

PREFACE NOTE:

The 2019 Combined Funders Application (CFA) *Forms* were designed to collect data on proposed projects down to the site level, and up to 14 separate buildings on the site can be accommodated by this version of the Forms. For projects consisting of more than 1 site and/or 14 buildings per site, *please contact Sean Harrington at the Department of Commerce at (360) 725-2995 or via email at sean.harrington@commerce.wa.gov.*

Definitions

Site: The parcel(s) of land, unified under common ownership, which serve as the location of individual residential buildings or functionally-related groups of buildings. A site may equate to a single tax parcel or may be multiple *contiguous* tax parcels. Properties that are across the street from each other are considered contiguous.

Multi-Site project: A project consisting of buildings that are located in two or more locations that are ***not*** contiguous. For the purposes of this Application, a project that consists of a group of *single family homes* on non-contiguous sites within a single municipality (e.g., a DPA project operating within the City of Walla Walla) that operate with a project-wide budget is not considered a multi-site project. This type of project is considered a single site project with multiple buildings.

Buildings: The physical structures on a site included as part of this Application. This primarily includes residential structures, but may also include community buildings that serve the residents of the project.

Household: A group of individuals that functions collectively, whether related or not, and inhabits a specific residential space. A household can also refer to one individual that inhabits a specific residential space .

Units: Residential living quarters that are separate and distinct from each other and which typically contain complete and separate kitchen and restroom facilities in each unit.

Bed: a sleeping space provided to a single individual

Redevelopment: New construction on a site , usually preceded by partial or complete demolition of existing structures, with the purpose of providing replacement structures with an intended use similar to those they are replacing. Ideally, this would result in a 1:1 replacement of any previously or currently-existing housing units. The primary examples of Redevelopment are HOPE VI projects.

Adaptive Reuse: The alteration of an existing site or building to provide housing, when the previous purpose of the site or

Validations Checklist

This page is intended as a check that particular elements of the application have been completed or displays as "Concern," please provide a reasoning for why, in your opinion, this element is not a concern.

Validations

Form	Issue
3	Populations to be served must be ID'd
	Entry Status must be ID'd for all Populations
	Residency Type must be ID'd for all Populations
	All Records must be flagged as Unit or Bed
	A unit count must be provided for all ID'd populations
5	Begin Construction task cannot be deleted
	Schedule Tasks cannot be deleted
6A	Total Sources (cell j121) must at least equal Total Uses (cell j120)
7A	All Sources must have a Source Type selected
	All Sources must be identified as Grant or Loan
	All Loans must have terms
	All Sources must have an Award Date listed
	Total Capital Sources (cell F48) must match Total Sources on Form 6A (cell 118)

responses have been provided. If any of the elements

cern.

OK /

Concern

Rationale for Concern

OK	
OK	
OK	
OK	
OK	

OK	
Concern	

OK

OK	
OK	
OK	
OK	
OK	

Form 1: Project Summary

Project Name: FSCSS Family Housing Phase I

Project Sponsor:

Sponsor Organization: FAMILY SUPPORT CENTER OF THE SOUTH SOUND (FSCSS)

Project Contact Person: TRISH GREGORY, EXECUTIVE DIRECTOR

Phone: 360-754-9297 Email: TRISHG@FSCSS.ORG

Development Consultant (if applicable):

Firm: BELLWETHER HOUSING

Consultant Name: KASEY LIEDTKE, HOUSING DEVELOPER

Phone: 206.588.4803 Email: KLIEDTKE@BELLWETHERHOUSING.ORG

Will the Development Consultant serve as the primary contact for the project?

Name of Ownership Entity: TBD (LLC)

Project Location

Primary Street Address: 3524 7TH AVENUE SW

City: OLYMPIA County: THURSTON Zip: 98502

Legislative District: 22ND Congressional District: 10TH

Census Tract: 105.1 Latitude: 47.04261 Longitude: -122.95707

Tax Parcel ID# 12817430100

Project Activity (check all that apply)

Acquisition	<input type="checkbox"/>	HUD/USDA Preservation	<input type="checkbox"/>	Mixed Use	<input type="checkbox"/>
Rehab	<input type="checkbox"/>	Expiring Tax Credit Property	<input type="checkbox"/>	Other	<input type="checkbox"/>
New Construction	<input checked="" type="checkbox"/>	Demolition/Redevelopment	<input type="checkbox"/>		
Adaptive Reuse	<input type="checkbox"/>	Mobile Home Park Preservation	<input type="checkbox"/>		

If Mixed Use or Other, please explain:

Total Sites in project

Total Units in Project

Form 2A: Building Information

Project Name: ESCSS Family Housing Phase I

Building ID#/Name	Building Address (Street)	Building Address (City)	Building Type	Building Activity	Transitional Housing for the Homeless?	Low-Income Units	Market Rate Units	Common Area Units	TOTAL UNITS	Year building received original Certificate of Occupancy	Expected Placed- In-Service Date (MM/DD/YYYY)
Family Housing Phase I	3524 7th Ave SW	Olympia	Mid-Rise (4-6 floors w elevator)	New Construction	No	62	0	0	62	N/A	12/31/2022
									0		
									0		
									0		
									0		
									0		
									0		
									0		
									0		
									0		
									0		
									0		
									0		
									0		
									0		
					Total Units	62	0	0	62		

Evergreen Sustainable Development Standard v3.0 Checklist

Project Name: ESCSS Family Housing Phase I

Site Region:

Site Activity:

Design Element: Integrative Process

Criterion #	Criterion Title	Requirement Type/Optional Points	Points
1.1A	Integrative Process & Green Development Plan	Mandatory	x
1.1B	Integrative Process - Advanced Tools	0,2,4,6,8 or 10	0
1.2	Universal Design	up to 3	1
1.3A	Performance Verification	Mandatory	x
1.3B	Commissioning	up to 12 (2 point increments)	6
1.4	Socially Sustainable Living Patterns	0,3 or 6	3
Section 1 SUBTOTAL			10

Design Element: Location & Neighborhood Fabric

Criterion #	Criterion Title	Requirement Type/Optional Points	Points
2.1	Site Protection	Mandatory	x
2.2	Connections to Existing Development & Infrastructure	Mandatory	X
2.3	Compact Development	Mandatory	x
2.4	Maximizing Density	0 or 5	5
2.5	Access to Services & Public Transportation	Mandatory, +5	5
2.6	Preservation of & Access to Open Space	Mandatory	x
2.7A	Walkable Neighborhoods-Sidewalks & Pathways	Mandatory	x
2.7B	Walkable neighborhoods - Connections to Surrounding Neighborhood	0,3 or 5 -Tribal Only	n/a
2.8	Improving Connectivity to the Community	0 or 2	2
2.9	Greyfield, Brownfield or Adaptive Reuse Site	0 or 5	0
2.10	Access to Fresh, Local Foods	0 or 3	0
Section 2 SUBTOTAL			12

Design Element: Site Improvements

Criterion #	Criterion Title	Requirement Type/Optional Points	Points
3.1	Environmental Remediation	Mandatory	x
3.2	Erosion & Sedimentation Control	Mandatory	x
3.3a	Landscaping	Mandatory, if providing Landscaping	x
3.3b	Landscaping	0 or 5	5
3.3c	Landscaping-Significant Trees	up to 5	5
3.4	Efficient Irrigation	Mandatory, if installing irrigation	x
3.5	Surface Water Management	0,2,4 or 6	0
3.6	Storm Drain Labels	Mandatory	x
Section 3 SUBTOTAL			10

Design Element: Water Conservation

Criterion #	Criterion Title	Requirement Type/Optional Points	Points
4.1A	Water-Conserving Fixtures	Mandatory	x
4.1B	Advanced Water-Conserving Fixtures	up to 6, must also achieve 4.4	0
4.2	Water Metering	0 or 2	2
4.3	Water Reuse	0,1,2,4,6,8,10 or 12	0
4.4	Efficient Plumbing Layout & Design	0 or 7	0
Section 4 SUBTOTAL			2

Design Element: Energy Efficiency

Criterion #	Criterion Title	Requirement Type/Optional Points	Points
5.1A	Building Performance Standard - New Construction	Mandatory	x
5.1B	Building Performance Standard - Rehab	n/a	
5.2A	Additional Reduction in Energy Use - New Construction	5 to 25 (5 point increments)	0
5.2B	Additional Reduction in Energy Use - Rehab	n/a	
5.3	Shading for South Facing Windows	0,1,2,3 or 4	0
5.4	EnergyStar Appliances	Mandatory, if providing appliances	x
5.5	Central Laundry	0 or 3	3
5.6	Efficient Lighting	Mandatory	x
5.7A	Electricity Meter - New Construction	Mandatory	x
5.7B	Electricity Meter - Rehab	n/a	
5.8A	Renewable Energy	n/a	
5.8B	Photovoltaic/Solar Hot Water Ready	0 or 1	1
5.8C	Solar Water Heating	n/a	
5.9	Domestic Water Heating	Mandatory	x
5.10	Domestic Water Heating	n/a	
5.11	Performance Tested Building Air Sealing	n/a	
5.12	Performance Tested Duct Sealing	n/a	
5.13	Space Heating & Cooling Equipment Replacement	n/a	
Section 5 SUBTOTAL			4

Design Element: Materials

Criterion #	Criterion Title	Requirement Type/Optional Points	Points
6.1	Low/No VOC Paints & Primers	Mandatory	x
6.2	Low/No VOC Adhesives & Sealants	Mandatory	x
6.3	Construction Waste Management	up to 5	5
6.4	Environmentally Preferable Materials	up to 10 (0.5 increments)	0
6.5A	Reduced Heat-Island Effect: Roofing	0 or 2	0
6.5B	Reduced Heat-Island Effect: Paving	0 or 2, if paving	0
6.6	Socially Sustainable Products	up to 3	0
Section 6 SUBTOTAL			5

Design Element: Healthy Living Environment

Criterion #	Criterion Title	Requirement Type/Optional Points	Points
7.1	Composite Wood Products that Emit Low/No Formaldehyde	Mandatory	x
7.2A	Healthy Flooring Materials	Mandatory, if providing flooring materials	x
7.2B	Healthy Flooring Materials	0 or 6	0
7.3A	Exhaust Fans-Bathroom	Mandatory	x
7.3B	Exhaust Fans-Bathroom	n/a	
7.4A	Exhaust Fans-Kitchen	Mandatory	x
7.4B	Exhaust Fans-Kitchen	n/a	
7.5	Ventilation	Mandatory	x
7.6	Clothes Dryer Exhaust	Mandatory	x
7.7	Combustion Equipment	Mandatory	n/a
7.8	Mold Prevention: Surfaces	Mandatory	x
7.9	Mold Prevention: Tub & Shower Enclosures	Mandatory	x
7.10	Vapor Barrier Strategies	Mandatory	x
7.11	Radon Mitigation	Mandatory	n/a
7.12	Water Drainage	Mandatory	x
7.13A	Enhanced Building Envelope Design	Mandatory	x
7.13B	Enhanced Building Envelope Design	0,2,3,4,5,6,7 or 8	3
7.14	Garage Isolation	Mandatory	x
7.15	Integrated Pest Management	Mandatory	x
7.16	Lead-Safe Work Practices	Mandatory	x
7.17	Smoke-Free Bulding	Mandatory	x
Section 7 SUBTOTAL			3

Design Element: Operations, Maintenance & Resident Management

Criterion #	Criterion Title	Requirement Type/Optional Points	Points
8.1A	Building Maintenance Manual & Unit Turnover Plan	Mandatory	x
8.1B	O&M Instructions for Maintenance Staff	0 or 7	7
8.2	Emergency Management Plan	Mandatory for Multifamily Projects	x
8.3	Resident Manual & Orientation Example	Mandatory	x
8.4	Project Data Collection	0,3,5 or 8	0
8.5	Educational Signage	Mandatory	x
Section 8 SUBTOTAL			7

Thresholds

In order to ensure that your project will pass the threshold for the Evergreen Sustainable Development Standard, we advise building in a "cushion" of 5-10 points above what is required.

New Construction projects must achieve 50 points
Rehab - Moderate and **Rehab - Substantial** projects must achieve 40 points

Section 1	10
Section 2	12
Section 3	10
Section 4	2
Section 5	4
Section 6	5
Section 7	3
Section 8	7
Overall Checklist Total	53

Form 2B: Square Footage Details

Project Name: **ESCSS Family Housing Phase I**

Building #	RESIDENTIAL								NON-RESIDENTIAL		TOTAL
	# of Floors	Low-Income Units	Common Area/ Manager Units	Market Rate Units	Common Area for Residential Services	Other Common Area	Structured Residential Parking	Total Residential Gross Square Footage	# of floors	Gross Square Footage	Total Gross Square Footage
Family Housing Phase I	4	46,444	0	0	1,576	11,244	0	59,264	0	0	59,264
0								0			0
0								0			0
0								0			0
0								0			0
0								0			0
0								0			0
0								0			0
0								0			0
0								0			0
0								0			0
0								0			0
0								0			0
0								0			0
0								0			0
0								0			0
0								0			0
Total:		46,444	0	0	1,576	11,244	0	59,264		0	59,264

Form 3: Populations to be Served

Project Name: ESCSS Family Housing Phase I

[illegible]

Population Type Notes

FSCSS will provide permanent housing with supportive services to unsheltered families with children or individuals as well as households that have experienced domestic violence. Although the goal is to serve homeless households in 100% of the units we are allowing for some flexibility to serve other low-income households or homeless households that fall into the Level 4 designation of homelessness.

Form 5: Project Schedule

Project Name: **ESCSS Family Housing Phase I**

Category	Tasks	Date Completed or Expected Complete
Site Control	Purchase and Sale Agreement / Option	3/20/2018
Site Control	Maximum Extensions	
Site Control	Closing	11/30/2018
Feasibility/Due Diligence	Site survey	6/1/2018
Feasibility/Due Diligence	Market study	12/30/2020
Feasibility/Due Diligence	Phase I Environmental Assessment	4/20/2018
Feasibility/Due Diligence	Phase 2 Environmental Assessment	
Feasibility/Due Diligence	SEPA	6/15/2021
Feasibility/Due Diligence	NEPA Clearance	12/31/2020
Feasibility/Due Diligence	Choice Limiting Actions Clearance	12/31/2020
Feasibility/Due Diligence	Capital needs assessment	
Feasibility/Due Diligence	Neighborhood notification (if required)	6/27/2018
Relocation	Planning and budget	
Financing	Appraisal	6/1/2018
Financing	Application for funding (specify source):	3/2/2020
Financing	Application for funding (specify source):	5/31/2019
Financing	Application for funding (specify source):	9/26/2020
Financing	Application for funding (specify source):	1/20/2021
Financing	Application for funding (specify source):	4/4/2019
Financing	Application for Service funding	
Financing	Lender selection	6/1/2021
Financing	Funding for services awarded	
Financing	Award date for funding source (specify):	4/1/2020
Financing	Award date for funding source (specify):	12/1/2019
Financing	Award date for funding source (specify):	12/1/2020
Financing	Award date for funding source (specify):	3/1/2021
Financing	Award date for funding source (specify):	5/16/2019
Financing	Capital Finance Closing	12/15/2021
Financing	Permanent Financing Conversion	
Design/Permitting	Preliminary drawings completed	9/1/2020
Design/Permitting	Zoning approval	
Design/Permitting	Building permit application submitted	4/15/2021
Design/Permitting	Building permits issued	9/15/2021
Design/Permitting	Submit Evergreen Project Plan	8/1/2021
Design/Permitting	Final Plans and Specs Completed	10/1/2021
Construction	Selection of general contractor	6/1/2020
Construction	Begin Construction	10/1/2021
Construction	Issued certificate of occupancy	12/31/2022
Occupancy	Selection of management entity	9/1/2020
Occupancy	Selection of service providers	
Occupancy	Begin lease-up	1/1/2023
Occupancy	100% lease-up	4/1/2023
Occupancy	Placed in service - 1st Building	1/1/2023
Occupancy	Placed in service - Last Building	
Occupancy	Evergreen Sustainable Development Standard Occupancy Manual Approval	11/1/2022
Occupancy	Projected First LIHTC Year	1/1/2023
Occupancy	Service Funding Starts	

Form 6A: Development Budgets

Project Name: ESCSS Family Housing Phase I

Date of Budget	3/2/2020	% Total Project Cost	Total Project Cost	Residential total	RESIDENTIAL					
					Source:	Source:	Source:	Source:		
					CITY- Home Levy Funds	COUNTY - HOME Funds	STATE - HTF	FHLB - AHF		
Acquisition Costs:										
Land		2%	\$ 457,500	\$ 457,500						
Existing Structures		0%	\$ -	\$ -						
Liens		0%	\$ -	\$ -						
Closing, Title & Recording Costs		0%	\$ 13,356	\$ 13,356						
Extension payment		0%	\$ -	\$ -						
Other:		0%	\$ -	\$ -						
SUBTOTAL		2%	\$ 470,856	\$ 470,856	\$ -	\$ -	\$ -	\$ -		
Construction:										
Demolition		0%	\$ -	\$ -						
New Building		62%	\$ 12,766,927	\$ 12,766,927	\$ 855,082	\$ 318,591	\$ 2,915,247	\$ 855,082		
Rehabilitation		0%	\$ -	\$ -						
Contractor Profit		2%	\$ 322,336	\$ 322,336						
Contractor Overhead		2%	\$ 363,505	\$ 363,505						
New Construction Contingency	5%	4%	\$ 743,391	\$ 743,391	\$ 55,918	\$ 20,834	\$ 167,753	\$ 55,918		
Rehab Contingency	0%	0%	\$ -	\$ -						
Accessory Building		0%	\$ -	\$ -						
Site Work / Infrastructure		0%		\$ -						
Off site Infrastructure		1%	\$ 150,000	\$ 150,000						
Environmental Abatement - Building		0%	\$ -	\$ -						
Environmental Abatement - Land		0%	\$ -	\$ -						
Sales Tax		6%	\$ 1,265,057	\$ 1,265,057	\$ 89,000	\$ 33,160	\$ 267,000	\$ 89,000		
Bond Premium		1%	\$ 114,711	\$ 114,711						
Equipment and Furnishings		0%	\$ 27,500	\$ 27,500						
Other:		0%		\$ -						
SUBTOTAL		77%	\$ 15,753,427	\$ 15,753,427	\$ 1,000,000	\$ 372,585	\$ 3,350,000	\$ 1,000,000		

Form 6A: Development Budgets

Project Name: ESCSS Family Housing Phase I

Date of Budget	3/2/2020	% Total Project Cost	Total Project Cost	Residential total	RESIDENTIAL			
					Source:	Source:	Source:	Source:
					CITY- Home Levy Funds	COUNTY - HOME Funds	STATE - HTF	FHLB - AHF

Soft Costs:														
Buyer's Appraisal	0%		\$	-										
Market Study	0%	\$	4,000	\$	4,000									
Architect	3%	\$	569,111	\$	569,111									
Engineering	0%	\$	25,000	\$	25,000									
Environmental Assessment	0%	\$	4,000	\$	4,000									
Geotechnical Study	0%	\$	15,000	\$	15,000									
Boundary & Topographic Survey	0%	\$	28,560	\$	28,560									
Legal - Real Estate	0%	\$	20,000	\$	20,000									
Developer Fee	2%	\$	380,456	\$	380,456									
Project Management / Dev. Consultant Fees	2%	\$	508,414	\$	508,414									
Other Consultants	0%		\$	-										
Soft Cost Contingency	1%	\$	115,625	\$	115,625									
Other: <div></div>	0%	\$	-	\$	-									
SUBTOTAL		8%	\$	1,670,166	\$	1,670,166	\$	-	\$	-	\$	-	\$	-

Pre-Development / Bridge Financing													
Bridge Loan Fees	0%	\$	4,875	\$	4,875								
Bridge Loan Interest	0%	\$	58,150	\$	58,150								
SUBTOTAL	0%	\$	63,025	\$	63,025	\$	-	\$	-	\$	-	\$	-

Construction Financing									
Construction Loan Fees	1%	\$	148,651	\$	148,651				
Construction Loan Expenses	0%	\$	10,000	\$	10,000				
Construction Loan Legal	0%	\$	35,000	\$	35,000				
Construction Period Interest	1%	\$	129,562	\$	129,562				
Lease-up Period Interest	2%	\$	362,778	\$	362,778				
SUBTOTAL	3%	\$	685,991	\$	685,991	\$ -	\$ -	\$ -	\$ -

Form 6A: Development Budgets

Project Name: ESCSS Family Housing Phase I

Date of Budget	3/2/2020	% Total Project Cost	Total Project Cost	Residential total	RESIDENTIAL					
					Source:	Source:	Source:	Source:		
					CITY- Home Levy Funds	COUNTY - HOME Funds	STATE - HTF	FHLB - AHF		
Permanent Financing										
Permanent Loan Fees	0%	\$	-	\$	-					
Permanent Loan Expenses	0%	\$	-	\$	-					
Permanent Loan Legal	0%	\$	-	\$	-					
LIHTC Fees	1%	\$	146,388	\$	146,388					
LIHTC Legal	0%	\$	45,000	\$	45,000					
LIHTC Owners Title Policy	0%	\$	10,000	\$	10,000					
State HTF Fees	0%	\$	71,000	\$	71,000					
Other:	0%			\$	-					
SUBTOTAL		1%	\$ 272,388	\$ 272,388	\$ -	\$ -	\$ -	\$ -		
Capitalized Reserves										
Operating Reserves	1%	\$	184,604	\$	184,604					
Replacement Reserves	0%	\$	21,700	\$	21,700					
Other:	0%	\$	-	\$	-					
SUBTOTAL		1%	\$ 206,304	\$ 206,304	\$ -	\$ -	\$ -	\$ -		
Other Development Costs										
Real Estate Tax	0%	\$	10,000	\$	10,000					
Insurance	1%	\$	161,028	\$	161,028			\$ 126,896		
Relocation (from Form 4)	0%	\$	-	\$	-					
Bidding Costs	0%	\$	-	\$	-					
Permits, Fees & Hookups	6%	\$	1,154,441	\$	1,154,441			\$ 38,972		
Impact/Mitigation Fees	0%	\$	-	\$	-					
Development Period Utilities	0%	\$	-	\$	-					
Nonprofit Donation	0%	\$	25,000	\$	25,000					
Accounting/Audit	0%	\$	15,000	\$	15,000					
3 rd Party Certification of final development cost				\$	-					
Marketing/Leasing Expenses	0%	\$	2,000	\$	2,000					
Carrying Costs at Rent up/Lease Up Reserve	0%	\$	75,000	\$	75,000					
SUBTOTAL		7%	\$ 1,442,469	\$ 1,442,469	\$ -	\$ -	\$ 165,868	\$ -		

Form 6A: Development Budgets

Project Name: ESCSS Family Housing Phase I

Date of Budget	3/2/2020	% Total Project Cost	Total Project Cost	Residential total	RESIDENTIAL					
					Source:	Source:	Source:	Source:		
					CITY- Home Levy Funds	COUNTY - HOME Funds	STATE - HTF	FHLB - AHF		
Bond Related Costs of Issuance (4% Tax Credit/Bond Projects Only)										
Issuer Fees & Related Expenses	0%	\$	-	\$	-					
Bond Counsel	0%	\$	-	\$	-					
Trustee Fees & Expenses	0%	\$	-	\$	-					
Underwriter Fees & Counsel	0%	\$	-	\$	-					
Placement Agent Fees & Counsel	0%	\$	-	\$	-					
Borrower's Counsel - Bond Related	0%	\$	-	\$	-					
Rating Agency	0%	\$	-	\$	-					
SUBTOTAL		0%	\$	-	\$	-	\$	-	\$	
Total Development Cost:		20,564,625		20,564,625						
Total Sources:		20,564,625.279		20,564,625		1,000,000	372,585	3,515,868	1,000,000	

		NON-RESIDENTIAL		
Source:	Source:	non-residential total	Source:	Source:
CITY - CDBG	LIHTC 9% - Equity			

\$	200,000	\$	257,500	\$	-		
		\$		-			
		\$		-			
	\$	13,356	\$	-			
		\$		-			
		\$		-			
\$	200,000	\$	270,856	\$	-	\$	-

		\$	-		
	\$	7,822,925	\$	-	
		\$	-		
	\$	322,336	\$	-	
	\$	363,505	\$	-	
	\$	442,968	\$	-	
		\$	-		
		\$	-		
		\$	-		
	\$	150,000	\$	-	
		\$	-		
		\$	-		
	\$	786,897	\$	-	
	\$	114,711	\$	-	
	\$	27,500	\$	-	
		\$	-		
\$	-	\$	10,030,842	\$	-

		NON-RESIDENTIAL		
Source:	Source:	non-residential total	Source:	Source:
CITY - CDBG	LIHTC 9% - Equity			

		\$ -		
	\$ 4,000	\$ -		
	\$ 569,111	\$ -		
	\$ 25,000	\$ -		
	\$ 4,000	\$ -		
	\$ 15,000	\$ -		
	\$ 28,560	\$ -		
	\$ 20,000	\$ -		
	\$ 380,456	\$ -		
	\$ 508,414	\$ -		
		\$ -		
	\$ 115,625	\$ -		
		\$ -		
\$ -	\$ 1,670,166	\$ -	\$ -	\$ -

	\$ 4,875	\$ -		
	\$ 58,150	\$ -		
\$ -	\$ 63,025	\$ -	\$ -	\$ -

	\$ 148,651	\$ -		
	\$ 10,000	\$ -		
	\$ 35,000	\$ -		
	\$ 129,562	\$ -		
	\$ 362,778	\$ -		
\$ -	\$ 685,991	\$ -	\$ -	\$ -

		NON-RESIDENTIAL		
Source:	Source:	non-residential total	Source:	Source:
CITY - CDBG	LIHTC 9% - Equity			

		\$ -		
		\$ -		
		\$ -		
	\$ 146,388	\$ -		
	\$ 45,000	\$ -		
	\$ 10,000	\$ -		
	\$ 71,000	\$ -		
		\$ -		
\$ -	\$ 272,388	\$ -	\$ -	\$ -

	\$ 184,604	\$ -		
	\$ 21,700	\$ -		
		\$ -		
\$ -	\$ 206,304	\$ -	\$ -	\$ -

	\$ 10,000	\$ -		
	\$ 34,132	\$ -		
		\$ -		
		\$ -		
	\$ 1,115,469	\$ -		
		\$ -		
		\$ -		
	\$ 25,000	\$ -		
	\$ 15,000	\$ -		
		\$ -		
	\$ 2,000	\$ -		
	\$ 75,000	\$ -		
\$ -	\$ 1,276,601	\$ -	\$ -	\$ -

		NON-RESIDENTIAL		
Source:	Source:	non-residential total	Source:	Source:
CITY - CDBG	LIHTC 9% - Equity			

		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
		\$ -		
\$ -	\$ -	\$ -	\$ -	\$ -

		\$ -		
200,000	14,476,172	\$ -	\$ -	\$ -

Form 6B: Development Budget Details

Project Name: ESCSS Family Housing Phase I

R E S I D E N T I A L	
Residential Total	Explanation (Be as specific as possible and include any deviations from the cost estimate)

Acquisition Costs:

Land	\$ 457,500.00	Actual cost
Existing Structures	\$ -	
Liens	\$ -	
Closing, Title & Recording Costs	\$ 13,356.00	Actual cost
Extension payment	\$ -	
Other	\$ -	

Construction:

Demolition	\$ -	N/A
New Building	\$ 12,766,927.00	Construction estimate
Rehabilitation	\$ -	N/A
Contractor Profit	\$ 322,336.00	Construction estimate
Contractor Overhead	\$ 363,505.00	Construction estimate
New Construction Contingency	\$ 743,391.00	5% of construction costs
Rehab Contingency	\$ -	N/A
Accessory Building	\$ -	N/A
Site Work / Infrastructure	\$ -	Included in New Building above
Off site Infrastructure	\$ 150,000.00	N/A
Environmental Abatement - Building	\$ -	N/A
Environmental Abatement - Land	\$ -	N/A
Sales Tax	\$ 1,265,057.00	9.3%
Bond Premium	\$ 114,711.00	Quote based on estimated construction amount
Equipment and Furnishings	\$ 27,500.00	Community room furniture, office equipment and maintenance equipment
Other Construction Costs	\$ -	

Soft Costs:

Buyer's Appraisal	\$ -	N/A
Market Study	\$ 4,000.00	Estmate based on similar projects
Architect	\$ 569,110.72	Estimate based on similar projects. Includes Engineering
Engineering	\$ 25,000.00	Special Inspections
Environmental Assessment	\$ 4,000.00	Phase I
Geotechnical Study	\$ 15,000.00	Estimate based on similar projects
Boundary & Topographic Survey	\$ 28,560.00	Estimate based on similar projects
Legal - Real Estate	\$ 20,000.00	Estimate based on similar projects
Developer Fee	\$ 380,456.00	
Project Management / Dev. Consultant Fees	\$ 508,414.00	Per development consultant contract with Bellwether Housing
Other Consultants	\$ -	
Soft Cost Contingency	\$ 115,625.00	
Other	\$ -	

Pre-Development / Bridge Financing

Bridge Loan Fees	\$ 4,875.00	Actual cost
Bridge Loan Interest	\$ 58,150.00	

Form 6B: Development Budget Details

Project Name: **ESCSS Family Housing Phase I**

R E S I D E N T I A L	
Residential Total	Explanation (Be as specific as possible and include any deviations from the cost estimate)

Construction Financing

Construction Loan Fees	\$ 148,650.57	1% of Total Construction Loan, Appraisal, Legal, etc...
Construction Loan Expenses	\$ 10,000.00	Title & Recording
Construction Loan Legal	\$ 35,000.00	Borrower Legal
Construction Period Interest	\$ 129,562.00	
Lease-up Period Interest	\$ 362,778.00	

Permanent Financing

Permanent Loan Fees	\$ -	
Permanent Loan Expenses	\$ -	
Permanent Loan Legal	\$ -	
LIHTC Fees	\$ 146,388.00	Application Fee, Credit Reservation Fee
LIHTC Legal	\$ 45,000.00	Developer related Legal
LIHTC Owners Title Policy	\$ 10,000.00	Owner Standard Coverage Premium, Recording fees, Title Reports
State HTF Fees	\$ 71,000.00	2% of HTF Fee
Other	\$ -	

Capitalized Reserves

Operating Reserves	\$ 184,604.00	6 months of Operating Expenses
Replacement Reserves	\$ 21,700.00	\$350 per unit
Other Reserves	\$ -	

Other Development Costs

Real Estate Tax	\$ 10,000.00	Fully tax exempt
Insurance	\$ 161,027.99	Builder's Risk and General Liability
Relocation	\$ -	
Bidding Costs	\$ -	
Permits, Fees & Hookups	\$ 1,154,441.00	Estimated fees from City of Olympia website (see sources on 6E)
Impact/Mitigation Fees	\$ -	See details in 6E
Development Period Utilities	\$ -	
Nonprofit Donation	\$ 25,000.00	
Accounting/Audit	\$ 15,000.00	Tax Returns and Final Cost Certification and 10% Test
3 rd Party Certification of final development cost	\$ -	
Marketing/Leasing Expenses	\$ 2,000.00	
Carrying Costs at Rent up/ Lease Up Reserve	\$ 75,000.00	

Bond Related Costs of Issuance (4% Tax Credit/Bond Projects Only)

Issuer Fees & Related Expenses	\$ -	
Bond Counsel	\$ -	
Trustee Fees & Expenses	\$ -	
Underwriter Fees & Counsel	\$ -	
Placement Agent Fees & Counsel	\$ -	
Borrower's Counsel - Bond Related	\$ -	
Rating Agency	\$ -	





Form 6C: LIHTC Budget (Basis Calculation)

Project Name: **ESCSS Family Housing Phase I**

R E S I D E N T I A L		
Total Residential Project Cost	Eligible Basis	
	Acquisition	New Construction / Rehab

Acquisition Costs:

Land	\$ 457,500		
Existing Structures	\$ -		
Liens	\$ -		
Closing, Title & Recording Costs	\$ 13,356	\$ 13,356	
Extension payment	\$ -		
Other: <input type="text"/>	\$ -		
SUBTOTAL	\$ 470,856	\$ 13,356	\$ -

Construction:

Demolition	\$ -		\$ -
New Building	\$ 12,766,927		\$ 12,766,927
Rehabilitation	\$ -		\$ -
Contractor Profit	\$ 322,336		\$ 322,336
Contractor Overhead	\$ 363,505		\$ 363,505
New Construction Contingency	\$ 743,391		\$ 743,391
Rehab Contingency	\$ -		\$ -
Accessory Building	\$ -		\$ -
Site Work / Infrastructure	\$ -		\$ -
Off site Infrastructure	\$ 150,000		
Environmental Abatement (Building)	\$ -		\$ -
Environmental Abatement (Land)	\$ -		\$ -
Sales Tax	\$ 1,265,057		\$ 1,265,057
Bond Premium	\$ 114,711		\$ 114,711
Equipment and Furnishings	\$ 27,500		\$ 27,500
Other: <input type="text"/>	\$ -		\$ -
SUBTOTAL	\$ 15,753,427	\$ -	\$ 15,603,427

Soft Costs:

Buyer's Appraisal	\$ -		
Market Study	\$ 4,000		
Architect	\$ 569,111		\$ 569,111
Engineering	\$ 25,000		\$ 25,000
Environmental Assessment	\$ 4,000		\$ 4,000
Geotechnical Study	\$ 15,000		\$ 15,000
Boundary & Topographic Survey	\$ 28,560		\$ 28,560
Legal - Real Estate	\$ 20,000		\$ 20,000
Developer Fee	\$ 380,456		\$ 380,456
Project Management / Dev Consultant Fees	\$ 508,414		\$ 508,414
Other Consultants	\$ -		\$ -
Soft Cost Contingency	\$ 115,625		
Other: <input type="text"/>	\$ -		\$ -
SUBTOTAL	\$ 1,670,166	\$ -	\$ 1,550,541

Form 6C: LIHTC Budget (Basis Calculation)

Project Name: **ESCSS Family Housing Phase I**

R E S I D E N T I A L		
Total Residential Project Cost	Eligible Basis	
	Acquisition	New Construction / Rehab

Pre-Development / Bridge Financing

Bridge Loan Fees	\$ 4,875		
Bridge Loan Interest	\$ 58,150		
SUBTOTAL	\$ 63,025	\$ -	\$ -

Construction Financing

Construction Loan Fees	\$ 148,651		\$ 148,651
Construction Loan Expenses	\$ 10,000		\$ 10,000
Construction Loan Legal	\$ 35,000		\$ 35,000
Construction Period Interest	\$ 129,562		\$ 129,562
Lease-up Period Interest	\$ 362,778		
SUBTOTAL	\$ 685,991	\$ -	\$ 323,213

Permanent Financing

Permanent Loan Fees	\$ -		
Permanent Loan Expenses	\$ -		
Permanent Loan Legal	\$ -		
LIHTC Fees	\$ 146,388		
LIHTC Legal	\$ 45,000		
LIHTC Owners Title Policy	\$ 10,000		
State HTF Fees	\$ 71,000		
Other: <input type="text"/>	\$ -		
SUBTOTAL	\$ 272,388	\$ -	\$ -

Capitalized Reserves

Operating Reserves	\$ 184,604		
Replacement Reserves	\$ 21,700		
Other: <input type="text"/>	\$ -		
SUBTOTAL	\$ 206,304	\$ -	\$ -

Other Development Costs

Real Estate Tax	\$ 10,000		\$ 10,000
Insurance	\$ 161,028		\$ 161,028
Relocation	\$ -		\$ -
Bidding Costs	\$ -		\$ -
Permits, Fees & Hookups	\$ 1,154,441		\$ 1,154,441
Impact/Mitigation Fees	\$ -		\$ -
Development Period Utilities	\$ -		\$ -
Nonprofit Donation	\$ 25,000		
Accounting/Audit	\$ 15,000		
3 rd Party Certification of final development cost	\$ -		\$ -
Marketing/Leasing Expenses	\$ 2,000		
Carrying Costs at Rent up/ Lease Up Reserve	\$ 75,000		
SUBTOTAL	\$ 1,442,469	\$ -	\$ 1,325,469

Form 6C: LIHTC Budget (Basis Calculation)

Project Name: ESCSS Family Housing Phase I

R E S I D E N T I A L		
Total Residential Project Cost	Eligible Basis	
	Acquisition	New Construction / Rehab

Bond Related Costs of Issuance (4% Tax Credit/Bond Projects Only)

Issuer Fees & Related Expenses	\$ -		
Bond Counsel	\$ -		
Trustee Fees & Expenses	\$ -		
Underwriter Fees & Counsel	\$ -		
Placement Agent Fees & Counsel	\$ -		
Borrower's Counsel - Bond Related	\$ -		
Rating Agency	\$ -		
SUBTOTAL	\$ -	\$ -	\$ -
TOTALS:	\$ 20,564,625	\$ 13,356	\$ 18,802,649

Form 6E Fee Schedule

Project Name: **ESCSS Family Housing Phase I**

Fee	Qty	Unit Price	Total
Pre-entitlement			
Department Reviews	1.039	\$ 16,500.00	\$ 17,143.50
			\$ 17,143.50
Entitlement			
Site Plan	1.039	\$ 900.00	\$ 935.10
Transportation/Engrg			\$ -
Geologic/Hazard			\$ -
SEPA	1.039	\$ 3,680.00	\$ 3,823.52
Tree Removal			\$ -
Clear and Grade			\$ -
Other	1.039	\$ 440.00	\$ 457.16
Site Inspections	17187	\$ 1.00	\$ 17,187.00
	SUBTOTAL		\$ 22,402.78
Building Permit			
Building	\$ 94,671.75	\$ 1.00	\$ 94,671.75
Mechanical	\$ 10,700.04	\$ 1.00	\$ 10,700.04
Plumbing	\$ 5,245.29	\$ 1.00	\$ 5,245.29
Fire - Technical	\$ 274,028.69	\$ 1.00	\$ 274,028.69
Fire - Alarm			\$ -
Fire - Sprinkler			\$ -
Electrical	\$ 976.87	\$ 1.00	\$ 976.87
Inspections		\$ 1.00	\$ -
	SUBTOTAL		\$ 385,622.64
Hook Ups			
Sewer and Side Sewer	149383	\$ 1.00	\$ 149,383.00
Water Meter Charge	850	\$ 1.00	\$ 850.00
Capital Facilities Charge			
Wastewater	4652	\$ 1.00	\$ 4,652.00
Water District	77370	\$ 1.00	\$ 77,370.00
	SUBTOTAL		\$ 232,255.00
Impact Fees			
Fire			\$ -
Parks	62	\$ 3,944.04	\$ 244,530.73
Transportation/Engrg	62	\$ 1,960.07	\$ 121,524.56
Schools	62	\$ 2,112.29	\$ 130,961.79
	SUBTOTAL		\$ 497,017.08
Other			
			\$ -
	SUBTOTAL		\$ -
TOTAL			\$ 1,154,441.00

Comments

https://ci-olympia-wa.smartgovcommunity.com/Public/DocumentsView/Download/062c07ee-eae1-4c7e-99d6-a7c901471c81

https://ci-olympia-wa.smartgovcommunity.com/Public/DocumentsView/Download/a8af09d3-b04f-46be-b9e5-a7c90146a796
https://ci-olympia-wa.smartgovcommunity.com/Public/DocumentsView/Download/caf52783-cb19-41ae-962f-aa180109f34e
https://ci-olympia-wa.smartgovcommunity.com/Public/DocumentsView/Download/34e1ac77-0f75-431e-9219-aa18010a1c8a
https://ci-olympia-wa.smartgovcommunity.com/Public/DocumentsView/Download/25d1706c-b1d0-4154-a769-aa6200fbb790
https://ci-olympia-wa.smartgovcommunity.com/Public/DocumentsView/Download/3abf375d-195c-42f7-9660-aa180109bec1

https://ci-olympia-wa.smartgovcommunity.com/Public/DocumentsView/Download/a39c9b36-a65d-4c39-a3ec-a7c90146e005
15.04.060.B Exemptions
W/ 2% DISCOUNT FOR BUS STATION
15.04.060.A.10 Exemptions



Form 7A: Financing Sources

Project Name: ESCSS Family Housing Phase I

Bridge Financing

Bridge Source Name	Bridge Source Type	Proposed Amount	Committed Amount	Interest Rate	Loan Term	Amortization Period	Source of Repayment
Impact Capital - Phase I	Bank		85,000	0.000%		24 mo	
Impact Capital - Phase II	Bank	565,000		6.500%		24 mo	
LAP Loan	State - other		530,000	6.500%		24 mo	

Subtotals	565,000	615,000
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Total Bridge Financing	1,180,000
------------------------	-----------

Permanent Financing - Residential

Residential Source Name	Residential Source Type	Proposed Amount	Committed Amount	Public / Private	Application Date	(Projected) Award Date	Grant/ Loan	Funding Type	Debt Type	Interest Rate	Loan Term	Amortization Period	Repayment Structure
City of Olympia Home	City	\$ 1,000,000		Public	4/2/2020	4/15/2020	Loan	Forgivable	Soft	1.000	50 years	0	Deferred
Thurston County HOME	County		\$ 372,585	Public	3/4/2019	4/4/2020	Loan	Forgivable	Soft	1.00%	50 years	0	Deferred
WA State HTF	State - Housing Trust Fund	\$ 3,515,868		Public	9/26/2020	12/8/2020	Grant	Deferred	Soft	1.00%	50 years	0	Deferred
FHLB AHP	Bank		\$ 1,000,000	Private	5/31/2019	12/1/2019	Loan	Deferred	Soft	1.00%	50 years	0	Deferred
City of Olympia CDBG	Federal		\$ 200,000	Public	6/20/2019	11/30/2018	Grant	Recoverable	Soft	1.00%	50 years	0	Deferred
LIHTC Equity	Private	\$ 14,476,172		Private	1/9/2021	1/27/2021	Grant						

Subtotal	\$ 18,992,040	\$ 1,572,585
----------	---------------	--------------

Total Residential Sources	\$ 20,564,625
---------------------------	---------------

Permanent Financing - Non-Residential

Non Residential Source Name	Non Residential Source Type	Proposed Amount	Committed Amount	Public / Private	Application Date	(Projected) Award Date	Grant/ Loan	Funding Type	Debt Type	Interest Rate	Loan Term	Amortization Period	Repayment Structure
N/A	-----			Select...			Select...		Select...				
N/A	-----												

Subtotal	\$ -	\$ -
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Total Non Residential Sources	\$ -
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Total Capital Sources	\$ 20,564,625
-----------------------	---------------

Form 8A: Proposed Rents and AMIs Served

Project Name: **ESCSS Family Housing Phase I**

% of Median Income Served	Qty.	Unit Type	# ADA Compliant	Avg Unit Square Footage	Tenant - Paid Monthly Rent	Tenant - Paid Utilities (Utility Allowance)	Sum of Tenant - Paid Rent and Utilities	PHA / HUD / USDA Subsidy Payment	Gross Monthly Rent	Annual Gross Tenant Paid Rental Income	Annual Gross Rental Subsidy Income	Annual Gross Rental Income
30%	10	1 BR		708	\$ 386	\$ 85	\$ 471	\$ -	\$ 471	\$ 46,320	\$ -	\$ 46,320
50%	9	1 BR		708	\$ 700	\$ 85	\$ 785	\$ -	\$ 785	\$ 75,600	\$ -	\$ 75,600
30%	12	2 BR		1008	\$ 453	\$ 112	\$ 565	\$ -	\$ 565	\$ 65,232	\$ -	\$ 65,232
50%	11	2 BR		1008	\$ 830	\$ 112	\$ 942	\$ -	\$ 942	\$ 109,560	\$ -	\$ 109,560
30%	10	3 BR		1188	\$ 515	\$ 137	\$ 652	\$ -	\$ 652	\$ 61,800	\$ -	\$ 61,800
50%	10	3 BR		1188	\$ 951	\$ 137	\$ 1,088	\$ -	\$ 1,088	\$ 114,120	\$ -	\$ 114,120
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CAUs / Managers												
Market Rate					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	62									\$ 472,632	\$ -	\$ 472,632

Summary of Units

AMI Targets	Beds	SRO	Studio	1 BR	2 BR	3 BR	4 BR	5+ BR	Total Units
25%	-	-	-	-	-	-	-	-	0
30%	-	-	-	10	12	10	-	-	32
35%	-	-	-	-	-	-	-	-	0
40%	-	-	-	-	-	-	-	-	0
45%	-	-	-	-	-	-	-	-	0
50%	-	-	-	9	11	10	-	-	30
55%	-	-	-	-	-	-	-	-	0
60%	-	-	-	-	-	-	-	-	0
65%	-	-	-	-	-	-	-	-	0
80%	-	-	-	-	-	-	-	-	0
Total Low-Income Units	0	0	0	19	23	20	0	0	62
Market Rate	-	-	-	-	-	-	-	-	0
CAUs / Managers	-	-	-	-	-	-	-	-	0
TOTAL UNITS	0	0	0	19	23	20	0	0	62
# of ADA Compliant Units	0	0	0	0	0	0	0	0	0
Avg Sq Ft	0	0	0	708	1008	1188	0	0	

Form 8B: Operating, Service and Rent Subsidy Sources

Project Name: ESCSS Family Housing Phase I

ANNUAL RENT SUBSIDY SOURCES (Do Not Include Operating or Service Funding Sources Here. Do not include PHA/HUD/USDA rental subsidy))

Source	Proposed Funding	Committed/ Conditional Funding	Total Funding	Length of Commitment	Projected Commitment Start	Projected Commitment End
	\$ -	\$ -	\$ -			
	\$ -	\$ -	\$ -			
	\$ -	\$ -	\$ -			
	\$ -	\$ -	\$ -			
Gross Annual Rent Subsidy	\$ -	\$ -	\$ -			

ANNUAL OPERATING SUBSIDY SOURCES (Do Not Include Service or Rent Subsidy Dollars Here)

Source	Proposed Funding	Committed/ Conditional Funding	Total Funding	Length of Commitment	Projected Commitment Start	Projected Commitment End
	\$ -	\$ -	\$ -			
	\$ -	\$ -	\$ -			
	\$ -	\$ -	\$ -			
	\$ -	\$ -	\$ -			
Gross Annual Operating Subsidy	\$ -	\$ -	\$ -			

ANNUAL SERVICE FUNDING SOURCES (Do Not Include Operating or Rent Subsidy Dollars Here)

Source	Proposed Funding	Committed/ Conditional Funding	Total Funding	Length of Commitment	Projected Commitment Start	Projected Commitment End
	\$ -	\$ -	\$ -			
	\$ -	\$ -	\$ -			
	\$ -	\$ -	\$ -			
	\$ -	\$ -	\$ -			
Gross Annual Services Funding	\$ -	\$ -	\$ -			

Project Name: ESCSS Family Housing Phase I

Operating Sources				
Project Cash Flow	Enter Source Name on Form 8B	Enter Source Name on Form 8B	Enter Source Name on Form 8B	Enter Source Name on Form 8B
\$ 65,000	\$ -	\$ -	\$ -	\$ -
\$ 29,250	\$ -	\$ -	\$ -	\$ -
\$ 26,689	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ 120,939	\$ -	\$ -	\$ -	\$ -

Service Personnel Expenses for First Year of Project								
Staff Title*	Name of agency that employs this person	Full-time Annual Salary of an FTE in this position.	% of time this person will work on this project	Total cost for this person on this project	Benefit Fund Type	Benefit Percent	Benefit Amount	Total Project Cost for this person
		\$ -	0%	\$ -	Select...		\$ -	\$ -
		\$ -	0%	\$ -			\$ -	\$ -
		\$ -	0%	\$ -			\$ -	\$ -
		\$ -	0%	\$ -			\$ -	\$ -
		\$ -	0%	\$ -			\$ -	\$ -
		\$ -	0%	\$ -			\$ -	\$ -
		\$ -	0%	\$ -			\$ -	\$ -
		\$ -	0%	\$ -			\$ -	\$ -
		\$ -	0%	\$ -			\$ -	\$ -
Total Service Personnel Expenses								\$ -

[illegible]

Project Cash Flow	Enter Source Name on Form 8B	Enter Source Name on Form 8B	Enter Source Name on Form 8B	Enter Source Name on Form 8B
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,000	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,000	\$ -	\$ -	\$ -	\$ -

Notes

Support services will be provided by FSCSS through already available funding sources.

Form 8D: Operating Pro Forma

Project Name: **BSCSS Family Housing Phase I**

Pro Forma Date

REVENUES

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Residential Income																
	Escalator															
Gross Tenant Paid Rental Income	2.5%	\$ 472,632.00	\$ 484,447.80	\$ 496,559.00	\$ 508,972.97	\$ 521,697.29	\$ 534,739.73	\$ 548,108.22	\$ 561,810.93	\$ 575,856.20	\$ 590,252.60	\$ 605,008.92	\$ 620,134.14	\$ 635,637.49	\$ 651,528.43	\$ 667,816.64
Gross Rental PHA/HUD/USDA Subsidy	4.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Rental Subsidy Income	4.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Annual Operating Subsidy Sources		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Sources:																
Other tenant income	2.5%	\$ 8,000.00	\$ 8,200.00	\$ 8,405.00	\$ 8,615.13	\$ 8,830.50	\$ 9,051.27	\$ 9,277.55	\$ 9,509.49	\$ 9,747.22	\$ 9,990.90	\$ 10,240.68	\$ 10,496.69	\$ 10,759.11	\$ 11,028.09	\$ 11,303.79
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Income	=	\$ 480,632.00	\$ 492,647.80	\$ 504,964.00	\$ 517,588.09	\$ 530,527.80	\$ 543,790.99	\$ 557,385.77	\$ 571,320.41	\$ 585,603.42	\$ 600,243.51	\$ 615,249.59	\$ 630,630.83	\$ 646,396.61	\$ 662,556.52	\$ 679,120.43
Total Non-Residential Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PROJECT INCOME	=	\$ 480,632.00	\$ 492,647.80	\$ 504,964.00	\$ 517,588.09	\$ 530,527.80	\$ 543,790.99	\$ 557,385.77	\$ 571,320.41	\$ 585,603.42	\$ 600,243.51	\$ 615,249.59	\$ 630,630.83	\$ 646,396.61	\$ 662,556.52	\$ 679,120.43
	Annual %															
Less Annual Residential Vacancy	5.0%	\$ (24,031.60)	\$ (24,632.39)	\$ (25,248.20)	\$ (25,879.40)	\$ (26,526.39)	\$ (27,189.55)	\$ (27,869.29)	\$ (28,566.02)	\$ (29,280.17)	\$ (30,012.18)	\$ (30,762.48)	\$ (31,531.54)	\$ (32,319.83)	\$ (33,127.83)	\$ (33,956.02)
Less Annual Non-Residential Vacancy		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EFFECTIVE GROSS INCOME (EGI)	=	\$ 456,600.40	\$ 468,015.41	\$ 479,715.80	\$ 491,708.69	\$ 504,001.41	\$ 516,601.44	\$ 529,516.48	\$ 542,754.39	\$ 556,323.25	\$ 570,231.33	\$ 584,487.11	\$ 599,099.29	\$ 614,076.78	\$ 629,428.69	\$ 645,164.41

Total Annual Service Funding		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Service Expenses	3.0%	\$ 48.39	\$ 3,000.00	\$ 3,090.00	\$ 3,182.70	\$ 3,278.18	\$ 3,376.53	\$ 3,477.82	\$ 3,582.16	\$ 3,689.62	\$ 3,800.31	\$ 3,914.32	\$ 4,031.75	\$ 4,152.70	\$ 4,277.28	\$ 4,405.60

EXPENSES (enter on Page 2)

NET OPERATING INCOME	=	\$ 59,391.63	\$ 57,044.33	\$ 54,504.93	\$ 51,763.97	\$ 48,811.61	\$ 45,637.57	\$ 42,231.17	\$ 38,581.26	\$ 34,676.24	\$ 30,504.03	\$ 26,052.02	\$ 21,307.12	\$ 16,255.67	\$ 10,883.46	\$ 5,175.69
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((EGI+Services Funding) - Total Expenses)

DEBT SERVICE

Hard Debt	Loan Amount	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Lender 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lender 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lender 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Hard Debt Service		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Coverage Ratio (Hard Debt)		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow		\$ 59,391.63	\$ 57,044.33	\$ 54,504.93	\$ 51,763.97	\$ 48,811.61	\$ 45,637.57	\$ 42,231.17	\$ 38,581.26	\$ 34,676.24	\$ 30,504.03	\$ 26,052.02	\$ 21,307.12	\$ 16,255.67	\$ 10,883.46	\$ 5,175.69

Soft Debt	Loan Amount	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Lender 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lender 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lender 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lender 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Soft Debt Service		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Overall Debt Coverage Ratio		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Overall Cash Flow		\$ 59,391.63	\$ 57,044.33	\$ 54,504.93	\$ 51,763.97	\$ 48,811.61	\$ 45,637.57	\$ 42,231.17	\$ 38,581.26	\$ 34,676.24	\$ 30,504.03	\$ 26,052.02	\$ 21,307.12	\$ 16,255.67	\$ 10,883.46	\$ 5,175.69

Form 8D: Operating Pro Forma (Page 2)

Project Name: BSCSS Family Housing Phase I

Pro Forma Date

Operating Expenses-	Escalator	Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
		Per Unit (Y1)															
Management - On-site	3.5%	\$ 1,520.16	\$ 94,250.00	\$ 97,548.75	\$ 100,962.96	\$ 104,496.66	\$ 108,154.04	\$ 111,939.43	\$ 115,857.31	\$ 119,912.32	\$ 124,109.25	\$ 128,453.08	\$ 132,948.93	\$ 137,602.15	\$ 142,418.22	\$ 147,402.86	\$ 152,561.96
Management - Off-site	3.5%	\$ 430.46	\$ 26,688.77	\$ 27,622.88	\$ 28,589.68	\$ 29,590.32	\$ 30,625.98	\$ 31,697.89	\$ 32,807.31	\$ 33,955.57	\$ 35,144.01	\$ 36,374.05	\$ 37,647.15	\$ 38,964.80	\$ 40,328.56	\$ 41,740.06	\$ 43,200.97
Accounting	3.5%	\$ 262.74	\$ 16,290.00	\$ 16,860.15	\$ 17,450.26	\$ 18,061.01	\$ 18,693.15	\$ 19,347.41	\$ 20,024.57	\$ 20,725.43	\$ 21,450.82	\$ 22,201.60	\$ 22,978.65	\$ 23,782.91	\$ 24,615.31	\$ 25,476.84	\$ 26,368.53
Legal Services	3.5%	\$ 48.39	\$ 3,000.00	\$ 3,105.00	\$ 3,213.68	\$ 3,326.15	\$ 3,442.57	\$ 3,563.06	\$ 3,687.77	\$ 3,816.84	\$ 3,950.43	\$ 4,088.69	\$ 4,231.80	\$ 4,379.91	\$ 4,533.21	\$ 4,691.87	\$ 4,856.08
Insurance	3.5%	\$ 335.48	\$ 20,800.00	\$ 21,528.00	\$ 22,281.48	\$ 23,061.33	\$ 23,868.48	\$ 24,703.88	\$ 25,568.51	\$ 26,463.41	\$ 27,389.63	\$ 28,348.26	\$ 29,340.45	\$ 30,367.37	\$ 31,430.23	\$ 32,530.29	\$ 33,668.85
Real Estate Taxes	3.5%	\$ 24.19	\$ 1,500.00	\$ 1,552.50	\$ 1,606.84	\$ 1,663.08	\$ 1,721.28	\$ 1,781.53	\$ 1,843.88	\$ 1,908.42	\$ 1,975.21	\$ 2,044.35	\$ 2,115.90	\$ 2,189.95	\$ 2,266.60	\$ 2,345.93	\$ 2,428.04
Marketing	3.5%	\$ 16.13	\$ 1,000.00	\$ 1,035.00	\$ 1,071.23	\$ 1,108.72	\$ 1,147.52	\$ 1,187.69	\$ 1,229.26	\$ 1,272.28	\$ 1,316.81	\$ 1,362.90	\$ 1,410.60	\$ 1,459.97	\$ 1,511.07	\$ 1,563.96	\$ 1,618.69
Security	3.5%	\$ 112.90	\$ 7,000.00	\$ 7,245.00	\$ 7,498.58	\$ 7,761.03	\$ 8,032.66	\$ 8,313.80	\$ 8,604.79	\$ 8,905.95	\$ 9,217.66	\$ 9,540.28	\$ 9,874.19	\$ 10,219.79	\$ 10,577.48	\$ 10,947.69	\$ 11,330.86
Maintenance and janitorial	3.5%	\$ 328.71	\$ 20,380.00	\$ 21,093.30	\$ 21,831.57	\$ 22,595.67	\$ 23,386.52	\$ 24,205.05	\$ 25,052.22	\$ 25,929.05	\$ 26,836.57	\$ 27,775.85	\$ 28,748.00	\$ 29,754.18	\$ 30,795.58	\$ 31,873.42	\$ 32,988.99
Decorating/Turnover	3.5%	\$ 193.71	\$ 12,010.00	\$ 12,430.35	\$ 12,865.41	\$ 13,315.70	\$ 13,781.75	\$ 14,264.11	\$ 14,763.36	\$ 15,280.07	\$ 15,814.88	\$ 16,368.40	\$ 16,941.29	\$ 17,534.24	\$ 18,147.93	\$ 18,783.11	\$ 19,440.52
Contract Repairs	3.5%	\$ 212.77	\$ 13,192.00	\$ 13,653.72	\$ 14,131.60	\$ 14,626.21	\$ 15,138.12	\$ 15,667.96	\$ 16,216.34	\$ 16,783.91	\$ 17,371.34	\$ 17,979.34	\$ 18,608.62	\$ 19,259.92	\$ 19,934.02	\$ 20,631.71	\$ 21,353.82
Landscaping	3.5%	\$ 290.32	\$ 18,000.00	\$ 18,630.00	\$ 19,282.05	\$ 19,956.92	\$ 20,655.41	\$ 21,378.35	\$ 22,126.60	\$ 22,901.03	\$ 23,702.56	\$ 24,532.15	\$ 25,390.78	\$ 26,279.45	\$ 27,199.24	\$ 28,151.21	\$ 29,136.50
Pest Control	3.5%	\$ 96.77	\$ 6,000.00	\$ 6,210.00	\$ 6,427.35	\$ 6,652.31	\$ 6,885.14	\$ 7,126.12	\$ 7,375.53	\$ 7,633.68	\$ 7,900.85	\$ 8,177.38	\$ 8,463.59	\$ 8,759.82	\$ 9,066.41	\$ 9,383.74	\$ 9,712.17
Fire Safety	3.5%	\$ 80.65	\$ 5,000.00	\$ 5,175.00	\$ 5,356.13	\$ 5,543.59	\$ 5,737.62	\$ 5,938.43	\$ 6,146.28	\$ 6,361.40	\$ 6,584.05	\$ 6,814.49	\$ 7,052.99	\$ 7,299.85	\$ 7,555.34	\$ 7,819.78	\$ 8,093.47
Elevator	3.5%	\$ 177.42	\$ 11,000.00	\$ 11,385.00	\$ 11,783.48	\$ 12,195.90	\$ 12,622.75	\$ 13,064.55	\$ 13,521.81	\$ 13,995.07	\$ 14,484.90	\$ 14,991.87	\$ 15,516.59	\$ 16,059.67	\$ 16,621.76	\$ 17,203.52	\$ 17,805.64
Water & Sewer	3.5%	\$ 747.00	\$ 46,314.00	\$ 47,934.99	\$ 49,612.71	\$ 51,349.16	\$ 53,146.38	\$ 55,006.50	\$ 56,931.73	\$ 58,924.34	\$ 60,986.69	\$ 63,121.23	\$ 65,330.47	\$ 67,617.04	\$ 69,983.63	\$ 72,433.06	\$ 74,968.22
Garbage Removal	3.5%	\$ 312.00	\$ 19,344.00	\$ 20,021.04	\$ 20,721.78	\$ 21,447.04	\$ 22,197.68	\$ 22,974.60	\$ 23,778.72	\$ 24,610.97	\$ 25,472.35	\$ 26,363.89	\$ 27,286.62	\$ 28,241.65	\$ 29,230.11	\$ 30,253.17	\$ 31,312.03
Electric	3.5%	\$ 250.00	\$ 15,500.00	\$ 16,042.50	\$ 16,603.99	\$ 17,185.13	\$ 17,786.61	\$ 18,409.14	\$ 19,053.46	\$ 19,720.33	\$ 20,410.54	\$ 21,124.91	\$ 21,864.28	\$ 22,629.53	\$ 23,421.56	\$ 24,241.32	\$ 25,089.77
Oil/Gas/Other	3.5%	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	3.5%	\$ 48.39	\$ 3,000.00	\$ 3,105.00	\$ 3,213.68	\$ 3,326.15	\$ 3,442.57	\$ 3,563.06	\$ 3,687.77	\$ 3,816.84	\$ 3,950.43	\$ 4,088.69	\$ 4,231.80	\$ 4,379.91	\$ 4,533.21	\$ 4,691.87	\$ 4,856.08
Other	3.5%	\$ 116.77	\$ 7,240.00	\$ 7,493.40	\$ 7,755.67	\$ 8,027.12	\$ 8,308.07	\$ 8,598.85	\$ 8,899.81	\$ 9,211.30	\$ 9,533.70	\$ 9,867.38	\$ 10,212.74	\$ 10,570.18	\$ 10,940.14	\$ 11,323.04	\$ 11,719.35
Total Residential Operating Expenses		\$ 5,604.98	\$ 347,508.77	\$ 359,671.58	\$ 372,260.08	\$ 385,289.19	\$ 398,774.31	\$ 412,731.41	\$ 427,177.01	\$ 442,128.20	\$ 457,602.69	\$ 473,618.78	\$ 490,195.44	\$ 507,352.28	\$ 525,109.61	\$ 543,488.45	\$ 562,510.54

Partnership and Asset Management Costs-	Escalator	Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
		Per Unit (Y1)															
Asset Mgmt Fee	3.0%	\$ 80.65	\$ 5,000.00	\$ 5,150.00	\$ 5,304.50	\$ 5,463.64	\$ 5,627.54	\$ 5,796.37	\$ 5,970.26	\$ 6,149.37	\$ 6,333.85	\$ 6,523.87	\$ 6,719.58	\$ 6,921.17	\$ 7,128.80	\$ 7,342.67	\$ 7,562.95
Partnership Mgmt Fee	3.0%	\$ 322.58	\$ 20,000.00	\$ 20,600.00	\$ 21,218.00	\$ 21,854.54	\$ 22,510.18	\$ 23,185.48	\$ 23,881.05	\$ 24,597.48	\$ 25,335.40	\$ 26,095.46	\$ 26,878.33	\$ 27,684.68	\$ 28,515.22	\$ 29,370.67	\$ 30,251.79
Total Partnership and Management Costs			\$ 25,000.00	\$ 25,750.00	\$ 26,522.50	\$ 27,318.18	\$ 28,137.72	\$ 28,981.85	\$ 29,851.31	\$ 30,746.85	\$ 31,669.25	\$ 32,619.33	\$ 33,597.91	\$ 34,605.85	\$ 35,644.02	\$ 36,713.34	\$ 37,814.74

Replacement Reserve	3.5%	\$ 350.00	\$ 21,700.00	\$ 22,459.50	\$ 23,245.58	\$ 24,059.18	\$ 24,901.25	\$ 25,772.79	\$ 26,674.84	\$ 27,608.46	\$ 28,574.76	\$ 29,574.87	\$ 30,609.99	\$ 31,681.34	\$ 32,790.19	\$ 33,937.85	\$ 35,125.67
Operating Reserve	3.0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reserves			\$ 21,700.00	\$ 22,459.50	\$ 23,245.58	\$ 24,059.18	\$ 24,901.25	\$ 25,772.79	\$ 26,674.84	\$ 27,608.46	\$ 28,574.76	\$ 29,574.87	\$ 30,609.99	\$ 31,681.34	\$ 32,790.19	\$ 33,937.85	\$ 35,125.67

Non-Residential Expenses	0.0%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PROJECT EXPENSES	=		\$ 397,208.77	\$ 410,971.08	\$ 425,210.86	\$ 439,944.72	\$ 455,189.80	\$ 470,963.87	\$ 487,285.31	\$ 504,173.13	\$ 521,647.01	\$ 539,727.30	\$ 558,435.09	\$ 577,792.17	\$ 597,821.11	\$ 618,545.24	\$ 639,988.73

NET OPERATING INCOME (EGI - Total Expenses)	=	\$	59,391.63	\$	57,044.33	\$	54,504.93	\$	51,763.97	\$	48,811.61	\$	45,637.57	\$	42,231.17	\$	38,581.26	\$	34,676.24	\$	30,504.03	\$	26,052.02	\$	21,307.12	\$	16,255.67	\$	10,883.46	\$	5,175.69
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Additional Comments:

Form 8E: Operating Pro Forma Details

Project Name: ESCSS Family Housing Phase I

Vacancy Rates and Inflation Factors

Please explain how you arrived at the vacancy and inflation factors used in the Operating Pro Forma

We are using a 5% Vacancy Rate which is typical for underwriting purposes but is higher than the actual vacancy rate across our portfolio.

Operating Expense Estimates

Operating Expenses-

Management - On-site	Staff costs
Management - Off-site	Based on other Bellwether consultant projects
Accounting	Annual audits and tax returns
Legal Services	Based on other Bellwether consultant projects
Insurance	General liability and property insurance premiums
Real Estate Taxes	100% State Tax Exemption assumed
Marketing	Based on other Bellwether consultant projects
Security	Based on other Bellwether consultant projects
Maintenance and janitorial	Includes supplies, materials, tools and equipment, office expenses and maintenance overhead
Decorating/Turnover	Carpet Cleaning, Painting, Appliances, Blinds and other turnover costs
Contract Repairs	HVAC/Boiler, Windows and other contract repairs
Landscaping	Based on other Bellwether consultant projects
Pest Control	Based on other Bellwether consultant projects
Fire Safety	Based on other Bellwether consultant projects
Elevator	Elevator Monitoring
Water & Sewer	Based on per bedroom usage in new buildings
Garbage Removal	Based on per bedroom usage in new buildings
Electric	Based on per bedroom usage in new buildings
Oil/Gas/Other	Based on per bedroom usage in new buildings
Telephone	Telephone and internet
Other (identify and include cost estimate for each)	Based on other Bellwether consultant projects
	Based on other Bellwether consultant projects

Reserves-

Replacement Reserve	\$350 PUPY
Operating Reserve	

Form 9A: Project Team

Project Name: FSCSS Family Housing Phase I

Project Sponsor / Developer

Firm Name: FAMILY SUPPORT CENTER OF THE SOUTH SOUND (FSCSS)
Address: 3545 7TH AVE SW STE 200
City: OLYMPIA State: WA Zip Code: 98502
Federal Tax ID #: 91-2003828
Unified Business Identifier: 601-967-753

Executive

Director/CEO/President: TRISH GREGORY, EXECUTIVE DIRECTOR

Phone: 360-754-9297 x 206 Fax: N/A

Email: TRISHG@FSCSS.ORG

Contact Person and Title: TRISH GREGORY, EXECUTIVE DIRECTOR

Phone: 360-754-9297 Fax: _____

Email: TRISHG@FSCSS.ORG

Development Consultant

Firm Name: BELLWETHER HOUSING
Contact Person and Title: KASEY LIEDTKE, HOUSING DEVELOPER
Address: 1651 BELLEVUE AVENUE
City: SEATTLE State: WA Zip Code: 98122
Phone: 206.588.4803 Fax: N/A
Email: KLIEDTKE@BELLWETHERHOUSING.ORG

Architect

Firm Name: TBD
Contact Person and Title: _____
Phone: _____ Email: _____

Project Attorney

Firm Name: TBD
Contact Person and Title: _____
Phone: _____ Email: _____

Market Study Firm

Firm Name: TBD
Contact Person and Title: _____
Phone: _____ Email: _____

Form 9A: Project Team (Page 2)

Project Name: ESCSS Family Housing Phase I

Ownership Entity for Completed Project

Entity Name: TBD LLC

Address: _____

City: _____ State: _____ Zip Code: _____

Contact Person and Title: _____

Phone: _____ Email: _____

Federal Tax ID # _____

Property Management Firm

Firm Name: TBD

Contact Person and Title: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

General Contractor

Firm Name: TBD

Contact Person and Title: _____

Phone: _____ Email: _____

Evergreen Coordinator

Firm Name: TBD

Contact Person and Title: _____

Phone: _____ Email: _____

Property Seller/Lessor

Firm Name: N/A

Contact Person and Title: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Form 9B: Identity of Interest Matrix

Project Name: **BSCSS Family Housing Phase I**

	Ownership Entity	Project Sponsor/Developer	General Partner(s)	Party(ies) to a Joint Venture	Managing Member(s) of LLC	Company Member(s) and/or Managers of LLC	Seller/Lessor of Land or Building(s)	General Contractor(s)	Project Management	Engineer(s)	Architect(s)	Subcontractor(s)	Material Supplier(s)	Attorney(s)	Accountant(s)	Lender(s)	Property Manager	Syndicator(s)	Board Member(s)	Other
Project Sponsor/Developer	X																			
General Partner(s)		X																		
Party(ies) to a Joint Venture																				
Managing Member(s) of LLC		X	X																	
Company Member(s) and/or Manager(s) of LLC																				
Seller/Lessor of Land or Building(s) included in Project																				
General Contractor(s)																				
Project Management Consultant(s)																				
Engineer(s)																				
Architect(s)																				
Subcontractor(s)																				
Material Supplier(s)																				
Attorney(s)																				
Accountant(s)																				
Lender(s)																				
Property Manager																				
Syndicator(s)																				
Board Member(s)																				
Other:																				
Other:																				

Explanation of identified Identities of Interest:

Form 9C: Project Sponsor Experience

Project Name: ESCSS Family Housing Phase I

Sponsor History

Projects Completed	Project Type	Activity Type	Role (owner, developer, etc.)	City and State	# Units	Date Development Activities Began	On Time, On Budget?	Placed in Service Date	Type of Financing (HTF, HUD, etc.)
Pear Blossom Place	MF	R	Owner	Olympia, WA	6 units, plus 36 shelter beds	2013	Select...	2014	HTF, CDBG, HOME

Sponsor Pipeline

Projects Currently Being Developed	Project Type	Activity Type	Role (owner, developer, etc.)	City and State	# Units	Project Status	On Time, On Budget?	Projected PIS Date	Type of Financing (HTF, HUD, etc.)
Family Housing I	MF	NC	Owner	Olympia, WA	62	Predevelopment	Select...	1/1/2023	4% LIHTC, County, City, FHLB

Form 9D: Project Development Consultant Experience

Project Name: **ESCSS Family Housing Phase I**

Development Consultant History

Developer Consultant Name: **BELLWETHER HOUSING**

Projects Completed	Project Type	Activity Type	City and State	# Units	Date Development Activities Began	On Time, On Budget?	Placed in Service Date	Type of Financing (HTF, HUD, etc.)
Parker Apartments	MF	R	Seattle, WA	50	11/2012	Yes, Yes	01/2015	4% LIHTC, Bonds, OH, Sponsor Loan
Sunset House	MF	R	Seattle, WA	82	01/2010	Yes, Yes	07/2012	9% LIHTC, OH
Rose Street Apartments	MF	NC	Seattle, WA	71	03/2007	Yes, Yes	03/2011	4% LIHTC, Bonds, OH, CTED, King County DD, Capital Campaign
Canaday House	MF	NC	Seattle, WA	83	2007	Yes, Yes	07/2010	9% LIHTC, OH, King County, HUD, EDI Grant, HTF
Arbora Court	MF	NC	Seattle, WA	133	12/2016	Yes, Yes	06/ 2018	4% & 9% LIHTC, HTF, County, City
Anchor Flats	MF	NC	Seattle, WA	70	03/2015	Yes, Yes	06/2018	4% LIHTC, City
Compass Broadview	MF	NC	Seattle, WA	59	12/2017	Yes, Yes	02/2019	4% LIHTC, City
Valhalla	MF	R	Tacoma, WA	26	12/2016	Yes, Yes	08/2018	HOME, City

Development Consultant Pipeline

Projects Currently Being Developed	Project Type	Activity Type	City and State	# Units	Project Status	On Time, On Budget?	Projected Placed in Service Date	Type of Financing (HTF, HUD, etc.)
The Confluence	MF	NC	Tukwila, WA	103	Predevelopment	Yes, Yes	June 2020	4% LIHTC
Cedar Crossing	MF	NC	Seattle, WA	254	Predevelopment	Yes, Yes	May 2022	4% LIHTC, HTF, County, City
The Rise on Madison	MF	NC	Seattle, WA	250	Predevelopment	Yes, Yes	October 2022	4% & 9% LIHTC, HTF, County, City
Rose Street II	MF	NC	Seattle, WA	160	Predevelopment	Yes, Yes	February 2022	4% LIHTC

LIHTC ALLOCATION CRITERIA SCORING

Complete the Scoring Worksheet below by indicating the number of points in the green boxes and entering additional details where indicated. Please refer to Chapter 6 of the *Policies* (<http://www.wshfc.org/mhcf/9percent/2020application/c.Policies.pdf>) for definitions and specific details on each allocation criterion. By making a selection, the Project Owner agrees that, if it receives an Allocation of Credit, it will comply with all of the requirements related to the selected Allocation Criteria as set forth in the *Policies*. The Project Owner is responsible for demonstrating that the Project qualifies for all selected Allocation Criteria and ensuring that all required attachments are submitted.

**POINTS
SELECTED**

1 ADDITIONAL LOW-INCOME HOUSING SET-ASIDES

60

The Applicant commits the Project to serve the following combination of Income Set-Asides:

Lower Income County:	Select Lower Income County
Set-Aside Combination:	None
Higher Income County:	Select Higher Income County
Set-Aside Combination:	Option 2: 50% @ 30% AMI, 50% @ 50% AMI (60 Points)

Calculation of Units - Please fill in green fields

Low-Income Units		Income Target		Set-Aside Units
50%	@	30% AMI	=	31
0%	@	40% AMI	=	0
50%	@	50% AMI	=	31
0%	@	60% AMI	=	0
				62 Total Low-Income Housing Units

2 ADDITIONAL LOW-INCOME HOUSING USE PERIOD

44

Two points will be awarded for every year of the Additional Low-Income Housing Use Period up to 22 years.

- 22 years - 44 points

3 HOUSING COMMITMENTS FOR PRIORITY POPULATIONS

35

Indicate the Priority Population set-aside(s) below. If you select Category A or B, you may not select anything under Category C.

Category A. Supportive Housing for the Homeless (35 points - King and Non-Metro Pools; 25 points - Metro Pool)

50% of Total Housing Units as Supportive Housing for the Homeless (Non-Metro pool) - 35 Points

75% of units set aside for Homeless (King County only) =	0 units
50% of units set aside for Homeless (Metro and Non-Metro only) =	31 units

Category B. 75% Farmworker Housing (35 points)

No Points Taken

75% of units set aside for Farmworkers (Metro and Non-Metro only) =	0 units
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Category C. Housing Commitments for other Priority Populations (Up to Two - 10 points each)

No Points Taken

No Points Taken

20% of units set aside for Farmworkers =	0 units
20% of units set aside for Large Households =	0 units
20% of units set aside for Persons with Disabilities =	0 units
20% of units set aside for Permanent Housing for Homeless =	0 units
100% of units set aside for the Elderly =	0 units

4 LEVERAGE SCORING**10**

Points will be awarded to projects based on the percentage of "other sources leveraged" as a percentage of Total Project Costs.

Total Project Costs (from Form 6D, Cell G35):	20,564,625
Source of Funds:	City Home Levy
Amount of Funds:	\$ 1,000,000.00
Source of Funds:	County HOME
Amount of Funds:	\$ 372,585.00
Source of Funds:	State HTF
Amount of Funds:	\$ 3,515,868.28
Source of Funds:	FHLB
Amount of Funds:	\$ 1,000,000.00
Source of Funds:	City CDBG
Amount of Funds:	\$ 200,000.00
Source of Funds:	Enter name of Source
Amount of Funds:	\$ -
Total Amount of Leveraging:	\$ 6,088,453.28
Percentage of Total Project Costs:	29.6%
Points Earned	Non-Metro 23% and above - 10 Points

Please see Policies for a list of sources and exclusions.

5 PUBLIC LEVERAGE**2**

Two Points will be awarded to projects that have 50% or more public resources committed as part of the "other sources leveraged."

Total Amount of Leveraging:	\$ 6,088,453
Amount of Public Resources	\$ 6,088,453
Percentage of Leveraging:	100.0%

6 PROJECT-BASED RENTAL ASSISTANCE (PBRA)**2**

Points will be awarded to projects with Project-Based Rental Assistance that is committed at the time of application.

Type of Rental Assistance:	Project Based Vouchers
Number of Units with Rental Assistance:	8
Percent of Units with Rental Assistance:	13%

7 DEVELOPER FEES**10**

Project Owner makes a commitment to limit the maximum Developer Fees for the Project to:

10% - 10 Points

8 AT-RISK OF LOSS OR MARKET CONVERSION**0**

Points will be awarded to Rehabilitation projects with expiring federal use agreements that have received preapproval for being at risk of market conversion.

EXPIRING FEDERAL USE RESTRICTION:

At Risk Scenario	Chose which scenario puts units at risk
Type of federal use restriction:	Enter type of federal use restriction
Expiration date:	Enter expiration date of federal use restriction
Number of units at risk:	Enter number of units at risk

9 HISTORIC PROPERTY**0**

Five points will be awarded to New Production Projects meeting the definition of an Historic Property and using the federal Historic Tax Credit in their financing.

Not a Historic property

Number of Housing Units in Project:

0 units

Number of Housing Units in Buildings designated as historic property:

0 units

Percentage of Housing Units designated historic:

0 %

10 ELIGIBLE TRIBAL AREA**0**

Points will be awarded to those Projects located on an eligible Indian Reservation or within the service area of an eligible tribe.

Eligible Tribe:

Select tribal area

****Projects claiming these points are not eligible for points under #12-17 below.**

11 LOCATION EFFICIENT PROJECTS**0**

Two Points will be awarded to those Projects that provide nearby access to food and exceed the minimum Access to Services criterion of ESDS.

Select one:

No Points Taken

12 AREA TARGETED BY A LOCAL JURISDICTION**0**

Two Points will be awarded to Projects in King County or Metro Counties that are located in a specific geographic area that is targeted by the local jurisdiction for affordable housing.

Project is located in

Select location

13 COMMUNITY REVITALIZATION PLAN**0**

One Point will be awarded to Projects in King County or Metro Counties that contribute to a preapproved Community Revitalization Plan.

Project is located in

Select location

14 TRANSIT ORIENTED DEVELOPMENT**0**

One Point will be awarded to Projects in King County that are located within the 10-minute walkshed of a Transit Oriented Development.

Project is located in

Select Location

15 HIGH AND VERY HIGH OPPORTUNITY AREAS**0**

One Point will be awarded to Projects in King County that are located in a census tract determined to be a High or Very High Opportunity Area.

Project is located in

Select Location

16 JOB CENTERS	1
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One Point will be awarded to Projects in or near the top 50 Metro or Non-Metro job growth places.

Project is located in a Non-Metro County and within 10 mil Olympia

17 NONPROFIT SPONSOR	5
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Five Points will be awarded to those Projects that qualify under one of the three scenarios below. Indicate Nonprofit involvement below:

Nonprofit Only

18 DONATION IN SUPPORT OF LOCAL HOUSING NEEDS	5
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Five Points will be awarded to Projects whose Owners agree to contribute to a local Nonprofit Organization an amount depending on Total Project Costs:

\$0 - \$12,500,000 TPC = \$15,000 Donation
\$12,500,001 and above = \$25,000 Donation

19 EVENTUAL TENANT OWNERSHIP	0
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Two Points will be awarded to Projects that have a preapproved plan for eventual tenant ownership after the initial 15-year Compliance Period.

20 UTILITY ALLOWANCE OPTION	2
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Two Points will be awarded to Projects that use a utility allowance that is based on actual usage estimate or an energy consumption model.

21A COST CONTAINMENT INCENTIVE	0
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One Point will be awarded if the project is below the applicable TDC limit at the time of application.
Three Points will be awarded if the project is more than 5% below the TDC limit.
Six Points will be awarded if the project is more than 10% below the TDC limit.

Applicable Total Development Cost Limit:	\$	-
Project's Total Development Cost (from TDC Limit tab):	\$	-
Percentage below applicable TDC Limit:		#DIV/0!

TOTAL POINTS SELECTED BY APPLICANT	176
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21B COST CONTAINMENT INCENTIVE	0
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Projects will be awarded Two Points depending on how they compare to the applicable median Cost/SF in its TDC Limit Area.

Project's Total Development Cost (from TDC Limit tab):	0
Gross Residential Square Footage from CFA Form 2B:	0
Cost / SF:	#DIV/0!

TOTAL POINTS AWARDED	
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