

Thursday, May 12, 2016

HTF Stakeholders,

The 2015-2017 Capital Budget appropriation requires Department of Commerce to fund projects that will serve specific target populations (2EHB-1115, ESHB-2380). Commerce has not yet produced the home/unit and bed targets for the following populations: (a) People with chronic mental illness; (b) Homeless families with children; (c) People with disabilities; (d) Veterans; (e) Homeless youth; (f) Farmworker homes; (g) Farmworker seasonal beds.

With \$165M in Stage 1 requests and approximately \$20-25M available (including HOME and National Housing Trust Fund), Commerce is compelled to provide some guidance regarding our initial review and the potential competitiveness of a project based on the limited information provided by applicants in their Stage 1 applications.

Commerce is aware a project can make progress or experience setbacks between the Stage 1 and Stage 2 rounds, therefore, applicants are encouraged to approach this funding round with additional scrutiny, as a very limited number of projects are likely to be funded in 2016.

Projects serving one of the legislative categories that have not been met (Section A below) are invited to apply in the 2016 Stage 2 round, specifically the projects with a "High" indicator. The projects in Section B are not encouraged to apply in Stage 2, as the population they propose to serve is not within a legislative target category or is in a category that has already been met in 2015.

Stage 1 applications that have been preliminarily determined to be "High" are for projects that:

- have a larger share of their units set-aside for the 2015-2017 unmet legislative categories (2EHB-1115, ESHB-2380);
- serve the lowest income populations (RCW 43.185.010, RCW 43.185.070(5)(i));
- propose utilization of privately-owned housing stock (RCW 43.185.070(4));
- leverage a higher level of funds from other sources and/or request fewer Housing Trust Fund dollars per unit, in order to meet the Capital Budget min. unit count (2EHB-1115, ESHB-2380).

Special consideration was given to projects located in rural areas. Housing Trust Fund statute requires 30% of the funds in a funding cycle to benefit rural projects (RCW 43.185.050). Also, special consideration was given to projects that applied for Ultra-High Energy Efficiency (UHEE) funding, to allow Commerce to fully utilize the UHEE appropriation (2EHB-1115, ESHB-2380).

This assessment is solely based on the limited information provided in the Housing Trust Fund Stage 1 applications. A full project evaluation and underwriting review at Stage 2 will determine the ultimate competitiveness of a project and, in addition to the criteria listed above, will include standard underwriting measures such as financial performance, site control, organizational capacity and history with the Housing Trust Fund, project readiness, and level of proposed services.

Washington State Housing Trust Fund
2016 Funding Round
Stage 2 Invitation List

Section A. Projects serving one or more unmet legislative target populations ("High" projects encouraged to apply in Stage 2)

App. #	Applicant	Project	Urban/ Rural	City	County	Target Population ¹	Beds	Units	HTF Request	UHEE Request	Competitiveness
M16K01	ARCH	East King County Permanent Emergency Women and Family Shelter	U ²	Kirkland	King	HwC, Dis	50	0	\$ 1,000,000.00	\$ -	High
M16K02	Auburn Youth Resources	Arcadia Federal Way -Youth and Young Adult	U	Federal Way	King	HY	12	15	\$ 1,060,400.00	\$ 304,000.00	High
M16K03	Auburn Youth Resources	Arcadia Tukwila, SeaTac & Burien YYA	U	Tukwila	King	HY	12	15	\$ 1,060,400.00	\$ 304,000.00	High
M16U07	Catholic Housing Services of Eastern Washington	Holy Names Homeless Families	U	Spokane	Spokane	HwC	0	75	\$ 2,000,000.00	\$ -	High
M16U08	Catholic Housing Services of Western Washington (CHS)	Everett Permanent Supportive Housing	U	Everett	Snohomish	CMI, Dis	0	70	\$ 2,050,000.00	\$ -	High
M16R10	Catholic Housing Services of Western Washington (CHS)	Whatcom Farmworker Housing	R	Ferndale	Whatcom	FW-P	0	70	\$ 3,000,000.00	\$ -	High
M16U11	Chelan Douglas Community Action Council	Mission Avenue Apartments	U	Wenatchee	Chelan	Dis, V, FW-P, HwC	0	58	\$ 1,000,000.00	\$ 500,000.00	High
M16K15	Compass Housing Alliance	Compass Housing Alliance - Broadview	U	Seattle	King	HwC, Dis	0	59	\$ 2,000,000.00	\$ -	High
M16K16	Congregations for the Homeless	East King County Men's Shelter	U	Bellevue	King	CMI, Dis, V	100	0	\$ 1,400,000.00	\$ -	High
M16K17	DESC	DESC Project 2016	U	Seattle	King	CMI	0	100	\$ 2,500,000.00	\$ -	High
M16U18	Foundation For the Challenged	FFC Homes XI	U	Vancouver, Olympia/Lacey, Puyallup, Kent/Auburn, Bellingham	Clark, Thurston, Pierce, King, Whatcom	Dis	18	0	\$ 2,429,000.00	\$ -	High
M16R19	Genesis Housing Services	Royal City Family Housing II	R	Royal City	Grant	FW-P	0	71	\$ 750,000.00	\$ -	High
M16U21	Homes First!	Five Scattered Site Affordable Rentals for Homeless Families	U	Olympia, Yelm, Tumwater	Thurston	HwC	0	5	\$ 250,000.00	\$ -	High
M16U20	Homes First!	Cottage Community for Homeless Veterans	U	Tumwater	Thurston	HwC, V	0	6	\$ 250,000.00	\$ 125,000.00	High
M16U32	Housing Authority of the City of Longview	Cowlitz Homeless Youth Shelter and Services	U	Longview	Cowlitz	HY	20	0	\$ 279,375.00	\$ -	High
M16k37	Imagine Housing	30Bellevue	U	Bellevue	King	Dis, HwC	0	63	\$ 2,000,000.00	\$ -	High
M16R40	Joint Pacific County Housing Authority	Driftwood Point	R ²	Long Beach	Pacific	HwC, Dis, V	0	16	\$ 2,332,241.27	\$ -	High
M16U46	Multi Service Center	Multi Service Center Tacoma Veterans Project	U	Tacoma	Pierce	V	0	53	\$ 2,200,000.00	\$ -	High
M16k48	Navos	Navos Mental Health Housing	U	Burien	King	CMI	0	34	\$ 3,000,000.00	\$ -	High
M16K53	Parkview Services	Parkview Homes XIV - Riverton Park	U	Tukwila	King	Dis	6	0	\$ 1,848,000.00	\$ 600,000.00	High
M16U52	Parkview Services	Parkview Homes XIII	U	TBD	Snohomish	Dis	6	0	\$ 800,000.00	\$ -	High
M16U58	PROVAIL	PROVAIL Traumatic Brain Injury Residential Facility II	U	Bellingham	Whatcom	Dis	8	0	\$ 1,550,000.00	\$ -	High
M16R71	Trillium Housing Services	Pat Chee 24 Junction	R	Mattawa	Grant	Dis, V, FW-P, HwC	0	60	\$ 1,000,000.00	\$ 500,000.00	High
M16U72	Trillium Housing Services	Stonewood	U	Yakima	Grant	Dis, V, FW-P, HwC	0	60	\$ 1,000,000.00	\$ 500,000.00	High
M16K73	Valley Cities	Phoenix Rising - Phase three	U	Auburn	King	CMI	0	12	\$ 2,138,149.00	\$ -	High
M16R75	WAFLA (was Washington Farm Labor Association)	Buena Vista - Phase 1	R	Omak	Okanogan	FW-S	150	0	\$ 3,000,000.00	\$ -	High
M16R76	Washington Growers League	Mattawa Seasonal Farmworker Housing	R	Mattawa	Grant	FW-S	192	0	\$ 3,000,000.00	\$ -	High
M16U78	Yakima Neighborhood Health Services (YNHS)	Yakima Community Service Center	U	Yakima	Yakima	CMI, HwC	35	0	\$ 2,350,000.00	\$ 450,000.00	High
M16K05	Capitol Hill Housing	Broadway TOD: B-North Site	U	Seattle	King	Dis	0	99	\$ 1,000,000.00	\$ -	Medium
M16U06	Catholic Charities Housing Services Diocese of Yakima (CCHS)	Wenatchee Supportive Housing Community	U	Wenatchee	Chelan	CMI	0	64	\$ 2,500,000.00	\$ -	Medium
M16U12	Cocoon House	Pine Street Youth Center	U	Everett	Snohomish	HY	16	16	\$ 2,750,000.00	\$ -	Medium
M16U13	Community Action Center (CAC)	River View Apartments phase 1	U	Pullman	Whitman	Dis, V, HwC	0	30	\$ 2,992,402.62	\$ 507,000.30	Medium
M16K14	Community House	23rd and Jackson Mixed Use	U	Seattle	King	CMI	0	108	\$ 3,000,000.00	\$ -	Medium
M16U22	Housing Authority City of Kennewick	Nueva Vista, Phase II	U	Kennewick	Benton	Dis, HwC	0	28	\$ 1,075,522.00	\$ -	Medium
M16R23	Housing Authority of Chelan County & the City of Wenatchee	Mountainview	R	Entiat	Chelan	FW-P	0	37	\$ 1,750,000.00	\$ -	Medium
M16R25	Housing Authority of Grays Harbor	Grays Harbor Senior Housing 9	R	Aberdeen, Hoquiam	Grays Harbor	Dis	0	239	\$ 2,000,000.00	\$ -	Medium
M16R26	Housing Authority of Okanogan County	Meadow Point	R	Omak	Okanogan	FW-P	0	47	\$ 2,500,000.00	\$ -	Medium
M16U27	Housing Authority of Skagit County	Mt Vernon Family Housing	U	Mount Vernon	Skagit	FW-P	0	51	\$ 2,250,000.00	\$ -	Medium
M16U30	Housing Authority of the City of Bellingham	Samish Way Redevelopment Phase 1	U	Bellingham	Whatcom	Dis, HwC	0	72	\$ 2,500,000.00	\$ -	Medium
M16U31	Housing Authority of the City of Everett	Town Houses at Baker Heights	U	Everett	Snohomish	Dis, HwC	0	60	\$ 2,000,000.00	\$ -	Medium
M16R33	Housing Authority of the City of Yakima	Cosecha Court II	R ²	Granger	Yakima	FW-S	160	0	\$ 3,000,000.00	\$ -	Medium
M16K34	Housing Authority of the County of King (dba KCHA)	Vantage Point	U	Renton	King	Dis	0	77	\$ 1,000,000.00	\$ -	Medium
M16U35	Housing Hope	HopeWorks Station	U	Everett	Snohomish	HY	0	76	\$ 2,500,000.00	\$ 1,000,000.00	Medium
M16U36	Housing Resources Bainbridge	Housing Resources Bainbridge - New Brooklyn Glen Townhomes	U	Bainbridge Island	Kitsap	Dis	0	60	\$ 3,000,000.00	\$ 500,000.00	Medium

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Section A. (continued)

App. #	Applicant	Project	Urban/ Rural	City	County	Target Population ¹	Beds	Units	HTF Request	UHEE Request	Competitiveness
M16U42	Low Income Housing Institute	Oak Harbor Family Housing	U	Oak Harbor	Island	Dis, HwC,V	0	44	\$ 3,000,000.00	\$ -	Medium
M16K43	Low Income Housing Institute	Renton Commons	U	Seattle	King	Dis, HwC,V	0	48	\$ 3,000,000.00	\$ -	Medium
M16K44	Mental Health Housing Foundation	Auburn Homestead	U	Auburn	King	CMI	0	11	\$ 1,497,336.12	\$ -	Medium
M16U49	NEXT STEP HOUSING	THE BICYCLE APARTMENTS LLC	U	Yakima	Yakima	Dis, V	0	78	\$ 3,000,000.00	\$ 500,000.00	Medium
M16R50	OPAL Community Land Trust	North Beach Road Rental Residences	R	Eastsound	San Juan	Dis, HwC	0	30	\$ 2,664,386.00	\$ -	Medium
M16U51	Opportunity Council	22 North	U	Bellingham	Whatcom	CMI, HY	0	40	\$ 3,000,000.00	\$ 700,000.00	Medium
M16U59	REACH Community Development	Isabella Court Phase II	U	Vancouver	Clark	Dis	0	49	\$ 2,300,000.00	\$ -	Medium
M16K60	Renton Housing Authority	Harrington Park Family Housing	U	Renton	King	HwC	0	19	\$ 950,000.00	\$ -	Medium
M16U61	Sea Mar Community Health Centers	Vancouver Family Housing	U	Vancouver	Clark	Dis, HwC, V	0	60	\$ 3,000,000.00	\$ -	Medium
M16K64	Solid Ground	Santos Place New Units and Santos/Sandpoint Family Housing Resyndication	U	Seattle	King	Dis	0	75	\$ 300,000.00	\$ -	Medium
M16U65	Spokane Housing Authority	Fisher Building	U	Cheney	Spokane	HwC	0	45	\$ 1,325,000.00	\$ -	Medium
M16U66	Spokane Housing Ventures	West Mallon Heights	U	Spokane	Spokane	Dis, V	0	48	\$ 1,620,000.00	\$ -	Medium
M16U67	St. John's Properties	Canterbury Court	U	Spokane	Spokane	Dis	0	125	\$ 845,000.00	\$ -	Medium
M16U68	Tacoma Housing Authority	Hope Lights	U	Tacoma	Pierce	Dis	0	80	\$ 2,929,500.00	\$ -	Medium
M16U69	Transitional Programs for Women, dba Transitions	Permanent Supportive Housing	U	Spokane	Spokane	CMI, HwC	0	24	\$ 2,847,820.06	\$ 745,658.00	Medium
M16U70	Trillium Housing Services	Grand Boulevard	U	Vancouver	Clark	Dis, V, HwC	0	26	\$ 1,000,000.00	\$ 500,000.00	Medium
M16U74	Vancouver Housing Authority	Caples Terrace	U	Vancouver	Clark	Dis, HwC, HY	0	25	\$ 1,500,000.00	\$ -	Medium
M16R77	Yakama Nation Housing Authority	White Swan Workforce Housing	R	White Swan	Yakima	FW-P	0	20	\$ 3,000,000.00	\$ -	Medium

Section B. Projects not serving a legislative target or serving a target that has been already met (projects unlikely to be funded in 2016)

App. #	Applicant	Project	Urban/ Rural	City	County	Target Population ¹	Beds	Units	HTF Request	UHEE Request
H16R01	Arc of Spokane, The	The Arc of Spokane Home Ownership Opportunities	R	TBD	Spokane, Lincoln, Stevens, Ferry, Pend Oreille, Whitman, Adams	HO	-	10	\$ 238,265.00	\$ -
M16U04	Beacon Communities, Inc. (formerly ABHoW)	15th and Tacoma Avenue Apartments	U	Tacoma	Pierce	S	-	71	\$ 2,500,000.00	\$ -
H16U02	Evergreen Habitat for Humanity	Nicholson Commons	U	Vancouver	Clark	HO	-	9	\$ 440,000.00	\$ -
H16U03	Habitat for Humanity of Kitsap County	Harris Court Low-Income Neighborhood Community Solar Project	U	Port Orchard	Kitsap	HO	-	32	\$-	\$ 250,000.00
H16U04	Habitat for Humanity of Kitsap County	Harris Court Low-Income Neighborhood Solar Project	U	Port Orchard	Kitsap	HO	-	20	\$-	\$ 250,000.00
H16U05	Habitat for Humanity of Kitsap County	Harris Court Neighborhood	U	Port Orchard	Kitsap	HO	-	10	\$ 600,000.00	\$ 250,000.00
H16K06	Habitat for Humanity of Seattle/King County	Meagan's Meadow - Veterans Community	U	Pacific	King	HO	-	9	\$ 450,000.00	\$ -
H16R07	Habitat for Humanity of Spokane	Hope Meadows III	R	Deer Park	Spokane	HO	-	20	\$ 600,000.00	\$ -
H16U08	HomeSight	HomeSight Purchase Assistance 2016	U	TBD	TBD	HO	-	21	\$ 600,000.00	\$ -
H16K09	Homestead Community Land Trust	Homestead Rebuilding Communities	U	Seattle	King	HO	-	10	\$ 500,000.00	\$ -
H16K10	Homestead Community Land Trust	Riverton Park	U	Tukwila	King	HO	-	5	\$ 1,848,000.00	\$ 600,000.00 *
M16R24	Housing Authority of Grays Harbor	Grays Harbor Affordable Housing 4	R	Aberdeen, Elma, Hoquiam	Grays Harbor	G	-	176	\$ 1,000,000.00	\$ -
M16U28	Housing Authority of Skagit County	Mount Vernon Supportive Housing	U	Mount Vernon	Skagit	G	-	75	\$ 3,000,000.00	\$ -
M16U29	Housing Authority of Snohomish County (HASCO)	Tall Firs	U	Mountlake Terrace	Snohomish	S	-	39	\$ 400,000.00	\$ -
M16K38	InterIm Community Development Association	307 Maynard	U	Seattle	King	G	-	128	\$ 3,000,000.00	\$ -
M16K39	InterIm Community Development Association	Panama Hotel	U	Seattle	King	G	-	60	\$ 2,000,000.00	\$ -
H16U11	Kulshan Community Land Trust	Low-Income Homeownership in Whatcom County	U	TBD	Whatcom	HO	-	10	\$ 300,000.00	\$ 125,000.00
H16U12	Kulshan Community Land Trust	Telegraph TownHomes	U	Bellingham	Whatcom	HO	-	12	\$ 360,000.00	\$ 146,400.00
M16K41	Laborers Local 242 Home Development Corporation	Laborers Belltown Workforce Housing	U	Seattle	King	G	-	82	\$ 1,500,000.00	\$ -
M16U45	Mercy Housing Northwest	MHNW Snohomish Redevelopment	U	Granite Falls, Lake Stevens, Marysville, Monroe	Snohomish	S	-	163	\$ 3,000,000.00	\$ -
M16U47	Multi Service Center	MSC Pierce County Portfolio	U	Gig Harbor	Pierce	S	-	53	\$ 1,150,000.00	\$ -

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Section B. (continued)

App. #	Applicant	Project	Urban/ Rural	City	County	Target Population ¹	Beds	Units	HTF Request	UHEE Request
H16U13	Parkview Services	Parkview Homeownership 9	U	TBD	King, Snohomish, Skagit	HO		12	\$ 600,000.00	\$ -
M16R54	Peninsula Housing Authority	Lincoln School	R	Port Townsend	Jefferson	S	-	43	\$ 2,275,835.00	\$ -
H16U14	Pierce County Coalition for Developmental Disabilities	PC2 Homeownership Program	U	TBD	Pierce	HO		10	\$ 396,000.00	\$ -
M16K55	Plymouth Housing Group	First Hill Senior Apartments	U	Seattle	King	S	-	97	\$ 3,000,000.00	\$ -
M16K57	Plymouth Housing Group	Plymouth on Terry	U	Seattle	King	G	-	87	\$ 3,000,000.00	\$ -
M16K56	Plymouth Housing Group	Haddon Hall Rehab Construction	U	Seattle	King	G	-	54	\$ 650,000.00	\$ -
H16R15	San Juan Community Home Trust	Sun Rise Phase 2B	R	Friday Harbor	San Juan	HO		6	\$ 300,000.00	\$ -
M16K62	Seattle Chinatown/ID Preservation and Dev. Authority	International District Village Square III (IDVS 3)	U	Seattle	King	G	-	56	\$ 3,000,000.00	\$ -
M16U63	Shelter America Group	SAG Kitsap County Preservation	U	Silverdale, Port Orchard	Kitsap	S	-	80	\$ 1,300,000.00	\$ -
H16U16	South Puget Sound Habitat for Humanity	Deyoe Vista: Phase IV	U	Lacey	Thurston	HO		4	\$ 296,978.00	\$ -
H16U18	Vancouver Affordable Housing	Vancouver Homebuyer Assistance	U	Vancouver	Clark	HO		7	\$ 210,000.00	\$ -
M16U79	YWCA Seattle King Snohomish	YWCA Scattered Site Multifamily Acquisition and Rehabilitation	U	Lynnwood, Mountlake Terrace, Everett	Snohomish	G	-	220	\$ 2,175,000.00	\$ -

*The Legislature appropriated \$600,000 from the UHEE program to the Riverton Park project in the 2016 Supplemental Capital

¹ Target Population Abbreviations	
CMI = People with chronic mental illness	HY = Homeless Youth
Dis = People with disabilities	FW-P = Farmworker homes
HwC = Homeless Families with Children	FW-S = Farmworker seasonal beds
V = Veterans	S = Seniors
G = General low-income or special needs	HO = Homeownership

²Urban/Rural designation corrected 2016.05.18