



COUNTY COMMISSIONERS

John Hutchings

District One

Gary Edwards

District Two

Bud Blake

District Three

BOARD OF COUNTY COMMISSIONERS

January 20, 2017

Subject: Recommended 5 year Pipeline Capital Project Plan

Dear CIP Members:

Over the past two years the Housing Action Team of Thurston Thrives has been working collaboratively to come up with a 5 year Capital Project Pipeline Plan. The purpose of this plan is to clearly layout Capital projects designed to provide much needed affordable housing in Thurston County. Because of the complexity of putting together a community project, the process can take 2-4 years from concept to completion. The complex layers of funding, site control, project design, and permitting necessary to complete an affordable housing community is extensive and takes countless hours to complete. This plan allows the affordable housing community providers to effectively plan on CIP/Thurston County funding as the seed money to complete this complex process.

After many meetings throughout the past two years the Housing Action Team and its stakeholder members are pleased to present this plan which has received 100% consensus support. We believe in successful program outcomes and readiness of projects. This Pipeline plan provides for both outcomes and project readiness. The following outcomes will successfully be delivered through this plan. We are recommending to the CIP the following proposal:

1. This 5 year pipeline plan will produce approximately 172 new units of affordable housing in Thurston County
2. 50% (at a minimum) of these units are planned for permanent supportive housing - meaning housing plus necessary services for extremely vulnerable families and individuals including the mentally ill, developmentally disabled, and homeless populations. Remaining units are targeting work force housing for income levels at or below 50% of median family income who are one paycheck away from homelessness. This provides mixed-income housing developments throughout the county.
3. Considering the average cost per unit of these projects is \$184,000, the approximate allocation of HOME and 2160 funds totaling \$3.5 million dollars over the next 5 years will leverage an additional \$28 million in funding in Thurston County to bring these new units on-line.

4. The pipeline allows agencies a higher level of confidence to secure the additional sources of funding necessary to complete these projects.

5. This 5 year pipeline allows a look-ahead for the CIP, HAT, policy makers, and service providers.

Sincerely,

A handwritten signature in black ink that reads "Bud Blake". The signature is written in a cursive, flowing style.

Bud Blake,
Commissioner
Chair, Housing Action Team, Thurston Thrives

February 2017 RFP

Homeless and Affordable Housing Funding

Original EST.Amount	Amended 1 year amount	2 year amount	2017 Projected Revenues for Federal State and Local HOME/Homeless and Affordable Housing Funding
417,500	417,600	835,200	HOME Investment Partnership Act (Estimate)
83,500	$83,500 + 105,100 = 188,600$	272,100	HOME CHDO Set-aside (Estimate)
750,800	750,800	1,501,600	2163 Homeless Housing Fund (Local Document Recording Fee Estimate)
100,000	100,000	200,000	2163- Set aside through RFP for Coordinated Entry
277,200	277,200	554,400	2163- Set aside for Cold Weather Shelter (87,200), Homeless-Affordable Housing Coordinator (90,000), Emergency Fund (100,000) - not in February 2017 - RFP
212,900	212,900	425,800	2060 Affordable Housing Fund (Local Document Recording Fee Estimate)
275,000	$+97,700$ 372,700	745,400	Consolidated Homeless Grant (CHG) (1 year Estimate)
1,000,000	$+478,800$ 1,478,800	2,957,600	Housing and Essential Needs (HEN) (1 year Estimate)
128,000	128,000	256,000	Emergency Solutions Grant (ESG) (1 year Estimate)
3,245,000	3,926,600	7,748,100	HOME and Homeless and Affordable Housing RFP Total for Programs

\$97,700 available for distribution for Red Team Activities- \$478,800 increase to HEN and \$105,100 to CHDO

HAT Activity	2017 Available Amounts	2016 HAT Recommendation
Agency and Program Operating Costs	600,000	559,800
Coordinated Entry	100,000	45,000
Rapid Rehousing	553,800	295,200
Capital Construction	664,000 <small>580,500 (P) 188,600 (CHDO)</small> 769,100	750,000
Green and Healthy Housing	50,000	50,000
SUB Total	1,967,800	1,700,000
HEN Program	$1,000,000 + 478,800$ 1,478,800	-----
SUB- TOTAL	2,967,800	-----
Additional Set Asides	277,200	-----
TOTAL	$3,245,000 + 681,600$ 3,926,600	

NOTES:

- Approximate Blue and Green (Capital) total in above chart= \$714,000 (HOME/2060)
- Approximate Red/Orange (Homeless) Total in above chart= \$1,531,000 (2163/CHG/ESG)
- 2 year funding cycle would double the amounts indicated on this page.
- State CHG contracts are 24 months. State HEN contract is 12 months. All other homeless contracts are 12 months.
- Affordable Housing/Capital contract awards are until completed.

Thurston County Housing Pipeline Proposal Overview

Estimated Total Annual Funding Amount: \$630,500 (expected 2017 funding from HOME of \$417,600 and 2060 of \$212,900)

Estimated Additional HOME CHDO funds: \$ 83,500

Total Proposals Submitted: 12

Total CHDO eligible agencies: 2

Total Agencies Responding: 9

Units Projected: 172

Total Target Pop 166

Annual Avg 42

Project Name	Agency	Pipeline Placement	City	Primary Type of project	Total # of New Units	# New Units for Target Pop	Avg Cost Per New Unit	Total Project Budget	Target Demographics	Intent of Funding	ProForma
Golf Club	TCHA	2017	Lacey	Multi-family	6	4	\$ 195,000	\$ 1,500,000	WFH	Construction	Yes
FFC Homes XI	FFC	2017	Oly / Lacey	Single Family Rental / PSH	3	3	\$ 150,000	\$ 450,000	Mentally Disabled	Acquisition	Yes
Olympia Mixed Use	LIHI	2018	Olympia	Multi-family (approximately 20 PSH units)	60	60	\$ 300,638	\$ 18,590,600	Homeless Families with Children, Homeless Adults, Homeless Vets, Disabled, WFH Families, WFH Singles	PreDevelop / Acquisition / Construction	Yes
Deyoe Vista Phase V	SPS Habitat	2018	Lacey	Single Family Own	8	8	\$ 142,500	\$ 1,140,000	Disabled, Mentally Ill, WFH Families, WFH Singles, Disabled Vets	Construction	n/a
Safe, Healthy, Affordable	Homes First**	2019	County wide	SRO / Oxford / Multi & Single Rental/ PSH	10	10	varies	varies	All but Wet housing	Acquisition / Rehab	Yes
Pear Blossom 2	FSC	2020	Olympia	Multi-family (approximately 22 PSH units)	44	44	\$ 253,788	\$ 17,000,000	Homeless Families with Children, Mentally Ill, WFH Families, DV Survivors	Construction	No
OPEN POSITION 2020											
La Mancha	Panza	2020	Thurston County	SRO / PSH	30	30	\$ 116,667	\$ 3,500,000	Homeless Adults	PreDevelop / Construction	No
FFC Homes XII	FFC	2021	Oly / Lacey	Single Family Rental / PSH	3	3	\$ 156,000	\$ 468,000	Mentally Disabled	Acquisition	Yes
Sequoia Landing	TCHA	2021	Tumwater	Multi-family	8	4	\$ 155,000	\$ 1,500,000	WFH	Construction	Yes

** Denotes CHDO Eligible Organization

88 total anticipated Permanent Supportive Housing units