

## Commitments from the \$10 Million Affordable Housing Allocation

March 25, 2024

Project	Commitment
<p><b>Overlake Transit Oriented Development - Bellwether Housing</b></p> <p>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.</p>	<p style="text-align: right;"><b>\$1,500,000</b></p> <p style="text-align: center;">ARCH HTF Project</p>
<p><b>Emma McRedmond Manor Rehabilitation – Catholic Housing Services</b></p> <p>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.</p>	<p style="text-align: right;"><b>\$600,000</b></p> <p style="text-align: center;">ARCH HTF Project</p>
<p><b>Cleveland Permanent Supportive Housing – Plymouth Housing</b></p> <p>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.</p>	<p style="text-align: right;"><b>\$3,200,000</b></p> <p style="text-align: center;">ARCH HTF Project</p>
<p><b>Polaris and Horizon Affordable Housing at the Together Center</b></p> <p>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</p>	<p style="text-align: right;"><b>\$435,938</b></p> <p style="text-align: center;">ARCH HTF Project</p>

<p>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.</p> <p>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 projects 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.</p>	
<b>Total Committed to-Date</b>	<b>\$5,735,938</b>
<b>Balance Remaining</b>	<b>\$4,264,062</b>