

City of Redmond



Agenda

Tuesday, February 2, 2021

4:30 PM

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Committee of the Whole - Parks and Human Services

Committee Members

Jessica Forsythe, Presiding Officer

Jeralene Anderson

David Carson

Steve Fields

Varisha Khan

Vanessa Kritzer

Tanika Kumar Padhye

AGENDA

1. Adoption of a Resolution Approving the Allocation of \$508,300 from the City's CIP Housing Trust Fund for A Regional Coalition for Housing (ARCH) Fall 2020 ARCH Executive Board Housing Trust Fund Recommendations
[Attachment A: 2020 Award Recommendations](#)
[Attachment B: Resolution](#)
(Requested by: Planning and Community Development) - 10 minutes [CM 21-028](#)
2. Human Services COVID Response - 2020 Year-End Summary
[Attachment A: COVID -19 Pandemic Response Report](#)
(Requested by: Planning and Community Development) - 10 minutes [CM 21-029](#)
3. One-time Council Award Update
[Attachment A: Guiding Principles](#)
[Attachment B: Allocation](#)
(Requested by: Planning and Community Development) - 10 minutes [CM 21-030](#)
4. Redmond Pool Improvement Project Update
[Attachment A: Presentation](#)
(Requested by: Parks and Recreation) - 10 minutes [CM 21-031](#)
5. Redmond Senior and Community Center Update
[Attachment A: Project Status Update](#)
(Requested by: Parks and Recreation) - 10 minutes [CM 21-032](#)
6. 2021 Committee Work Plan
[2021 Committee Work Plan](#)
(Requested by: Committee) - 10 minutes [CM 21-033](#)



Memorandum

Date: 2/2/2021

Meeting of: Committee of the Whole - Parks and Human Services

File No. CM 21-028

Type: Committee Memo

TO: Committee of the Whole - Parks and Human Services

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-452-2107
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DEPARTMENT STAFF:

Planning and Community Development	Ian Lefcourte, AICP	Planner
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TITLE:

Adoption of a Resolution Approving the Allocation of \$508,300 from the City's CIP Housing Trust Fund for A Regional Coalition for Housing (ARCH) Fall 2020 ARCH Executive Board Housing Trust Fund Recommendations

OVERVIEW STATEMENT:

A Regional Coalition for Housing (ARCH) was created in 1992 through an interlocal agreement of several city governments and King County to address housing needs in East King County; it currently has 16 member jurisdictions. The ARCH Executive Board reviews funding requests received from non-profit housing providers every fall for projects related to affordable housing. The ARCH Executive Board provides recommendations to member Councils for funding early the following year. These recommendations must be approved by member Councils. This process is conducted annually.

City Council is requested to take the following action:

Adopt a resolution (attached) to authorize allocation of City funds to A Regional Coalition for Housing (ARCH) to finance affordable housing projects for East King County communities per the 2020 Housing Trust Fund (HTF) Recommendations.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☒ **Receive Information**

☐ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Comprehensive Plan Housing Element - Provides a framework for housing goals, policies, and actions to address housing needs that advance the City's vision.
- **Required:**
Council approval is needed to authorize the allocation of funds to the ARCH Housing Trust Fund for affordable

housing projects.

- **Council Request:**

N/A

- **Other Key Facts:**

This is an annual process with ARCH and associated member jurisdictions.

The March 2, 2021 **staff report** will include a presentation on the proposed ARCH Housing Trust Fund Recommendations by a representative of ARCH.

OUTCOMES:

After careful deliberation, the ARCH Executive Board concurred with the recommendations of the ARCH Citizen Advisory Board (CAB), and is recommending funding of \$5,000,000 for three projects, including one project that received a partial award last year.

1. Plymouth Housing Group/Horizon Housing Eastgate Permanent Supportive Housing
 - a. Funding Request for Redmond: \$50,800
 - b. Affordable Units: 92
2. Imagine Housing Samma Senior Apartments
 - a. Funding Request for Redmond: \$50,800
 - b. Affordable Units: 76
3. Inland Group/Horizon Housing Totem Lake Development
 - a. Funding Request for Redmond: \$406,700
 - b. Affordable Units: 299

Detailed descriptions of the projects, funding requests, rationale and recommended conditions of funding for projects by the ARCH Executive Board are included as **Attachment A** to this memo and also will be included with the March 2, 2021 **Staff Report** memo and the Council packet for the March 16, 2021 Council meeting.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
Opportunity for input through Council review process.
- **Feedback Summary:**
Any feedback provided will be summarized by staff and provided to Council.

BUDGET IMPACT:

Total Cost:
\$508,300

Approved in current biennial budget: ☒ **Yes** ☐ **No** ☐ **N/A**

Budget Offer Number:
CIP Budget

Budget Priority:

Vibrant and Connected

Other budget impacts or additional costs: ☐ Yes ☒ No ☐ N/A

If yes, explain:

N/A

Funding source(s):

Capital Investment Program (CIP)

Functional Area: General Government - \$508,300

Budget/Funding Constraints:

Funds dedicated to providing increased affordable housing choices for a diverse population through contributions to ARCH (A Regional Coalition for Housing).

☒ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
	Item has not been presented to Council	N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
2/2/2021	Committee of the Whole - Parks and Human Services	Receive Information
3/2/2021	Business Meeting (if requested)	Provide Direction
3/16/2021	Business Meeting	Approve

Time Constraints:

Timely approval of the ARCH Executive Board request for the Housing Trust Fund recommendations will allow the allocation of funds for affordable housing in East King County.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, ARCH will not have Redmond funds to contribute to the regional efforts to advance affordable housing projects that meet urgent local priorities.

ATTACHMENTS:

Attachment A - PDF (2020 Award Recommendations Binder)

Attachment B - PDF (Resolution - Draft)



MEMORANDUM

TO: City of Bellevue Council Members City of Bothell Council Members
City of Clyde Hill Council Members Town of Hunts Point Council Members
City of Issaquah Council Members City of Kenmore Council Members
City of Kirkland Council Members City of Medina Council Members
City of Mercer Island Council Members City of Newcastle Council Members
City of Redmond Council Members City of Sammamish Council Members
City of Woodinville Council Members Town of Yarrow Point Council Members

FROM: Kurt Triplett, Chair, ARCH Executive Board

DATE: December 17, 2020

RE: Fall 2020 Housing Trust Fund (HTF) Recommendation

The 2020 ARCH Housing Trust Fund round again demonstrated high demand for funding to support affordable housing development in East King County, with four applications representing requests for over six million dollars in local funds to develop close to 500 units of affordable housing. After careful deliberation, the ARCH Executive Board concurred with the recommendations of the ARCH Citizen Advisory Board (CAB), and is recommending funding of \$5,000,000 for three projects, including one project that received a partial award last year.

These recommendations advance projects that meet urgent local priorities, including mixed income workforce housing, affordable housing for seniors, and the first permanent supportive housing project for homeless individuals on the Eastside, which will be developed as part of a master planned community that also includes the previously funded permanent year-round emergency shelter for men.

In the last three decades, the ARCH Trust Fund has supported nearly 4,500 units of affordable housing and shelter beds, more than any other program in East King County, notably creating housing for those with the greatest needs and the fewest opportunities to live in our community. At a time when public resources are scarce but the needs in the community have only grown, your investments will be amplified by the other public and private funding leveraged by these projects, with every \$1 of local funding matched by an estimated \$27 of other funding.

Following is a description of the applications received, the Executive Board recommendation and rationale, and proposed contract conditions for the proposals recommended for funding at this time. Also enclosed is an economic summary of the projects recommended for funding, and a summary of past projects funded through the Trust Fund to date.

ARCH MEMBERS

BEAUX ARTS VILLAGE ♦ BELLEVUE ♦ BOTHELL ♦ CLYDE HILL ♦ HUNTS
POINT ♦ ISSAQUAH ♦ KENMORE ♦ KIRKLAND ♦ MEDINA ♦ MERCER
ISLAND ♦ NEWCASTLE ♦ REDMOND ♦ SAMMAMISH ♦ WOODINVILLE ♦ YARROW
POINT ♦ KING COUNTY

1. Plymouth Housing Group/Horizon Housing Eastgate Permanent Supportive Housing

Funding Request: \$500,000 (Deferred, Contingent Loan)
92 Affordable Units; 3 Manager Units

Executive Board Recommendation: \$500,000 (Deferred, Contingent Loan)

Project Summary:

Horizon Housing Alliances is proposing to develop and turn over to Plymouth Housing– a non-profit corporation with a 40-year history of serving the homeless in Seattle King County – a 95-unit permanent supportive housing project located adjacent to the Eastside Men’s Shelter by Congregations for the Homeless. Plymouth is an established owner and operator of permanent supportive housing, a model that provides critical wrap-around supportive services such as mental and behavioral health services in a permanent housing setting.

The building will be sited on the upper shelf of the 10-acre King County Solid Waste site in the Eastgate area of Bellevue. The site comprises a larger master development with three components, including the Eastside Men’s Shelter, which will share a surface parking lot. Another 300 units for workforce housing on the lower portion of the site completes the development. ARCH has previously awarded funding for the shelter and workforce housing components of the project.

Funding Rationale:

The Executive Board supports the intent of this application for the following reasons:

- The project is the last component necessary to realize the shelter at this location, which remains a high priority for ARCH and its member jurisdictions, particularly the City of Bellevue and King County.
- The project creates permanent supportive housing with a very experienced provider, and benefits from the thoughtful community outreach process coordinated by Congregations for the Homeless
- The project benefits from being built simultaneously with other components by a vertically integrated developer.
- The project scores well for very competitive 9% tax credits.
- The project provides significant financial leverage of other resources.
- Site has convenient access to transit, shopping, and services.

Proposed Conditions:

Standard Conditions: Refer to list of standard conditions found at end of this memo.

Special Conditions:

1. The funding commitment continue for twelve (12) months from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. At that time, the Agency will provide a status report on progress to date and expected schedule for start of construction and project completion. ARCH staff will consider a twelve-month extension only on the basis of documented, meaningful

progress in bringing the project to readiness or completion. At a minimum, the Agency will demonstrate that all capital funding has been secured or is likely to be secured within a reasonable period of time.

2. Funds shall be used by Agency toward soft costs, design, permits and construction. Funds may not be used for any other purpose unless ARCH staff has given written authorization for the alternate use. Spending of construction contingency must be approved in advance by City or Administering Agency. If after the completion of the project there are budget line items with unexpended balances, the public funders shall approve adjustments to the project capital sources, including potentially reductions in public fund loan balances.
3. Funds will be in the form of a deferred, contingent loan. Loan terms will account for various factors, including loan terms from other fund sources, available cash flow and receipt of an asset management fee or deferred developer fee to the Agency and project reserves. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. Based on the preliminary development budget, it is anticipated that loan payments will be deferred throughout the life of the loan.
4. The net developer fee shall be established at the time of finalizing the Contract Budget and will follow ARCH Net Developer Fee Schedule. Net developer fee is defined as that portion of the developer fee paid out of capital funding sources and does not include the deferred portion which is paid out of cash flow from operations after being placed in service.
5. A covenant is recorded ensuring affordability for at least 50 years, with size and affordability distribution per the following table. Limited changes to the matrix may be considered based on reasonable justification as approved by ARCH staff.

Affordability	Studio	Total
30%	46	46
50%	46	46
Non-restricted	3	3
Total	95	95

6. Based on the availability of adequate support services, at least 75% of the units may be set aside for occupancy for households transitioning out of homelessness, unless otherwise approved by ARCH. Plymouth will work with the Coordinated Entry for All system to seek preference for homeless individuals from Sophia Way and Congregations For the Homeless shelters, while maintaining flexibility to change how units may be filled based on actual experiences at the site and within the community.

2. Imagine Housing Samma Senior Apartments

Funding Request: \$500,000 additional to \$750,000 awarded in 2019 (Deferred, Contingent Loan)
76 affordable rental units

Executive Board Recommendation: \$500,000 (Deferred, Contingent Loan)

Project Summary:

Imagine Housing is proposing a 76-unit affordable 55 and older senior rental project utilizing 4% tax credits and tax-exempt bond financing. The project includes set asides of apartments for disabled persons. The project will be built on land to be acquired from the City of Bothell at a reduced price. The site is located on the Bus Rapid Transit corridor which is being expanded with ST3 funding. The City has indicated its strong support for the project including zoning changes for increased height and reduced parking.

The proposed affordable building is five levels of wood construction. Imagine is pursuing an Ultra High Energy Efficiency (UHEE) rating for this building. The design envisions around 40 surface parking spaces. Imagine has also submitted applications for funding from King County and the State Housing Trust Fund. ARCH believes the application will be competitive for King County Transit-Oriented Development housing funds, as well as State funds designated for UHEE projects. Imagine has made substantial progress working through site, design and environmental issues, and is poised to move quickly on the project, if successful in securing a tax credit allocation.

Funding Rationale:

The Executive Board recommends funding with conditions listed below for the following reasons:

- Aligns with local housing strategy.
- The City of Bothell is excited to support this affordable project through discounting land and having worked collaboratively to address land use issues.
- The project would increase affordability within the revitalized Bothell Landing.
- The project is sited at an excellent location for senior housing, with proximity to a major senior center, planned bus rapid transit, parks and trails, and shopping.
- The project will strive to achieve Ultra High Energy Efficiency.
- The project leverages significant funding from other public and private sources.
- The scale of project fits developer's past track record and capabilities.

Proposed Conditions:

Standard Conditions: Refer to list of standard conditions found at end of this memo.

Special Conditions:

1. Funds shall be used by the Agency for construction.
2. ARCH's funding commitment shall continue for twelve (12) months from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH

staff no later than sixty (60) days prior to the expiration date. At that time, the Agency will provide a status report on progress to date. ARCH staff will consider up to a 12-month extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the Agency will demonstrate all capital funding is likely to be secured within a reasonable period of time.

3. Funds will be in the form of a deferred, contingent loan. It is anticipated that loan payments will be based on a set repayment schedule and begin after repayment of deferred developer fee with 1% interest. The terms will also include a provision for the Agency to a defer payment if certain conditions are met (e.g. low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH Staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. The terms are expected to include a provision for the Agency to defer payment if certain conditions are met (e.g., low cash flow due to unexpected costs).
4. A covenant is recorded ensuring affordability for at least 50 years, with affordability generally as shown in the following table. Limited changes to the matrix may be considered based on reasonable justification as approved by ARCH staff.

Affordability	Studio	Total
50% AMI	76	76
TOTAL	76	76

5. Agency shall work with City to minimize parking requirements and dependence on private vehicles, but support residents with alternative modes of transportation, including exploring bus vouchers, shared electric bikes and a van.
6. The net developer fee shall be established at the time of finalizing the Contract Budget and will follow the schedule established by ARCH. Net developer fee is defined as that portion of the developer fee paid out of capital funding sources and does not include the deferred portion which is paid out of cash flow from operations after being placed in service.

3. Inland Group/Horizon Housing Totem Lake Development

Initial Funding Request: \$4,000,000 (Deferred, Contingent Loan)
80 affordable rental units in 9% deal and 219 affordable units in 4% deal

Executive Board Recommendation: Up to \$4,000,000 based on documented gap (Deferred, Contingent Loan)

Project Summary:

Based on their successful proposal for the Together Center redevelopment, Inland/Horizon seek to create a similarly configured affordable development comprising approximately 300 income-restricted units supplemented by an additional 168 workforce rental units in the redeveloping Totem Lake neighborhood of Kirkland.

The proposed project is located at the site of a former new car dealership will consist of three residential towers with level 1 of sub-grade parking and 2 levels of above grade parking. The first floor will consist of common areas/commercial space and the majority of the residential units will be on the third floor and above. The project proposes to utilize 9% tax credits in 80 units affordable at 30% and 50% AMI, of which 60 would be set aside for those exiting homelessness. Another 219 units is proposed at 60% AMI, which will be funded through 4% tax credits and tax-exempt bond financing. The developer is in conversations with Hopelink to provide services to the formerly homeless.

Microsoft has indicated interest in financing the workforce component of the project, as well as supplying bridge financing through ARCH for the tax credit portion of the development, similar to the loan provided to the Together Center development.

Funding Rationale:

The Executive Board recommends funding with conditions listed below for the following reasons:

- The project has the opportunity to deliver mixed income housing on a significant scale in a location with access to transit and other amenities.
- The project leverages a significant amount of tax credit and other private financing.
- If successful in obtaining a 9% allocation, the project would provide housing for homeless families as well as other low-income families and individuals.
- If unsuccessful in obtaining a 9% allocation, the project would still deliver a significant amount of housing affordable to a range of incomes.
- The project will deliver a large amount of family-sized, 3-bedroom units.
- The developer is vertically integrated bring economies to the development. The project will be co-located with workforce housing creating a project of around 470 units built simultaneously, bringing an economy of scale.
- The project envisions bringing social services and behavioral health services to the Totem Lake neighborhood.
- The project would allow timely investment of in lieu fees collected from downtown development to invest in another redeveloping neighborhood.
- The project maximizes utilization of the site per zoning.

Proposed Conditions:

Standard Conditions: Refer to list of standard conditions found at end of this memo.

Special Conditions:

1. The funding commitment shall continue for eighteen (18) months from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to ARCH staff no later than sixty (60) days prior to the expiration date. ARCH staff will grant up to a 12-month extension.

2. Funds shall be used by the Agency towards acquisition. Funds may not be used for any other purpose unless ARCH staff has given written authorization for the alternate use.
3. Funds will be in the form of a deferred, contingent loan. Loan terms will account for various factors, including loan terms from other fund sources and available cash flow. Final loan terms shall be determined prior to release of funds and must be approved by ARCH Staff. It is anticipated that loan payments will be based on a set repayment schedule and begin after repayment of deferred developer fee with 1% interest. The terms will also include a provision for the Agency to a defer payment if certain conditions are met (e.g. low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by ARCH Staff, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.
5. The net developer fee shall be established at the time of finalizing the Contract Budget and will follow the ARCH Net Developer Fee Schedule. Net developer fee is defined as that portion of the developer fee paid out of capital funding sources and does not include the deferred portion which is paid out of cash flow from operations after being placed in service.
6. A covenant is recorded ensuring affordability for at least 50 years, with affordability generally as shown in the following table. Limited changes to the unit mix may be considered based on reasonable justification as approved by ARCH staff. If the project is unsuccessful in securing 9% tax credits in the current round, the project may shift the allocation of units set aside at 30% AMI to either 50% or 60% AMI. The total number of units affordable up to 60% AMI may not be decreased by more than 10% without ARCH Board approval. The total number of units affordable up to 50% AMI may also not be decreased by more than 10% without ARCH Board approval. Decreases of 50% and 60% AMI units greater than 10% may be approved by the ARCH Board, but shall not exceed 20%.

Affordability	Studio	1 BR	2BR	3BR	Total
30%		8	20	12	40
50%		8	20	12	40
60%	22	42	108	47	219
Total	22	58	148	71	299

7. The final loan amount shall be up to \$4 million, subject to approval by ARCH staff based on a documented funding gap. ARCH reserves the right to reduce its total loan amount based on changes to the project sources and uses, and unit mix.
8. The Agency shall submit evidence of private funding commitments for all components of the project, including the workforce housing. In the event commitment of funds cannot be secured consistent with the timeframe identified in the application, the Agency shall immediately notify ARCH, and describe the actions it will undertake to secure alternative funding and the timing of those actions subject to ARCH review and approval.
9. Agency must submit for ARCH staff approval a management and services plan which includes coordination of services with outside providers and parking management.

10. Agency shall submit a marketing plan for approval by ARCH staff. The plan should include how the Agency will do local targeted marketing outreach to local, media business and community organizations.
11. The Agency shall work with the city to minimize required parking and to provide alternative transportation options for the residents that reduce reliance on private automobiles, such as provision of public transit passes, bike storage, car sharing programs and other incentives. The Agency may charge for parking, subject to approval by ARCH staff, provided that the Agency has minimized the overall cost burden on residents with the lowest incomes.
12. In the interest of discouraging segregation of residents by income within the project, the Agency shall look for ways to integrate the population across the project with shared amenities, unifying esthetics and other programmatic features to build community within the project.

4. Friends of Youth New Ground Kirkland Redevelopment

Funding Request: \$1,069,979 additional to previously invested \$250,000 awarded in 2005 (Secured Grant)
24 total affordable beds replacing existing 8 beds

Executive Board Recommendation: \$0

Project Summary:

Friends of Youth proposes to redevelop a site currently occupied by their 8-unit transitional living program in the Houghton neighborhood of Kirkland. The existing building would be razed and replaced by a similarly sized building configured to have 8 suites of congregate housing, each with 3 private bedrooms, for a total of 24 residences. The target population would be clients who are ready for more independent living, likely pursuing education or entry level employment, including young adults who are not current clients of the agency. This would represent a re-balancing of the agency's housing portfolio.

Funding Rationale:

The CAB potentially supports the concept of the Friends of Youth proposal but does not recommend funding at this time. The CAB would welcome an application in the next round. This would provide an opportunity for Friends of Youth to address the issues identified below. In the event Friends of Youth does provide an application to ARCH in the upcoming round, the application should address the following issues:

- Building design, siting and parking and conformance with zoning requirements
- Interior arrangement for congregate/independent living
- On site management necessary for successful congregate living
- Neighborhood outreach
- Capital campaign plan that includes this project and the permanent relocation of the youth shelter, which the agency has indicated is its other top priority

Standard Conditions (Apply to all projects):

1. The Agency shall provide revised development and operating budgets based upon actual funding commitments, which must be approved by ARCH staff. If the Agency is unable to adhere to the budgets, ARCH must be immediately notified and (a) new budget(s) shall be submitted by the Agency for ARCH's approval. ARCH shall not unreasonably withhold its approval to (a) revised budget(s), so long as such new budget(s) does not materially adversely change the Project. This shall be a continuing obligation of the Agency. Failure to adhere to the budgets, either original or as amended may result in withdrawal of ARCH's commitment of funds.
2. The Agency shall submit evidence of funding commitments from all proposed public sources. In the event commitment of funds identified in the application cannot be secured in the time frame identified in the application, the Agency shall immediately notify ARCH, and describe the actions it will undertake to secure alternative funding and the timing of those actions subject to ARCH review and approval.
3. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; and Endangered Species Act (ESA) requirements. CDBG funds may not be used to repay (bridge) acquisition finance costs.
4. The Agency shall maintain documentation of any necessary land use approvals and permits required by the city in which the project is located.
5. The Agency shall submit monitoring quarterly reports through completion of the project, and annually thereafter, and shall submit a final budget upon project completion. If applicable, Agency shall submit initial tenant information as required by ARCH.

Attachments

Attachment 1: Recommended Projects and Funding Sources

Attachment 2: Economic Summaries of Recommended Projects

Attachment 3: Past Projects Funded through the Trust Fund

Attachment 1
Recommended Projects and Funding Sources

Recommended Projects

	Eastgate Supportive Housing	Samma Senior Apartments	Horizon at Totem Lake	Total 2020 Recommended Funding
<u>Member Cities</u>				
<u>Funding</u>				
Bellevue	\$62,200	\$62,200	\$497,500	\$621,900
Bothell	\$8,600	\$8,600	\$68,800	\$86,000
Clyde Hill	\$1,900	\$1,900	\$15,000	\$18,800
Hunts Point	\$500	\$500	\$3,900	\$4,900
Issaquah	\$11,800	\$11,800	\$94,700	\$118,300
Kenmore	\$10,700	\$10,700	\$85,400	\$106,800
Kirkland	\$321,600	\$321,600	\$2,573,100	\$3,216,300
Medina	\$1,000	\$1,000	\$8,300	\$10,300
Mercer Island	\$5,500	\$5,500	\$44,300	\$55,300
Newcastle	\$4,100	\$4,100	\$32,500	\$40,700
Redmond	\$50,800	\$50,800	\$406,700	\$508,300
Sammamish	\$15,600	\$15,600	\$124,600	\$155,800
Woodinville	\$4,800	\$4,800	\$38,300	\$47,900
Yarrow Point	\$900	\$900	\$6,900	\$8,700
	\$500,000	\$500,000	\$4,000,000	\$5,000,000
Prior Award		\$750,000		
Total Award	\$500,000	\$1,250,000	\$4,000,000	

ATTACHMENT 2: ECONOMIC SUMMARIES OF RECOMMENDED PROJECTS

ECONOMIC SUMMARY: PLYMOUTH HOUSING/PSH AT EASTGATE

1. Applicant/Description: New construction of 95 supportive housing units (92 affordable) for homeless individuals

2. Project Location: 13620 SE Eastgate Way, Bellevue

3. Financing Information:

Funding Source	Funding Amount	Commitment
ARCH	\$500,000	
King County	\$5,703,705	Committed
Commerce Trust Fund	\$2,000,000	Committed
Tax Credits	\$19,703,538	Committed
Private Debt	\$0	
Sponsor	\$2,211	Committed
TOTAL	\$27,909,454	

4. Development Budget:

ITEM	TOTAL	PER UNIT @ 92 units	HTF
Acquisition	\$2,300,000	\$25,000	
Construction	\$19,003,073	\$206,555	
Design	\$370,000	\$4,022	
Consultants/Other	\$434,750	\$4,726	
Developer fee	\$1,796,337	\$26,087	
Finance costs	\$1,070,233	\$11,633	
Reserves	\$1,191,398	\$12,950	
Permits/Fees	\$1,140,000	\$12,391	\$500,000
TOTAL	\$27,909,454	\$303,364	\$500,000

5. Debt Service Coverage: Debt service payments will be finalized upon commitment. Basic terms will include a 50-year amortization, cash flow loan, 1% interest, and ability to request a deferral of annual payment to preserve economic integrity of property.

6. Security for City Funds:

- A recorded covenant to ensure affordability and use for targeted population for 50 years.
- A promissory note secured by a deed of trust. The promissory note will require repayment of the loan amount upon non-compliance with any of the loan conditions.

7. Rental Subsidy: None

ATTACHMENT 2: ECONOMIC SUMMARIES OF RECOMMENDED PROJECTS

ECONOMIC SUMMARY: IMAGINE HOUSING / SAMMA SENIOR APARTMENTS

1. Applicant/Description: New construction of 76 affordable rental units for seniors

2. Project Location: 17816 Bothell Way NE, Bothell

3. Financing Information:

Funding Source	Funding Amount	Commitment
ARCH	\$1,250,000	\$750,000 of which committed in 2019
King County	\$5,350,000	Committed
Commerce Trust Fund	\$3,496,159	Committed
HDC Grant	40,000	Committed
Tax Credits	\$7,599,377	Proposed
Bonds/Private Debt	\$4,899,407	Proposed
Deferred Developer Fee/Sponsor	\$1,091,340	Committed
TOTAL	\$23,726,283	

4. Development Budget:

ITEM	TOTAL	PER UNIT	HTF
Acquisition	\$750,000	\$10,263	\$750,000
Demolition	\$55,000	\$724	
Construction	\$15,541,627	\$204,495	\$500,000
Design	\$1,482,997	\$19,513	
Consultants/Other	\$1,025,101	\$13,488	
Developer fee	\$1,796,337	\$23,636	
Finance costs	\$1,601,614	\$21,074	
Reserves	\$371,524	\$4,888	
Permits/Fees	\$1,072,083	\$14,106	
TOTAL	\$23,726,283	\$312,188	\$1,250,000

5. Debt Service Coverage: Debt service payments will be finalized upon commitment. Basic terms will include a 50-year amortization, deferral of payments until deferred developer fee is repaid, 1% interest, and ability to request a deferral of annual payment to preserve economic integrity of property.

6. Security for City Funds:

- A recorded covenant to ensure affordability and use for targeted population for 50 years.
- A promissory note secured by a deed of trust. The promissory note will require repayment of the loan amount upon non-compliance with any of the loan conditions.

ATTACHMENT 2: ECONOMIC SUMMARIES OF RECOMMENDED PROJECTS

7. Rental Subsidy: None

ATTACHMENT 2: ECONOMIC SUMMARIES OF RECOMMENDED PROJECTS

ECONOMIC SUMMARY: INLAND/HORIZON TOTEM LAKE

1. Applicant/Description: New construction of 467 rental housing units (299 affordable units) with 60 units set aside for households exiting homelessness

2. Project Location: 12335 12-0th Ave Ne, Kirkland

3. Financing Information:

Funding Source	Funding Amount	Commitment
ARCH	\$4,000,000	
King County	\$0	
Commerce Trust Fund	\$0	
Tax Credits	\$65,425,544	Proposed
Private Debt	\$32,267,490	Proposed
Deferred Developer Fee	\$10,687.675	Committed
TOTAL	\$112,380,709	

4. Development Budget:

ITEM	TOTAL	PER UNIT @ 299 units	HTF
Acquisition	\$12,650,000	\$42,308	\$4,000,000
Construction	\$71,027,954	\$237,552	
Design	\$751,229	\$2,512	
Consultants/Other	\$2,663,337	\$8,907	
Developer fee	\$12,721,894	\$42,548	
Finance costs	\$7,594,171	\$25,399	
Reserves	\$596,524	\$1,995	
Permits/Fees	\$4,375,500	\$14,634	
TOTAL	\$112,380,609	\$375,855	\$4,000,000

5. Debt Service Coverage: Debt service payments will be finalized upon commitment. Basic terms will include a 50-year amortization, cash flow loan, 1% interest, and ability to request a deferral of annual payment to preserve economic integrity of property.

6. Security for City Funds:

- A recorded covenant to ensure affordability and use for targeted population for 50 years.
- A promissory note secured by a deed of trust. The promissory note will require repayment of the loan amount upon non-compliance with any of the loan conditions.

7. Rental Subsidy: None

Attachment 3: Past Projects Funded through the Trust Fund

Project name	Location	ARCH Contributions	Total Units	Population Type	Affordability Level (% median income)
30 Bellevue	Bellevue	\$ 1,012,926	62	Family	30/40/60
AIDS Housing	Bellevue/Kirkland	\$ 130,000	6	Special Needs	30
Andrew's Glen	Bellevue	\$ 1,587,187	40	Family/Homeless	30/40/60
Andrew's Heights	Bellevue	\$ 400,000	24	Family	25/50
Ashwood Court	Bellevue	\$ 1,070,000	51	Senior	35/60
Athene	Kirkland	\$ 1,147,126	91	Senior	30/40/60
August Wilson Place	Bellevue	\$ 1,058,539	56	Family/Homeless	30/50/60
Avon Villa Mobile Home Park	Redmond	\$ 525,000	76	Family	50/80
Avondale Park	Redmond	\$ 280,000	18	Homeless	30
Avondale Park Redevelopment	Redmond	\$ 1,502,469	60	Homeless	30
Bellevue Manor/Harris Manor	Bellevue/Redmond	\$ 1,334,749	107	Senior	30
Cambridge Court	Bellevue	\$ 160,000	20	Senior	50
				Family/Homeless/	
Capella at Esterra Park	Redmond	\$ 7,452,906	260	Special Needs	30/40/50/60
CHI Adult Family Home 8	Bothell	\$ 150,500	5	Special Needs	30
CHI Shared Living 1	Newcastle	\$ 100,500	3	Special Needs	30
Clark Street	Issaquah	\$ 355,000	30	Family	50/60
Coal Creek Terrace	Newcastle	\$ 240,837	12	Family	50
Copper Lantern	Kenmore	\$ 452,321	33	Family/Homeless	50/60/80
Crestline Apartments	Kirkland	\$ 195,000	22	Family	45/60
DD Group Home	Bellevue	\$ 40,000	5	Special Needs	50
DD Group Home 3	Bellevue	\$ 21,000	5	Special Needs	30
DD Group Home 4	Redmond	\$ 111,261	5	Special Needs	30
DD Group Home 7	Kirkland	\$ 100,000	5	Special Needs	30
DD Group Homes 5 & 6	Redmond/Bothell	\$ 250,000	10	Special Needs	30
Dixie Price Apartments	Redmond	\$ 71,750	14	Homeless	30
Eastwood Square	Bellevue	\$ 600,000	48	Family	50/60
Ellsworth House	Mercer Island	\$ 900,000	59	Senior	50
Evergreen Court	Bellevue	\$ 2,480,000	64	Senior	50/60/Medicaid

Attachment 3: Past Projects Funded through the Trust Fund

Project name	Location	ARCH Contributions	Total Units	Population Type	Affordability Level (% median income)
FFC DD Home II	Kirkland	\$ 168,737	4	Special Needs	30
FFC DD Homes	KC	\$ 300,000	4	Special Needs	30
Foster Care Home	Kirkland	\$ 35,000	4	Special Needs	50
FOY Extended Foster Care	Kirkland	\$ 112,624	10	Special Needs	30
FOY New Ground	Kirkland	\$ 250,000	7	Special Needs	30
FOY Transitional Housing	Kirkland	\$ 247,603	10	Special Needs	30
Francis Village	Kirkland	\$ 1,500,000	60	Family/Homeless	30/40/60
Garden Grove Apartments	Bellevue	\$ 180,000	18	Family	50/60
Glendale Apartments	Bellevue	\$ 300,000	82	Family	50/60/80
Greenbrier Family Apartments	Woodinville	\$ 286,892	50	Family	30/50/60
Greenbrier Senior Apartments	Woodinville	\$ 196,192	50	Senior	30/50/60
Habitat Issaquah Highlands	Issaquah	\$ 318,914	10	Family	50
Habitat Patterson Park	Redmond	\$ 446,629	24	Family	50
Habitat Sammamish	Sammamish	\$ 972,376	10	Family	50/60
Harrington House	Bellevue	\$ 290,209	9	Special Needs	30
Heron Landing	Kenmore	\$ 65,000	50	Senior	40
Hidden Village	Bellevue	\$ 200,000	78	Family	50
Highland Gardens	Sammamish	\$ 291,281	51	Family	30/45/60
Homeowner Downpayment Loan	Various	\$ 615,000	84	Family	30/50/60/80
Hopelink Place	Bellevue	\$ 500,000	20	Homeless	30
Houghton Apartments	Kirkland	\$ 2,827,250	15	Family	60
IERR DD Home	Issaquah	\$ 50,209	7	Special Needs	30
John Gabriel House	Redmond	\$ 2,330,000	74	Senior	30/40/60
Kensington Square	Bellevue	\$ 250,000	6	Homeless	30
Kirkland Plaza Apartments	Kirkland	\$ 610,000	24	Senior	50
Lauren Heights	Issaquah	\$ 730,381	50	Family	30/50/60
Men's Group Home	Kirkland	\$ 150,000	6	Homeless	30
Men's Shelter	Bellevue	\$ 1,200,000	50	Homeless	30
Mine Hill	Issaquah	\$ 482,380	28	Family	30/50/60

Attachment 3: Past Projects Funded through the Trust Fund

Project name	Location	ARCH Contributions	Total Units	Population Type	Affordability Level (% median income)
My Friend's Place	KC	\$ 65,000	10	Special Needs	30
Overlake Townhomes	Bellevue	\$ 120,000	10	Family	50
Oxford House	Bellevue	\$ 80,000	10	Special Needs	50
Pacific Inn	Bellevue	\$ 600,000	118	Family	50/60
Parkview DD Condos III	Bellevue	\$ 200,000	4	Special Needs	30/50
Parkview DD Homes VI	Bellevue/Bothell	\$ 150,000	6	Special Needs	30
Parkview DD Homes XI	Kenmore	\$ 200,800	3	Special Needs	30
Parkway Apartments	Redmond	\$ 100,000	41	Family	50
Petter Court	Kirkland	\$ 100,000	4	Homeless	50
Plum Court	Kirkland	\$ 1,000,000	60	Family	30/50/60
Polaris at Eastgate	Bellevue	\$ 575,000	298	Family	60
REDI TOD Land Loan	Various	\$ 500,000	100	Family	80
Riverside Landing	Bothell	\$ 225,000	50	Senior	50/60
Rose Crest	Redmond	\$ 1,148,558	50	Family/Homeless	30/50/60
Samma Senior Apartments	Bothell	\$ 750,000	54	Senior	40/50/60
Somerset Gardens (Kona)	Bellevue	\$ 700,000	198	Family	30/50/80
Sophia's Place	Bellevue	\$ 250,000	20	Homeless	30
Spiritwood Manor	Bellevue	\$ 400,000	129	Family	50
Stillwater House	Redmond	\$ 187,787	19	Special Needs	50
Summerwood	Redmond	\$ 1,187,265	112	Family	30/50/60
Terrace Hill	Redmond	\$ 442,000	18	Family	35/40/50
				Family/Homeless/	
Together Center Redevelopment	Redmond	\$ 6,750,000	280	Special Needs	30/50/60
Trailhead	Issaquah	\$ 4,710,000	155	Family	40/60
UCP Group Homes	Bellevue/Redmond	\$ 25,000	9	Special Needs	50
Vasa Creek	Bellevue	\$ 190,000	51	Senior	40
Velocity	Kirkland	\$ 1,126,744	58	Family/Homeless	30/40/60
Village at Overlake Station	Redmond	\$ 1,645,375	308	Family	50/60
Wildwood Apartments	Bellevue	\$ 270,000	36	Family	30

Attachment 3: Past Projects Funded through the Trust Fund

Project name	Location	ARCH Contributions	Total Units	Popuation Type	Affordability Level (% median income)
Women/Family Shelter	Kirkland	\$ 2,689,000	98	Homeless	50
Youth Haven	Kirkland	\$ 332,133	20	Special Needs	30
YWCA Family Apartments	Bellevue	\$ 100,000	12	Family	35/40
YWCA Family Village I	Issaquah	\$ 4,886,329	97	Family/Homeless	30/50/60
YWCA Family Village II	Issaquah	\$ 2,760,000	48	Family	50/60
Total		\$ 74,101,739	4591		

SAMPLE RESOLUTION FOR TRUST FUND AWARDS

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. _____

A RESOLUTION authorizing the duly-appointed Administering agency for ARCH to execute all documents necessary to enter into Agreements for the funding of affordable housing projects, as recommended by the ARCH Executive Board, utilizing funds from the City's Housing Trust Fund.

WHEREAS, A Regional Coalition for Housing (ARCH) was created by interlocal agreement to help coordinate the efforts of Eastside cities to provide affordable housing; and

WHEREAS, the ARCH Executive Board has recommended that the City of Redmond participate in the funding of certain affordable housing projects and programs hereinafter described; and

WHEREAS, the ARCH Executive Board has developed a number of recommended conditions to ensure that the City's affordable housing funds are used for their intended purpose and that projects maintain their affordability over time; and

WHEREAS, the City Council has approved the Amended and Restated Interlocal Agreement for ARCH; and

WHEREAS, the City Council desires to use \$508,300 from City funds as designated below to finance the projects recommended by the ARCH Executive Board; now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council authorizes the duly-appointed administering agency of ARCH pursuant to the Amended and Restated Interlocal Agreement for ARCH to execute all documents and take all necessary actions to enter into Agreements on behalf of the City to fund Imagine Housing Samma Apartments, Inland Group/Horizon Housing Alliance Totem Lake Apartments and Plymouth Housing Eastgate Permanent Supportive Housing in a combined total amount not to exceed \$508,300.

Section 2. The Agreements entered into pursuant to Section 1 of this resolution shall include terms and conditions to ensure that the City's funds are used for their intended purpose and that the projects maintain affordability over time. In determining what conditions should be included in the Agreements, the duly-appointed administering agency of ARCH shall be guided by the recommendations set forth in the ARCH

Executive Board's memorandum of December 17, 2020, a copy of which is attached hereto as Exhibit A.

PASSED by the City Council of the City of _____ this _____ day of _____, 2021, and signed in authentication of its passage this _____ day of _____, 2021.

_____, Mayor

Attest:

_____, City Clerk



Memorandum

Date: 2/2/2021

Meeting of: Committee of the Whole - Parks and Human Services

File No. CM 21-029

Type: Committee Memo

TO: Committee of the Whole - Parks and Human Services

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Alaric Bien	Senior Human Services Planner
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TITLE:

Human Services COVID Response - 2020 Year-End Summary

OVERVIEW STATEMENT:

Human services staff have been working through 2020 and continue to respond to community needs related to the COVID-19 pandemic. The work has been focused on:

- Identifying emerging needs,
- Supporting non-profit partners to ensure continuity of services,
- Allocating additional funding available through federal and state sources,
- Advocating for equitable distribution of resources with partner agencies,
- Coordinating our efforts with other funding jurisdictions to maximize effective and efficient distribution of limited resources,
- Working with local partner agencies and the RPD in homeless outreach efforts; and
- Sharing critical information and resources with the broad community and agencies.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☒ **Receive Information**

☐ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Long-Term Disaster Recovery Plan
- **Required:**
N/A
- **Council Request:**
N/A
- **Other Key Facts:**

Staff has adhered to these overarching principles to guide our work in this unprecedented event:

- Ensure that we are supporting the most collaborative effort possible to prevent fragmented approach and response.
- To the extent possible, activate necessary resources to ensure continuity of operations and provision of critical services.
- Anticipate, plan for, and respond to other unexpected needs that arise during this time.

OUTCOMES:

Outcomes include:

- Regular collaboration with Eastside jurisdictional funders to assess needs, coordinate distribution of funds and advocacy,
- Strong partnerships with Police Department and local agencies and shelters to respond to upsurge in homeless needs and changing conditions; and
- Contract administration and compliance to disburse new federal resources, CARES Act Funding and Community Development Block Grant - COVID funding.

Human Services Situational Report for 2020 is provided in **Attachment A**

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
March 2020 to present
- **Outreach Methods and Results:**
 1. Conducted a targeted provider survey to assess emerging needs and challenges due to COVID-19.
 2. Social media, email, web pages, Communications and Economic Development departments were used to disseminate critical information to the community in a timely manner.
- **Feedback Summary:**
 1. Feedback from the provider survey (nearly 100 respondents) was used to inform subsequent funding decisions for COVID response (e.g. nearly all providers indicated technology costs as a challenge).
 2. Local community-based partners reported receiving several grants from funding sources such as the Seattle Foundation and King County as a result of these communications. They also shared that they disseminated information to their respective constituents and were particularly grateful for information in languages other than English.

BUDGET IMPACT:

Total Cost:
N/A

Approved in current biennial budget: ☐ Yes ☐ No ☒ N/A

Budget Offer Number:
N/A

Budget Priority:
N/A

Other budget impacts or additional costs: ☐ Yes ☐ No ☒ N/A

If yes, explain:

Nearly 800 hours in staff time spent on COVID-19 related activities through the end of 2020. Navigating federal requirements for timely disbursement of dollars was critical, leaving limited staff capacity for other work during that time.

Funding source(s):
N/A

Budget/Funding Constraints:
N/A

☐ Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
4/7/2020	Committee of the Whole - Parks and Human Services	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:
N/A

ANTICIPATED RESULT IF NOT APPROVED:
N/A

ATTACHMENTS:

Attachment A: COVID -19 Pandemic Response Report



HUMAN SERVICES UPDATE

2020 Year-End Report

Executive Summary

Human Services and Homeless Outreach staff have been working through 2020 and continue to work on COVID-19 response to community needs. Leveraging resources and relationships with both internal and external partners including other Eastside cities, King County, and non-profit agencies has been critical to ensuring that the City can effectively plan and respond to new and emerging needs during this unprecedented time.

City of Redmond Response

Funding and Contracting

1. The City quickly pivoted to modify contract requirements, allowing agencies to get paid and continue to shift services to address the impacts of COVID. Most programs were able to switch to virtual services.
2. The application period for 2021-22 human services grant funding opened in the early days of the pandemic. The 16 cities participating in the Human Services Funding Collaborative extended the deadline for grant applications to allow agencies extra time as they were ramping up their emergency response.
3. Proactive surveying of local agencies was undertaken. This ensured that the City was positioned and ready to allocate federal resources based on a clear understanding of local emerging needs. Rental assistance and food support were identified as critical, and support for non-profits to maintain continuity of services, such as reimbursement of technology expenses, was essential.
4. Opportunities for new regional funding sources, like the Seattle Foundation COVID response fund, were carefully tracked so that information regarding grant opportunities could be shared with local providers and the City could advocate for geographic distribution on behalf of our community partners.

HUMAN SERVICES UPDATE

2020 Year-End Report

5. \$214,929 in Round 1 Community Development Block Grant – Coronavirus funds were dispersed to support expansion of the Friends of Youth Landing Shelter and Day Center.
6. \$684,820 in CARES Act funds to mitigate effects of COVID-19 was dispersed. This was primarily through grants to local non-profits to provide reimbursement for technology costs to ensure continuity of services, address food insecurity, provide childcare subsidies, and keep families housed by providing rental assistance. In addition, staff launched a website to accept applications for grocery vouchers and provided over \$60,000 in direct food assistance in the form of Safeway gift cards.
7. \$5,000 in County funds was dispersed to address food insecurity by supporting the Redmond United Methodist Church Food Box program.

Homeless Outreach Program

1. A new Homeless Outreach Administrator joined the City in June and quickly worked to stand up services and provide outreach to individuals experiencing homelessness or at-risk of experiencing homelessness in our area.
2. Partnerships were quickly established with the Redmond Police Department (RPD), local agencies and businesses to bring support to homeless individuals and those at-risk of becoming homeless during the COVID-19 pandemic.
3. Gaps in resources and services created by the closure of office and civic spaces during the pandemic were quickly identified and addressed. Access to day centers, public phones and computers, and basic commodities such as showers and public restrooms was established.
4. 124 individuals were served between June-December who were homeless or at risk of becoming homeless, with 28% achieving permanent housing and 41% reaching their stabilization goals.
5. Flex fund expenditures totaled \$8,000 of the \$10,000 budget and were used for items such as move-in expenses, work attire, identification/driver's license replacements, and travel to reunite people with their stable support systems.

Internal and External Communications

COVID-19 information was timely shared with the community, including limited-English speaking populations (Spanish, Chinese, languages of India, Arabic) using social media, direct email to community-based organizations, web pages, and City of Redmond Communications and Economic Development staff resources.

Nonprofit Partners

1. Expansion of emergency shelter and day services for individuals and families experiencing homelessness was made possible through collaboration and funding from other Eastside cities.
2. Most agencies were able to pivot and continue providing critical social services virtually, with slow return to some in-person services.

Regional Partners

1. Redmond staff maintained ongoing participation in King County Pandemic and Racism Advisory Group, advising Public Health Seattle & King County on local needs. These staff acted as the liaison for information dissemination to other North and Eastside cities and provided recommendations on distribution of funding from Seattle Foundation (\$19.375M), United Way of King County, and Public Health.
2. Staff met regularly with other Eastside human services planners to stay abreast of regional and subregional funding sources, to share grant opportunities with non-profit providers, and to advocate for geographic distribution of funds. This sub-regional collaboration helped ensure a coordinated COVID-19 response and optimal leveraging of pooled government resources.



Memorandum

Date: 2/2/2021

Meeting of: Committee of the Whole - Parks and Human Services

File No. CM 21-030

Type: Committee Memo

TO: Committee of the Whole - Parks and Human Services

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Planning and Community Development	Carol Helland	425-556-2107
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DEPARTMENT STAFF:

Planning and Community Development	Alaric Bien	Senior Human Services Planner
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TITLE:

One-time Council Award Update

OVERVIEW STATEMENT:

Staff will share an update on the one-time funding awarded to human services in the 2021-22 budget.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☒ **Receive Information**

☐ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Comprehensive Plan - Human Services Element
<<https://www.redmond.gov/DocumentCenter/View/15166/2021-2022-Preliminary-Budget-PDF>>
- **Required:**
N/A
- **Council Request:**
N/A
- **Other Key Facts:**
On October 27, 2020, the Human Services Commission presented its funding recommendation to the City Council for inclusion in the budget. A total of 66 programs were funded at a cost of \$1,608,275/year. The Human Services Funding recommendations prioritized human services needs and noted that if additional funding were available it should be dedicated to homelessness, basic needs and mental health services that are especially critical during the pandemic.

The recent budget adoption included additional one-time funding of \$2.5 million for human services to be equitably allocated to critical needs serving the community's most vulnerable populations. Human Services staff has worked Finance staff and one-time funds have been identified to support services for individuals experiencing homelessness and for mental health agencies to help combat the ongoing effects of the pandemic. Allocation of the balance of the human services funds is contingent on the final reconciliation of 2019-2020

budget fund balance.

OUTCOMES:

On January 11, 2021, the Human Services reaffirmed its previously agreed upon funding principles (Attachment A) and approved a plan for allocating \$408,243 in one-time funding. This additional funding will support subregional shelter and day center operations in 2021 and fully cover behavioral health programs for the biennium. More details are included in Attachment B.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
N/A
- **Outreach Methods and Results:**
N/A
- **Feedback Summary:**
N/A

BUDGET IMPACT:

Total Cost:
\$408,243

Approved in current biennial budget: ☒ **Yes** ☐ **No** ☐ **N/A**

Budget Offer Number:
Budget Offer 000248, Housing and Human Services.
Budget Priority:
Vibrant and Connected

Other budget impacts or additional costs: ☒ **Yes** ☐ **No** ☐ **N/A**

If yes, explain:

Because funds are not guaranteed beyond 2021-2022, it can be challenging for agencies to use one-time funding in support of program staffing or operational costs.

Funding source(s):
019 Fund

Budget/Funding Constraints:

The allocation of funding is to be identified by recommendation of the Human Services Commission and staff based on funding availability and staff capacity.

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
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Date: 2/2/2021

Meeting of: Committee of the Whole - Parks and Human Services

File No. CM 21-030

Type: Committee Memo

N/A	This item has not been presented to Council	N/A
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Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:

The Finance Department will determine the amount of available funding no later than April 2021. Because contracts are still being negotiated, this recently approved award will be incorporated, and service expectations will be adjusted as needed.

ANTICIPATED RESULT IF NOT APPROVED:

N/A

ATTACHMENTS:

Attachment A: Funding Guiding Principles

Attachment B: One-time Funding Allocation

Attachment A: Funding Guiding Principles

- Funding should prioritize immediate life and safety needs, such as shelter and food.
- Funding should leverage other resources and represent Redmond's "fair share" - i.e. investments are proportionate to other Eastside city investments.
- Funding should be focused on immediate COVID-19 related costs as a priority rather than long term funding shortfalls.
- Established contracted agencies may have infrastructure to rapidly scale up but our response should be balanced with other grassroots, community-based efforts that may not otherwise have access to traditional funding sources.
- Small grants covering unexpected expenses such as technology or cleaning supplies may ensure continuity of operations.
- Funds should be responsive to the increased demand for mental health and culturally specific services.

Attachment B: Funding Recommendation – Staff Proposal

1. Award additional funds to reduce the 24-7 shelter funding gap, by fully funding Redmond's ask for 2021.

Agency Program	Initial Award	Proposed Award
Congregations for the Homeless 24/7 Shelter	\$100,000/year	\$169,505 (year 1) \$100,000 (year 2)
Friends of Youth Day Center	\$76,500/year	\$124,000 (year 1) \$76,500 (year 2)
Friends of Youth Shelter	\$18,884/year	\$55,542 (year 1) \$18,884 (year 2)
Sophia Way Helen's Place Day Center and Shelter	\$100,000/year	\$120,000 (year 1) \$100,000 (year 2)

Total additional dollars in shelter/day center services: \$173,663

2. Close the funding gap for mental health programs

Agency/Program	Initial Award	Proposed Award
Crisis Clinic Crisis Line	\$10,000/year	\$8930/year
Ikron Behavioral Health Services	\$19,967/year	\$33,000/year
NAMI Eastside	\$16,501/year	\$21,030/year
Therapeutic Health Services	\$24,280/year	\$26,184/year
Youth Eastside Services Behavioral Health for Children and Youth	\$52,900/year	\$121,561/year
Youth Eastside Services Early Childhood Behavioral Health	\$16,946/year	\$45,039/year

Total additional dollars in emotional well being: \$234,580

Attachment B: One-Time Funding Allocation

1. Additional funds were awarded to reduce the 24-7 shelter funding gap, by fully funding Redmond's ask for 2021.

Agency Program	Initial Award	Proposed Award
Congregations for the Homeless 24/7 Shelter	\$100,000/year	\$169,505 (year 1) \$100,000 (year 2)
Friends of Youth Day Center	\$76,500/year	\$124,000 (year 1) \$76,500 (year 2)
Friends of Youth Shelter	\$18,884/year	\$55,542 (year 1) \$18,884 (year 2)
Sophia Way Helen's Place Day Center and Shelter	\$100,000/year	\$120,000 (year 1) \$100,000 (year 2)

Total additional dollars in shelter/day center services for homeless individuals: \$173,663

2. Addition fund were awarded to close the funding gap for mental health programs

Agency/Program	Initial Award	Proposed Award
Crisis Clinic Crisis Line	\$8930/year	\$10,000/year
Ikron Behavioral Health Services	\$19,967/year	\$33,000/year
NAMI Eastside	\$16,501/year	\$21,030/year
Therapeutic Health Services	\$24,280/year	\$26,184/year
Youth Eastside Services Behavioral Health for Children and Youth	\$52,900/year	\$121,561/year
Youth Eastside Services Early Childhood Behavioral Health	\$16,946/year	\$45,039/year

Total additional dollars in emotional well-being: \$234,580



Memorandum

Date: 2/2/2021

Meeting of: Committee of the Whole - Parks and Human Services

File No. CM 21-031

Type: Committee Memo

TO: Committee of the Whole - Parks and Human Services

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Parks	Carrie Hite	425-556-2326
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DEPARTMENT STAFF:

Parks	Dave Tucheck	Park Operations Manager
Public Works	John Mork	Project Manager

TITLE:

Redmond Pool Improvement Project Update

OVERVIEW STATEMENT:

The Redmond Pool is currently receiving a major renovation. The purpose of the renovation is to improve essential and high priority systems and make structural improvements to allow the pool to operate an additional 25-30 years. The anticipated date for re-opening the pool is February 2021.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☒ **Receive Information**

☐ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
Facilities Strategic Management Plan
- **Required:**
N/A
- **Council Request:**
Council has requested staff to provide regular project updates as the project progresses.
- **Other Key Facts:**
Through extensive stakeholder involvement to gather input on the Future of Redmond's Community Centers, aquatics facilities were ranked as the highest priority by the community.

OUTCOMES:

The renovation of the Redmond Pool will result in improved energy efficiency, building system performance, building longevity, and swim participant experience.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
10/14/2019 - Pool Improvement Project Stakeholders Meeting, Online questionnaire
10/23/2019 - Pool Improvement Project - Public Meeting, Online questionnaire
1/23/2020 - Pool Improvement Project - Public Meeting, Online questionnaire
- **Outreach Methods and Results:**
There has been extensive outreach, involvement and engagement with the community, stakeholders, and partners such as Lake Washington School District and WAVE Aquatics. A robust Communication Plan has been implemented including articles in the Focus newsletter, info boards, social media outreach, dedicated City website project page, press releases, online surveys and partner engagement
- **Feedback Summary:**
The public is very supportive of a high-quality renovation of the pool. Much of the feedback included design features, amenities, finishes, use and function of the facility.

BUDGET IMPACT:

Total Cost:
\$9.23M

Approved in current biennial budget: ☒ Yes ☐ No ☐ N/A

Budget Offer Number:
CIP Budget

Budget Priority:
N/A

Other budget impacts or additional costs: ☐ Yes ☒ No ☐ N/A

If yes, explain:

Examples: software with a yearly cost, revenue generating, match requirements, etc. - if none, enter N/A.

Funding source(s):
Parks CIP: \$8,153,536
Department of Commerce Grant: \$980,000
WAVE Aquatics Contribution: \$100,000

Budget/Funding Constraints:
Department of Commerce Grant must be used for pool improvement project

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
2/11/2020	Study Session	Receive Information
5/5/2020	Committee of the Whole - Parks and Human Services	Receive Information
5/19/2020	Business Meeting	Approve
7/7/2020	Committee of the Whole - Parks and Human Services	Receive Information
10/6/2020	Committee of the Whole - Parks and Human Services	Receive Information

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:

N/A

ANTICIPATED RESULT IF NOT APPROVED:

N/A

ATTACHMENTS:

Attachment A - Pool Update

Redmond Pool Project Update

.....
February 2, 2021

Dave Tuchek, Park Operations Manager

John Mork, Project Manager





Purpose

- Update Council on Redmond Pool improvement project progress, schedule, and budget

Phase 2 Progress



Lobby/Locker Room Graphics



Changing Areas – Locker Rooms



Men's Restroom



Restroom Showers



Restroom Showers



Schedule – Phase 2



- Construction start – July 2020
- Substantial completion target – February 2021



Budget

Phase 1

- \$6.6M, includes pool structural repairs, liner and UV filtration system.

Phase 2

- \$2.6M, includes locker rooms, lobby, pool decking, ADA.

Total Project Budget = \$9.2M



Thank You

Any Questions?

Dave Tucheck, Park Operations Manager
dtucheck@Redmond.gov | 425-556-2318





Memorandum

Date: 2/2/2021

Meeting of: Committee of the Whole - Parks and Human Services

File No. CM 21-032

Type: Committee Memo

TO: Committee of the Whole - Parks and Human Services

FROM: Mayor Angela Birney

DEPARTMENT DIRECTOR CONTACT(S):

Parks	Carrie Hite	425-556-2326
Public Works	Dave Juarez	425-556-2733

DEPARTMENT STAFF:

Parks	Loreen Hamilton	Deputy Director
Public Works	Eric Dawson	Senior Engineer

TITLE:

Redmond Senior and Community Center Update

OVERVIEW STATEMENT:

The City Council is requested to receive additional information about the demolition, design, and outreach projects for the Redmond Senior Center and Community Center.

At the July 7, 2020 Parks and Human Services Committee of the Whole meeting, an update was provided on the selection of a demolition consultant for the existing Senior Center and the plan to move ahead with contractor bids for the construction work.

At the October 22, 2020 Special Meeting, the City Council directed staff to utilize the project budget that had been approved for Senior Center renovations to begin the design and continue public outreach for the new Senior Center and Community Center.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☒ **Receive Information**

☐ **Provide Direction**

☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
 - Envision Redmond Senior Center Building Stakeholders Report March 2020
 - Redmond Community Strategic Plan
 - 2017 Community Priorities for the Future of Redmond's Community Centers Report
 - Redmond Comprehensive Plan
 - Redmond Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan
 - Redmond Facilities Strategic Management Plan

- 2017-2022 Redmond Capital Investment Program (CIP). Redmond Zoning Code 21.10.070B
- **Required:**
City Comprehensive Plan: FW-23, CC-12, PR-19, PR-35, PR-36, PR-37, PR-38, UC-19, UC-20, DT-12, and DT-15, Redmond Zoning Code-RZC 21.10.070B
- **Council Request:**
On October 22, 2020, Council provided direction to utilize the existing \$15,000,000 budget for Senior Center renovations to begin design of the new Senior and Community Center
- **Other Key Facts:**
N/A

OUTCOMES:

The desire to open a new Senior and Community Center within three years has been well documented by stakeholders, citizens, and City Council. The Council has directed staff to demolish the existing building, begin with the design process, include all stakeholder input from past efforts and to engage stakeholders, seniors, and community members as the design phase begins and progresses.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
 - 01/09/20-Stakeholder Conference Call
 - 01/15/2020-Public Meeting Facilitated by EnviroIssues and Patano
 - 01/16/2020-Lunch Briefing with Seniors
 - 01/23/2020-Public Meeting Facilitated by EnviroIssues and Patano
 - 02/06/2020-RYPAC-Senior Center Discussion
 - 02/10/2020-Community Centers Open House-Facilitated by Patano
 - 02/24/2020-Stakeholder Meeting #1-Facilitated by EnviroIssues
 - 03/05/2020-Stakeholder Meeting #2-Facilitated by EnviroIssues
 - 12/14/2020-Project update for stakeholder and "Meet and Greet" with architect team
 - 01/11/2021-Project Stakeholder Group Meeting #1
 - 01/25/2021-Project Stakeholder Group Meeting #2
 - 02/01/2021-Outreach to local businesses, nonprofits, partners, organizations, community members, BIPOC communities, etc leading up to Public Meetings
 - 02/17/2021-First online questionnaire launches (closes on 3/10/2021)
 - 02/24/2021-Virtual Public Meeting #1 (Senior focused day time & general public evening)
 - 03/01/2021-Outreach to local businesses, nonprofits, partners, organizations, community members, BIPOC communities, etc leading up to Public Meetings
 - 03/01/2021-Project Stakeholder Group Meeting #3
 - 03/22/2021-Project Stakeholder Group Meeting #4
 - 03/24/2021-Virtual Public Meeting #2 (Senior focused day time & general public evening)
 - 03/24/2021-Second online questionnaire launches (closes on 4/3/2021)
 - 04/26/2021-Project Stakeholder Group Meeting #5
 - 05/24/2021-Project Stakeholder Group Meeting #6
 - 06/21/2021-Project Stakeholder Group Meeting #7

-Parks & Trails Commission Briefing - 1st Thursday of each month

- Redmond Arts & Culture Commission Briefing - 2nd Thursday of each month
- Senior Advisory Committee Briefings - 3rd Thursday of each month

- **Outreach Methods and Results:**

Outreach Methods: public meetings, email, city newsletters, city website, lunch briefings with seniors, postcard mailers, social media posts, press releases, online surveys, results-gathered by online surveys, paper surveys, monthly Encore updates to seniors, and comment cards

- **Feedback Summary:**

Feedback included items such as build a larger facility than what exists today at the Senior Center, with the understanding that Redmond's existing recreation spaces are already underserving its senior population, as well as other demographic groups. Future growth is expected and needs to be addressed by considering future demand and trends that keep our community healthy, active, and connected across neighborhoods, ages and cultures.

BUDGET IMPACT:

Total Cost:

\$40 million

Approved in current biennial budget:

☒ Yes

☐ No

☐ N/A

Budget Offer Number:

CIP

Budget Priority:

Infrastructure, Healthy and Sustainable, Vibrant and Connected

Other budget impacts or additional costs:

☒ Yes

☐ No

☐ N/A

If yes, explain:

The City has \$15M currently set aside in the CIP. It was to fund improvements prior to the building being closed due to safety concerns. An additional \$25M would be needed to accomplish the recommendation of the Recreation Stakeholders and the feedback from the public.

Funding source(s):

CIP \$15M, request direct appropriation from State Legislature \$5M, possible partnerships, and Councilmanic bonds. Models of community investment (solar panels) are also being discussed.

Budget/Funding Constraints:

In the 2020 CIP, there is currently \$15M set aside for renovation of the Senior Center. Council has directed Staff to use this \$15M for demolition and to begin design. Staff has prioritized this project in the 2021-2026 CIP and continued to identify the original \$15M set aside for this project in the CIP. Additionally, the CIP also factors in debt service after the construction to pay for the remainder of the construction. The City will be seeking a state appropriation for this project.

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
9/17/2019	Business Meeting	Receive Information
12/3/2019	Business Meeting	Receive Information
2/11/2020	Study Session	Receive Information
2/25/2020	Committee of the Whole - Finance, Administration, and Communications	Receive Information
3/3/2020	Committee of the Whole - Parks and Human Services	Receive Information
6/2/2020	Committee of the Whole - Parks and Human Services	Receive Information
6/23/2020	Study Session	Receive Information
7/7/2020	Committee of the Whole - Parks and Human Services	Receive Information
7/28/2020	Study Session	Receive Information
8/4/2020	Committee of the Whole - Parks and Human Services	Receive Information
8/11/2020	Committee of the Whole - Planning and Public Works	Provide Direction
9/1/2020	Committee of the Whole - Parks and Human Services	Provide Direction
9/15/2020	Business Meeting	Approve
10/22/2020	Special Meeting	Approve
12/1/2020	Committee of the Whole - Parks and Human Services	Receive Information
1/5/2021	Committee of the Whole - Parks and Human Services	Approve
1/19/2021	Business Meeting	Approve

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
02/09/2021	Committee of the Whole - Planning and Public Works	Approve
02/16/2021	Business Meeting	Approve
03/02/2021	Committee of the Whole - Parks and Human Services	Receive Information
03/09/2021	Study Session	Receive Information
04/06/2021	Committee of the Whole - Parks and Human Services	Receive Information
04/20/2021	Business Meeting	Receive Information
05/04/2021	Committee of the Whole - Parks and Human Services	Receive Information
05/25/2021	Study Session	Receive Information
06/01/2021	Committee of the Whole - Parks and Human Services	Receive Information
06/15/2021	Business Meeting	Receive Information
07/06/2021	Committee of the Whole - Parks and Human Services	Receive Information
07/20/2021	Business Meeting	Approve

Time Constraints:

N/A

ANTICIPATED RESULT IF NOT APPROVED:

N/A

ATTACHMENTS:

Attachment A - Project Status Update Memo

TO: Committee of the Whole - Parks and Human Services
FROM: Mayor Angela Birney
DATE: February 2, 2021

DEPARTMENT DIRECTOR CONTACT(S):

Parks	Carrie Hite	425-556-2326
Public Works	Dave Juarez	425-556-2733

DEPARTMENT STAFF:

Parks	Loreen Hamilton	Deputy Director
Public Works	Eric Dawson	Senior Engineer

TITLE:

Redmond Senior and Community Center Update

DEMOLITION:

The demolition project was physically completed by the Dickson Company on December 11, 2021. The demolition finished approximately \$10,000 under budget and no significant change orders were required. The project was formally accepted by the Mayor on January 25, 2021.

CONSULANT CONTRACTS:

The architectural design was awarded to Opsis Architecture and the Council approved their schematic design contract on January 19, 2021.

The Owner's Representative contract was awarded to DBecker Consulting, LLC. This contract will be introduced to the Planning and Public Works Committee on February 9, 2021 and we will request approval via the consent agenda on February 16, 2021. The owner's representative will assist the City with the General Contractor/Construction Manager (GC/CM) selection and contract administration, pre-construction services, construction cost negotiations, and risk management.

The GC/CM contract was advertised for proposals in December of 2020 and proposals were due on January 19, 2021. The City received 6 proposals and we are currently evaluating. We expect to shortlist 2-3 GC/CMs for interviews and final cost proposals. We will select a GC/CM on March 1, 2021 and start final negotiations for pre-construction services. We will request Council approval of the contract in May.

DESIGN:

The design effort is well underway. We are currently in the space planning phase which entails workshops with the architect team and City staff to determine what programs will be offered at the senior and community center and how much space they will require. An important factor in these discussions is Cost Recovery, as some programs can pay for themselves more sufficiently than others. To date we have held six of these workshops.

PARTNERSHIP:

Letters of Interest were received from 6 organizations for partnership in the new Redmond Senior and Community Center. These letters of interest are being evaluated and an interview process will be set up to determine if any partnership will prove to be feasible and add value to the future of the project.

COMMUNITY OUTREACH:

The community outreach on this project has been very robust and will continue through the design development. We will incorporate feedback throughout the design process. This past and future outreach will inform our schematic (and final) design as we move forward.

The Opsis architecture team includes the local firm EnviroIssues (EI). EI has been leading the past outreach efforts from 2016 and their staff is familiar to our stakeholders and community. They have created a robust community engagement plan in collaboration with City staff that includes briefings to the community and commissions, virtual open houses, online questionnaires, social media, and project inbox and website.

To date, there have been 3 Stakeholder Meetings, 3 community briefings, focused updates with the senior advisory committee and the Encore newsletter and the website and project inbox have launched. The first virtual open house is scheduled for February 24, 2021. There will be both a senior focused open house during the day and an evening open house. Both meetings will have the same information. In addition, the first online questionnaire will launch prior to this date and will remain live for 3 weeks.



City of Redmond

15670 NE 85th Street
Redmond, WA

Memorandum

Date: 2/2/2021

Meeting of: Committee of the Whole - Parks and Human Services

File No. CM 21-033

Type: Committee Memo

2021 Committee Work Plan



City of Redmond City Council

Redmond
WASHINGTON

Parks and Human Services: Committee Workplan – 2021

Quarter	PARKS	PLANNING
1st	<ul style="list-style-type: none">• ADA Facilities Transition Plan (Jan)• Westside Park Design & Wayfinding Colors (Jan)• Redmond Senior & Community Center Architectural Contract (Jan)• Redmond Pool Public Art (Jan)• Redmond Lights 2020 Recap (Jan)• Redmond Senior & Community Center Update (Feb)• Redmond Pool Project Update (Feb)• ADA Improvement Program – Facilities• Cost of Service Update	<ul style="list-style-type: none">• ARCH Housing Trust Fund• COVID Response• One-Time Council Award Update• 2020 Human Services Performance Data
Quarter	PARKS	PLANNING
2nd	<ul style="list-style-type: none">• Work Plans & SOP• Cost of Service Policy Update• Old Redmond Schoolhouse Redeployment• Recovery Plan• Redmond Senior & Community Center Update• Seritage Park Development• Smith Woods Stream & Pond Restoration• Special Events Process & Outreach• Tree Canopy Policy/Expansion• Westside Park Renovation Update• Eastrail Regional Advisory Council Update• Cultural Arts Projects & Programs	<ul style="list-style-type: none">• Homeless Outreach Update• Together Center & Friends of Youth Update



City of Redmond City Council

Redmond
WASHINGTON

Parks and Human Services: Committee Workplan – 2021

Quarter	PARKS	PLANNING
3rd	<ul style="list-style-type: none">• ADA Improvement Program – Parks• Cost of Service Update• Esterra Park Development• Facilities Strategic Plan Implementation• Idylwood Dock• Municipal Buildings Renovations• Redmond Senior & Community Center Update• Software Integrations• Tree Canopy Implementation – Planting & Outreach/Education• Summer program/event recap• Customer Experience Plan• Park Operations Green Redmond Partnership• Regional Aquatics Update• Privately Developed Public Art Code Update	<ul style="list-style-type: none">• Homeless Outreach Update• 2022 CDBG Recommendations• Food Drive
Quarter	PARKS	PLANNING
4th	<ul style="list-style-type: none">• PARCC Plan Update• Cost of Service Update• Redmond Central Connector 3• Redmond Senior & Community Center Update• Sound Transit Downtown Redmond Link Extension Design Support• Alternative Funding Program• Westside Park Renovation Update• Redmond Lights Programming Plan• Percent for Art Ordinance	<ul style="list-style-type: none">• Homeless Outreach Update