

Commitments from the \$10 Million Affordable Housing Development CIP Fund

Project	Project Description	Committed	Paid
Overlake Transit Oriented Development - Bellwether Housing	The project will provide 333 homes for low- to moderate-income households (30-80% AMI), including set-asides and services specific to people living with physical, intellectual, and developmental disabilities (IDD), and much-needed two- and three-bedroom family-sized units, achieving an average of 50% AMI across the site. The project is located on Sound Transit surplus property. (Original Commitment)	\$ 1,500,000	\$ -
Overlake Transit Oriented Development - Bellwether Housing	The project will provide 333 homes for low- to moderate-income households (30-80% AMI), including set-asides and services specific to people living with physical, intellectual, and developmental disabilities (IDD), and much-needed two- and three-bedroom family-sized units, achieving an average of 50% AMI across the site. The project is located on Sound Transit surplus property. (Additional Commitment, August 2025)	\$ 1,000,000	\$ 1,000,000
Emma McRedmond Manor Rehabilitation - Catholic Housing Services	Emma McRedmond Manor is an existing three-story senior housing project with 32 apartments located in downtown Redmond. Built in 1988, the building is nearly 35 years old and has yet to be substantially rehabilitated, other than re-cladding and window replacement performed in 2010. The proposed project will involve a substantial renovation to improve the building's energy efficiency and extend the remaining useful life of the structure by approximately 20 years. The scope of work consists of upgrades to the building exterior, building systems (plumbing and mechanical), common areas, units, and landscaping/site work. In addition, the project will convert one manager's unit to an affordable unit, resulting in 32 1BR units affordable at 50% AMI, of which 31 will receive Section 8 Project-Based Rental Assistance through July 2032. (ARCH Housing Trust Fund Project)	\$ 600,000	\$ 600,000
Cleveland Permanent Supportive Housing – Plymouth Housing	The proposed project is the new construction of 100 affordable housing units. All of the units will serve formerly homeless residents earning up to 30% of area median income. The project will be located on a city-owned site at 16725 Cleveland Street in Downtown Redmond with good proximity to amenities and transportation. The project location adjacent to the Downtown Redmond Light Rail Station is ideal for a building that serves single individuals, many of whom will be seniors, veterans, and people living with disabilities.	\$ 3,200,000	\$ 3,200,000

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Polaris and Horizon Affordable Housing at the Together Center	This project consists of 280 units, all of which are affordable. Two hundred of the units are workforce housing for households earning 60% AMI or less. Of the 200 units, 20% are set aside for large families. The remaining 80 units are very low-income housing for households earning 30-50% AMI or less. Of the 80 units, 75% are set aside for individuals and families exiting homelessness. The construction of the project has been completed and the eligible Connecting Housing to Infrastructure Program (CHIP) expenses have been invoiced by King County Wastewater. The project has experienced significant cost overruns during construction due to the concrete strike that occurred in early 2022. This caused substantial schedule delays and added costs for materials and labor. When the project's financing closed it had a construction loan interest reserve that had been completely used due to the increased interest rates over the last year. The project is incurring \$300,000 a month in interest expenses, which needs to be paid through loan conversion expected in April 2024. These expenses have depleted project interest reserves and reduced funds available for other budgeted items in order to continue to pay the monthly interest expense. One of those items is the King County Wastewater expense (\$871,876). The City submitted for CHIP funds to provide needed resources to make the project solvent to complete the final loan conversion. The project was awarded half of the eligible CHIP expenses, and the City has committed to pay the balance.	\$ 435,938	\$ 435,938
Polaris and Horizon Affordable Housing at the Together Center	Polaris Repayment to City	\$ (280,729)	

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Family Village in Redmond – YWCA	YWCA Family Village Redmond (FVR) project was built in 1993 and is a single, four-story building with 20 two-bedroom and three-bedroom units of permanent supportive housing. FVR's target population is homeless and chronically homeless families with children under the age of 18 and income at or below 30% AMI. Residents receive individual case management services and referrals to a variety of other resources. The property is located in downtown Redmond, near schools, grocery stores, transit including the new light rail line, and employment opportunities. The goal of the proposed funding is to ensure the long-term preservation of the housing, including addressing existing water intrusion, and enhancing safety and livability through replacement and repair of the exterior and elevator modernization. All work is expected to be completed with residents continuing to occupy their units. ARCH has not previously funded this property. ARCH and City funding will enable the project to be highly competitive for State and County preservation funding rounds expected to be released in early 2026.	\$ 350,000	\$ -

\$ 6,805,209 \$ 5,235,938

Total Budgeted \$ 10,000,000
Total Committed \$ 6,805,209
Unallocated Balance \$ 3,194,791