



King County

Urban Consortium Joint Recommendations Committee (JRC)

Draft Meeting Materials for Thursday, April 28 2016

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

Item	Info
Agenda	Agenda for April 2016 JRC Meeting
Attachment A	Draft March 2016 JRC Meeting Minutes
Attachment B	Project List for Timely Expenditures
Attachment B.1	CDBG Project List
Attachment B.2	HOME Project List
Attachment C	30Bellevue Scope Award Revision
Attachment D	Sunflower Homeowner Project
Attachment E.1	HRP 1 st Quarter Activity
Attachment E.2	HRP 1 st Quarterly-Combined Amt
Attachment F	HFP Pre-Application List
Attachment G	CDBG Pre-Application List

Note: Documents may be formatted for different paper sizes and orientation. Please check your print settings before printing.



King County

JRC Members

*Ken Hearing
Mayor North Bend
Sound Cities
Association, Chair*

*Dan Grausz
Mercer Island
Councilmember
Sound Cities
Association*

*De'Sean Quinn
Tukwila,
Councilmember
Sound Cities
Association,
Vice Chair*

*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*

*Carol Ann Witschi
Councilmember,
City of Renton*

*Dana Hinman.
Director of
Administration
City of Auburn*

*Jeff Watson
Federal Way
Community
Services Manager*

*Leslie Miller
Kirkland
Human Services
Coordinator*

*Steve Walker
Seattle, Director of
Office of Housing*

Agenda

JOINT RECOMMENDATIONS COMMITTEE (JRC) MEETING



Thursday, April 28, 2016

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. March 24, 2016 Meeting Minutes** 5 Min
Attachment A – Action Item All
- III. Review prior year CDBG and/or HOME projects regarding timely expenditure of funds.** 15 Min
Attachment B – Info Item Both CDBG Consortium and HOME Consortium –
- IV. ARCH 30Bellevue CDBG Award Scope Revision** 10 Min
Attachment C – Action Item   CDBG Consortium and Joint Agreement City Members vote
- V. Sunflower Homeownership Project** 10 Min
Attachment D – Action Item - All
- VI. INFO ITEMS**
 - **Housing Repair Program – 1st Qtr 2016 Update** Attachment E
 - **List of Housing Finance Program Pre-applications** Attachment F
 - **List of Community Development Capital Non-Housing Pre-applications** Attachment G
- IX. Round Table Discussion / Other Items**

ADJOURN

Next Meeting:

Date May 26, 2016 9:30 AM - 11:30 AM

Location: South Renton Treatment Plant, Renton WA



JOINT RECOMMENDATIONS COMMITTEE MEETING

Thursday, March 24, 2016

9:30 am – 11:30 am

South Renton Treatment Plan Admin Building

1200 Monster Road S.W., Renton, WA 98057

Members Present:

Ken Hearing, Mayor, City of North Bend, JRC Chair (Sound Cities Association)
Dan Grausz, Councilmember, City of Mercer Island
Pam Fernald, Councilmember, City of Seatac (Sound Cities Association)
Leslie Miller, Human Services Coordinator, City of Kirkland Parks and Community Services
Jeff Watson, Community Services manager, City of Federal Way
Carol Ann Witscht, Councilmember, City of Renton
Colleen Kelly, Assistant Director, Planning & Community Development, City of Redmond
John Starbard, Director, King County Department of Permitting and Environmental Review
Terry Mark, Deputy Director, King County Department of Community and Human Services
Gary Prince, Transit Oriented Development Manager, King County Department of Transportation

Members Not Present:

De'Sean Quinn, Councilmember, City of Tukwila
Dana Hinman, Director of Administration, City of Auburn
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
Mark Ellerbrook, Regional Housing and Community Development Manager, HCD
Jackie Moynihan, Housing Finance Program Manager
Hedda McLendon, Housing Homeless Services Manager
Al D'Alessandro, Program Manager, Housing Finance Program
Valerie Kendall, Program Manager, Housing and Community Development
Elaine Goddard, Administrative Staff Assistant, Community Services Division, CSD

Guests:

Merina Hanson, City of Kent
Evie Boykan, City of Tukwila
Colleen Brandt-Schluter, City of Seatac
Dianne Utecht, City of Renton
Lori Fleming, City of Burien
Klaas Nijhuis, ARCH Sr. Planner
Sibyl Glasby, Imagine Housing
Doreen Booth, Sound Cities

I. Welcome and Introductions

Mayor Ken Hearing opened the meeting at 9:36 am. He welcomed guests and asked for introductions.

II. Updates

Information – Discussion

- **Coordinated Entry System**

Hedda McLendon presented on the County's work to improve the Coordinated Entry System for households facing homelessness. The current system is fragmented to address different populations. The proposed system will be called Coordinated Entry for All (CEA) and will be a single system for various populations such as young adults, families, single adults and veterans. It is a Housing-First system, designed to provide fair and equal access to the most appropriate housing and services depending on the needs of the person experiencing homelessness. It also includes a new assessment tool called Vulnerability Index – Service Prioritization Decision Assistance Prescreen Tool (VI-SPDAT). This tool helps to prioritize need and determine what type of housing and services would best suit each household. Those with the most severe service needs would be given priority. A Request for Proposal is being developed to create five regional centers where the VI-SPDAT will be administered. The CEA will be a person-centered system which provides households with options of programs they are eligible for and offering choices. A refusal policy is in development, but CEA intends to continue to work with households until a good match is found. Implementation of CEA will be based on population with the goal of full implementation in June. King County will be the system administrator of CEA.

CEA is being developed by All Home, which is a private/public collective body addressing homelessness in the King County region. Priorities are set by HUD, who also provides a lot of funding. King County is working with the City of Seattle as well as United Way and others to make the CEA happen. A question arose regarding All Home's role once the CEA is established. In addition to implementing the CEA, All Home convenes Stakeholder meetings to set policy and strategy to continue to address issues of homelessness in the region. All Home work is funded by a variety of sources, but does not include money the JRC controls. This information is being provided to the JRC to help members understand the CEA system as well as the role of All Home in regional policy to enable a better understanding of the regional homelessness system.

A question was raised on what happens to people on the waiting list once this is implemented. The CEA will not eliminate waiting lists; however, it is expected to improve the housing referral process by more efficiently linking households to appropriate housing. The standardized assessment and regional network will help tie people to resources they can access and that will fit their needs. In the long-term this should create more stable housing for them. It is also hoped the private rental market will participate in the CEA which would increase the number of housing units available.

- **State Legislative Items:**

Al D'Alessandro presented status of the bills that were on the JRC Legislative Agenda. The session ended, and many bills are with the Governor who will sign or veto as he weighs them against the budget.

1. Youth Consent

Bill passed the House, but was amended in the Senate with problematic language related to parental language. The bill died in Senate Rules and is unlikely to be in the Special Session. The good news is the ground work is laid, and it can be brought up again next year.

2. Fair Tenant Screening Act

This bill was split into two bills. The single tenant screening report section passed both House and Senate. However, the section related to discrimination based on rental assistance did not get a hearing in the Senate. Work will continue on this.

3. Truth in Evictions Reporting Act

This bill was included with the ESB 6413, and is sitting on the Governor's desk for signature.

4. Preserve the Housing and Essential Needs Program

The final budget is not set, but this fund is protected.

5. Housing Trust Fund

Since this is a supplemental budget year, there may not be more money, but there were no cuts. The capital budget is uncertain.

6. Support Local Tools for Affordable Housing Production and Preservation

Sponsors did not pursue this legislation. It may be brought up again in 2017. Preservation – this passed the Senate, but was amended in the House to only apply to non-profits. The intent was to get the private market involved, but at least it would help non-profits. This bill is currently in senate rules.

7. Washington Youth & Families Fund (WYFF)

Budget was protected.

In addition, a new Homeless Assistance Account was proposed to address several issues affecting homelessness. Proposals are currently being discussed in the final budget negotiations.

- **Housing Finance Program Proposed Schedule for 2016 Capital funding Round for 2017 Funds:**

Mark Ellerbrook reported that he anticipates continuing the same timeline as previous years. This would line up with other funders and the availability of low income tax credits. Currently talks are under way about how to prioritize dollars in light of additional funding

for Transit Oriented Development. More information will be brought forward as decisions are made.

**III. January 28, 2016 Meeting Minutes
Attachment A – Action Item All**

MOTION: Jeff Watson made a motion to accept the January 28, 2016 meeting minutes as written. Pam Fernald seconded the motion. The motion was approved unanimously.

**IV. Consolidated Annual Performance and Evaluation Report
Information Item**

Valerie Kendall is the lead on federal grant reporting. She is currently producing the CAPER consolidated report which goes to HUD March 31. This year the report is being completed online. The new format is trimmed down to focus on measures of home units funded by CDBG, ESG and HOME. In the past the County has been able to show how federal dollars were used to leverage additional housing units, but the current format does not include information on how funds from other sources were used to increase output. A link was provided for JRC members to look at the report.

V. Public Meeting Regarding Community Development and Housing Needs: Public Input

Mayor Ken opened the Public Meeting portion on the Agenda. Sibyl Glasby from Imagine Housing came to thank JRC members and ARCH for their ongoing support. Imagine Housing currently provides 13 communities supporting 1,300 residents, half are children, and 30% are homeless. She would like to ask for support for a new community being developed in Bellevue which will provide 63 affordable apartments, 20% of these would be for homeless families. Imagine Housing is working with Saint Luke's church and the Bellevue School District. Their support has helped prepare to move forward on this project which would provide priority for homeless families. Currently the Lake Washington, Bellevue, and Snoqualmie Valley school districts have approximately 1,200 homeless children. There are 220 homeless children in the Bellevue school district. Terry Mark asked how the percentage of housing for homeless families was determined. Currently 20% are set aside for homeless families, but there will be additional conversation. Valerie Kendall commented that a 20% set aside for homeless families is a standard used for tax credit purposes, and is often used as a base number. Sybil added that onsite supportive services would also be provided. In addition, 50% of apartments will be for 30% median income families. Dan asked about the scope of the project, and what is expected to be completed within 17 months. Sybil answered that this is the site development phase. They anticipate starting construction next summer and then completing the building within one year. The site is located in west Bellevue off Lake Washington Blvd and Bellevue Way near 520. It is a great location, across from an elementary school, ½ mile from a park and ride, and near grocery and other services. Saint Luke's church has a long-standing reputation of serving the homeless, and has a great relationship with the surrounding community. This project would create a site for affordable housing in a very expensive area.

No other public comments were expressed. Public Hearing portion of the Agenda was closed.

VI. JRC 2016 Calendar – Finalize Scheduled Meeting Dates Discussion

Kathy Tremper asked if there were any proposed changes to the JRC 2016 calendar as presented at the last meeting. Mayor Ken asked whether the one item on the June meeting could be moved to another time in order to free up that time. Kathy said she could send out the HRP Quarter Report electronically in lieu of holding the meeting. The HRP report could be sent to the committee to review at the conclusion of the quarter for their information. It was left that there are no meetings scheduled for June, July or August. September action items will come out in advance. Kathy will schedule one-on-one briefings in the later part of August with JRC members to review the Sub-region CDBG Capital RFP funding recommendations. The July 8th meeting noted on the calendar is not required. It is Public Forum held for the applicants to present their proposals to the Sub-region Panels. The JRC members are invited and encouraged to attend if it fits within their schedule.

An updated version of the 2016 JRC Calendar will be posted on the web for easy access.

VII. ARCH Affordable Housing Award Recommendations for NorthEast Sub-region 2016 Funds Action Item

Klaas Nijhuis from ARCH requested approval for a project recommendation. This project is the Imagine Housing project in Bellevue. The project has gone through an extensive vetting process. This project meets the needs of the community and takes advantage of a great location. Apartments would be predominantly very affordable for this area. Proposed rents would start at \$840/month compared to \$2,100 average for this area. There would be a 20% set aside for homeless families, and 20% for families with disabilities. The 20% set aside for homeless is a minimum. There could be more depending on availability of subsidies. The project is being encouraged to add large (3 plus bedroom) units for families. The way the funding is currently structured should ensure long term economic sustainability.

The requested funding is for pre-development to get the site ready for construction. A question was raised whether the grant would be refundable if it does not go through. Klaas noted there are some risks; however, progress will be closely monitored. Other communities are also contributing and King County is last in line for the award of funds.

This project is also established to take advantage of 9% tax credit. Tax credits are money set aside by the IRS to invest in affordable housing. This project is very competitive, and should score very high for tax credits.

Jeff Watson noted concern with long term operating sustainability and capital reserves. Klaas responded that a number of units will be at the 60% rent level which increases revenue. They also expect an allocation of Section 8 vouchers to cover some of the costs. Imagine Housing has a good history of efficiency and success. The quality of construction, plus adequate reserves for maintenance should keep operations viable at least up to the point where they can recapitalize for higher cost maintenance such as roofs or appliances.

Carol Witscht asked how temporary if the 20% for homeless housing. Also what turnover is expected? Klaas noted that the units will not be time-limited, so families can stay as long as

necessary. The hope is to move them beyond homelessness so they can integrate into the general rental market.

Dan Grausz asked whether there has been any pushback from the local community.

Response: St. Luke's church is a respected community organization. They have sponsored other homeless projects and have helped create an atmosphere accepting this community. There is no organized opposition at this time. The site is 4-acre of vacant land located on the side of church.

MOTION: John Starbard made a motion to approve the project award. Gary Prince seconded the motion. It was noted that only those JRC members that are CDBG Consortium member cities (indicated by yellow star on name tent) could vote. The motion was approved unanimously.

VIII. Round Table Discussion / Other Items:

Dan Grausz asked about County staffing of the JRC. In his brief experience with the board it appears that a fair number of County staff have attended the meetings. Mayor Ken noted that members would like to understand HCD staff role. Kathy responded that staff attendance fluctuates depending on what is presented on the Agenda and are available to answer questions in addition to presenting. Terry Mark, as the Deputy Director of DCHS, offered to provide an overview of the Executive Branch and HCD organizational chart per Dan Grausz's request, for the JRC to review.

IX. Adjourn

The meeting was adjourned at 11:03 am.

The next meeting will be April 28, at the same time and location.

Action Item: Project Review for Timely Expenditure

Issue: The JRC is asked to review, with HCD staff, the status of projects that are in danger of meeting their timely expenditure requirements. Projects will be reviewed and discussed for potential extension or recapture of funds, as applicable, in order to meet consortium guidelines that have been established to meet timely expenditure requirements for HUD funds.

Background: Federal HUD program regulations require grantees to expend funds in a timely manner.

For CDBG, HUD requires that we have no more than 1.5 times our entitlement left unspent in our letter of credit on November 1st of each year. The current drawdown ratio for the total consortium is .247. Consortium City fund drawdown ratio is .276. Current Joint Agreement City drawdown ratios are as follows: Kirkland – 0; Redmond – .0; Renton - .52 and Shoreline - .058.

For HOME, HUD has specific time limits for affordable housing projects to be under contract and for all project HOME funds to be expended. For HOME funds awarded as housing capital in ownership projects, the units must be constructed and sold within very rigid time frames.

The projects on the attached spreadsheet were funded in 2015 and prior years. For CDBG, JRC-adopted guidelines state that CDBG-funded projects have from January 1st of the award year through May 31st of the following year (17 months) to be substantially complete, meaning that the project is at least under contract and that construction has begun.

There are a number of facts which relate to the delay of many of the capital projects brought forward for consideration of an extension: 1) The HUD grant agreements have not been received and processed until very late in the year - July of 2014; September of 2015, and 2) environmental reviews were an impact for infrastructure projects related to potential digging and cleanup of toxic substances.

Each April, HCD staff presents information to the JRC about projects which are either approaching the timeliness deadline, or have exceeded it, and makes recommendations for cancellation/recapture or extension of these projects. If any projects are cancelled, the unexpended funds will be recaptured and reallocated. Any funds expended on a cancelled project would need to be repaid to the program with non-CDBG funds.

JRC Action:

This is an information item only as all awarded contracts are substantially underway and the County's drawdown ratio is within the acceptable threshold and the Consortium will have no problem meeting the 1.5 test on November 1, 2016.

Staff Contact:

Kathy Tremper, Community Development Coordinator
E-mail: kathy.tremper@kingcounty.gov Phone: (206) 263-9097

Jackie Moynahan, Housing Finance Program Coordinator
E-mail: jackie.moynahan@kingcounty.gov Phone: (206) 263-9081

Attachment B.1 - CDBG Project Timeliness Status Report April 28, 2016

Year and Type of Funds	Project Title	Funding Jurisdiction	Project Type	Budget Amount	Balance	Status	Contract End Date	Proposed New Project End Date	Main Reason For Delay	Notes
CD Section Non-Housing Capital Projects										
2015 CDBG	Kenmore NE 181st Street Sidewalk Improvements	North/East Sub-region	Public Infrastructure	\$254,960	\$254,960	Pre-Construction Conference 4/22/16	15-Nov-16	No Change	NEPA review and delayed HUD agreement.	
2015 CDBG	Tukwila Minor Home Repair	South	Minor Home Repair	\$130,000	\$130,000	Underway - 1 Qtr Completed	31-Oct-16	No Change	Delay in HUD Resources	
2015 CDBG	Des Moines Pacific Park Renovation	South	Park	\$395,000	\$389,018	Design underway X % complete	30-Nov-16	No Change	Design elements Environmental	
2015 CDBG	Pacific Senior Center Roof Replacement	South	Community Facility	\$106,000	\$106,000	Completion slated for May 31, 2016.	5/31/2016	No Change		
2014 CDBG	Black Diamond Water Main	South	Public Infrastructure	\$225,000	\$191,170	Labor review underway. Completion slated prior to July, 2016.	15-Jul-16	No Change		
2014 CDBG	Carnation Spilman Ave WaterMain	North/East	Public Infrastructure	\$280,000	\$38,296	Construction complete; labor review underway. May need to extend for final payment.	28-Feb-16	Need to extend contract for labor compliance finalization		
2015 CDBG	Vashon Senior Center Rehab	South	Community Facility	\$176,600	\$54,243	Construction Complete; ribbon cutting event held 4/22/16	31-May-16	No Change		
2015 CDBG	Snoqualmie Kononia Park	North/East	Park	\$45,864	\$45,864	Cancelled	None ever let.		City was not fully funded for this project and other funding sources for the project did not materialize.	Funds will be distributed to N/E identified 2016 contingency project 'North Bend Way ADA Improvements.
2014 CDBG	Burien S. 132nd Street Path	South	Public Infrastructure	\$195,000	\$186,143	Design underway	15-Nov-15	31-Oct-16	JRC approved 'fund switch' with Burien S. 132nd Street path due to staffing issues at the time.	Design 90% complete. Propose to bid in April, 2016.
					\$1,395,694					

Joint Agreement City

Year of Funds	Project Title	Funding Jurisdiction	Project Type	Budget Amount	Balance	Status	Ratio
Kirkland - \$448,372							0
C15212	Parkview Services - Parkview XI	Kirkland 2015		\$80,152	\$0		
Redmond - \$360,280							0
C14211	Providence Redmond Senior Housing	Redmond 2014	Housing	\$20,757	\$0		
C14251	Parkview Services - Parkview XI	Redmond 2015	Housing	\$16,960	\$0		
C14251	Parkview Services - Parkview XI	Redmond 2015	Housing	\$51,732	\$0		
C14211 to C14251	KCHA Patricia Harris Manor a/k/a Chausse	Redmond 2014	Housing	\$75,000	\$0		
				\$164,449	\$0		
Shoreline - \$434,205							0.058
C15219	Shoreline Compass at Ronal Commons	Shoreline 2015	Housing	\$79,493	\$25,000		
					\$25,000		
Renton - \$946,999							0.520
	Renton CDBG Recapture	Renton Recap 2015		\$12,921	\$12,921		
2014	Renton Downtown Commercial Façade	Renton 2014		\$223,717	\$223,717		
2015	Renton Downtown Commercial Façade	Renton 2015		\$127,876	\$127,876		
2015	Renton Downtown Infrastructure	Renton 2015		\$127,876	\$127,876		
					\$492,390		
Consortium City Only Fund	Detail noted above.			\$5,056,712	\$1,395,694		0.276
Consortium Overall CDBG Timeliness Ratio				\$7,738,453	\$1,913,084		0.247

Attachment B.2 HOME Timeliness Report April 28, 2016

Housing - Affordable Housing Capital Projects

Year of Funds CDBG	Project Title	Funding Jurisdiction	Project Type	Budget Amount	Balance	Status
2014 CDBG	Providence Redmond Senior Housing	N/E Subregion City of Redmond	Housing	\$20,757	\$20,757	Under construction - expected completion June 2017
2014 CDBG	KCHA Patricia Harris Manor Rehabilitation a/k/a Chaussee Preservation	NE Subregion City of Redmond and Consortium Funds	Housing	\$334,749	\$334,749	Under construction - expected completion June 2016
					\$355,506	

**Year of Funds
HOME**

2014	Compass Housing Alliance - Compass at Ronald Commons	King County	Housing	\$763,677	\$25,000	Under construction - expected completion May 2017
2014	Valley Cities Phoenix Rising	King County	Housing	\$1,460,000	\$400,839	Completed February 2016
2014	Providence Redmond Senior Housing	King County	Housing	\$220,367	\$0	Under construction - expected completion June 2017
2015	Parkview Services - Parkview XI	Kirkland/Redmond	Housing	\$127,384	\$127,384	
					\$553,223	

**CDBG Consortium Action Item
North/East Sub-Region CDBG Housing Award**

Issue:

Request to revise scope of Imagine Housing 30Bellevue Housing, development of 60+ unit building awarded 2016 Consortium CDBG and Joint Agreement City funds at the March 2016 JRC meeting from soft costs pre-development to acquisition.

Background:

JRC approved an award of \$180,007 of 2016 CDBG funds at the March 24, 2016 meeting. It has since been learned that the eligible activity the award was funded under is an administrative activity and the funding would count against the Consortium's 20% ceiling. This also applies to the Joint Agreement City funds for a total CDBG award of \$441,928.

Imagine Housing 30Bellevue Apartments:

Imagine Housing (IH) – an East King County based non-profit corporation is proposing a 60+ unit building collocated with St. Luke's Lutheran Church which also houses the Sophia's Place homeless shelter for women. The proposed building is two and four levels of wood construction over one level of structured parking. The project features lobby, leasing office, computer room/library, community gathering room, children's play area and counseling offices.

The project targets households earning below 30%, 40% and 60% of median area income, 20% of the units are proposed to be set aside for homeless and another 20% of the units are proposed to be set aside for households with disabilities. Imagine Housing is also exploring the feasibility of three bedroom units.

ARCH and HCD staff had determined that the project is eligible based on 24 CFR 570.206(g). The proposed project scope presented at the March 24, 2016 meeting was for soft costs involving and related to acquisition, design, appraisal, market study, environmental assessment, geotechnical study, surveys, legal and other consultants. The project will meet the national objective benefit criteria 24 CFR 570.208(a)(3) for an award of CDBG funds wherein records will be maintained to demonstrate household income eligibility.

A verification check of the eligibility confirmed that CDBG funds could be used for the purpose stated at the meeting. However, further information has since revealed that the use of the funds used per this category is an 'administrative' expense – not capital. This has a direct impact on the Consortium and Joint Agreement City administrative ceilings which are dedicated to ongoing CDBG program administration. Un-funded administrative mandates implemented in recent years for program implementation and administration of the CDBG Consortium programs results in there being no excess ceiling to provide for planning and administrative category projects. The fund award far exceeds the Joint Agreement Cities ability to use the amount allowed for administrative ceiling of 20%. The project cannot proceed under the 570.206(g) citation even though that determination is an eligible activity.

The County is considering doing an interim loan to Imagine Housing for the soft costs needed to keep the project moving forward with the development phase due to its interest in supporting the creation of affordable and homeless housing units.

The request before the JRC is to allow the applicant to change the project scope from predevelopment soft costs to acquisition. The conditions placed on the prior award still stand with the exception of the 17 month timeline. HCD staff has determined that allowing the funding of \$441,928 to be extended for expenditure will not jeopardize the timeliness test of the County's expenditure rate as currently funded projects are moving forward rapidly and there are no long term activities in the mix of awards as they currently stand.

30Bellevue Financial Summary:
Capital budget (proposed): \$21,026,644

Source	Secured	Year of Funds		Pending
		2015	2016	
ARCH – N/E Sub-Region CDBG			\$180,007	\$180,007
Redmond CDBG (admin thru KC)*	\$103,281		\$103,281	
Kirkland CDBG (admin thru KC)	\$153,640	\$25,107	\$128,533	
King County HFP				<i>\$2,200,000</i>
ARCH – Bellevue City Funds	\$50,000			<i>\$457,389</i>
Commerce Housing Trust Fund				<i>\$2,225,000</i>
LIHTC Equity				<i>\$13,463,469</i>
Loan				<i>\$2,163,356</i>
Deferred Developer Fee	\$74,869			
Total	\$381,790			\$20,689,221

* Expected at Redmond City Council Meeting on 3/1/16
 Amounts in italics are to be applied for in future funding round

JRC Action Requested:

The Regular CDBG and Joint Agreement City members of the JRC is requested to review, discuss and approve the proposed change of scope from pre-development soft costs to that of acquisition for the Imagine Housing 30Bellevue project.

Staff Contacts:

Kathy Tremper, Coordinator, Community Development,
 E-mail: Kathy.tremper@kingcounty.gov or 206-263-9097
 Jackie Moynahan, Housing Finance Program Coordinator
 E-mail: Jackie.moynahan@kingcounty.gov or 206-263-9081

ARCH:

Klaas Nijhuis, ARCH Sr. Planner, knijhuis@bellevuewa.gov or 425-861-3677

Sunflower Homeownership Project 17705 95th Lane SW, Vashon Island

Background: Sunflower is a homeownership project on Vashon Island located near the town center, affordable to households with incomes between 50%-to 80% of Area Median Income. Originally the project concept contemplated the future homeowners contributing sweat equity to reduce the cost of the homes. The project was funded in 2002 and stalled due to a number of factors including site development cost overruns, the recession, and subsequently, the partner organization Northwest Housing, ceased operations.

Current Status: The critical problem facing the project is a development loan from a commercial bank in the amount of \$250,000. This loan is due and the lender threatened foreclosure. Vashon Household proposed the following work out solution.

- Develop 14 small homes (720 sf) selling for about \$170,000 with a construction loan from Impact Capital.
- The first home would be complete in Fall 2016.
- Vashon Household has prequalified 14 homebuyers and has an additional seven households in the interest list.

Next Steps: To proceed, the development loan from the commercial lender must be retired.

- Vashon Household successfully negotiated a loan payoff amount to the commercial lender.
- The request is to fund an additional \$135,000 as a portion of this pay off of commercial loan. The lender will write off the balance and release their lien.

Request: Provide additional \$135,000 of existing RAHP funds available for allocation to project, paying off the bank.

- Source of funds would be RAHP
- Total King County investment \$891,442
- Current assessed value for the site \$70,000
- King County would be in the senior lien position.
- State of Washington has \$807,986 and will be in a second lien position.

Action Requested: Review, discuss and approve recommendations to fund \$135,000 of 2015 RAHP funding to Sunflower Homeownership Project.

Staff Contacts:

Mark Ellerbrook, Regional Housing and Community Development Program Manager
E-mail: mark.ellerbrook@kingcounty.gov or 206-263-1117

Area Summary of HRP Activity

2016

Location	New Apps					Pending Apps					Approved Apps					Completed Apps					Cancelled Apps				
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	YTD
ALGONA	2				2																				
AUBURN																					1				1
BLACK DIAMOND	1				1										1									1	
BOTHELL	2				2										1									1	
BURIEN	6				6	2				2	1				1	1					1	2			2
COVINGTON	2				2	2				2											2				2
DES MOINES	2				2						3				3	2								2	
DUVALL	1				1																1				1
ENUMCLAW	6				6	2				2	1				1	1					1	3			3
KENMORE	5				5	1				1	3				3	2					2	1			1
KENT															1									1	
KIRKLAND	1				1																2				2
LK FOREST PARK															1									1	
MERCER ISLAND	2				2																				
NEWCASTLE																									
PACIFIC																									
REDMOND	5				5	2				2	1				1	2					2	1			1
RENTON	12				12	5				5	2				2	9					9	1			1
SAMMAMISH	1				1										1						1	1			1
SEATAC	5				5										1						1	3			3
SHORELINE	2				2	1				1					1						1	3			3
SNOQUALMIE	1				1																				
TUKWILA	4				4	1				1	1				1						3				3

<i>Location</i>	<i>New Apps</i>					<i>Pending Apps</i>					<i>Approved Apps</i>					<i>Completed Apps</i>					<i>Cancelled Apps</i>				
	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>3rd Qtr</i>	<i>4th Qtr</i>	<i>YTD</i>	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>3rd Qtr</i>	<i>4th Qtr</i>	<i>YTD</i>	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>3rd Qtr</i>	<i>4th Qtr</i>	<i>YTD</i>	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>3rd Qtr</i>	<i>4th Qtr</i>	<i>YTD</i>	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>3rd Qtr</i>	<i>4th Qtr</i>	<i>YTD</i>
UNINCORPORATED	22				22	6				6	8				8	13				13	4				4
<i>Consortium Total</i>	82				82	22				22	20				20	37				37	28				28

Area Summary of HRP Activity - Amt

2016

Location	Funded				Total for Year	Spent				Total for Year
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr		1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	
ALGONA										
AUBURN						\$2,000				\$2,000
BLACK DIAMOND						\$7,467				\$7,467
BOTHELL						\$9,103				\$9,103
BURIEN	\$11,400				\$11,400	\$6,126				\$6,126
COVINGTON										
DES MOINES	\$41,030				\$41,030	\$41,505				\$41,505
DUVALL										
ENUMCLAW	\$16,000				\$16,000	\$9,712				\$9,712
KENMORE	\$15,993				\$15,993	\$18,819				\$18,819
KENT										
KIRKLAND	\$4,320				\$4,320	\$22,283				\$22,283
LK FOREST PARK	\$32				\$32	\$16,271				\$16,271
MERCER ISLAND										
NEWCASTLE										
PACIFIC										
REDMOND	\$8,000				\$8,000	\$9,202				\$9,202
RENTON	\$9,122				\$9,122	\$53,103				\$53,103
SAMMAMISH						\$14,337				\$14,337
SEATAC						\$4,641				\$4,641
SHORELINE						\$1,334				\$1,334
SNOQUALMIE										
TUKWILA	\$7,800				\$7,800					

<i>Location</i>	<i>Funded</i>				<i>Total for Year</i>	<i>Spent</i>				<i>Total for Year</i>
	<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>3rd Qtr</i>	<i>4th Qtr</i>		<i>1st Qtr</i>	<i>2nd Qtr</i>	<i>3rd Qtr</i>	<i>4th Qtr</i>	
UNINCORPORATED	\$59,360				\$59,360	\$82,827				\$82,827
<i>Consortium Total</i>	\$173,057				\$173,057	\$298,730				\$298,730

Sponsor	Project Name	Preapplication Meeting Scheduled	Project City	KC HFP Ask
ARCH	East KC Permanent Emergency Women & Fam Shelter	Not confirmed yet	Kirkland	\$1,200,000
Catholic Housing Services	Kent Supportive Housing	4/27/16 - 10AM	Kent	\$2,383,686
Capitol Hill Housing	Workforce Housing	5/17/16 - 10AM		
Community Homes	Alternate models of housing for adults with DD	5/2/16 - 1PM		
Community House	23rd and Jackson Mixed Use	5/2/16 - 2PM	Seattle	
Compass Housing Alliance	Compass Housing Alliance - Broadview	5/10/16 - 1PM	Seattle	
Congregations for the Homeless	East King County Men's Shelter	5/24/16 - 11AM	Bellevue	\$1,860,400
Downtown Action to Save Housing (DASH)	Possible Acquisition Project	4/28/16 - 11AM		
Foundation for the Challenged	FFC	5/24/16 - 11AM		
Habitat for Humanity	Meagan's Meadow - Veterans Community	5/2/16 - 3PM	Pacific	
Homestead Community Land Trust	Homestead Rebuilding Communities	5/24/16 - 2PM	Seattle	
Homestead Community Land Trust	Riverton Park	5/24/16 - 3PM	Tukwila	\$1,159,160
King County Housing Authority (KCHA)	Vantage Point	4/21/16 - 2PM	Renton	
King County Housing Authority (KCHA)	Corinthian Apartments & Villages at South Station	4/21/16 - 3PM	SeaTac Tukwila	
Imagine Housing	30Bellevue	4/18/16 - 11AM	Bellevue	\$2,200,000
InterIm Community Development Association	307 Maynard	5/12/19 - 2PM	Seattle	\$650,000
InterIm Community Development Association	Panama Hotel	5/12/19 - 3PM	Seattle	
Laborers Local 242 Home Dev Corp	Laborers Belltown Workforce Housing	5/10/16 - 3PM	Seattle	\$1,000,000
Low Income Housing Institute	Renton Commons	5/23/16 - 1-3PM	Renton	\$3,200,000
Mental Health Housing Foundation	Auburn Homestead	4/26/16 - 11AM	Auburn	\$1,500,762
Mercy Housing	2017 Potential Projects	5/10/16 - 11AM		
Navos	Navos Mental Health Housing	5/26/16 - 2PM	Burien	\$1,750,000
Parkview Services	Parkview Homes XIV - Riverton Park	4/26/16 - 3PM	Tukwila	\$1,159,380
Parkview Services	Parkview Homeownership 9	4/26/16 - 2PM	TBD	\$210,000
Plymouth Housing Group	First Hill Senior Apartments	5/26/16 - NOON	Seattle	\$1,000,000
Plymouth Housing Group	Plymouth on Terry	5/26/26 - 1PM	Seattle	\$1,000,000
Shelter Resources / Shelter America Group	Vashon Island Project	4/21/16 - 1PM	Vashon	
Solid Ground	Santos Place & Sandpoint Family Hsg Resyndication	5/12/16 - 11AM	Seattle	
SouthEast Effective Development (SEED)	TOD site	5/26/16 - 11AM		
Valley Cities Counseling & Consultation	Phoenix Rising Phase 2	4/18/16 - 2PM	Auburn	


















King County, WA
 Department of Community and Human Services
DCHS/HCD-CD_53116 CDBG Capital Funds
\$ 1,400,4
 5/3

[My Account](#) | [Dashboard](#) | [Applications](#) | [Scoring](#) | [Data](#) | [Program Setup](#)

Pre-Application

[Submitted Applications](#) | [Pre-Application](#) | [Incomplete Applications](#)

 Include: Approved Undecided Declined

<input type="checkbox"/>	Pre-Application	\$ Requested	Secondary amount \$		Application Type by Region
<input type="checkbox"/>	 Children's Therapy Center Burien Collab Project 2017	\$ 200,000.00	\$ 150,000.00	Incomplete/ Unsubmitted	South
<input type="checkbox"/>	 City of Burien, WA Burien Lakeview Park Playground and Pathway Improvements	\$ 220,000.00	\$ 200,000.00	Incomplete/ Unsubmitted	South
<input type="checkbox"/>	 City of Carnation Rehabilitation Of Hockert Park for ADA compliance	\$ 100,000.00	\$ 75,000.00	Incomplete/ Unsubmitted	Eastside
<input type="checkbox"/>	 City of Duvall Duvall ADA Ramp Replacement 2017	\$ 200,000.00	\$ 100,000.00	Incomplete/ Unsubmitted	Eastside
<input type="checkbox"/>	 City of Snoqualmie Koinonia Park Improvement Project	\$ 110,000.00	\$ 75,000.00	Incomplete/ Unsubmitted	Eastside
<input type="checkbox"/>	 City of Tukwila Tukwila, SeaTac, Covington, Des Moines Minor Home Repair Program	\$ 125,000.00	\$ 100,000.00	Incomplete/ Unsubmitted	South
<input type="checkbox"/>	 Diocese of Olympia Diocese of Olympia New Roots	\$ 60,000.00	\$ 40,000.00	Incomplete/ Unsubmitted	South
<input type="checkbox"/>	 Domestic Abuse Women's Network (DAWN) DAWN Shelter ADA project	\$ 100,000.00	\$ 80,000.00	Incomplete/ Unsubmitted	South
<input type="checkbox"/>	 Highline College StartZone Microenterprise Development Program, Training and Technical Assistance	\$ 90,000.00	\$ 71,000.00	Incomplete/ Unsubmitted	South
<input type="checkbox"/>	 King County Department of Transportation, Road Services Highline School District Safety Improvements	\$ 750,000.00	\$ 750,000.00	Incomplete/ Unsubmitted	South
<input type="checkbox"/>	 King County Department of Transportation, Road Services Renton Avenue Sidewalks - Phase 3	\$ 500,000.00	\$ 500,000.00	Incomplete/ Unsubmitted	South
<input type="checkbox"/>	 Mt. Si Senior Center ADA Accessibility at Mt. Si Senior Center	\$ 75,000.00	\$ 50,000.00	Incomplete/ Unsubmitted	Eastside
<input type="checkbox"/>	 Navos Navos Behavioral Healthcare Center Outpatient Building Renovation	\$ 100,000.00	\$ 50,000.00	Incomplete/ Unsubmitted	South
<input type="checkbox"/>	 Recovery Cafe Recovery Cafe's Healing Services Expansion Project	\$ 350,000.00	\$ 100,000.00	Incomplete/ Unsubmitted	South
<input type="checkbox"/>	 Renton Diving Academy Renton Diving Academy Rehab	\$ 1,000,000.00	\$ 500,000.00	Incomplete/ Unsubmitted	
<input type="checkbox"/>	 Southwest Suburban Sewer District Beverly Park District Extension	\$ 265,000.00	\$ 132,500.00	Incomplete/ Unsubmitted	South
<input type="checkbox"/>	 Valley View Sewer District Military Road South/Hilltop/Loop Projects Side Sewer Construction	\$ 246,700.00	\$ 0.00	Incomplete/ Unsubmitted	South
17 Pre-Application		\$ 4,491,700.00	\$ 2,973,500.00		