



King County

Dow Constantine
King County Executive

News Release

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King County awards \$21.3 million countywide to create affordable and supportive housing projects **Housing awards create jobs for construction of 495 new units of housing around King County**

KING COUNTY – Creating housing opportunities for hundreds of local individuals and families in need, King County Executive Dow Constantine today announced \$21.3 million in grants and loans to create nearly 500 units of affordable housing and fund permanent supportive housing development across the county.

“These funds will create an estimated 600 family-wage construction jobs and boost the local economy, while providing safe and affordable housing to hundreds of local families struggling in this economy,” said Executive Constantine, who also serves as co-chair of the Governing Board for the Committee to End Homelessness in King County. “Thanks to the strength of our regional partnerships, we move one step closer to our goal of ending homelessness in King County.”

According to the National Association of Home Builders, every 100 units of multifamily housing developed generates 122 local jobs, \$7.9 million in local income and \$800,000 in taxes and other revenue for local governments.

Capital dollars will help create 495 new and preserved units of affordable housing, including 225 units specifically planned for households that are homeless or at risk of homelessness. Supportive services and rental assistance funding will help end the cycle of homelessness for another 730 very vulnerable persons.

Construction of the affordable housing is funded by a variety of federal and local sources:

- The voter-approved Veterans and Human Services Levy,
- The Regional Affordable Housing Program, a dedicated local source derived from a state-authorized surcharge on document recording fees
- Homeless Housing Act funds, a state-authorized surcharge on document recording fees specifically for homeless housing

- Local King County Housing Innovations for Persons with Developmental Disabilities funds, and
- Federal funds administered by the King County Consortium HOME Investment Partnerships Program, whose members include King County and most cities in King County outside the City of Seattle, which receives its own federal funding.

Projects awarded funding participated in two request for proposal (RFP) processes conducted in fall 2010. The awards respond to the most acute needs identified in the region, including the most vulnerable homeless persons and homeless young adults, while also addressing the pressing need for affordable housing throughout a number of the county's sub-regions.

The \$21.3 million administered by King County was part of a Combined Notice of Funding Availability (NOFA) for Homeless Housing announced in July 2010. This was the sixth countywide combined notice of funding availability (NOFA) process for capital, operating support, rental assistance and services funding for low-income housing and proposals that meet the goals of the Ten-Year Plan to End Homelessness.

Each year, public and private funders join together to refine and streamline the competitive process for applicant agencies and coordinate award decisions across funders. Instead of asking agencies to submit multiple applications at different times during the year, King County funders collaborate to coordinate the timing, materials and process so that agencies can attend joint funder pre-application meetings, submit a common application for housing capital, and submit one application for services, operating and rental assistance.

The capital portion of the awards (\$9.7 million) are administered by King County on behalf of a consortium of cities in the county, with award recommendations to the King County Executive made by an interjurisdictional Joint Recommendations Committee (JRC), made up of elected officials and high level executive branch staff from a representative number of cities, and from the county.

"The affordable housing capital funding round was very challenging," said Ava Frisinger, Mayor of Issaquah and Chair of the JRC. "The economic recession has drastically affected access to other funding, such as the Washington State Housing Trust Fund, which has put greater pressure on the need for local funds. We are very grateful to have local resources, such as the document recording fee surcharge revenues, the Veterans and Human Services Levy and federal HOME funds to award to affordable housing projects in King County."

The services and operating support portion of the awards (\$11.6 million) are recommended to the executive and directors of each fund source by one combined review team of joint public and private funder staff and key community partner representatives. United Way of King County is an important partner in this effort, adding its Campaign to End Chronic Homelessness funds to the joint application process. "United Way of King County is committed to ending homelessness.

Providing people with permanent housing and the services they need to become healthy is a key strategy to accomplish that goal,” said Jon Fine, CEO of United Way of King County. “When all of the funders work together with a common vision, we know that the dollars are being invested efficiently and will make the greatest impact in the community.”

A complete list of the Fall 2010 funding round awards follows.

Fall 2010 Affordable Housing Capital Funding Round - \$9.7 Million

The King County Housing and Community Development Program (HCD) is awarding \$9.7 million in loans to 11 local projects for the creation and preservation of affordable housing. The awards will be used to create and preserve 495 total affordable housing units in King County. Amendment funds were awarded to two projects that were previously funded, but required additional funding to move to completion. The amendment awards bring 49 units to completion.

The housing units will be affordable to households with incomes at or below 80 percent of the area's median income (AMI), with the majority of the awards supporting households at or below 50 percent of AMI, and a significant portion for households at or below 30 percent of AMI. A three-person household at 50 percent of median income earns \$38,550 annually; a single-person household at 50 percent of median earns \$30,000. Housing for households with incomes below 50 percent of AMI represents the region's area of greatest need.

Funding for the affordable housing capital RFP came from a variety of federal and local sources:

- Voter-approved Veterans and Human Services (VHS) Levy (\$1.25 million in capital funds)
- Regional Affordable Housing Program (RAHP) funds (\$2.5 million in capital funds), a dedicated local source derived from a state-authorized surcharge on document recording fees
- Homeless Housing Act funds (\$2.0 million in capital funds), a state-authorized surcharge on document recording fees specifically for homeless housing
- Local King County Housing Innovations for Persons with Developmental Disabilities funds (\$400,000)
- King County Consortium HOME Investment Partnerships Program federal funds (\$3.5 million.) Members of the HOME consortia include King County and most cities in King County outside the City of Seattle, which receives its own federal funding.

New Awards - Housing created or preserved

Plymouth Housing Group (PHG): Construct 81 studio units affordable to households with incomes at or below 30 percent of the AMI, with 40 units to be set aside for military veterans. The project will provide permanent supportive housing for single adults in recovery. Award: \$844,000 in RAHP funds. Agency contact: Paul Lambros, PHG, 206-374-9409 ext.121.

Low Income Housing Institute (LIHI): Construct 60 senior housing units. Of the 61, 45 units will be affordable to homeless senior households with incomes at or below 30 percent of AMI and 15 will be affordable to households at 50 percent of AMI. Award: \$500,000 in VHS Levy funds and RAHP funds. Agency contact: Sharon Lee, LIHI, 206-443-9935, ext. 111.

Downtown Emergency Services Center (DESC): Construct 87 studio units of permanent supportive housing for 67 chronically homeless people, with 20 units set aside for stabilized formerly homeless people who will move from other DESC projects. All units will be affordable to individuals with income at or below 30 percent of AMI. Award: \$900,000 in Veterans Levy and Homeless Housing funds. Agency contact: William Hobson, DESC, 206-957-2731.

Renton Housing Authority (RHA): Construct eight large family townhomes affordable to households with incomes at or below 30 percent of AMI. Project is the initial phase to the revitalization of the Sunset Terrace neighborhood. Award: \$1,950,000 in HOME Investment Partnerships Program funds. Agency contact: Mark Gropper, RHA, 425-226-1850 ext. 223.

Manufactured Housing Community Preservationists: Acquire and rehabilitate an existing 108-unit mobile home park, preserving permanent affordable housing for low-income homeowners. Seventy-one units are affordable to households with incomes at or below 50 percent of AMI, 22 units are affordable to households at or below 80 percent of AMI, and the balance of units are unrestricted. Award: \$1,300,000 in HOME Investment Partnerships funds. Agency contact: Greg Blount, Manufactured Housing Community Preservationists, 206-778-3998.

Terry Home: Construct a 12-bedroom home to provide permanent affordable housing for individuals with traumatic brain injury. Four of the beds will be set aside for veterans. Award: \$500,000 in Veterans and Human Service Levy funds. Agency contact: Myla Montgomery, Board President, Terry Home, 253-815-8633.

Community Homes: Acquire and rehabilitate a single family home to create five beds of permanent affordable housing for adult individuals with developmental disabilities. Award: \$400,000 in Housing Innovations for Persons with Developmental Disabilities funds. Agency contact: Vicki Isett, Executive Director, Community Homes, 425-443-7210.

Low Income Housing Institute: Construct a 57-unit apartment building to provide 29 units affordable to households at 30 percent of AMI, 15 units affordable to households at 40 percent of AMI and 13 units affordable to households at 60 percent of AMI. Twelve of the units will be set-aside for homeless households. Award: \$500,000 in Veterans Levy funds, Homeless Housing funds, and RAHP funds. Agency contact: Sharon Lee, LIHI, 206-443-9935 ext. 111.

Downtown Action to Save Housing (DASH): Rehabilitate an 84-unit retirement facility, of which 64 units are rent restricted. Ten units are affordable to households at 30 percent of AMI, 24 units are affordable to households at 50 percent of AMI, and 30 units are affordable to households at 60 percent of AMI. Award: \$1,200,000 in RAHP, Human Service Levy, and HOME Investment Partnerships funds. Agency contact: Gregory Russell, DASH, 425-462-4700.

Habitat for Humanity of Seattle/South King County: Acquire and rehabilitate a foreclosed home in the Westway neighborhood of Federal Way and sell the home to an income-qualified homebuyer with an income at or below 60 percent of AMI.

Award: \$40,000 in RAHP funds. Agency contact: Martin Kooistra, Habitat for Humanity, 206-292-5240, ext. 101.

A Regional Coalition for Housing (ARCH)/ Washington State Housing Finance Commission: Provide down payment assistance loans to 27 income-qualified homebuyers in East King County. Award: \$300,000 in HOME Investment Partnerships Program funds. Agency contact: Arthur Sullivan, ARCH, 425-861-3677.

Amendment Awards

Sound Mental Health: Rehabilitate the Holly Creek Apartments in Des Moines to provide 18 units of permanent affordable housing for individuals with severe and persistent mental illness. Award: \$475,416 in Homeless Housing funds. Agency contact: Paul Eisenhauer, Sound Mental Health, 206-818-7415.

King County Housing Authority (KCHA): Rehabilitate a 32-unit apartment complex in Tukwila to provide permanent supportive housing for individuals with chronic mental illness. Award: \$588,674 in Homeless Housing and Mental Illness and Drug Dependency funds. Agency contact: Stephen Norman, KCHA, 206-574-1108.

Fall 2010 RFP for Services, Operating Support and Rental Assistance **Total Awards: \$11.6 million**

King County joined with other funders to award \$11.6 million in services, operating support, and rental assistance funds in 20 multi-year awards and two short-term awards based on the Fall 2010 RFP responses. Funding will help to provide new rental subsidies, operating support, housing stabilization services, and other critical supports that will help end the cycle of homelessness for more than 730 homeless households annually.

Fund sources for services, operating support and rental assistance awards include:

- King County Homeless Housing and Services Fund (HHSF) Document Recording Fees (House Bill 2163,1359 and 2331): \$4.9 M
- King County Mental Illness and Drug Dependency (MIDD) Sales Tax Collections: \$2 M
- King County Veterans and Human Services Levy (VHS Levy): \$1 M
- City of Seattle Human Services Department (HSD) Housing First: \$650,000
- United Way of King County (UWKC) Campaign to End Chronic Homelessness: \$740,000
- King County Housing Authority (KCHA) Section 8 Subsidies: \$1 M (17 Project-based Section 8 rental subsidies)

- Seattle Housing Authority (SHA) Section 8 Subsidies: \$1.3 M (37 Project-based Section 8 rental subsidies)

Fall 2010 Funding Round Awards

- **Asian Counseling and Referral Service (ACRS), Housing Opportunities to Encourage Self-Sufficiency (HOPES) Program** – Maintains services for 40 households in permanent housing who are living with serious mental illness and who have multiple barriers to housing stability. Award: \$98,477 of HHSF funding annually for five years for case management services. Contact: Yoon Joo Han, ACRS, 206-695-7591.
- **Catholic Housing Services, Parke Studios at The Josephinum** – Maintains services for 12 units of permanent supportive housing at The Josephinum Apartments in Seattle for chronically homeless women. Award: \$82,915 of HHSF funding annually for five years for case management services. Contact: Shelley Dooley, Catholic Housing Services, 206-328-5789.
- **Catholic Housing Services, Katherine’s Place Apartments** – Converts 10 units of transitional housing to permanent housing in Seattle for homeless families with very low incomes, chronic medical conditions, and multiple barriers to housing stability. Award: \$61,117 of HHSF funding annually for two years for case management services. Contact: Shelley Dooley, Catholic Housing Services, 206-328-5789.
- **Downtown Emergency Service Center, Kerner-Scott House Clean and Sober** – Adds intensive services to support 15 units of permanent housing under a new model of abstinence-expected permanent supportive housing for dual-diagnosed homeless clients in Seattle. Award: \$72,483 of MIDD and VHS Levy funding annually for five years for case management services. Contact: Daniel Malone, DESC, 206-515-1525.
- **Eastside Interfaith Social Concerns, Congregations for the Homeless Permanent Supportive Housing** – Makes available 10 new units of permanent supportive housing in the private rental market for long-term homeless adults in East King County. Award: \$87,340 of HHSF funding annually for five years for rental assistance and case management services. Contact: Steve Roberts, Eastside Interfaith Social Concerns, 206-295-7803.
- **Eastside Interfaith Social Concerns, Sophia’s Home** – Creates 17 new units of permanent supportive housing for chronically homeless women in East King County. Award: \$77,908 of HHSF and UWKC funding for case management services annually for five years, with 17 KCHA Project-based Section 8 rental subsidies. Contact: Helen Leuzzi, The Sophia Way, 425-417-7575.
- **Evergreen Treatment Services, Respite Case Management Program (REACH)** – Maintains services for 20 households in permanent housing and provides additional case management services. This project serves eligible individuals admitted to Medical Respite who are disabled, chronically homeless and chemically dependent, face multiple barriers to housing and need the assistance of a case manager to obtain and maintain permanent housing.

Award: \$138,824 of MIDD and UWKC funding annually for five years for case management services. Contact: Ron Jackson, Evergreen Treatment Services, 206-223-3644.

- **Harborview Medical Center, Harborview Mental Health Services** – Provides support services to 25 chronically and long-term homeless adults who are disabled by mental illness and/or are chemically addicted and living in homeless shelters, tents, the streets, or cars. The rental subsidies are provided in partnership with the King County Shelter Plus Care program. Award: \$90,000 of HHSF and HSD funding annually for five years for case management services. Contact: Sunny Lovin, Harborview Medical Center, 206-744-9664.
- **Hopelink, Hopelink Permanent Supportive Housing** – Provides support services to 10 homeless families with very low incomes and multiple barriers to housing stability, and creates two new units of permanent housing in East King County. Award: \$49,420 of HHSF funding annually for four years for rental assistance and case management services. Contact: Meghan Altimore, Hopelink, 425-829-1241.
- **King County Mental Health, Chemical Abuse and Dependency Services Division, Forensic Assertive Community Treatment (FACT)** – Maintains Assertive Community Treatment, which includes community outreach and intensive support/wraparound services for up to 50 participants who are diagnosed with severe mental health disorders, are involved with the criminal justice system, and are high users of the King County Jail. Maintains contract monitoring, technical assistance and program administration. Award: \$330,000 of MIDD funding for six months for program administration and FACT services. Contact: Dave Murphy, King County, 206-263-8954.
- **Low Income Housing Institute, University Apartments** – Operating support for 62 newly constructed units of permanent supportive housing in Seattle’s University District. The project will house chronically homeless persons; persons with serious mental illness, including those with dual diagnoses of mental illness and substance abuse; persons exiting institutions; and persons who are the highest utilizers of publicly funded crisis-intervention services. Award: \$50,000 of VHS Levy funding annually for five years for operating support, with 28 SHA Project-based Section 8 rental subsidies. Contact: Karen Anderson-Bittenbender, LIHI, 206-383-2983.
- **Muslim Housing Services, Homeless Families and Youth** – Makes available 12 new units of permanent housing with support services in the private rental market in Seattle and South King County for homeless refugee and immigrant families with very low incomes and multiple barriers to housing stability. Award: \$225,600 of HHSF funding for rental assistance and HSD funding for case management services annually for five years. Contact: Mohamed Aden, Muslim Housing Services, 206-723-1712.
- **Plymouth Housing Group (PHG), Housing Options Program** – Maintains services for 53 subsidized conventional apartment units for long-term, stable tenants and 25 permanent supportive housing units for homeless offender clients participating in the King County Criminal Justice Initiative Integrated Dual

Disorder Treatment and Housing Vouchers Program. This graduation program serves homeless single adults with extremely low incomes, many of whom are disabled with mental illness, chemical addiction, and other chronic conditions. The program enables PHG to appropriately house and serve clients with varying levels of need. Award: \$151,679 of HHSF funding annually for five years for case management services. Contact: Kathy Roseth, PHG, 206-374-9409.

- **Renton Housing Authority and Catholic Community Services, The Cedars Project** – Provision of services for homeless households in 10 units of permanent housing master leased with Catholic Community Services. The project will house chronically homeless persons; persons with serious mental illness, including those with dual diagnoses of mental illness and substance abuse; and persons who are high utilizers of publicly funded crisis-intervention services. Award: \$56,289 of HHSF and UWKC funding annually for five years for case management services. Contact: Jill Richardson, RHA, 425-226-1850.
- **St. Andrew’s Housing Group, (SAHG) Andrew’s Glen** – Provision of services for 40 units of newly constructed permanent housing in Bellevue for 30 homeless single adults, young adults, and families, including veterans and chronically homeless individuals; and for 10 affordable housing units available for families and individuals unable to afford market rate rents, supported through Section 8 vouchers. Award: \$38,500 of VHS Levy funding annually for five years for case management services. Contact: Ann Levine, SAHG, 425-391-2300.
- **St. Andrew’s Housing Group, Francis Village** – Provision of services for 60 units of newly constructed permanent housing in Kirkland for 45 homeless single adults, young adults and families, including veterans and their families; and for 15 affordable housing units available to families and individuals unable to afford market rate rents. Award: \$44,794 of VHS Levy funding annually for five years for case management services. Contact: Ann Levine, SAHG, 425-391-2300.
- **Sound Mental Health, South King County Housing First Expansion** – Provides outreach, engagement, and support services to chronically homeless adults in South King County and works to rapidly house them in permanent supportive housing. Services enable clients to live in the community with minimal dependence on acute care resources and minimal involvement with public safety and criminal justice staff and programs. Award: \$66,263 of MIDD funding for six months for case management services. Contact: Trish Blanchard, Sound Mental Health, 206-302-2360.
- **Sound Mental Health, University Apartments** – Provision of services for 62 units of newly constructed permanent supportive housing in Seattle’s University District. The project will house chronically homeless persons; persons with serious mental illness, including those with dual diagnoses of mental illness and substance abuse; persons exiting institutions; and persons who are the highest utilizers of publicly funded crisis-intervention services. Award: \$152,982 of MIDD and UWKC funding for five years for case management services. Contact: Trish Blanchard, Sound Mental Health, 206-302-2360.

- **Transitional Resources, Avalon Place** – Provision of services for 16 new units of permanent housing in Seattle for homeless veterans and their families, including chronically homeless veterans. Award: \$67,939 of HHSF, MIDD, and UWKC funding annually for five years for case management services, with nine SHA project-based Section 8 rental subsidies. Contact: Darcell Slovek-Walker, Transitional Resources, 206-883-2026.
- **Valley Cities Counseling and Consultation (VCCC), Homeless Services Enhancement Program Expansion** – Provides access to 10 units of permanent housing for homeless single adults and families, including veterans and chronically homeless individuals who may be living with serious mental illness or may be high utilizers of publicly funded crisis-intervention services. Award: \$110,556 of VHS Levy funding for rental assistance annually for two years. Contact: Dawn Cherne, VCCC, 253-205-0558.
- **YMCA of Greater Seattle, Home At Last** – Provides access to 15 new units of service-enriched, permanent housing in the private rental market in Seattle for young adults ages 18 to 24. The project will specifically seek to house young adults who have been homeless for over one year, have had multiple episodes of homelessness, and who are living with mental health issues or other disabilities. Award: \$194,163 of HHSF funding annually for five years for rental assistance and case management services and rental assistance. Contact: Brooke Knight, YMCA of Greater Seattle, 206-749-7551.
- **YWCA of Seattle, King, and Snohomish Counties, Family Homelessness Program** – Maintains services for approximately 60 families each year struggling with issues that threaten their housing stability. All households served by this program are living in units subsidized by KCHA Section 8 rental subsidies. Award: \$100,000 of HHSF funding for case management services annually for two years. Contact: Linda Rasmussen, YWCA of Seattle, King, and Snohomish Counties, 206-336-4640.