative strategies that address homelessness at a systems and youth/family level. King County relies on these funds to make our homeless housing investments work. Last year the legislature appropriated \$3 million to WYFF from existing Commerce resources. Private funds are available to match an additional \$3 million state investment.

King County CDBG/HOME Consortia - Joint Recommendations Committee

DRAFT 2016 Federal Legislative Priorities

A Note on Sequestration: Sequestration refers to the automatic spending cuts to federal government spending under the Budget Control Act of 2011. Senate Transportation, Housing and Urban Development Appropriations Subcommittee (THUD) Chairwoman Susan Collins, noted the difficulty in writing the FY 2016 THUD bill under the budget caps resulting in deep cuts to federal housing programs, most notably the HOME Investment Partnerships Program. Cuts like this will be hard to avoid absent a bipartisan budget deal to replace the automatic budget cuts from sequestration evenly across defense and non-defense investments as was accomplished under the 2013 Bipartisan Budget Act created by Senator Patty Murray and Representative Paul Ryan which provided partial, temporary relief from sequestration.

1. Restore Community Development Block Grant (CDBG) to \$3.3 Billion

The Consortium uses CDBG funds for housing stability/homeless prevention, emergency shelters and other emergency services, housing repair, affordable housing development, public improvements, nonprofit human services facilities, and economic development. CDBG is the Consortium's largest single source of federal formula funds, as well as its most flexible source of funds. CDBG funds leverage a number of other fund sources for projects that create jobs, revitalize the highest need communities and serve the most vulnerable residents. These funds are more important to the King County Consortium than ever. The 2013 release of the Brookings Institute findings in "Confronting Suburban Poverty in America" highlighted the fact that the majority of poor people are now living in the suburbs rather than big cities. South King County was noted in the book as a highly impacted suburban area. A significant amount of the Consortium's CDBG capital funds are invested in South King County projects serving low-income households, neighborhoods and communities. We need to continue our work to maintain funding to this important program, which has decreased overall by about \$500 million since 2001. The President's Proposed Budget funds CDBG at \$2.8 billion with the House at \$3 billion and the Senate at 2.9 billion. CDBG must be restored to the 2011 funding level of \$3.3 billion.

2. Restore HOME Program to at Least \$1.06 Billion

HOME funds provide a vital source of funding for homeless and affordable housing production in King County. For each HOME dollar invested an additional five dollars in other funds are leveraged. Each HOME project funded creates good jobs and generates income for businesses and tax revenues associated with housing development. In FY15 HOME was funded at \$900 million nationally, and King County received about \$2.6 million. This is \$1.3 million less the \$3.9 million received in 2011 (a 30% reduction). Further reductions could have a devastating effect on our ability to produce the affordable housing our region needs, and on the department's administrative budget. In the Senate Budget, HOME is practically eliminated as it is reduced from \$900 million in FY 2015 to just \$66 million, an \$834 million (93 percent) cut. In the House Budget Home is funded at the FY 2015 level but only with a direct expense to the National Housing Trust Fund for which funding is eliminated. Support restoration of HOME to that proposed in the President's 2016 budget of \$1.06 billion.

3. Increase McKinney-Vento Homeless Assistance Grants

Support the Administration's proposed funding level of \$2.406 billion. This amount would renew existing grants under the Continuum of Care (CoC), and provide \$215 million for Emergency Solutions Grants (ESG). The Administration proposes funding at \$2.48 billion while the House proposes \$2.185 billion and the Senate at \$2.235 billion. The McKinney-Vento Homeless Assistance programs were established more than twenty years ago to help provide shelter and services to homeless families and individuals. At the \$2.4 billion level should allow HUD to award new projects competitively, to support the federal government's goals to end veteran's homelessness. Our Seattle-King County region has received competitive funds and renewal funds totaling approximately \$22 million annually through the CoC competitive application. DCHS administers a portion of the total

CoC Homeless Assistance Grant funds received, receiving approximately \$8.7 million to administer for 2014 (Shelter Plus Care, Emergency Solutions Grant, CoC project awards and HEARTH Homeless CoC planning grant.) King County also receives a direct formula grant of ESG from HUD, and an indirect grant of ESG from Washington State for cities in King County that are not large enough to qualify for a direct grant of ESG – together we receive about \$500,000 in ESG annually.

4. Support Full Funding for Section 8 Vouchers

Support full funding, with no reductions, for Section 8 Tenant-Based and Project-Based Housing Choice Vouchers, which are vital resources for of our region's Ten Year Plan to End Homelessness.

5. Support funding for VA Supportive Housing Vouchers (VASH)

Tenant-Based and Project-Based VASH vouchers have been well-utilized in our community, as a complement to our Veterans and Human Services Levy affordable housing capital and services funds, and in private market housing. These subsidies are a vital source of homelessness prevention for extremely low-income veterans, and should be maintained at the funding level of \$75 million. For the first time, the House budget bill does not provide any FY16 funding for Veterans Affairs Supportive Housing (VASH) while the Senate budget maintains funding at the \$75 million level.

6. Support a Permanent Credit Floor for the Low Income Housing Tax Credit (LIHTC) Program

The LIHTC program is a crucial source of leverage for affordable housing in King County – without the LIHTC program, most affordable housing projects with a large number of units would not get completed, or would take twice to three times as long to get completed. The American Taxpayer Reform Act of 2012, signed into law January 3, 2013, included a provision allowing projects that were allocated tax credits during 2013 to receive the 9 percent minimum credit rate. Legislation has been introduced in the Senate and House to make the 9 percent minimum credit floor permanent, and to provide a minimum credit rate floor of 4 percent for existing buildings. The bill (S. 1193/H.R. 1142), was introduced by Senators Maria Cantwell (D-WA) and Pat Roberts (R-KS) and Representatives Pat Tiberi (R-OH) and Richard Neal (D-MA).

7. Support funding For the National Housing Trust Fund (NHTF)

The National Housing Trust Fund was established as a provision of the Housing and Economic Recovery Act of 2008, which was signed into law by President George W. Bush. The fund was created to help end homelessness by providing funding to build and operate affordable housing for people with extremely low incomes but was never capitalized by congress. The Federal Housing Finance Agency announced in late 2014 that the National Housing Trust Fund (NHTF) will be funded from proceeds from Fannie Mae and Freddie Mac as originally anticipated in 2007, prior to the collapse of the U.S. housing market. It is estimated that for every \$250 million allocated to NHTF, Washington State will receive \$4.8 million. This is a dedicated source of revenue on the mandatory side of the federal budget, and as such, is not subject to annual appropriations. However, the House budget specifically prohibits HUD from spending any funding for the NHTF and shifts a portion of the NHTF funds to fund the HOME program at the FY 2015 \$900 million level. The NHTF would be a new source of leverage to help build additional affordable housing units in King County and across the state.



King County

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

October 22, 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 (subsidiary of 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 [we say agency and sponsor and also capitalize and don't. Can you please check for consistency?] plan to address capital needs for its portfolio needs includes a combination of analyzing replacement reserves, refinancing strategies, and 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.
7. Financial feasibility: The project appears feasible but relies heavily on the State Housing Trust funds and County funds. With \$2.4 million requested from HFP, the Sponsor also intends to obtain \$2.7 million in permanent bank financing. The total cost per unit falls below the 2015 WSHFC proposed limits for King County. Part of the high costs associated with development of the property are the real estate carrying costs incurred because the Sponsor used interim loans to finance the acquisition in 2012.
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

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 will allow 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 3.03	
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 comprise 11 studios, 12 one-bedroom, 20 two-bedroom, and 5 three-bedroom units, with more than half sized for families including some 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”, for a total of 28 units set aside for formerly homeless and extremely low-income households. Up to ten units will be designated for to 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 will 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” that meets the needs of households experience homelessness, increasing access to permanent affordable rental housing units targeting individual 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 to locate 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: Sponsor is in compliance with HCD contract requirements.
2. Financial soundness of sponsor agency: HFP staff has no concerns.
3. Capacity of sponsor agency: Sponsor has recent 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 which will 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.
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, and award to this project may balance requests from projects in Seattle and East King County.
11. Tax Credit score: N/A

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 per LIHTC definition 10 units for large families per LIHTC definition
Unit mix	12 one-bedroom, 20 two-bedroom, and 18 three-bedroom units

Development budget

Total development budget	\$ 16,424,022	
Secured funding	RHA loan	\$ 1,625,730
	Permanent loan	\$ 1,122,431
Pending funding	KC-HCD	\$ 1,500,000
	RHA land contribution	\$ 1,8819,348
	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 consists of 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 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 50 units of housing affordable to households with incomes at or below 50 percent of the area median income, with ten units set aside for large families and ten more for households that include a person with disabilities.

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 projects recently completed. Glenwood Townhomes (2011) was completed with 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 families.
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: Overall the proposal appears to be financially feasible in a general way. Staff has identified some areas that need additional clarification and expect to

receive further information soon.

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

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, case management offices, showers, lockers
Affordability	All units at or below 30% of AMI
Population served	Homeless youth and young adults ages 12 to 24
Set-aside units	Homeless youth and young adults
Unit mix	12 shelter beds and five residential “pods” with three bedrooms per pod (15 beds total)

Development budget

Total development budget	\$ 2,958,150	
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)	\$ 109,561	
HFP capital cost per unit (bedroom)	\$ 37,018	
Ratio of HFP to other funds	1 to 1.9	
Construction cost per square foot	\$ 191	

Description

This project will provide a comprehensive continuum of care for runaway and homeless youth and young adults (YYA) ages 12 to 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 office spaces for AYR and partner agency staff. Separate entrances will be provided for each of the two programs, one for youth and one for young adults. 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 have a common area kitchen and dining area, and each bedroom will have its own bathroom. There will also be a pod on the first floor for a total of five pods and fifteen beds. The young adults (18 to 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: Sponsor is compliant with its King County Housing Finance Program contract.
2. Financial soundness of sponsor agency: HFP staff have no concerns.
3. Capacity of sponsor agency: The development of this project should create some efficiency in staff utilization and as well as increased outreach. The capacity of AYR to manage this project does not raise concerns with HFP staff.
4. Sustainability of sponsor’s portfolio: HFP staff have 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 is running a program similar to the one proposed here. Good neighbor relations have existed here for more than a decade. This design and service model have been vetted with King County subject matter experts prior to submission of this application.
7. Financial feasibility: HFP staff have concerns about the large amounts of rental, operating, and service subsidies needed by this project, all of which would be new funding commitments.
8. Access to transportation: The project’s location is excellent, being on a major arterial and 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 great and growing need, which requires AYR to expand its capacity in that region.
11. Tax credit score: N/A

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	\$4,419,000 (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	\$ 44,190	
HFP capital cost per unit	\$ 15,260	
Ratio of HFP to other funds	1 to 1.9	
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 likely have a value of approximately \$1.6 million. Among the four sites being considered are two properties owned by King County (not yet officially surplused) and two owned by the City of Bellevue. Any of the four sites would require a zoning change or exemption because homeless shelter is not a permitted land use at present. 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.
4. Sustainability of sponsor's portfolio: HFP staff is pursuing information on this.
5. Project compatibility with funder priorities: The project is fully compatible with King County priorities.
6. Suitability of site, design, and services: The site has not yet been determined but all four sites under consideration would require either rezoning or a zoning exemption. HFP staff is pursuing further information about the services to be offered.

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 2016 for the proposed east King County shelter, provided it secures all necessary sources of capital in 2015. Homeless Housing section staff are evaluating the project's proposed operating budget and sources of support.

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
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 will purchase and rehabilitate two three-bedroom single-family homes, one located in Federal Way and the other in Bellevue. The homes will be repaired and updated as needed and will be modified to serve the needs of adults with developmental disabilities who require round-the-clock supportive services.

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 have no concerns.
3. Capacity of sponsor agency: Parkview has 52 properties spread over a large area within King County. Their current property management team is busy; however the addition of two SFRs should not effect their ability to properly maintain their portfolio.
4. Sustainability of sponsor's portfolio: King County finds no issues with the continued sustainability of this portfolio.
5. Project compatibility with funder priorities: Project meets King County's priorities for the development of affordable low income housing.
6. Suitability of site, design, and services: Previous experience with numerous similar projects by this developer suggests they will be able to successfully design and manage this project, subject to the availability and affordability of suitable single-family homes in the service area of agencies with clients needing housing.
7. Financial feasibility: The operating pro forma appears incomplete, making it difficult to assess financial feasibility. Parkview has been asked for clarification of the operating budget.
8. Access to transportation: The sponsor's intent is to buy houses near public transportation routes, but they will not be purchased until after all public funding is awarded.
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

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	\$ 20,394,519	
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
		\$
Total capital cost per unit	\$172,900 (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 envelope 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, improving 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.

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 (bedroom)	\$ 245,289	
HFP capital cost per unit (bedroom)	\$ 5,495	
Ratio of HFP to other funds	1 to 43	
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 if not most will also be chronically mentally ill with other co-occurring issues of substance and/or alcohol 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 have no concerns.
3. Capacity of sponsor agency: DESC is a large 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 have 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, but 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 consider the site well situated in south Seattle, creating no unbalanced geographic distribution overall.
11. Tax credit score: 169

Services and/or operating support conditions

King County Homeless Housing and Services Funds will be requested to support this project.

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, 22 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	
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	\$ 12,286	
Ratio of HFP to other funds	1 to 31.4	
Construction cost per square foot	\$ 225	

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.
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. The organization predicts that major capital work will be needed over the next five years, most of it funded through a combination of reserves, refinancing proceeds, and 4 percent tax credit syndications or re-syndications, as majority of the portfolio rents at the 50 and 60 percent AMI level or 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. The extent of services needed is unclear. The applicant proposes to provide services only if a rental subsidy is secured.
7. Financial feasibility: The proposed financing structure appears to be strong. It is unclear how forgoing services for the 40 formerly homeless units will affect the ability to rent the 80 unrestricted units. It is unclear whether providing 58 parking spaces for the 133-unit building will affect the ability to market the unrestricted units.
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; 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

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	Six units @ 50 percent AMI, four units @ 60 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	\$ 325,446	
HFP capital cost per unit	\$ 35,000	
Ratio of HFP to other funds	1 to 8.3	
Construction cost per square foot	\$ 124	

1 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 1,000 to 1,400 square feet. One of the homes will be adaptable according to the standards of ADA (Americans with Disabilities Act). Purchase prices for the homes will be affordable to households with incomes at or below 50 percent AMI and 60 percent AMI, with a total of about \$142,000 per home in public subsidies required to make this possible. 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. Habitat will use volunteers to construct the units, and each of the families selected to own homes will be required to perform 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 performing 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, meaning that Habitat owns the land and sells the units built on the land. Habitat carries the primary mortgages at no interest and owners are assured of getting back all the equity they have in their home if they later sell it. 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.
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.
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:
7. Financial feasibility: The project appears to be feasible, although 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.
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 will be added following further research by HFP staff. The sponsor is exploring a number of different energy efficient and low maintenance construction approaches.
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

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) is developing 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 worked with the County to purchase 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 this 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.

Greenbridge 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. Greenbridge 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 also 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 these goals.

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.
3. Capacity of sponsor agency: HFP staff has no concerns related to HomeSight's capacity. Previous projects have required extensions to complete and sell 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: In 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 application 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

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
Community space features	
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	\$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

DRAFT

2015 Capital Funding Round



King County

Department of Community and Human Services
Housing and Community Development Program
Housing Finance Section
October 2015

What we fund:

Rental housing

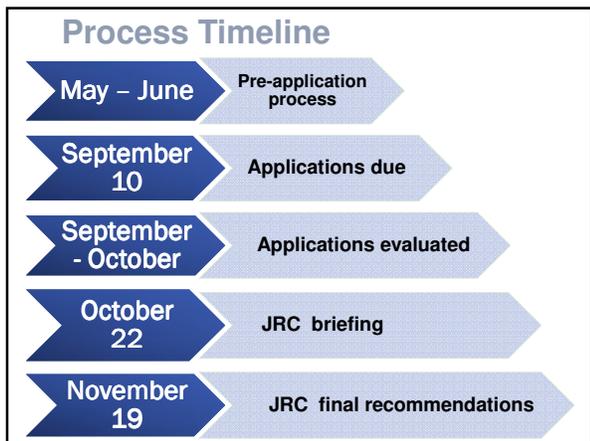
- ✦ Acquisition
- ✦ Construction or rehabilitation
- ✦ Architectural & engineering
- ✦ Other soft costs

Homeownership

- ✦ Development or rehabilitation of housing
- ✦ Purchase assistance (various models)

New to the process:

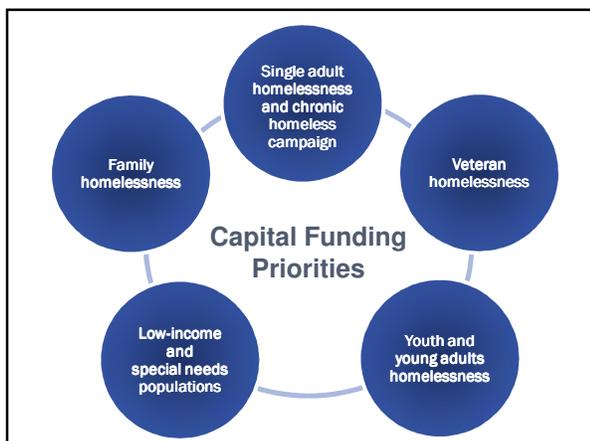
- Second year KC Procurement and Contract Services (PCS) coordinates the RFP process for housing
- Capital funds this round are very limited, demands are high, with competing priorities

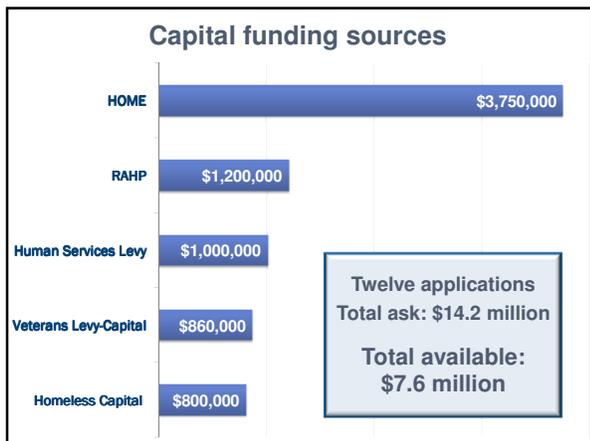


Evaluation factors

What we look for:

- (1) A sound plan to assemble all capital funding
- (2) Organizational capacity to complete the proposed project and operate it over 50 years
- (3) Ability to leverage resources and make cost-effective use of limited resources.





- ### This year's applications
- > Permanent supportive housing (1)
 - > Homeless young adults (1)
 - > Family homelessness (1)
 - > Senior housing (1)
 - > DD group home (1)
 - > Homeownership (3)
 - > Portfolio rehab (1)
 - > Low income families (1)
 - > Seasonal homeless shelter (1)
 - > Permanent housing with supports (1)

2015 Housing Finance Program applications

Rental housing projects







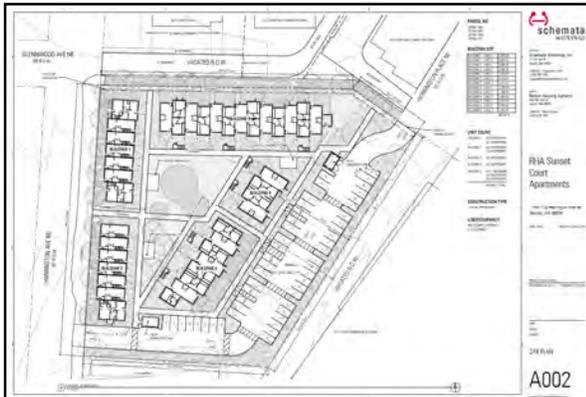












Renton Housing Authority: Sunset Terrace



Congregations for the Homeless: Eastside Winter Shelter

Winter shelter for homeless men – 100 beds



Parkview Services: Parkview XII

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



Parkview Services: Parkview XII



DASH: Summerwood Apartments

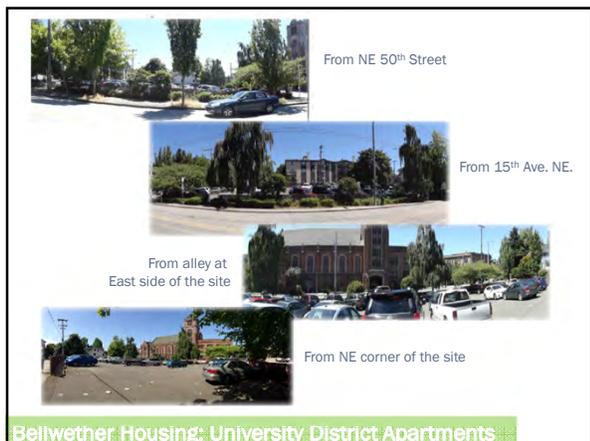


DASH: Summerwood Apartments



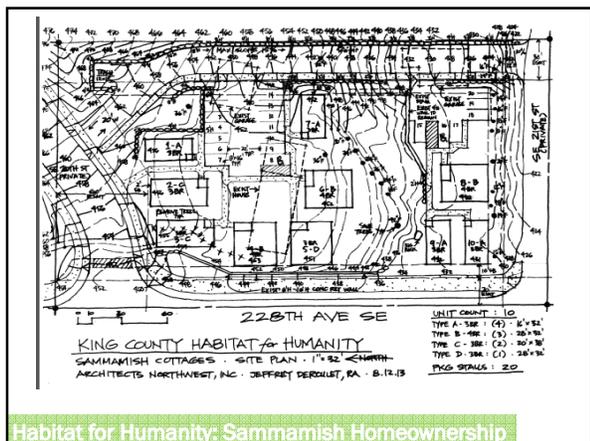




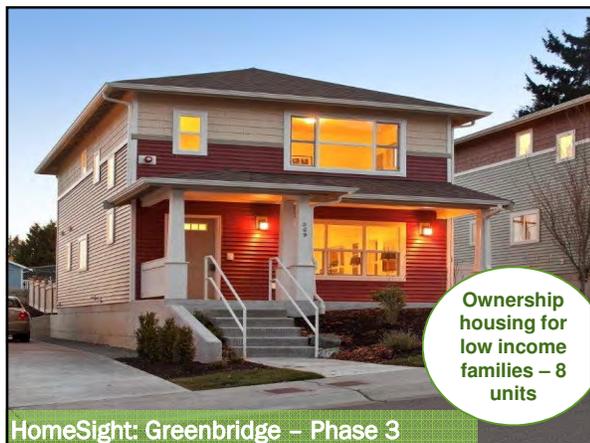




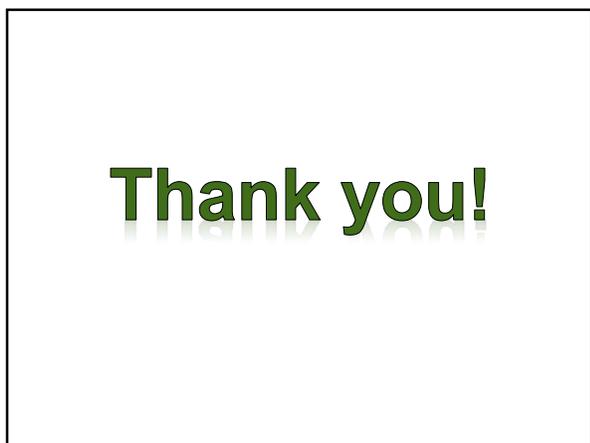




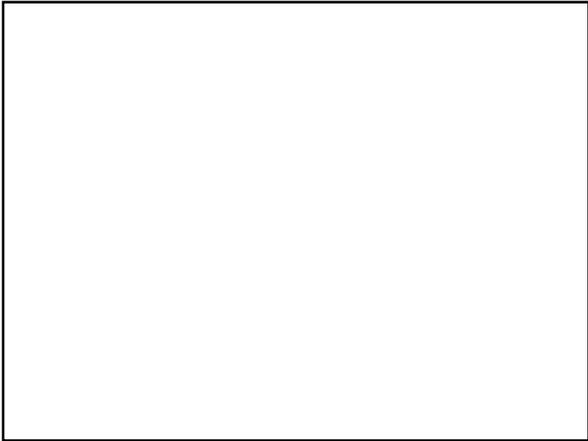
Habitat for Humanity: Sammamish Homeownership



HomeSight: Greenbridge - Phase 3



Thank you!



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		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	6%	4.12%	2%	0.18%	7%	5%	5%	10%	8%	0		
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	1526400	793876	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%	3.08%	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	325,447	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	324	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 2015	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	Jan 2013	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