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ROB MCKENNA
Introduced by: Cynthia Sullivan

Proposed No.: 98-440

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7
8 ORDINANCE NO. **13244**
9

10 AN ORDINANCE authorizing the sale of five parcels of
11 surplus county-owned property, located in council districts 5,
12 8 and 10, for affordable housing purposes.
13

14 STATEMENT OF FACTS:
15

- 16 1. The subject properties are located in the Central and Rainier Valley areas
17 of Seattle, and in the White Center and Burien areas of King County.
18
- 19 2. Three of the subject properties were acquired by the county's roads
20 division in conjunction with road projects. Upon completion of the projects,
21 the properties became surplus to the needs of the custodial department.
22
- 23 3. Two of the subject properties are held in trust by King County as tax title
24 property and are considered surplus to the needs of the county.
25
- 26 4. Notices were sent to county departments and no other department
27 expressed a need for the properties for essential government services. The
28 property services division finds that the properties are surplus to the county's
29 present and foreseeable needs.
30
- 31 5. All of the subject properties meet the basic affordable housing criteria of
32 Ordinance 12394.
33
- 34 6. King County Ordinance 12394, Section 4, allows King County to
35 negotiate a direct sale with a developer of affordable housing provided that the
36 developer has been selected through a Request for Proposals.
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- 38 7. In January 1998, a Request for Proposals was issued to sell eight parcels
39 of surplus property. A number of proposals were received.

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8. The Surplus Property Review Committee reviewed each of the proposals and made recommendations to the King County executive for approval of the proposals deemed to be in the best interests of King County. Three of the eight parcels did not receive responsive proposals and are being reviewed prior to further action.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County executive is hereby authorized to execute the necessary documents to sell the following described properties for development of affordable housing.

SECTION 2. A deed restriction or other covenant will be recorded to assure that the affordability goals identified in the proposals are achieved. In all cases, the proposals will provide housing to households at or below eighty percent of median income.

	<u>LEGAL DESCRIPTION</u>	<u>SALES PRICE</u>
1.	Lot 1, Churchill Downs Addition (Seattle Habitat)	\$31,600
2.	Lot 39 & 40, Block 1, East White Center Addition (Seattle Habitat)	\$28,300
3.	Lot 11, Block 10, Hillman City Division No. 2 (Homesight)	\$ 600*
4.	North 125 ft. of South 265 ft. of Lot 21, Ardath Park Addition, LESS South 60 ft. of North 65 ft. thereof, LESS County Road. (Vision House)	\$18,000

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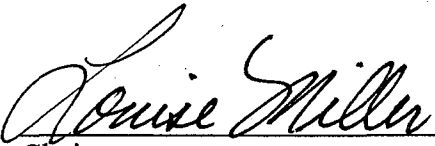
5. Lot 13 & 14, Block 16, Walla Walla Addition \$22,000*
(Seattle Habitat)

***Tax title properties.**

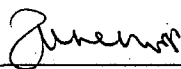
INTRODUCED AND READ for the first time this 13th day of July, 1998.

PASSED by a vote of 10 to 0 this 27th day of July, 1998

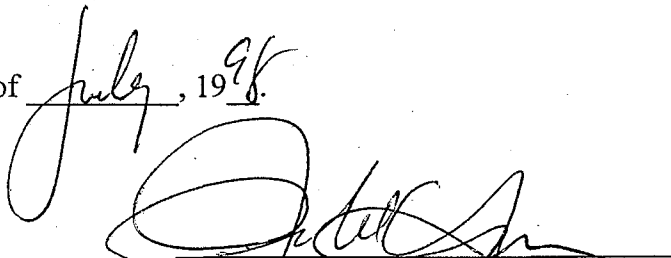
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council

APPROVED this 28 day of July, 1998.


King County Executive

Attachments: Surplus property RFP Award list
Request for Proposal fact sheet
5 individual property information packets

SURPLUS PROPERTY HOUSING RFP AWARDS
(FIVE PARCELS)

13244

<u>PROPERTY NAME (DEPT.)</u> <u>APPROXIMATE LOCATION</u> <u>NAME OF PROPOSER</u>	<u>SIZE OF HOUSING</u>	<u>INCOME</u>	<u>SELLING PRICE</u> <u>OF HOUSE</u>	<u>SALES PRICE</u> <u>TO</u> <u>PROPOSER</u>	<u>COUNCIL</u> <u>DISTRICT</u>
<u>Churchhill Downs (Roads Div.)</u>					
White Center - S.W. Roxbury & 13 th S.W. Seattle Habitat	One - 3 to 4 Bedroom	25-50%	\$70,000	\$31,600	8
<u>East White Center (Roads Div.)</u>					
White Center - S.W. Roxbury & 13 th S.W. Seattle Habitat	One - 3 to 4 Bedroom	25-50%	\$70,000	\$28,300	8
<u>Hillman City Div. 2 (Tax Title)</u>					
Rainier Valley - So. Findlay & Renton So. Homesight	One - 2 Bedroom	50%	\$97,000	\$600	5
<u>R/W 2005 #204 (Roads Div.)</u>					
Burien - So. 128 th & 24 th So. Vision Special Needs	One House serving 6 unrelated people for transitional housing	0 - 30%	Rental	\$18,000	5
<u>Walla Walla Addition (Tax Title)</u>					
Central Area - Columbia St. & 23 rd Ave. Seattle Habitat	One - 3 to 4 Bedroom with in-home daycare	25-50%	\$75,000	\$22,000	10



13244

King County
Property Services Division
Department of
Construction & Facilities Management
King County Administration Bldg.,
500 Fourth Avenue, Rm. 500
Seattle, WA 98104
(206) 296-7470
(206) 296-0196 FAX
(206) 296-0100 TTY/TDD

Request for Proposals for any of the eight small county-owned parcels

(Churchill Downs, East White Center Addition, Flint's Addition, Gatewood Trolley Coach Loop, Hillman City Addition #2, ROW 2005 Parcel 204, State Addition to Seattle #5, and Walla Walla Addition)

OVERVIEW

King County is soliciting proposals for the development of affordable housing on County-owned property which is considered surplus to its needs. King County is committed to increasing the supply of all housing, especially affordable housing.

Currently, the County is requesting proposals on eight small parcels which are surplus to the County's needs. The names of these parcels are: Churchill Downs, East White Center Addition, Flint's Addition, Gatewood Trolley Coach Loop, Hillman City Addition #2, ROW 2005 Parcel 204, State Addition to Seattle #5, and Walla Walla Addition. Descriptions of these properties are attached. To submit a proposal for one or more of these properties, please follow the instructions contained in this RFP. If bidding on more than one property, a separate proposal is required for each parcel.

RFP GOALS

- To provide housing affordable to households with incomes from 0 to 115% of King County median income and/or housing affordable to special needs populations.
- To encourage proposals from both for-profit and non-profit organizations in creating affordable housing on County-owned surplus property.
- To encourage creative and strong proposals which both provide affordable housing and are an asset to the community.

1. Properties Description/Background

Please see the attached list for the descriptions of the eight properties. Signify which property the proposal is for, by naming it in the title of the proposal.

2. Minimum Requirements

- All of the proposed units must be affordable to households earning at or below 115% of median income and/or affordable to special needs populations. For ownership housing, preference will be given if the purchase price is affordable to households at or below 80% of median income. For rental housing, preference will be given if the proposed rents are below the area's market rate rents. Preference will also be given to proposals that assure long term affordability. The longer the length of affordability, the greater the preference given.
- The property will be built within 2 years of the date of the terms of sale agreement, unless justification is provided for a longer time frame.

3. Design Considerations

The housing should respect the appearance of neighboring developments.

4. Condition of Site at Time of Conveyance

The County will convey the site to the selected applicant in an "as-is" condition. Due diligence should be performed in advance of submitting an offer. The developer will be responsible for the costs related to site preparation after conveyance.

5. Terms and Conditions of Sale

Subject to County Council approval, the County will enter into a purchase and sale agreement with the selected developer, summarizing the agreed-upon terms of sale. In addition, an agreement will be signed between the two parties which defines the project, the affordability goals, and the development timeline. A deed restriction or other covenant also will be recorded that assures that the affordability goals are achieved.

6. Evaluation and Selection Criteria

The County reserves the right to reject any or all proposals and to accept any proposal that it judges to be in its best interest. Among the many factors that will be considered, the following general criteria will be used when evaluating the proposals.

Proposed Project

- Responsiveness to the goals and objectives stated in this request for proposals, including consistency with the affordable housing and other minimum requirements. *For ownership housing, preference will be given if the purchase price is affordable to households at or below 80% of median income. For rental housing, preference will be given if the proposed rents are below the area's market rate rents. Preference will also be given to proposals that assure long term affordability. The longer the length of affordability, the greater the preference given.*
- Compliance with the design considerations and the site's development regulations.
- Ability of the project to achieve the proposed affordability levels.

Qualifications

- Proven ability of the team members to successfully develop high quality and affordable housing developments.

Financial Feasibility

- Feasibility of the purchase offer to the County, including the purchase price, take down timing, phasing, and the reasonableness of other conditions.
- Ability to secure construction and permanent financing for the project.

7. Selection Process

The proposals will be reviewed using a committee comprised of County staff. The recommendations from this process will be submitted to the King County Executive. The proposal endorsed by the Executive will be presented to the King County Council for approval. The County reserves the right to reject any and all proposals that are deemed non-responsive to this RFP or are not in the best interests of King County.

8. Submission Requirements

All proposals must be bound, and respond to the following information in the order stated below: (Note for those applying for HFP funding: To avoid onerous duplication, you may submit information required by both this RFP and the HFP application, in the format required by the HFP application.)

1. A general description of the project, including affordability level of the units and, if applicable, the long term affordability of the units. Please include a development timeline which has the units built in two years, or which justifies a longer timeline. Also include relevant information regarding the project's compliance with the design considerations and the site's development regulations.
2. The team must submit a fair market bid for the property or justify a lower bid.
3. A purchase offer, elaborating on the sources of proposed financing (both public and private) which will be necessary for all phases of the development, the take down timing, other conditions of the purchase, and the nature and extent of County participation (financial or otherwise) etc.
4. A development budget that demonstrates that the affordability of the proposed units can be achieved. For rental housing, please include an operating budget that demonstrates that the proposed affordable rents can be achieved.
5. Identification of all team members, including the developer and the legal entity with whom King County would contract, owner (if different from developer), joint venture or other partners (including affordable housing developer), architect/designer, lender, contractors, and local representative, all as applicable.
6. A description of the team members' experience and qualification in the development and construction of projects of a similar size and density as the one proposed. Include any experience with affordable housing.
7. A demonstration of financial capability that the applying development team is in a sound financial position to purchase this site.
8. Optional: Maximum of four black and white drawings of the schematic site plan and elevations. These draws shall illustrate the proposed development at build-out. All drawings shall be no larger than 11" by 17", folded to no larger than 8 1/2" by 11". A black and white photo may also included.

Submit 6 copies of the proposal.

9. Proposal Review and Timeline

13244

January 5, 1998	Issue RFP
January 22, 1998	Briefing Session
February 13, 1998	RFP submittals due
March 15, 1998	Possible interviews
April 17, 1998	Property RFPs Selections Announced
May 1, 1998	Funding Awards Announced

Submittals must be received at offices of Housing & Community Development (HCD) no later than 3:00 p.m., Friday, February 13, 1998. HCD is located in the Key Tower, 700 - 5th Avenue, Suite 3700, Seattle, WA 98104.

The briefing session is Thursday, January 22, from 3:30 to 5:00 p.m. at the Key Tower, 700 - 5th Avenue, 38th floor, room 38A/B.

10. Project Assistance

If you have questions or concerns regarding the properties, please call Carol Thompson, Inventory & Sales Officer, Property Services Division at (206)296-7494. For technical assistance regarding project development and process, please call Betsy Czark, housing planner, HCD, at (206)296-8628.

The complete Requests for Proposal including maps and pictures are available on the County's website at <http://www.metrokc.gov/surpland>

The City of Seattle has expressed interest in working with potential bidders on a joint development proposal for the properties within the City of Seattle. Please contact Diane Sugimura at (206) 233-3882 for more information.

For properties within unincorporated King County, there is some provision in the King County code for increased density when providing affordable housing, contact Pam Dawnapal, King County Building Permit Section, at (206) 296-6731, for more information.

Attachments: Description and background sheets

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Property	Tax ID #	Size	Jurisdiction	Zoning	Owner	Est. Units
Churchill Downs	159100-0005	7140 s.f.	King County	R24	Roads Services	1

Approximate Location - S.W. Roxbury St. & 13th Ave. S.W., Seattle

This property was acquired by King County Road Services Division in 1971 in conjunction with the road widening project along S.W. Roxbury St.

The property is a **good** prospect for housing because of the level topography, and easy access from the cul-de-sac on 13th Ave. S.W.

Public transportation runs along S.W. Roxbury St. The White Center shopping area is located several blocks to the west.

The level portion of the lot measures 40 ft. before it drops off in a man-made slope down to SW Roxbury St.

All utilities are available to the site. Because of the R-24 zoning, more than one unit may be possible.

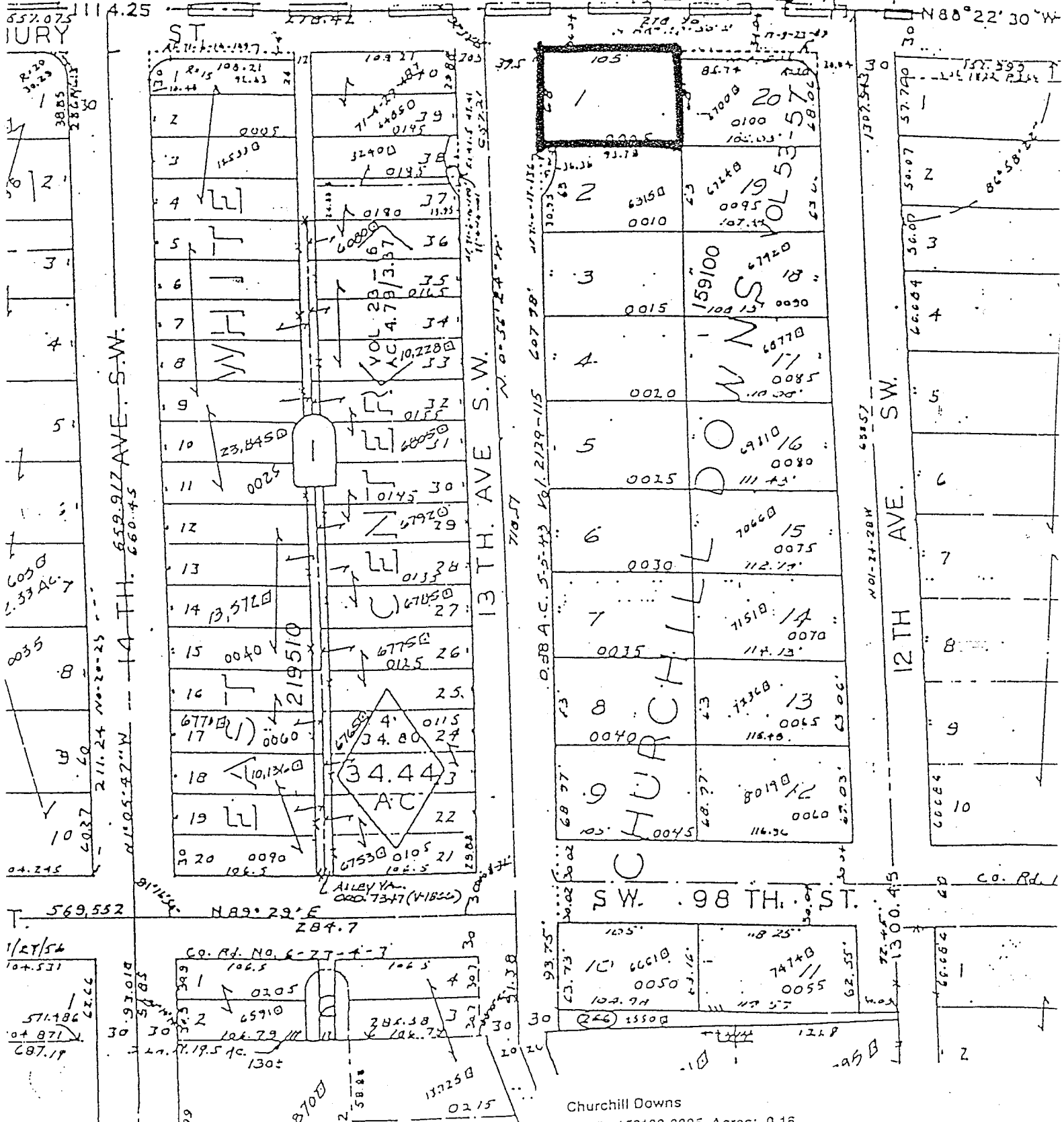
Attachments: Assessor's Map
Vicinity Map
Zoning Map

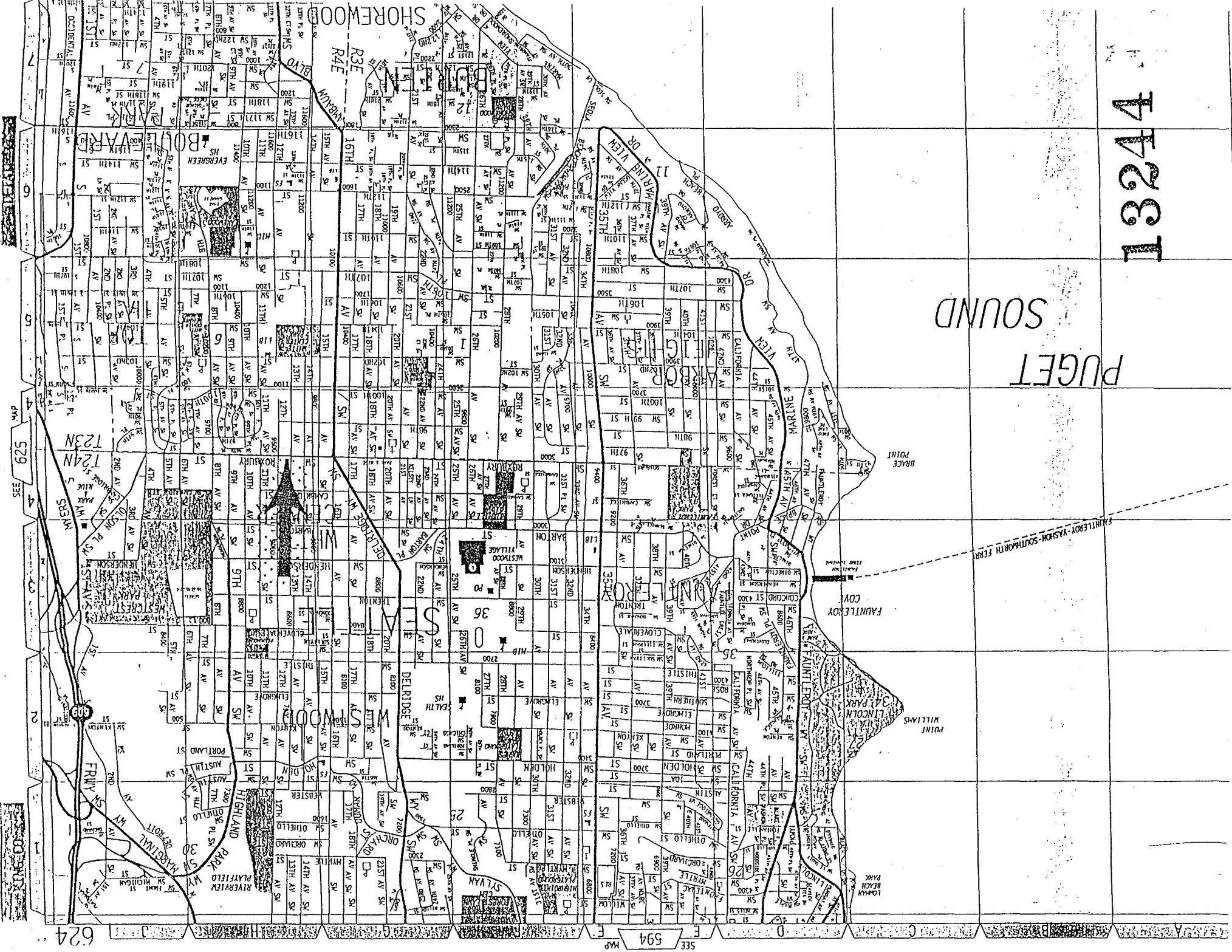
THIS MAP IS FOR THE PURPOSE OF ASSISTING IN LOCATING YOUR PROPERTY AND IS NOT GUARANTEED TO SHOW ACCURATE MEASUREMENTS.

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S.W. 431-24-4





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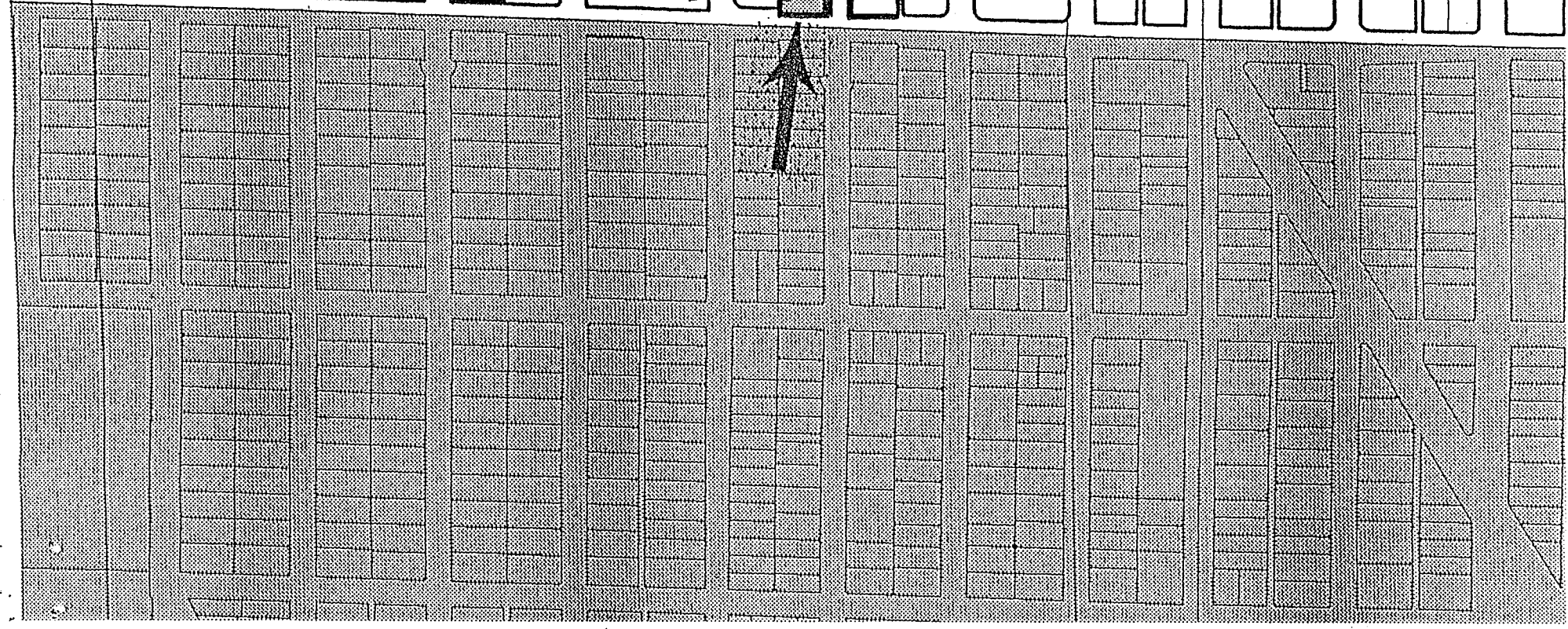
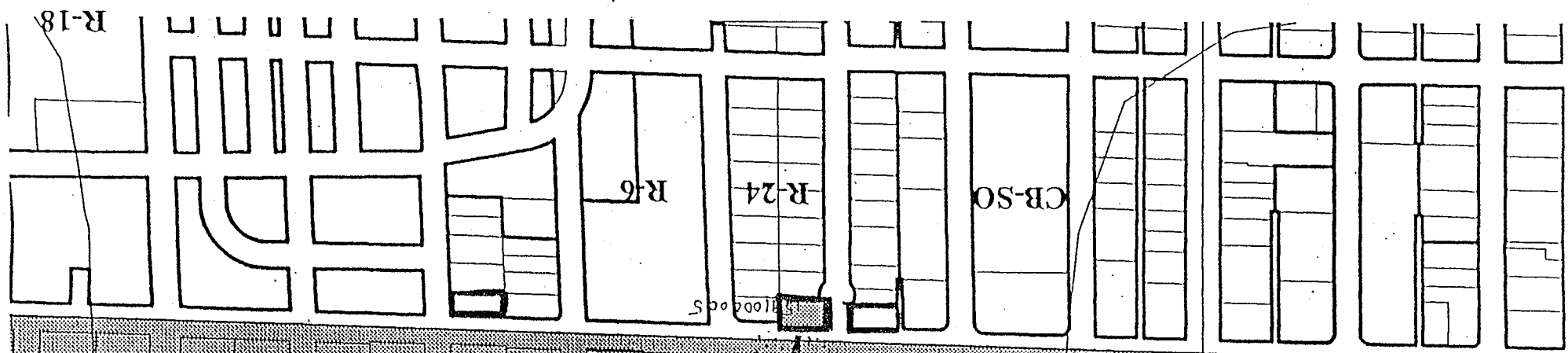
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King County
Property Service Division

REQUEST FOR PROPOSAL

Churchhill Downs
S.W. Roxbury St. & 13th Ave. S.W.
Seattle, Washington
Tax Account No. 159100-0005

Submitted By

Seattle Habitat for Humanity

Linda Murtfeldt, Executive Director
306 Westlake Ave. N., Suite 210
Seattle, WA 98109-5218
(206) 292-5240

Name of Project -- Churchhill Downs, S.W. Roxbury Street and 13th Avenue S.W., Seattle

1. PROJECT DESCRIPTION

Seattle Habitat for Humanity (SHFH) is seeking approval of King County to purchase and improve vacant land at Churchhill Downs, S. W. Roxbury Street and 13th Avenue S.W. (Tax Account No. 159100-0005) in the White Center neighborhood of King County, WA by developing affordable housing on this site (please see Attachment A for location map of the property). The desired property is surplus land owned by King County. In developing this property, Seattle Habitat for Humanity would help the County in meeting its three goals:

- SHFH provides home ownership opportunities for low income families with incomes from 25% to 50% of King County median income.
- SHFH is a non-profit home builder dedicated to eliminating poverty housing by working in partnership with donors, volunteers, and home buyers to create decent, affordable housing for families in need, and to make shelter a matter of conscience with people everywhere.
- SHFH has been building and renovating homes in the Seattle area since 1986. Seattle Habitat was run almost exclusively by volunteers, with little or no staff for its first eight years, and during that time was able to renovate six homes (one of which was first moved to its location from another site) and build ten new homes. Since adding staff, Seattle Habitat has completed eight townhouse units and three single family homes, with a fourth home nearly complete. 1998 plans call for the construction of ten to eleven additional new homes. Habitat helps to rebuild communities, stabilize families, and increase the tax base as it turns empty lots into decent, affordable owner-occupied homes.

Seattle Habitat will request a developers agreement from King County to build one single family detached home on the property. It will be either a three or four bedroom 1,000 to 1200 square foot home, depending upon the size of the selected family.

The home will be sold at an approximate cost of \$70,000 to a qualified low-income family through a 20-30 year, no interest, no profit mortgage. A second mortgage will be held by Habitat and will make up the difference between the cost of the house and the appraised market value. This second mortgage is forgiven over the length of the mortgage, and provides that Seattle Habitat be given the first right of refusal if the homeowner wants to sell his/her home before the mortgage is completed. (Habitat would again sell the home to another low income family, if it repurchased the home). SHFH Monthly payments cover the mortgage principal payment, homeowners insurance and taxes and are \$350-\$450 on average. The homes will be built by volunteer labor, including the full participation of the potential home owner giving at least 500 hours of "sweat equity" labor.

The construction of homes by Seattle Habitat in this neighborhood will enhance the community by providing new, well built homes that help stabilize home values and motivate other property owners. The low mortgage payments help keep housing expenses at or below 30% of family income, and thus truly make the home affordable to families in the 25-50% of median income range.

Seattle Habitat for Humanity is prohibited from using government funds for anything except land acquisition, site development, or administration. This loan would allow Habitat to dedicate all other available funding to construction of new homes.

This property is a level building site of approximately 7,140 square feet in size. Water, sewer, electricity, and storm drainage are in 13th Avenue SW in front of the property. The property building site would conform with all set back requirements, and the house design would conform with the neighborhood. This property would probably be developed in conjunction with the East White Center Parcel, tax # 219510-0159.

Seattle Habitat for Humanity will build a single family owner-occupied home on this site during 1999, with some site work beginning in the late fall of 1998. The Habitat Board of Directors has authorized the Habitat staff and volunteers to build or renovate at least ten homes each year for the next several years. SHFH staff are currently busy trying to acquire properties for the 1999 calendar year, and beyond. While Seattle Habitat builds simple, decent, affordable homes of 1000 to 1200 square feet, every attempt will be made to design this home so that it fits the architectural character of the neighborhood.

2. PROPERTY BID

Churchhill Downs at S.W. Roxbury Street and 13th Avenue S. W. in the White Center neighborhood has been surplused by King County and valued by the King County Property Services at \$31,600.

The Seattle Habitat for Humanity Board has authorized its staff and volunteer Site Selection Committee to find and purchase land at a cost of \$10,000 to \$15,000 per housing unit. Previously all land has either been donated, made available with funding from governmental bodies, or purchased for an average of \$7,500 a unit. SHFH is applying to purchase six surplus properties from the county at an average cost of \$10,500 in the city of Seattle, and by applying for County funding in the rest of King County.

3. PURCHASE OFFER

Seattle Habitat for Humanity offers King County \$31,600 to purchase property at Churchhill Downs, S.W. Roxbury Street and 13th Avenue S. W. In the White Center neighborhood on which to build one single family owner-occupied home, contingent upon receiving funding from the King County Housing Finance Program. Seattle Habitat will be applying through Habitat for Humanity International for HUD funding (\$10,000 maximum) to help purchase this land and do all site work. Our actual construction costs (approximately \$66,500 per unit) will be covered through donations from individuals, corporations, foundations, civic organizations, and religious congregations.

4. DEVELOPMENT BUDGET NARRATIVE

The house plan expected to be used for the home in this project will be designed by professional volunteer architects under the supervision of our Architectural Sub-Committee of our Construction Committee. Seattle Habitat houses are currently costing between \$45,000 and \$70,000 to build (all costs except land; sitework and infrastructure cost varies greatly depending on the site). See Supporting Document A for house budget. This cost is obviously low due to Habitat building with volunteers and making no profit on the sale of its homes. Seattle Habitat for Humanity does not borrow money or finance any costs related to the construction of Habitat homes. The homes will be sold at a cost of \$60,000 to \$75,000 each to qualified low-income families through a 20 to 30 year, no interest, no profit mortgage, and a second mortgage which will make up the difference between the first mortgage amount and the appraised value. Monthly payments cover the first mortgage payment, homeowners insurance and taxes, and are \$350 to \$450 on average. The second mortgage is forgiven over time, and guarantees that Habitat will have the first right of refusal if the homeowner chooses to sell their home. The homes will be built by volunteer labor, including the full participation of the potential homeowner giving at least 500 hours of "sweat equity" labor. There is no financing involved in the sale of the home.

The last three plans used by Seattle Habitat have been reviewed by value engineers to determine if additional cost savings may be garnered from further design changes. Changes have been made, and are being made as appropriate and possible.

Seattle Habitat has a long, successful history of partnering with a variety of groups for the funding, and in some cases volunteer labor, necessary for a home. In fact, most of our twenty-six homes have been so sponsored.

This project is too new to know which religious congregations, corporations or other groups will partner with Seattle Habitat for Humanity and the future homeowner family to build this home, however, this successful model of funding will be used.

5. TEAM MEMBERS

Seattle Habitat for Humanity would serve as the developer, owner, and the legal entity with whom King County would contract. Seattle Habitat partners each year with a large number of corporations, foundations, religious congregations, schools, and individuals to build its homes. During 1996, 1997, and now 1998, Seattle Habitat has been working together with the King County youth training program Youthbuild Together by providing a building site, materials, and some supervision and leadership. (See Supporting Document B for a listing of partnering organizations during the last several years.)

Seattle Habitat for Humanity's purpose is community development - to help the working poor escape the poverty cycle and become homeowners. The Seattle Habitat program builds simple, sturdy houses in partnership with working people in need. Seattle Habitat provides the organizational service, volunteer labor coordination, funds and materials.

6. EXPERIENCE OF APPLICANT/DEVELOPMENT TEAM

The Seattle Habitat for Humanity affiliate has been active since 1986. Our IRS 501(c)(3) status was obtained the same year. (Please see Supporting Document C for a copy of IRS Tax Exempt Status letter.) Seattle Habitat is governed by a volunteer Board of Directors, currently consisting of 16 members. The Board provides policy and direction to the large volunteer staff of nearly 1000 persons, and five paid personnel, with the process and budget in place to hire two additional staff and three stipended volunteers through VISTA and the Lutheran Volunteer Corps during 1998. Habitat volunteers come from all segments of society including skilled professionals in construction, finance, property management, law and social services. All Seattle Habitat activities are managed through eight standing committees. (Please see Supporting Document D for the resumes of the Executive Director and Construction Manager, a listing of the Board of Directors, and a description of the committee structure.)

Paid personnel includes Linda Murtfeldt, Executive Director, who is responsible for the day-to-day operations of Seattle Habitat, as well as fundraising and public relations. Linda came to Seattle in May of 1997 after serving as the Director of Programs and Services at the Twin Cities Habitat for Humanity in Minneapolis, Minnesota for seven years, where that Habitat was building and renovating up to 40 homes a year. Tim Lawless, the Construction Manager is responsible for budget, scheduling, purchasing and overseeing construction volunteers. Tim started work with Seattle Habitat in May 1997 after nearly twenty years in the construction industry. The Volunteer Coordinator, Melissa Martin, is responsible for the recruitment, training, scheduling, and recognizing of volunteers. The Office Coordinator (currently being filled by a temp) is responsible for receptionist duties as well as coordinating all office functions. The Accountant/ Finance Coordinator, Marilour Bagcal, is responsible for the financials, budgets, and financial reports. Positions to be hired during 1998 include: a Development Coordinator, a Construction Site Supervisor, two VISTAS who will be Construction Assistants, and a Lutheran Volunteer who will serve as Family Services Coordinator.

The large number of volunteers provides support in all aspects of Seattle Habitat's operations from fundraising and public relations to construction, family selection and partnering.

7. FINANCIAL CAPABILITY OF APPLICANT

The financial stability of Seattle Habitat is excellent. (Please see Supporting Document E for the 1996 Audit and the Balance Sheet for twelve months ending December 31, 1997).

Please note annual mortgage receivables now total over \$55,000, total mortgage receivables now total over \$1.1 million, and total assets now total over \$1.8 million.

Habitat for Humanity's policy is to accept government funds only for land and infrastructure to facilitate the timely completion of homes and to leverage the acquisition of private funds for construction, as well as some money for administration. Seattle Habitat currently has been awarded a grant of over \$100,000 through a Habitat for Humanity International/United States Department of Housing and Urban Development program. Seattle Habitat has applied for additional funding through this program.

Since 1993 Seattle Habitat has been receiving Community Development Block Grants from the City of Seattle for administrative support of development projects directly related to land acquisition. Seattle Habitat is currently renewing this grant for 1998.

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In 1994, Seattle Habitat was awarded a Washington State Housing Trust Fund Grant for the land acquisition and infrastructure development for the Judkins Park Townhouse Project. SHFH will apply again in 1998 for Housing Trust Fund money for additional land purchases.

Seattle Habitat uses the "Peachtree" accounting system and the Seattle Habitat accounts are professionally audited each year by Karen Oatey, CPA of Carol Watson & Associates, 1215 4th Avenue, Seattle. (Please see Attachment E for a copy of the 1996 Audit.)

SUMMARY

In summary, Seattle Habitat for Humanity requests that King County sell Habitat the property located at Churchhill Downs, S.W. Roxbury Street and 13th Avenue S. W. in the White Center neighborhood for the construction of one single family, owner-occupied home to be built during 1999 using volunteer labor, sweat equity from the low income home buyers, and donated funds and materials.

13244

SEATTLE HABITAT FOR HUMANITY

SUPPORTING DOCUMENTS

ATTACHMENT A -- PROPERTY MAP

A. HOUSE BUDGET

B. PARTNER GROUPS

C. 501(C) (3) GRANTING LETTER

D. BOARD OF DIRECTORS ROSTER, STAFF RESUMES AND COMMITTEE LIST

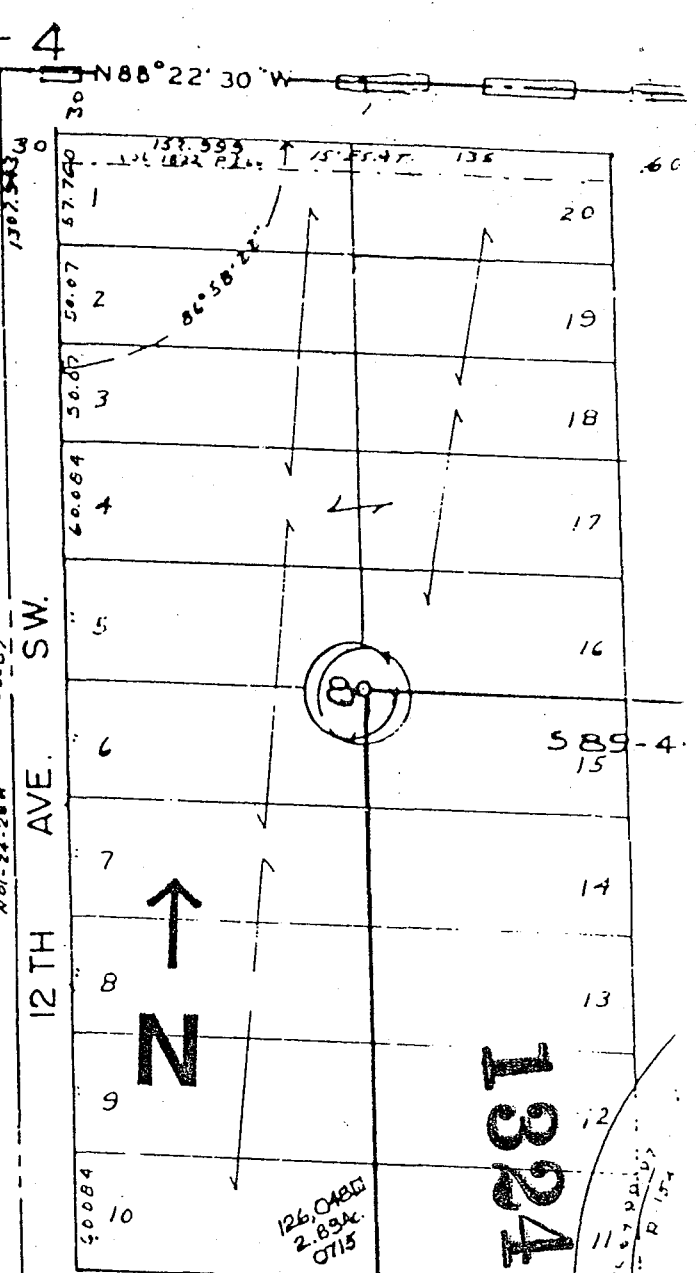
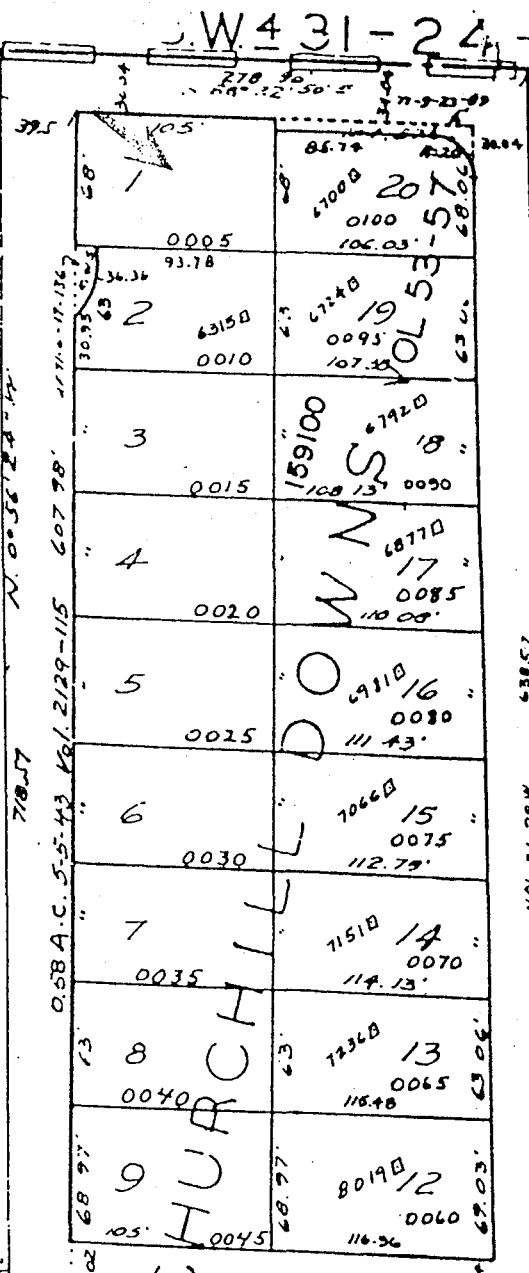
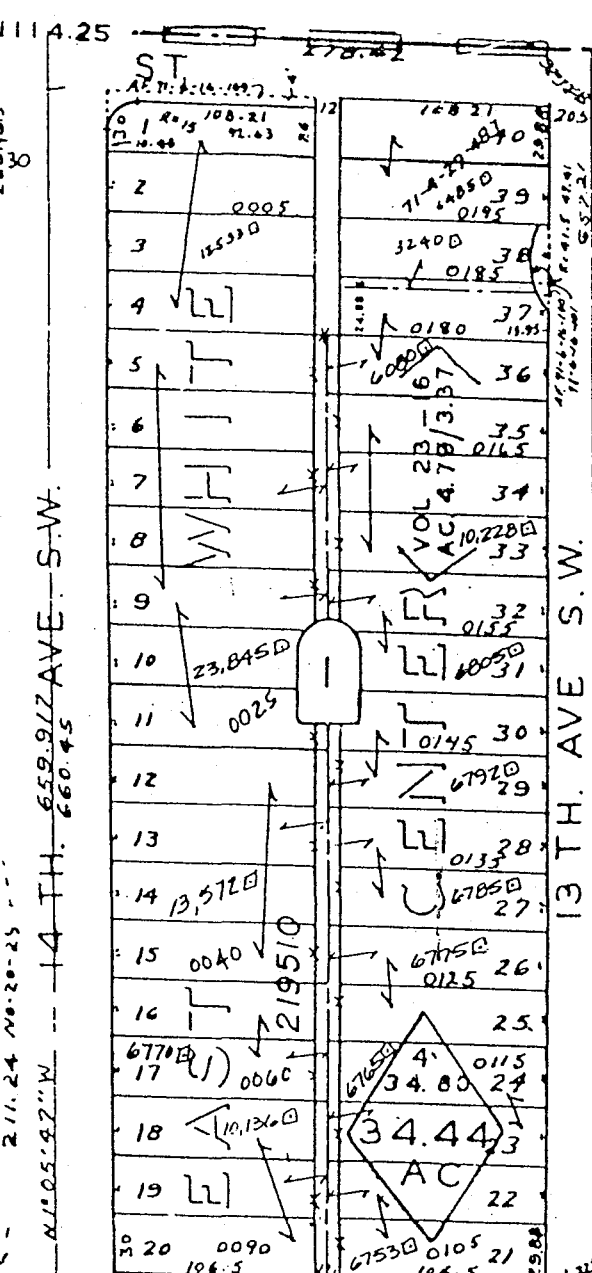
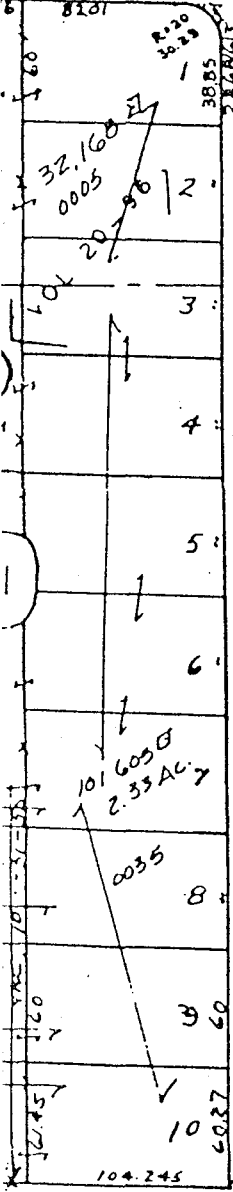
E. 1996 AUDIT AND BALANCE SHEET 12/31/97

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SEATTLE HABITAT FOR HUMANITY

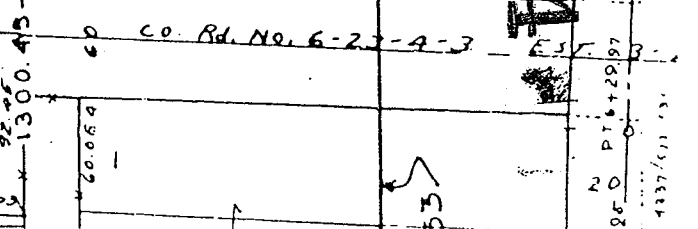
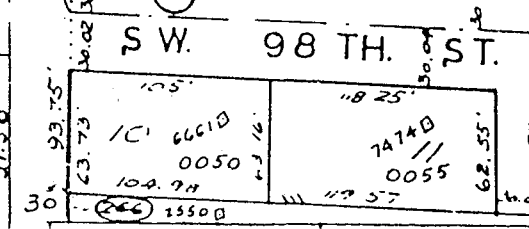
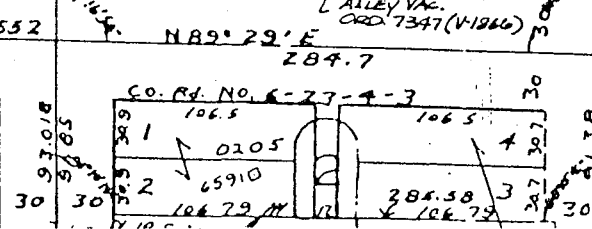
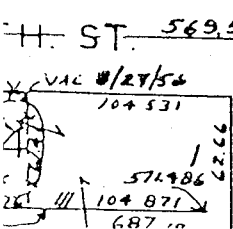
ATTACHMENT A -- PROPERTY MAP

Limit
ROXBURY



W 431-24-4

N 88° 22' 30" W



SW 98 TH ST

13247

N



CHURCHILL

DO

14 TH 659.917 AVE S.W.

13 TH AVE S.W.

12 TH AVE SW.

ST 569.552

N 89° 29' E

CO. Rd. No. 6-27-4-3

CO. Rd. No. 6-27-4-3

VAC #12756

CO. Rd. No. 6-27-4-3

105

1300.45

13244

SEATTLE HABITAT FOR HUMANITY

A. HOUSE BUDGET

SHFH PROJECT CONSTRUCTION BUDGET

13244

SITE PREPARATION

Plans and Specs	\$1,500
Surveys	\$750
Permits	\$1,900
Excavation	\$4,900

FOUNDATION

Concrete & Form Materials	\$2,000
Concrete & Form Labor	\$1,650
Footing and Storm Drain	\$1,200

FRAMING

Lumber and Sheathing	\$7,750
Fasteners and Adhesives	\$450
Trusses	\$1,200
Underlayment	\$700

EXTERIOR ENCLOSURE

Windows	\$2,100
Vinyl Siding	\$1,750
Roofing, Gutters and Downspouts	\$1,250
Doors and Locksets	\$325

MECHANICAL AND UTILITIES

Plumbing - Rough In	\$2,000
Plumbing - Finish	\$750
Electric - Rough In	\$950
Electric - Finish	\$1,500
Sewer Hook Up	\$1,500
Water Hook Up	\$1,750
Insulation	\$1,500
HV	\$2,500

INTERIOR ENCLOSURE

Drywall	\$1,750
Painting	\$950
Millwork, Doors and Locksets	\$1,750
Hardware (med.cabinet,etc.)	\$500
Cabinets	\$2,500
Carpeting	\$1,250
Sheet Flooring and Countertops	\$650
Appliances	\$1,750

OTHER

Clean Up	\$500
WA State Sales Tax 8.6%	\$4,596
Program Expenses (Construction and Volunteer Management)	\$12,000

TOTAL	\$70,041
--------------	-----------------

Property	Tax ID #	Size	Jurisdiction	Zoning	Owner	Est. Units
East White Center Addition	219510-0195	6485 s.f.	King County	R24	Roads Services	1

Approximate Location - S.W. Roxbury St. & 13th Ave. S.W., Seattle

This property was acquired by King County Road Services Division in 1971 in conjunction with the road widening project along S.W. Roxbury St. The subject property is located in the same cul-de-sac as the County's Churchill Downs parcel.

The property is a **good** prospect for housing because of the level topography, and easy access from the cul-de-sac on 13th Ave. S.W.

Public transportation runs along S.W. Roxbury St. The White Center shopping area is located several blocks to the west.

The level portion of the lot measures 28 ft. before it drops off in a man-made slope down to S.W. Roxbury St.

All utilities are available to the site. Because of the R-24 zoning, more than one unit may be possible.

Attachments: Assessor's Map
Vicinity Map
Zoning Map

Seattle City Limits

S.W. 431-24-

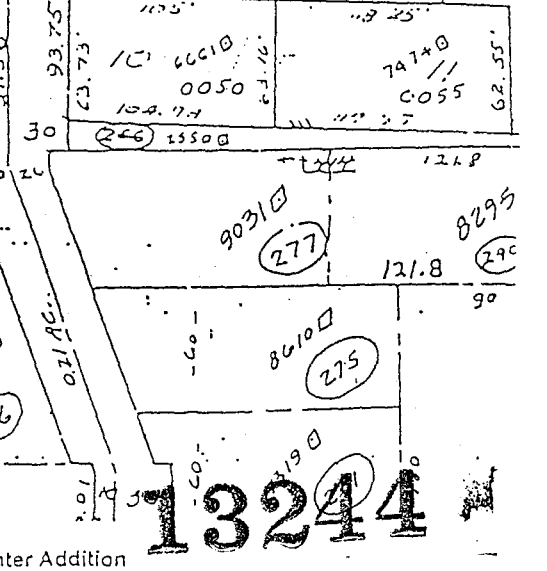
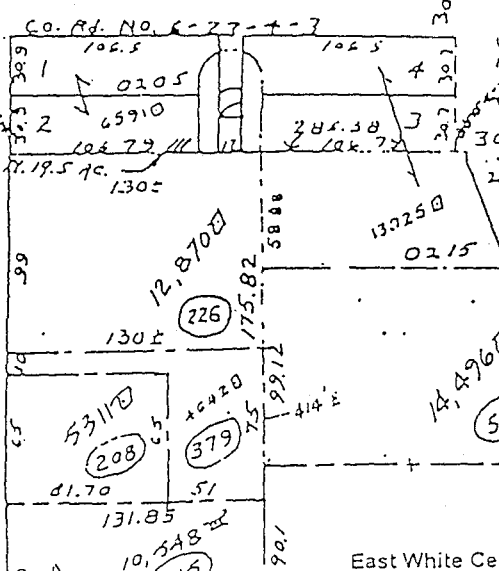
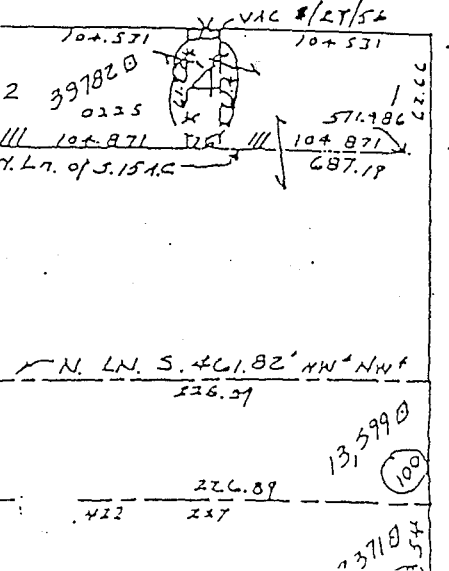
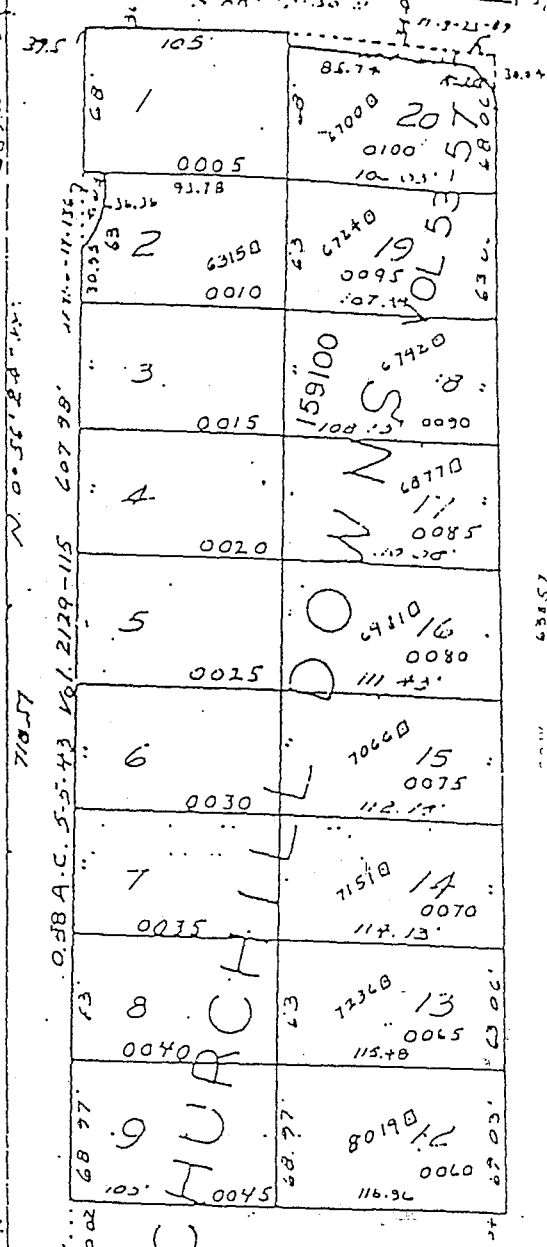
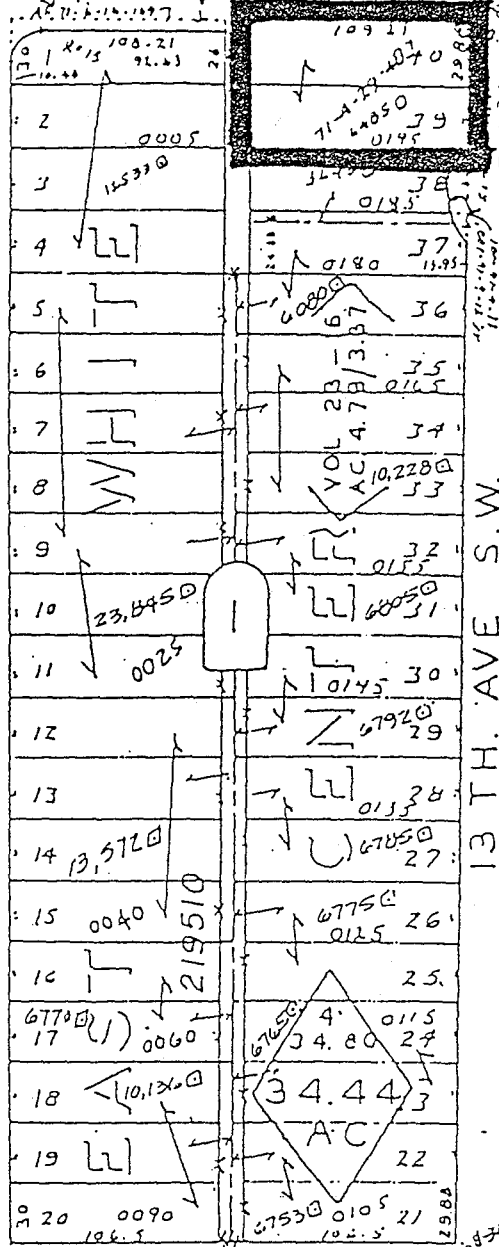
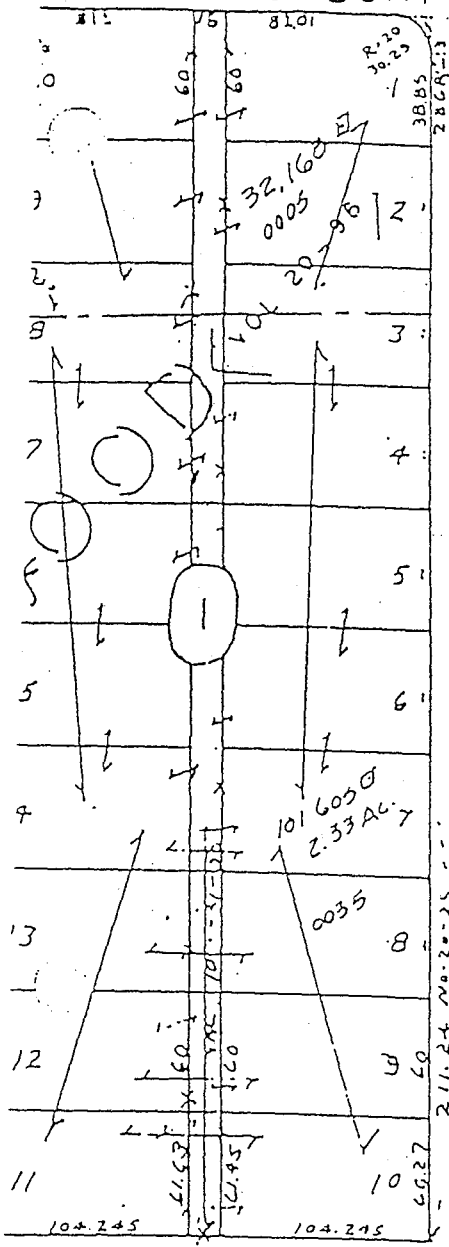
W. ROXBURY ST

ST

14 TH. 559.92Z AVE. S.W. 660.45

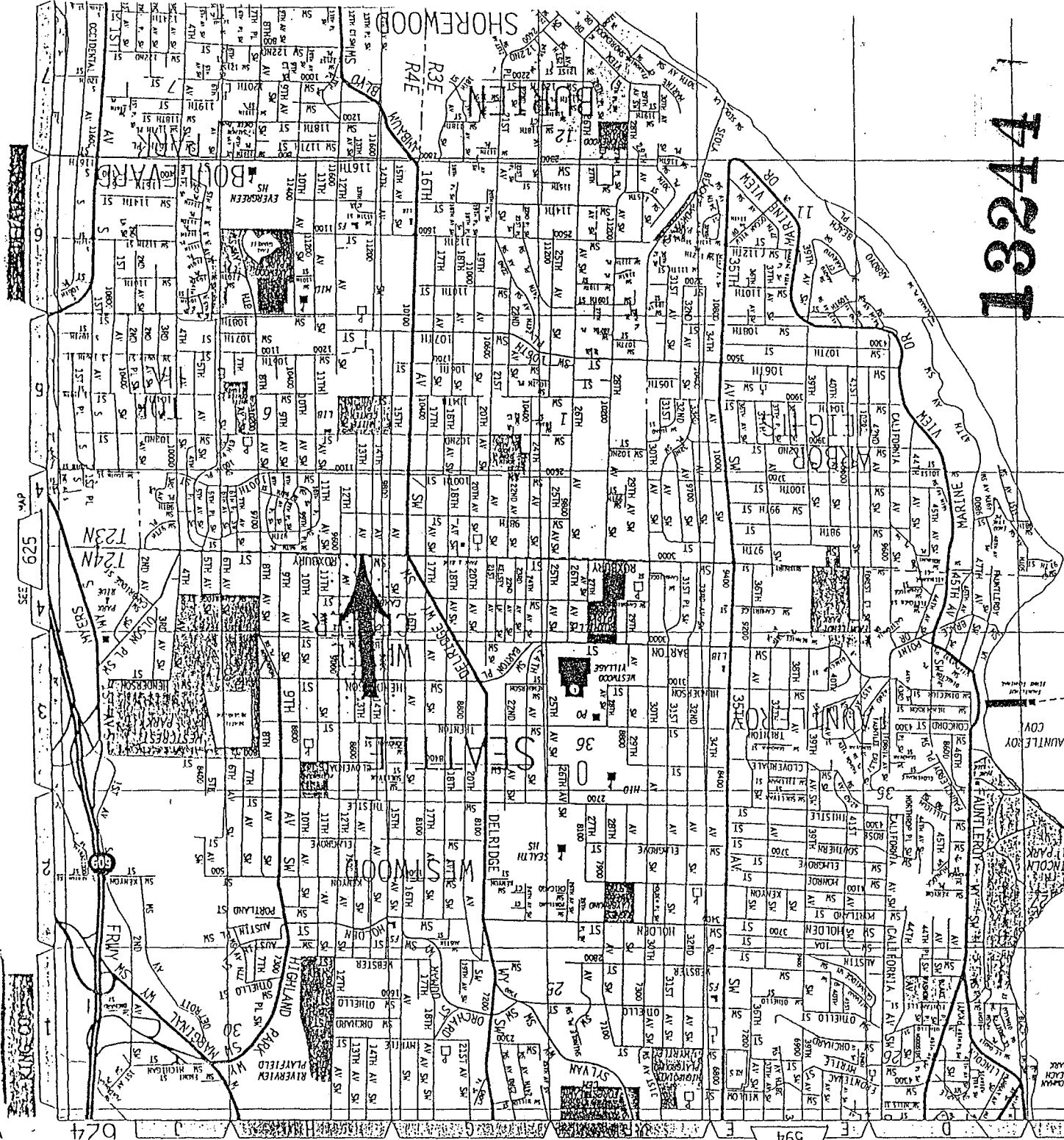
13 TH. AVE S.W. 710.57

S.W. 98 TH. ST. 569.552



East White Center Addition

13244



PUGET SOUND

77231

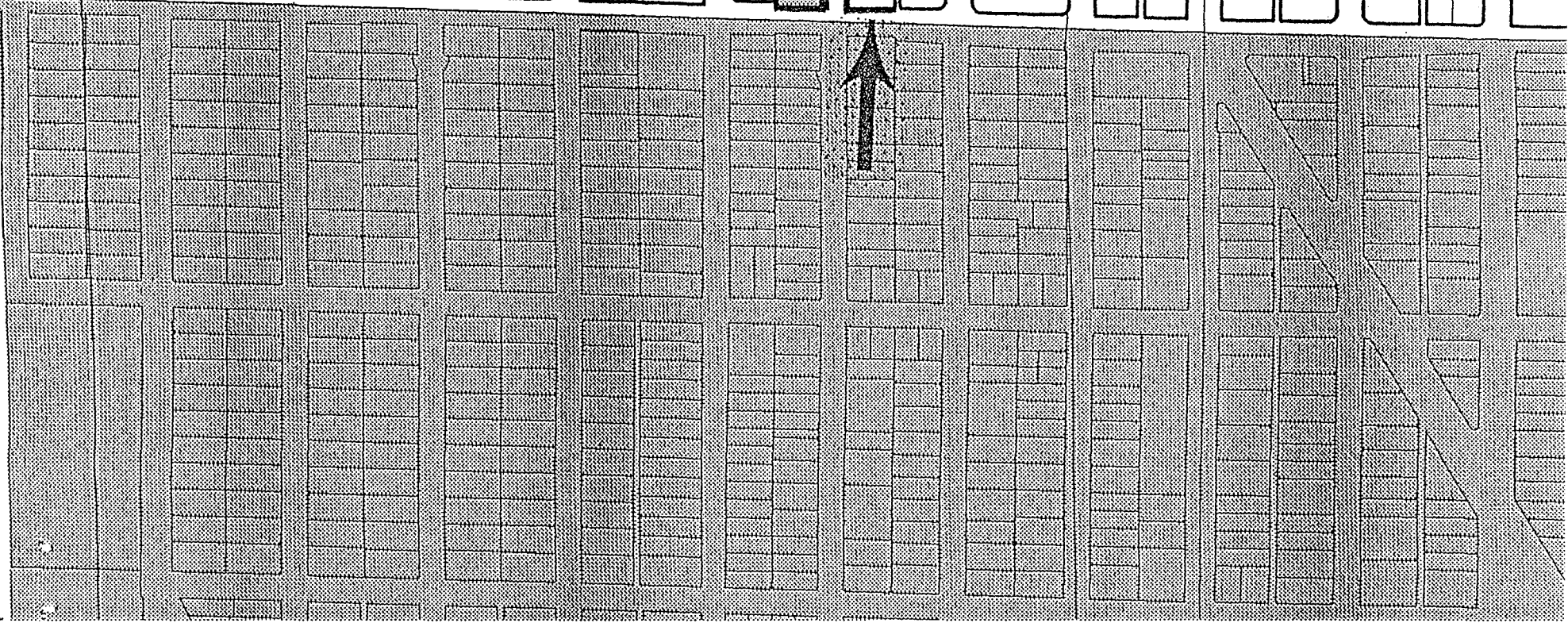
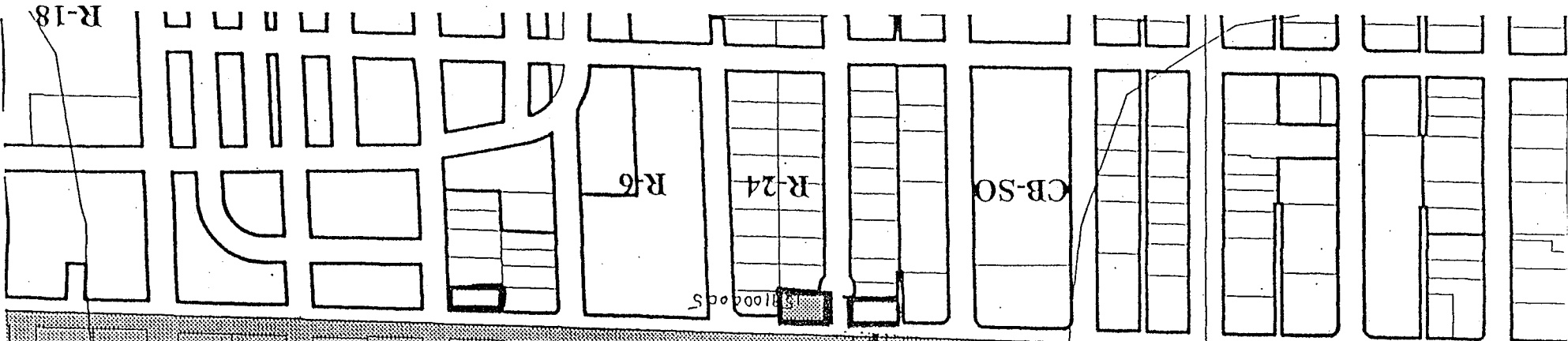
SEE MAP 625

SEE MAP 594

624

13244

I-SO



13244

King County
Property Service Division

REQUEST FOR PROPOSAL

East White Center Addition

S.W. Roxbury St. & 13th Ave. S.W.

Seattle, Washington

Tax Account No. 219510-0195

Submitted By

Seattle Habitat for Humanity

Linda Murtfeldt, Executive Director

306 Westlake Ave. N., Suite 210

Seattle, WA 98109-5218

(206) 292-5240

13244

Name of Project -- East White Center Addition, S.W. Roxbury Street and
13th Avenue S. W., Seattle

1. PROJECT DESCRIPTION

Seattle Habitat for Humanity (SHFH) is seeking approval of King County to purchase and improve vacant land at East White Center Addition, S.W. Roxbury Street and 13th Avenue S.W. (Tax Account No. 219510-0195) in the White Center neighborhood of King County, WA by developing affordable housing on this site (please see Attachment A for location map of the property). The desired property is surplus land owned by King County. In developing this property, Seattle Habitat for Humanity would help the County in meeting its three goals:

- SHFH provides home ownership opportunities for low income families with incomes from 25% to 50% of King County median income.
- SHFH is a non-profit home builder dedicated to eliminating poverty housing by working in partnership with donors, volunteers, and home buyers to create decent, affordable housing for families in need, and to make shelter a matter of conscience with people everywhere.
- SHFH has been building and renovating homes in the Seattle area since 1986. Seattle Habitat was run almost exclusively by volunteers, with little or no staff for its first eight years, and during that time was able to renovate six homes (one of which was first moved to its location from another site) and build ten new homes. Since adding staff, Seattle Habitat has completed eight townhouse units and three single family homes, with a fourth home nearly complete. 1998 plans call for the construction of ten to eleven additional new homes. Habitat helps to rebuild communities, stabilize families, and increase the tax base as it turns empty lots into decent, affordable owner-occupied homes.

Seattle Habitat will request a developers agreement from King County to build one single family detached home on the property. It will be either a three or four bedroom 1,000 to 1200 square foot home, depending upon the size of the selected family.

The home will be sold at an approximate cost of \$70,000 to a qualified low-income family through a 20-30 year, no interest, no profit mortgage. A second mortgage will be held by Habitat and will make up the difference between the cost of the house and the appraised market value. This second mortgage is forgiven over the length of the mortgage, and provides that Seattle Habitat be given the first right of refusal if the homeowner wants to sell his/her home before the mortgage is completed. (Habitat would again sell the home to another low income family, if it repurchased the home.) Monthly payments cover the mortgage principal payment, homeowners insurance and taxes and are \$350-\$450 on average. The homes will be built by volunteer labor, including the full participation of the potential home owner giving at least 500 hours of "sweat equity" labor.

13244

The construction of homes by Seattle Habitat in this neighborhood will enhance the community by providing new, well built homes that help stabilize home values and motivate other property owners. The low mortgage payments help keep housing expenses at or below 30% of family income, and thus truly make the home affordable to families in the 25-50% of median income range.

Seattle Habitat for Humanity is prohibited from using government funds for anything except land acquisition, site development, or administration. This loan would allow Habitat to dedicate all other available funding to construction of new homes.

The East White Center Addition property lies on a sloped building site, sloping quickly from the south property line toward Roxbury. It slopes gently from the 13th Avenue S.W. property line toward the west property line. Water, sewer, electricity and storm drainage is located in 13th Avenue S.W. in front of the property. The slope of the lot would most likely require a retaining wall 6-8 feet high on, or near, the north property line. Additional excavation might be required for foundation work. The property would hopefully be developed in conjunction with parcel tax # 159100-0005, Churchill Downs.

Seattle Habitat for Humanity will build a single family owner-occupied home on this site during 1999, with some site work beginning in the late fall of 1998. The Habitat Board of Directors has authorized the Habitat staff and volunteers to build or renovate at least ten homes each year for the next several years. SHFH staff are currently busy trying to acquire properties for the 1999 calendar year, and beyond. While Seattle Habitat builds simple, decent, affordable homes of 1000 to 1200 square feet, every attempt will be made to design this home so that it fits the architectural character of the neighborhood.

2. PROPERTY BID

East White Center Addition, at S. W. Roxbury Street and 13th Avenue S.W. has been surplusd by King County and valued at \$28,300 by the King County Property Services.

The Seattle Habitat for Humanity Board has authorized its staff and volunteer Site Selection Committee to find and purchase land at a cost of \$10,000 to \$15,000 per housing unit. Previously all land has either been donated, made available with funding from governmental bodies, or purchased for an average of \$7,500 a unit. SHFH is applying to purchase six surplus properties from the county at an average cost of \$10,500 in the city of Seattle, and by applying for County funding in the rest of King County.

3. PURCHASE OFFER

Seattle Habitat for Humanity offers King County \$28,300 to purchase property at East White Center Addition, S.W. Roxbury Street and 13th Avenue S.W. on which to build one single family owner-occupied home. Seattle Habitat will be applying through Habitat for Humanity International for HUD funding to help purchase this land and do all site work. Our actual construction costs (approximately \$70,000 per unit) will be covered through donations from individuals, corporations, foundations, civic organizations, and religious congregations.

4. DEVELOPMENT BUDGET NARRATIVE

The house plan expected to be used for the home in this project will be designed by volunteer architects under the supervision of our Architectural Sub-Committee of our Construction Committee. Seattle Habitat houses are currently costing between \$45,000 and \$70,000 to build (all costs except land; sitework and infrastructure cost varies greatly depending on the site). See Supporting Document A for house budget. This cost is obviously low due to Habitat building with volunteers and making no profit on the sale of its homes. Seattle Habitat for Humanity does not borrow money or finance any costs related to the construction of Habitat homes. The homes will be sold at a cost of \$60,000 to \$75,000 each to qualified low-income families through a 20 to 30 year, no interest, no profit mortgage, and a second mortgage which will make up the difference between the first mortgage amount and the appraised value. Monthly payments cover the first mortgage payment, homeowners insurance and taxes, and are \$350 to \$450 on average. The second mortgage is forgiven over time, and guarantees that Habitat will have the first right of refusal if the homeowner chooses to sell their home. The homes will be built by volunteer labor, including the full participation of the potential home owner giving at least 500 hours of "sweat equity" labor. There is no financing involved in the sale of the home.

The last three plans used by Seattle Habitat have been reviewed by value engineers to determine if additional cost savings may be garnered from further design changes. Changes have been made, and are being made as appropriate and possible.

Seattle Habitat has a long, successful history of partnering with a variety of groups for the funding, and in some cases volunteer labor, necessary for a home. In fact, most of our twenty-six homes have been so sponsored.

This project is too new to know which religious congregations, corporations or other groups will partner with Seattle Habitat for Humanity and the future homeowner family to build this home, however, this successful model of funding will be used.

5. TEAM MEMBERS

Seattle Habitat for Humanity would serve as the developer, owner, and the legal entity with whom King County would contract. Seattle Habitat partners each year with a large number of corporations, foundations, religious congregations, schools, and individuals to build its homes. During 1996, 1997, and now 1998, Seattle Habitat has been working together with the King County youth training program Youthbuild Together by providing a building site, materials, and some supervision and leadership. (See Supporting Document B for a listing of partnering organizations during the last several years.)

Seattle Habitat for Humanity's purpose is community development - to help the working poor escape the poverty cycle and become homeowners. The Seattle Habitat program builds simple, sturdy houses in partnership with working people in need. Seattle Habitat provides the organizational service, volunteer labor coordination, funds and materials.

6. EXPERIENCE OF APPLICANT/DEVELOPMENT TEAM

The Seattle Habitat for Humanity affiliate has been active since 1986. Our IRS 501(c)(3) status was obtained the same year. (Please see Supporting Document C for a copy of IRS Tax Exempt Status letter.) Seattle Habitat is governed by a volunteer Board of Directors, currently consisting of 16 members. The Board provides policy and direction to the large volunteer staff of nearly 1000 persons, and five paid personnel, with the process and budget in place to hire two additional staff and three stipended volunteers through VISTA and the Lutheran Volunteer Corps during 1998. Habitat volunteers come from all segments of society including skilled professionals in construction, finance, property management, law and social services. All Seattle Habitat activities are managed through eight standing committees. (Please see Supporting Document D for the resumes of the Executive Director and Construction Manager, a listing of the Board of Directors, and a description of the committee structure.)

Paid personnel includes Linda Murtfeldt, Executive Director, who is responsible for the day-to-day operations of Seattle Habitat, as well as fundraising and public relations. Linda came to Seattle in May of 1997 after serving as the Director of Programs and Services at the Twin Cities Habitat for Humanity in Minneapolis, Minnesota for seven years, where that Habitat was building and renovating up to 40 homes a year. Tim Lawless, the Construction Manager is responsible for budget, scheduling, purchasing and overseeing construction volunteers. Tim started work with Seattle Habitat in May 1997 after nearly twenty years in the construction industry. The Volunteer Coordinator, Melissa Martin, is responsible for the recruitment, training, scheduling, and recognizing of volunteers. The Office Coordinator (currently being filled by a temp) is responsible for receptionist duties as well as coordinating all office functions. The Accountant/ Finance Coordinator, Marilour Bagcal, is responsible for the financials, budgets, and financial reports. Positions to be hired during 1998 include: a Development Coordinator, a Construction Site Supervisor, two VISTAS who will be Construction Assistants, and a Lutheran Volunteer who will serve as Family Services Coordinator.

The large number of volunteers provides support in all aspects of Seattle Habitat's operations from fundraising and public relations to construction, family selection and partnering.

7. FINANCIAL CAPABILITY OF APPLICANT

The financial stability of Seattle Habitat is excellent. (Please see Supporting Document E for the 1996 Audit and the Balance Sheet for twelve months ending December 31, 1997).

Please note annual mortgage receivables now total over \$55,000, total mortgage receivables now total over \$1.1 million, and total assets now total over \$1.8 million.

Habitat for Humanity's policy is to accept government funds only for land and infrastructure to facilitate the timely completion of homes and to leverage the acquisition of private funds for construction, as well as some money for administration. Seattle Habitat currently has been awarded a grant of over \$100,000 through a Habitat for Humanity International/United States Department of Housing and Urban Development program. Seattle Habitat has applied for additional funding through this program.

Since 1993 Seattle Habitat has been receiving Community Development Block Grants from the City of Seattle for administrative support of development projects directly related to land acquisition. Seattle Habitat is currently renewing this grant for 1998.

In 1994, Seattle Habitat was awarded a Washington State Housing Trust Fund Grant for the land acquisition and infrastructure development for the Judkins Park Townhouse Project. SHFH will apply again in 1998 for Housing Trust Fund money for additional land purchases.

Seattle Habitat uses the "Peachtree" accounting system and the Seattle Habitat accounts are professionally audited each year by Karen Oatey, CPA of Watson & Associates, 1215 4th Avenue, Seattle. (Please see Attachment E for a copy of the 1996 Audit.)

SUMMARY

In summary, Seattle Habitat for Humanity requests that King County sell Habitat the property located at East White Center Addition, S.W. Roxbury Street and 13th Avenue S.W. in the White Center neighborhood for the construction of one single family, owner-occupied home to be built during 1999 using volunteer labor, sweat equity from the low income home buyers, and donated funds and materials.

13244 #

SEATTLE HABITAT FOR HUMANITY

SUPPORTING DOCUMENTS

ATTACHMENT A -- PROPERTY MAP

A. HOUSE BUDGET

B. PARTNER GROUPS

C. 501(C) (3) GRANTING LETTER

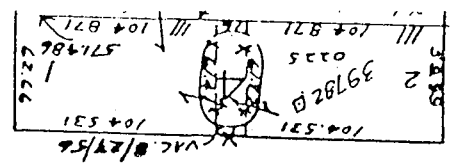
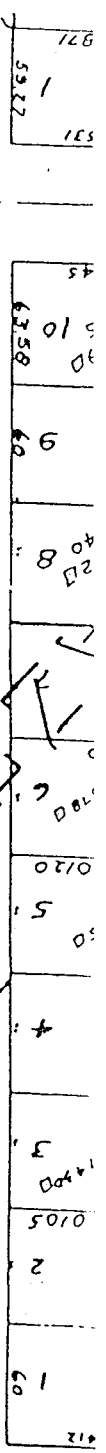
D. BOARD OF DIRECTORS ROSTER, STAFF RESUMES AND COMMITTEE LIST

E. 1996 AUDIT AND BALANCE SHEET 12/31/97

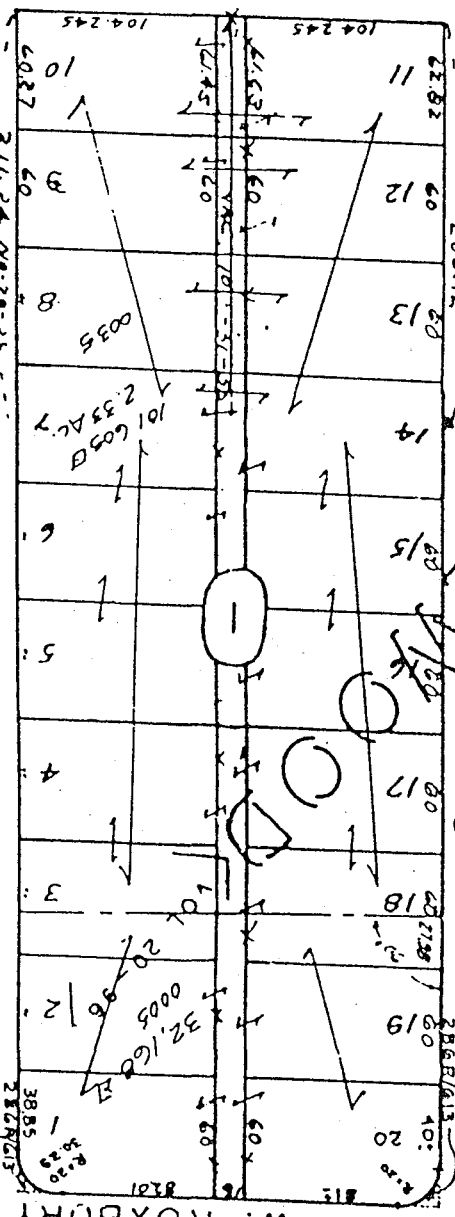
13244

SEATTLE HABITAT FOR HUMANITY

ATTACHMENT A -- PROPERTY MAP

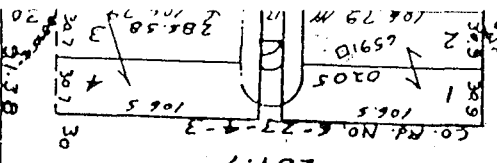


S.W. 98 TH ST 569.552

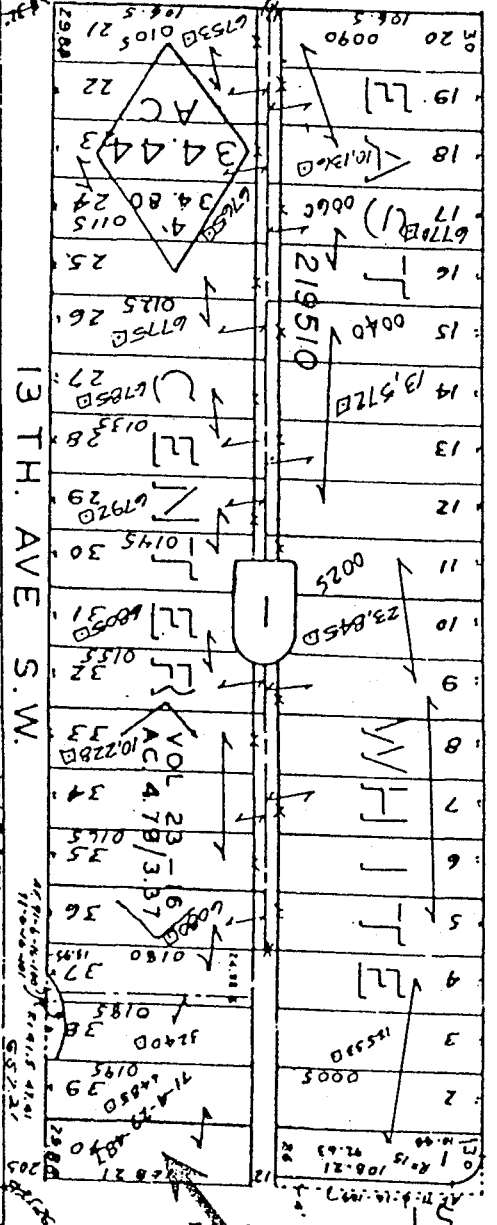


W. ROXBURY

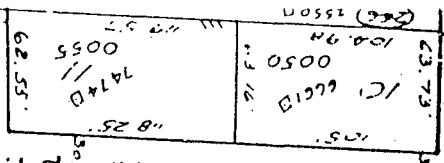
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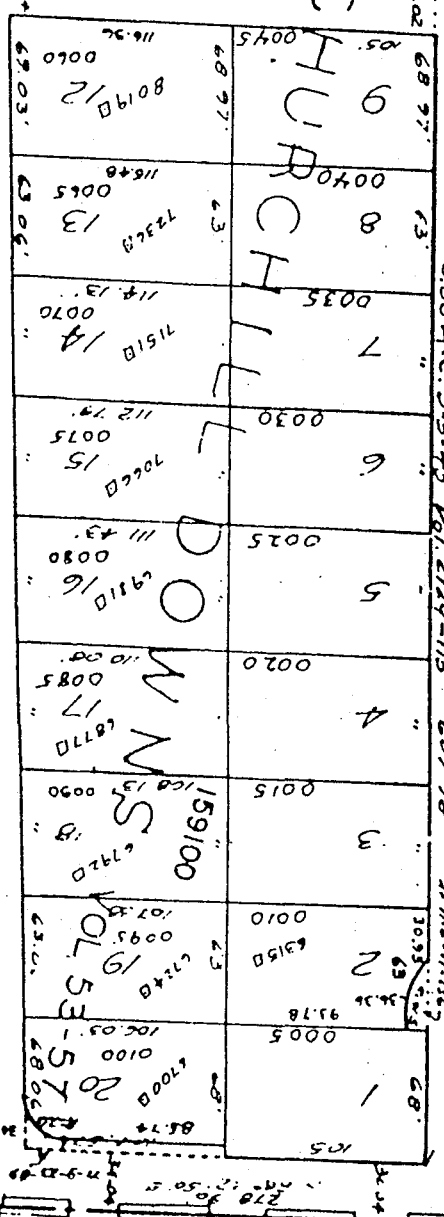
N. 89.29" E 000.7377 (V. 1846)



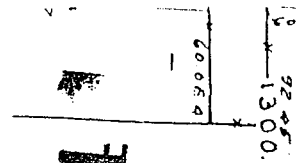
13 TH. AVE S.W.



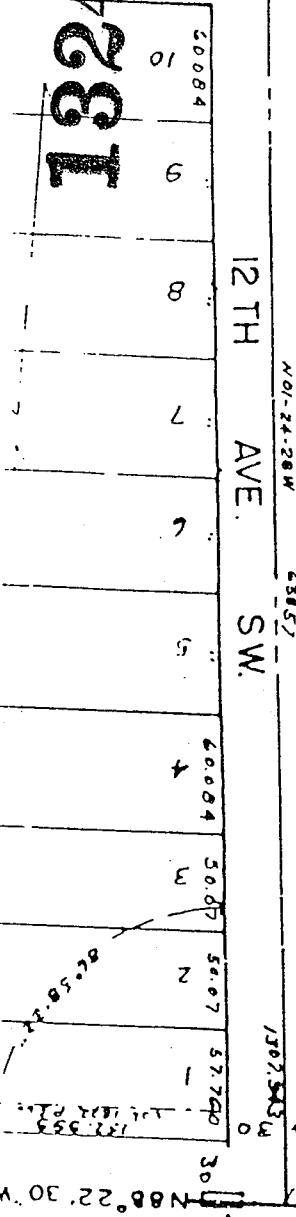
S.W. 98 TH ST



12 TH AVE S.W.



12 TH AVE S.W.



12 TH AVE S.W.

13241

SW 431-24-4

Seattle City Limits

13244

SEATTLE HABITAT FOR HUMANITY

A. HOUSE BUDGET

13244

SHFH PROJECT CONSTRUCTION BUDGET

SITE PREPARATION	
Plans and Specs	\$1,500
Surveys	\$750
Permits	\$1,900
Excavation	\$4,900
FOUNDATION	
Concrete & Form Materials	\$2,000
Concrete & Form Labor	\$1,650
Footing and Storm Drain	\$1,200
FRAMING	
Lumber and Sheathing	\$7,750
Fasteners and Adhesives	\$450
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Doors and Locksets	\$325
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Plumbing - Finish	\$750
Electric - Rough In	\$950
Electric - Finish	\$1,500
Sewer Hook Up	\$1,500
Water Hook Up	\$1,750
Insulation	\$1,500
HV	\$2,500
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Hardware (med.cabinet,etc.)	\$500
Cabinets	\$2,500
Carpeting	\$1,250
Sheet Flooring and Countertops	\$650
Appliances	\$1,750
OTHER	
Clean Up	\$500
WA State Sales Tax 8.6%	\$4,596
Program Expenses (Construction and Volunteer Management)	\$12,000
TOTAL	\$70,041

13244

Property	Tax ID #	Size	Jurisdiction	Zoning	Owner	Est Units
Hillman City Addition #2	333100-1080	2300 s.f.	Seattle	SF5000	Property Services - tax title	1

Approximate Location - So. Findlay St. & Renton Ave. So., Seattle

This property was acquired by King County in 1937 for delinquent real property taxes.

This property has good development potential in that it has good access, is only slightly sloped, and is fairly rectangular in shape. Because of the square footage of the site, the building area may be somewhat small but should meet setback requirements.

Property is located about 3 blocks from Martin Luther King Way So., where transportation and services are available.

All utilities are available to the site.

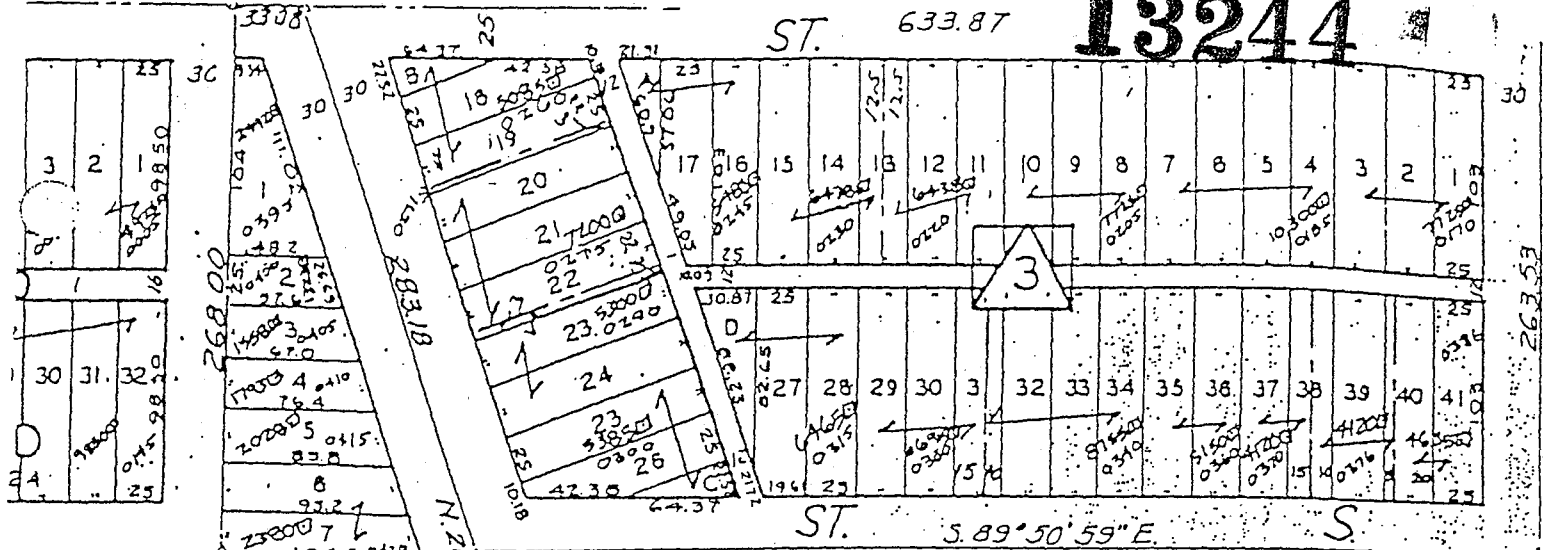
Back Taxes - - \$121.05
Administrative Costs - - \$460.00

MINIMUM SALES PRICE - \$581.05 or \$600.00

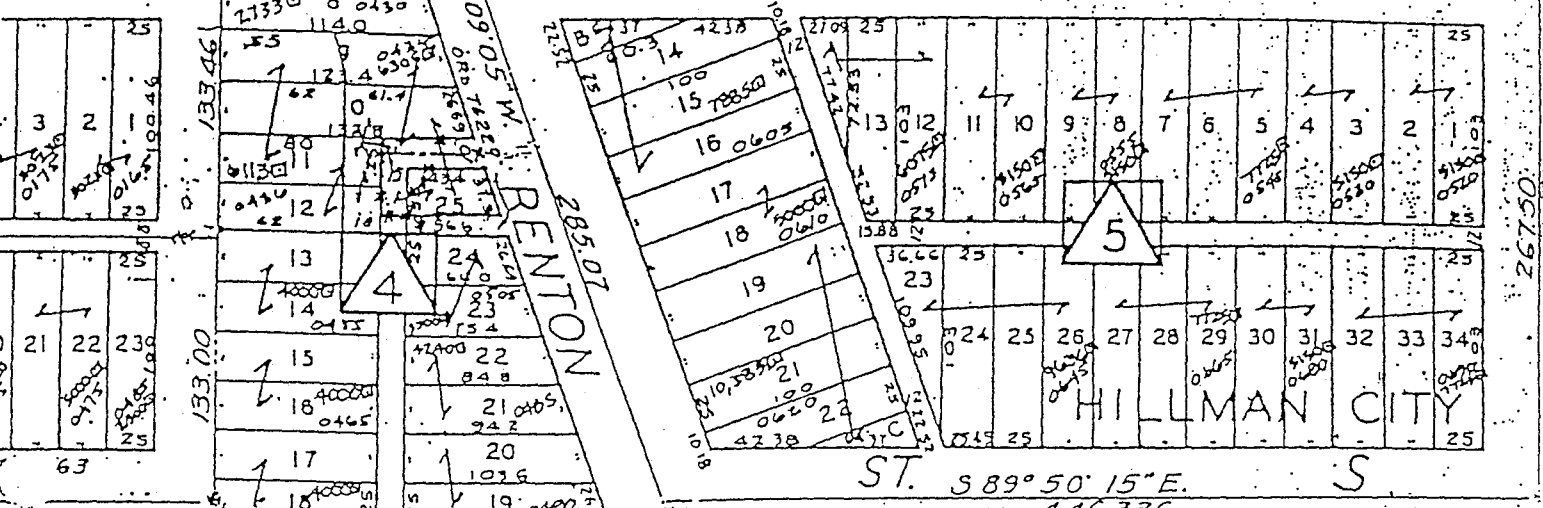
Attachments: Assessor's Map
Vicinity Map
Setback Sketch

13244

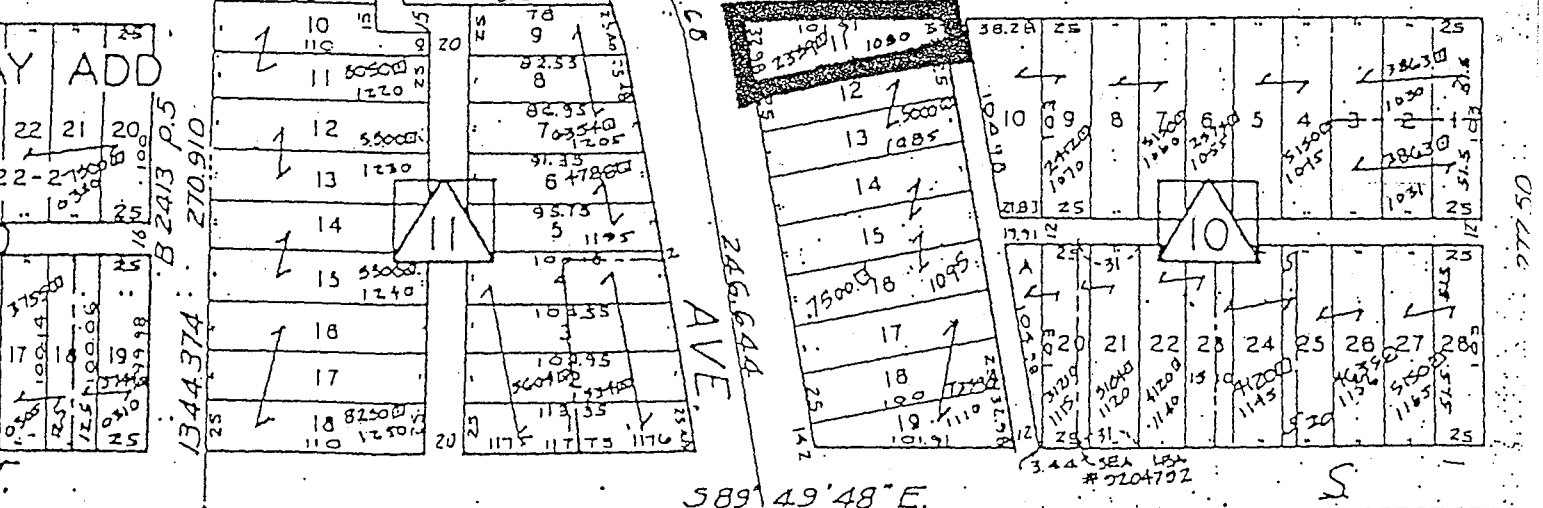
ST. 633.87



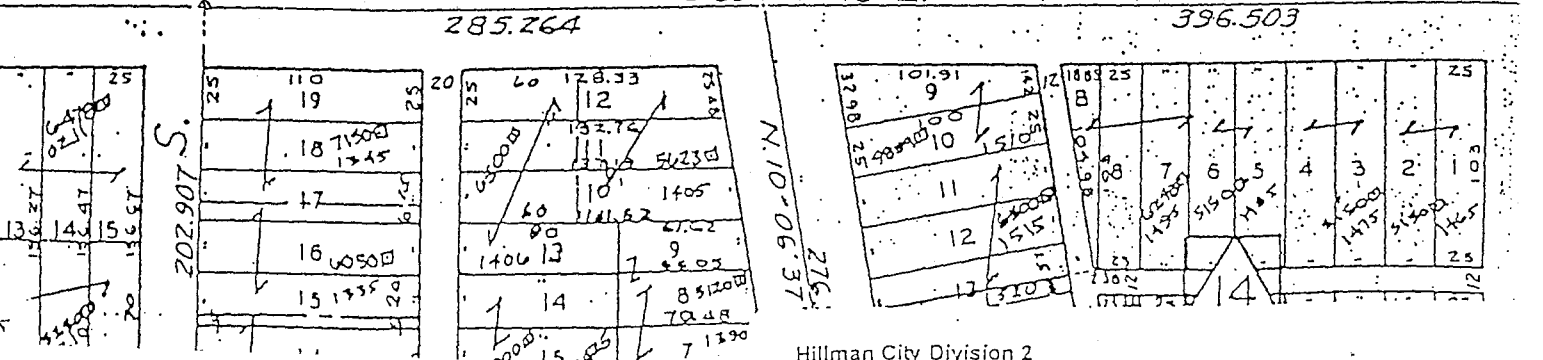
ST. 5.89°50'59"E
540.443



ST. 3.89°50'15"E
446.336



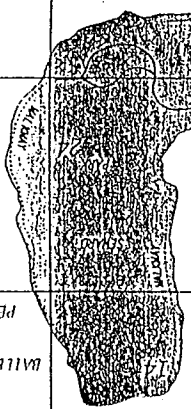
5.89°49'48"E



1324

BATLEY PENINSULA

WASHINGTON



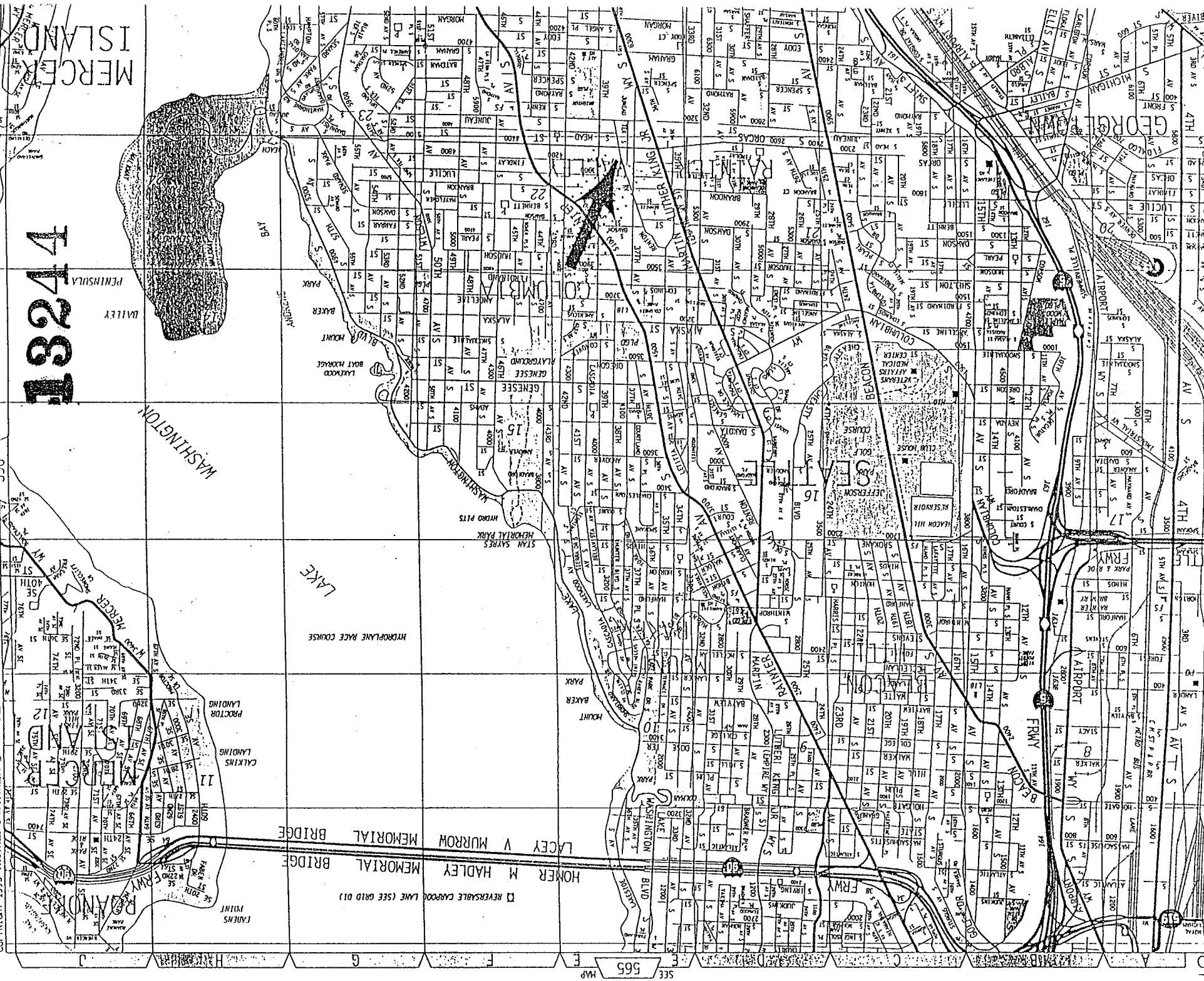
REVERSIBLE CARPON LANE (SEE GRID D1)
HOMER M HADLEY MEMORIAL BRIDGE
LACEY V MURROW MEMORIAL BRIDGE

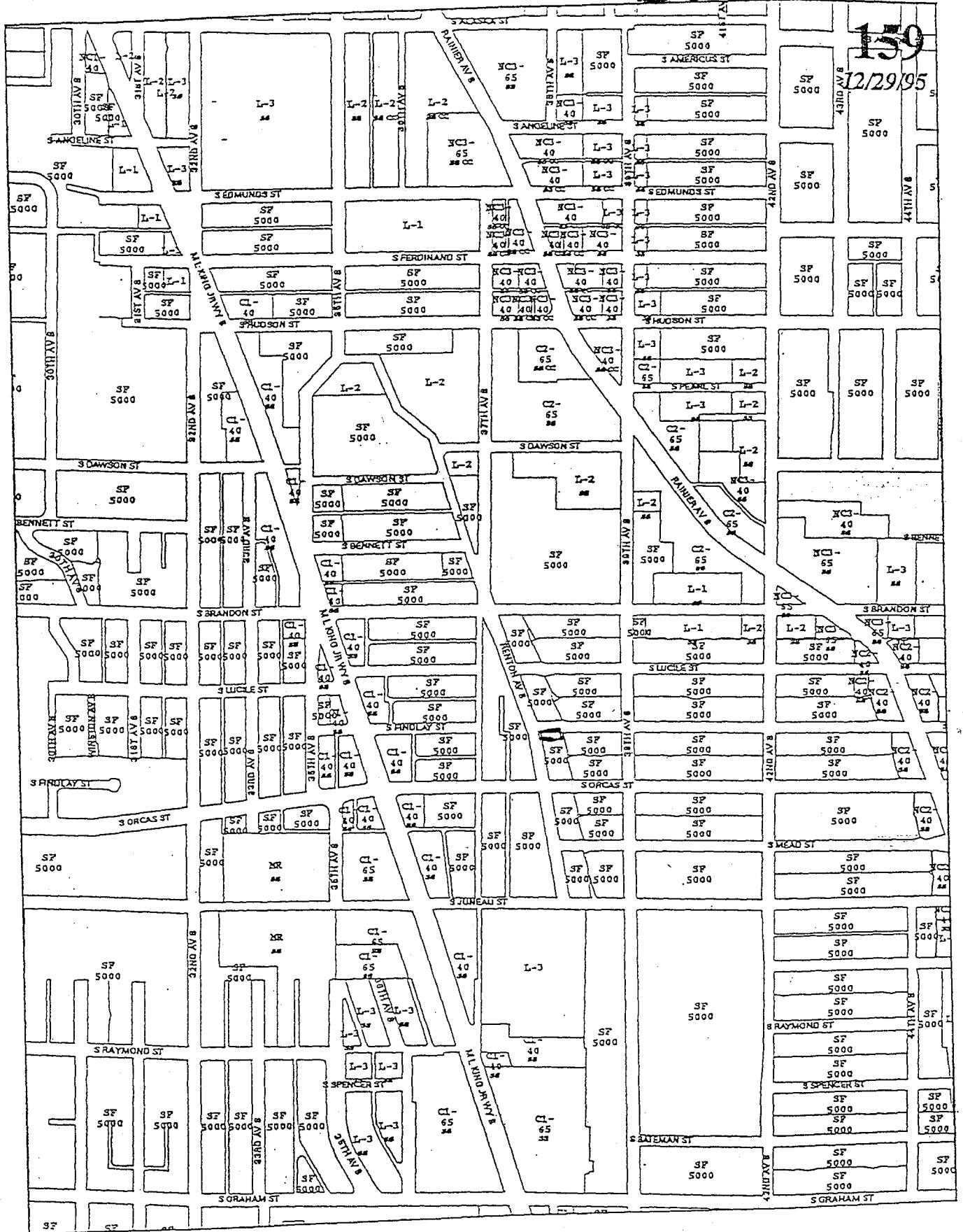
HYDROPLANE RACE COURSE
LAKE

STAN SAVRES MEMORIAL PARK
HIDRO PITS

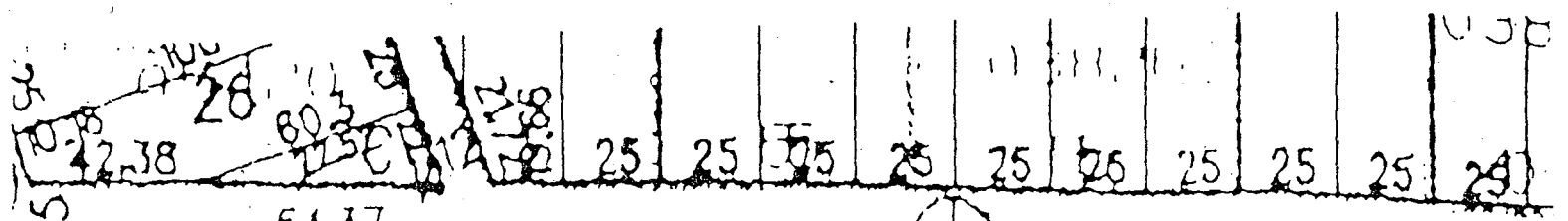
LAKWOOD BOAT STORAGE
BLISS MOUNT
BAKER PARK

BAV

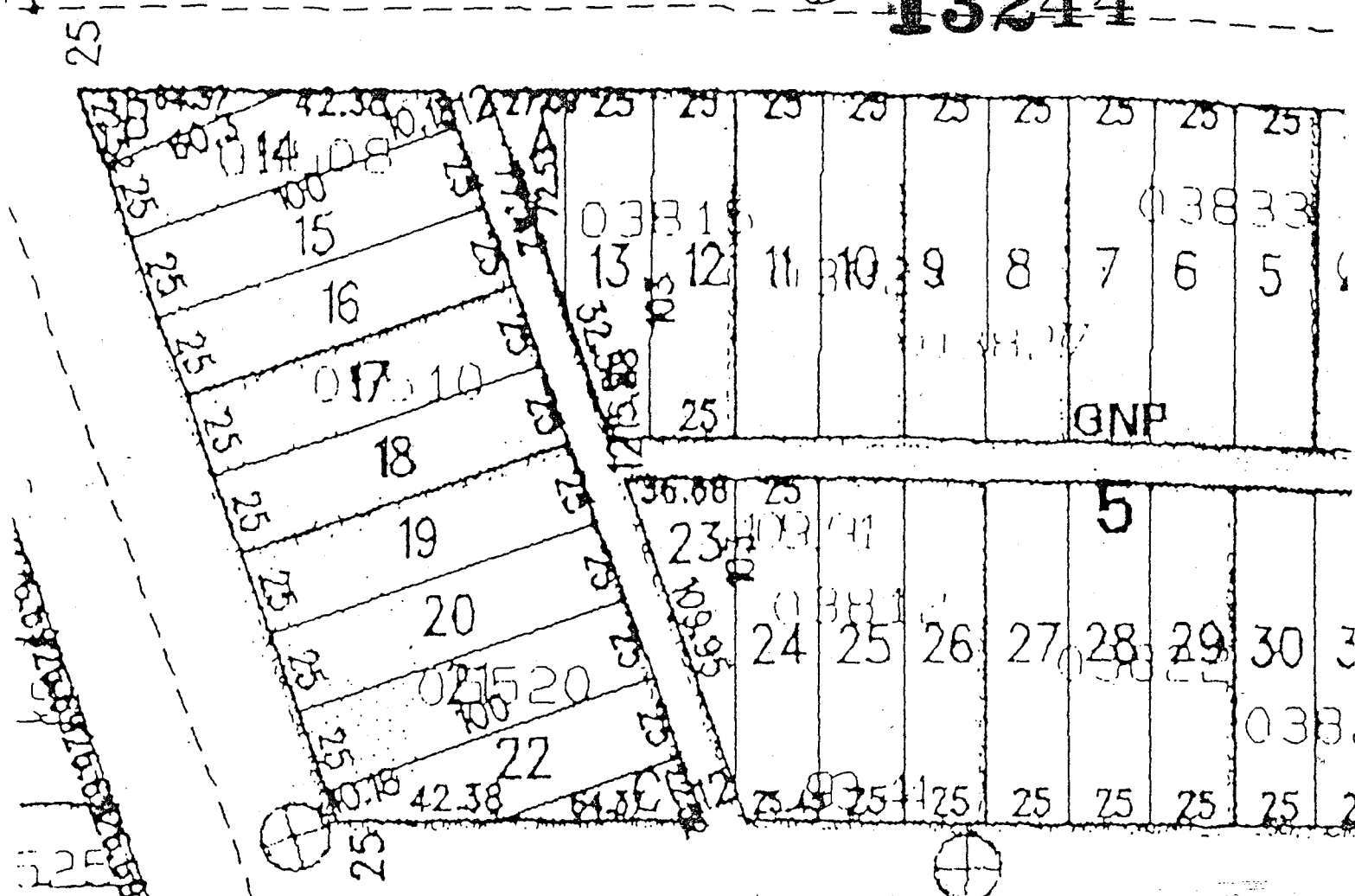




For the key to letters and numbers designating all zoning districts, see page iii of the Zoning Maps.

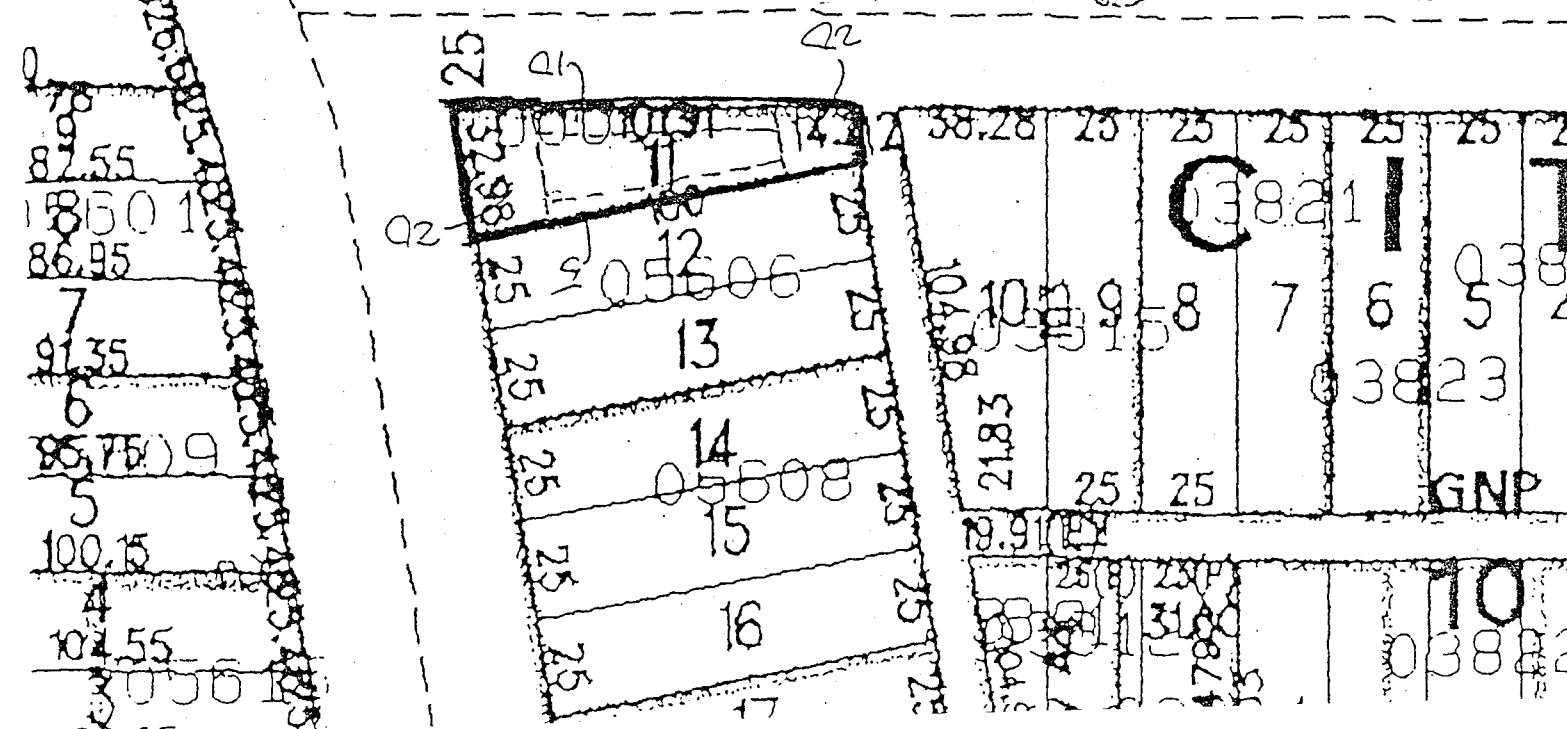


13244



GNP

5



C I T

GNP

10



FIRST HOMES. IN SIGHT WITH HOMESIGHT.

13244

February 13, 1998

Carol Thompson
Property Services Division
King County Administration Building
500 Fourth Ave., Rm. 500
Seattle, WA 98104

RE: REQUEST FOR PROPOSALS – HILLMAN CITY ADDITION #2

Dear Ms. Thompson:

In response to your RFP for surplus King County land, HomeSight is pleased to submit this proposal to develop a two-bedroom house on the Hillman City Addition #2 parcel. This home will be affordable to households earning less than 80% of the area median income.

HomeSight is a non-profit community development corporation committed to revitalizing neighborhoods by constructing affordable homes on vacant and often blighted land, and providing down payment assistance to the low- and moderate-income first-time home-owners who purchase these homes. We have completed and sold 130 new homes in the I-90 neighborhood of central Seattle. Since 1990, when we started working in the I-90 area, the Central District has become a desirable neighborhood and the appraised values of the homes in this neighborhood have increased by 21%. These tangible improvements in the neighborhood are in part due to HomeSight's work here – we have brought \$9.5 million of corporate loans into this long neglected neighborhood.

HomeSight has completed its work in the Central District of Seattle and is now focusing on a Homeownership Zone whose center is Columbia City. Within this zone, we plan to construction 100 new homes, and to enhance the existing housing stock by providing down payment assistance and promoting acquisition/rehab loans to homebuyers who meet our income and underwriting criteria.

For the Hillman City Addition #2 site, we propose to build a two-bedroom home that has been popular with our previous buyers. By tightly controlling the construction costs and providing down payment assistance to a qualified household, we expect that this new house will be affordable to a family of three earning less than 50% of area median income.

Thank you for this opportunity to respond to your RFP for a parcel within our Homeownership Zone. We are excited by this prospect of creating a home for a working family who is currently closed out of Seattle's aggressive real estate market. Please feel free to call me at 206-723-3973.

Sincerely,

Dorothy L. Lengyel,
Executive Director

Proposal for Hillman City Addition #2
S. Findlay St. and Renton Ave. S.

13244

1. HomeSight is a non-profit Community Development Corporation whose mission is to promote the revitalization of neighborhoods through affordable home ownership opportunities. The strategy is two-fold: to create a new home where previously existed either vacant land or a vacant and dilapidated building; and to require that the home be owner-occupied. HomeSight combines affordable housing development with first-time home buyer education and down payment assistance to enable working families otherwise squeezed out of today's escalating real estate market to purchase their own home.

Hillman City Addition #2 sits in one of HomeSight's targeted communities for revitalization activities. HomeSight proposes to build a two-bedroom single family home at this site. In addition to selling the home at cost, HomeSight administers down payment assistance from both the City of Seattle and the State of Washington to qualified buyers under 80% of area median income. Therefore, HomeSight is able to commit that the home would be sold to a buyer prequalified through HomeSight's education program making at or below 80% Seattle's median income, who would also be eligible to receive up to \$25,000 in down payment assistance.

The proposed house has already been approved as a Seattle Department of Construction and Land Use (DCLU) Standard Plan Permit. Use of this plan increases affordability by saving design and permitting time, permitting fees and architectural fees. Once a standard plan is established by DCLU, the permit set is only reviewed for land use and zoning compliance. This cuts the review time from 3 months to 2 weeks. And since HomeSight pre-sells its homes, time and holding costs are saved at closing. These savings are passed on to the buyers, creating a home affordable to families with lower median incomes.

Another way that HomeSight helps make their houses affordable is through the use of energy efficient systems and materials that can be easily maintained, thus reducing maintenance costs for the buyer over the long term. HomeSight homes are energy efficient and designed to meet or exceed Washington State energy codes with the use of insulated glass windows, composition roofs and vinyl siding. Construction materials are low maintenance, durable and have at least one-year warranties.

A HomeSight house on this site would be an investment in long term affordability. Families owning homes have consistent monthly housing costs, protecting them from Seattle's escalating rental market. It is also one of the few means for modest-income families to build equity and be prepared for retirement. A recent *Seattle Times* article found that last year rents increased five to ten percent throughout King county as vacancy rates dropped from six percent to four percent. As vacancies decrease, rents rise, creating increasing economic pressures on low- and moderate-income households. The proposed Hillman City home would provide a low-income family the security of a stable monthly mortgage payment. And as illustrated by the attached affordability analysis, a family of three at 50% median income purchasing the proposed home could have a monthly housing cost (including homeowners insurance, property taxes and mortgage insurance) as low as \$660. This is significantly less than they could expect to pay to rent a similar two-bedroom home on the market!

Home ownership is an asset to the community as well. HomeSight's proposal would turn a vacant lot into an opportunity for a modest-income household to own their own home. Home ownership replaces valuable property tax dollars, adds to the appraised value of the neighborhood, and contributes to the payment of state sales and excise taxes during development. Home owners bring an influx of shopping dollars, increasing the potential for retail success and encouraging further economic development in the area. Reinvestment in the community through home ownership contributes to increased pride, long-term commitment to the well being of the neighborhood, and a greater sense of ownership of the neighborhood.

The ability to develop on this site depends in large part on the implementation of a demonstration program that DCLU is proposing. For this program, DCLU is seeking pilot projects that would demonstrate the building department's flexibility in its interpretation of land use and building codes for the improvement of a neighborhood. In a preliminary discussion, DCLU has said that the proposed development of a single-family house on this particular site would make it an exemplary project to include in its demonstration program. The issues needing DCLU resolution on the Hillman City site are the following:

- a) That this is a building site: it is only 2,300 sf in a single-family 5,000 zone;
- b) That the front yard set back could be reduced to ten feet: the required front yard set back is twenty feet, but because the site narrows down to 14 feet at the back, it requires locating the house as far toward the front as possible; and
- c) That the side yard set back from the north property line along S. Findlay St. could be reduced from the required five feet. Since the site is wedge shaped and only 14 feet wide at the back property line, the rear corner of the house may end up in the side yard set back. There appears to be approximately ten feet from the north property line and the paving in S. Findlay St. These ten feet will provide adequate separation from the street to the house.

HomeSight's ability to buy the land and develop this site will depend on DCLU's determination regarding the above issues. Once a decision is reached with DCLU and permits for the site are obtained, HomeSight can have the house built within six months, as outlined in the attached timeline. Because HomeSight's homes are typically pre-sold prior to start of construction, only one additional month is necessary for the house to close and the buyer to move in.

2. HomeSight is offering \$600 for the Hillman City Parcel. Since the site is not buildable as zoned, being only 2300 square feet in a SF 5000 zone and only 14' wide at one end, this price represents the fair market value for the site.
3. The purchase offer of \$600 will come from the development financing package HomeSight holds with a private lender. Because of the above-discussed zoning irregularities, the development of this site, and hence, its purchase, both hinge on the implementation of DCLU's demonstration program. HomeSight is not requesting any County participation, financial or otherwise, for this project.

4. The attached development proforma demonstrates the tight cost controls in place for the development of the proposed two-bedroom unit. The inexpensive cost of the land, low HomeSight overhead and minimum development fee all help increase the home's affordability which enables a lower income household to purchase the home. At the sales price of \$97,000, HomeSight would be able to sell this house to a family making as little as 50% median income.
5. HomeSight will serve as both owner and developer of this property, and will be the legal entity with whom King County would contract. HomeSight has contracted with a number of licensed architects for the re-use of standard plans for a set fee. GLS Architects designed the standard plan proposed for this site. U.S. Bank will serve as construction lender. Upon approval of this proposal, HomeSight will select a builder from its roster of highly qualified general contractors who have experience working with HomeSight on previous affordable housing projects. This roster was created through an extensive RFQ process and submittals were reviewed and approved by HomeSight, the Seattle Department of Housing and Human Services (DHHS) and a Community Development Advisory Committee.
6. HomeSight's track record demonstrates its experience and success in developing high quality affordable housing. Since its incorporation in 1990, HomeSight has constructed over 130 homes in 30 locations throughout Central and Southeast Seattle, making it the largest single family builder in the city. These homes have been sold to low- and moderate-income first-time buyers, the majority being households of color, single parents, and residents of distressed communities. Development costs range from \$95,000 to \$155,000, well below market rate. Homes follow the traditional two-story design of the surrounding community. Almost all of these homes have been built on small lots of 2,000 to 3,000 square feet, similar in size to the Hillman City Parcel. HomeSight has also presold 99% of its homes prior to completion.

HomeSight's education and down payment assistance components have also played a key role in our success and ability to enable low- and moderate-income households to become home owners. Our First-Time Home Buyer Education Program is recognized statewide for its quality, and is one of the largest home ownership programs in Washington. The curriculum emphasizes the long term responsibilities of buying a home. It provides seven free workshops on such topics as budgeting, estate planning, home maintenance, understanding legal documents and preventing mortgage default. The education program also provides critical one-on-one consultations to help individuals develop plans to address issues such as poor credit histories, high debt and a lack of savings.

Down payment assistance loans are available to households completing HomeSight's education program who are below 80% of Seattle's median income. These loans help close the affordability gap that exists for modest-income first-time home buyers, enabling them to overcome one of the largest obstacles to home ownership. HomeSight's education program and down payment assistance truly equalize the opportunities for low- and moderate-income households in today's aggressive housing market. Today, in addition to the 130 families now owning HomeSight homes, another 122 households have participated in the Education Program and become owners in the open market.

Other HomeSight achievements include:

- ✪ HomeSight and Icon Associates are honored with the **1997 Platinum Award** in the Best in American Living Award competition. The competition, sponsored by Professional Builder Magazine and HUD, recognizes this team for its design of the 28-home Heiwa Commons in the I-90 Corridor community of Seattle.
- ✪ HomeSight homes were recognized for their quality at the **1997 Master Builders Awards for Market Excellence**. HomeSight received **Silver Awards** in both **Best Community Land Use** and **Best Single Family Home under \$175,000**.
- ✪ HomeSight was recognized by the Social Compact as a **1997 Honoree for Partnership Achievement in the Outstanding Community Investment Award** with US Bank of Washington. The partnership is recognized as one of the top 100 out of 12,000 applicants.
- ✪ The program is recipient of the **1996 Medina Foundation Management Excellence Award** for "outstanding achievement in administrative and fiscal management and for excellence in service to its community".
- ✪ The Federal Home Loan Bank of Seattle recognized HomeSight with the **1996 Federal Home Loan Bank Community Partnership Award** for housing that "benefits a low-income community in the district served by that bank".
- ✪ The First-Time Home Buyer Education Program has a 98% first mortgage approval record, and no HomeSight buyer has fallen into mortgage default. In addition, the Education Program has prequalified nearly 300 households for home ownership.
- ✪ HomeSight has successfully administered more than \$5 million in down payment assistance funds from the City of Seattle, U.S. Department of Housing and Urban Development, and the State of Washington; approximately \$15.7 million in private construction loans; \$295,000 in revolving predevelopment credit; and over \$1 million in private grants, in-kind, and individual contributions.
- ✪ The appraised value of HomeSight's construction is \$17 million, with permanent infrastructure replacement in City owned right-of-way (streets, alleys, utility mains, curbs, sidewalks, gutters, etc.) valued at \$730,000. Annual property tax base replacement from these homes is \$204,284, total construction sales taxes paid is approximately \$1.1 million and total excise tax paid is approximately \$303,021.
- ✪ 69% of all construction contracts are implemented by Women and Minority-Owned Business Enterprises (WMBEs). Contracts are valued at \$8.7 million.

The HomeSight staff members who made these achievements possible and who will be in charge of development activities, buyer education, and administering down payment assistance funds for the Hillman City site are:

- ❖ **Dorothy L. Lengyel, Executive Director**, assumes the primary responsibility of ensuring Program targets and milestones are achieved. Ms. Lengyel has been involved in affordable housing for 20 years. She has managed development contracts including those for federal Public Housing, Section 8, new construction and moderate rehabilitation, Community Development Block Grant programs and Department of Energy Weatherization programs.
 - ❖ **Tony To, Deputy Director**, owned and managed a successful construction company in New York City prior to relocating to Seattle where he completed a Building Construction Degree at the University of Washington.
 - ❖ **Nora Liu, Project Manager**, graduated with a Masters of Architecture from the University of Washington. Nora brings project management experience in large multifamily rehabilitation and expertise in new construction.
 - ❖ **Cindy Holmgren, Project Manager**, is the most recent addition to HomeSight's Development Department. She brings with her community development experience from her service in both the Peace Corps and AmeriCorps.
 - ❖ **Angela Eason Ceaser, Affordable Housing Officer**, has 15 years of community banking experience. Her role in this program is directly related to the provision of homebuyer education, marketing of the project and loan packaging.
 - ❖ **L'Tanya Terrell Jones, Affordable Housing Officer**, brings 11 years of banking and non-profit housing related experience to the program. She also facilitates homebuyer education, marketing and loan packaging.
 - ❖ **Julie Jones, Affordable Housing Officer**, facilitates First-Time Home Buyer Education Program workshops, processes new clients, prequalifies and manages new client cases.
 - ❖ **Tom Jacobi, Finance Manager**, is responsible for down payment assistance fund tracking and compliance with income qualification guidelines. Mr. Jacobi has over 15 years experience in non-profit housing and extensive experience in housing rehabilitation and development, mortgage counseling and business planning.
7. HomeSight currently has \$295,000 available on a revolving basis for predevelopment expenses from a combination of public and private sources. In addition, HomeSight has a \$4.35 revolving credit line from U.S. Bank, with whom HomeSight has maintained an ongoing relationship for project and buyer financing since 1992. The attached letter from U.S. Bank outlines their continued financial support for any upcoming projects HomeSight plans to undertake, which would include the Hillman City Parcel. These development loan funds are enhanced by a \$1.9 million Program Related Investment (PRI) loan from the National Community Development Initiative (NCDI).
8. Attached are the schematic site plan, floor plan and elevations for the two-bedroom single family home HomeSight proposes to develop on Hillman City Addition #2.

**HOMESIGHT
Affordability Analysis**

Homeownership Projects

Assumptions: \$97,000 2 Bedroom home
 \$5,500 Closing costs
 (\$2,500) Minimum downpayment
\$ 100,000 Amount to be financed

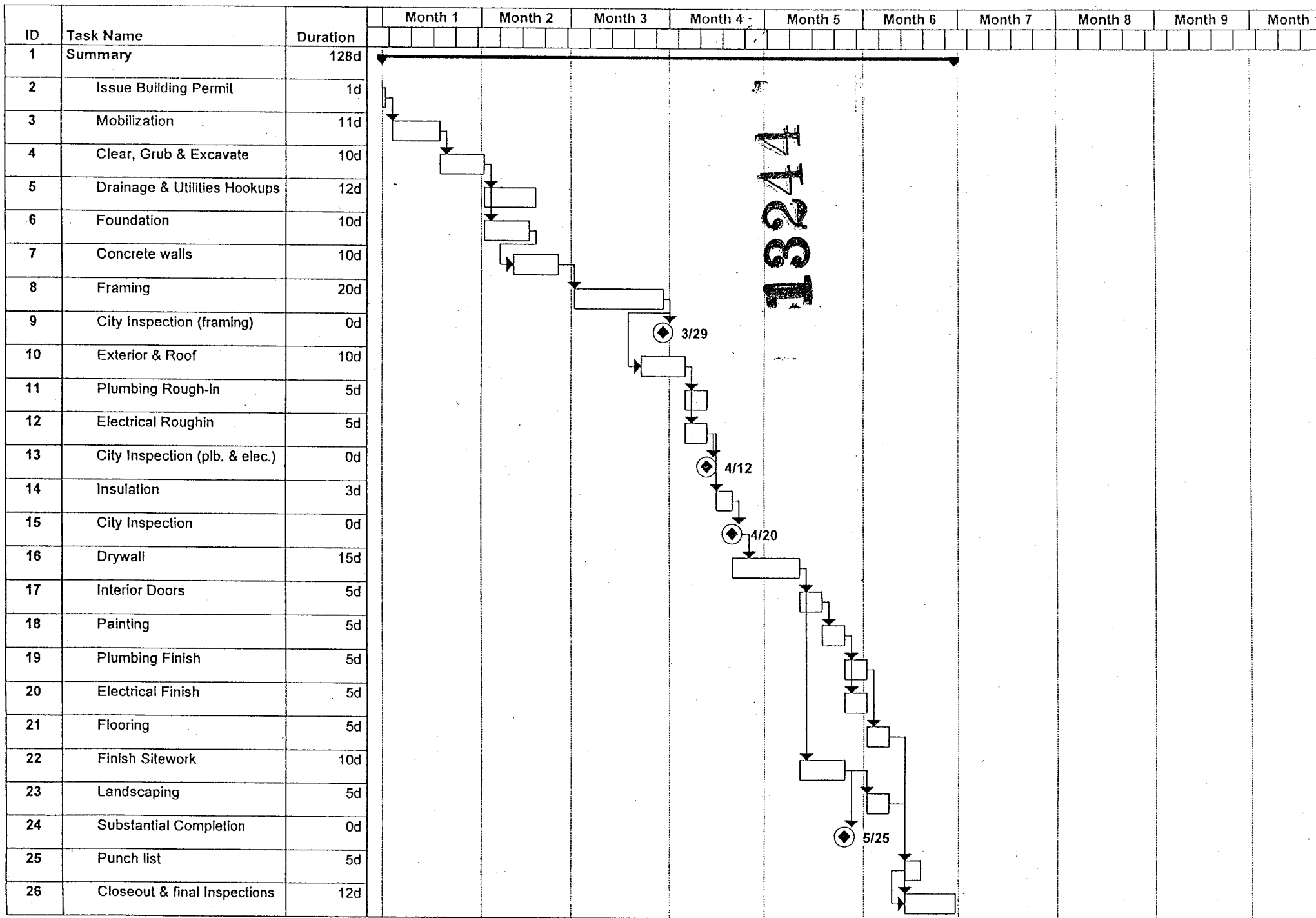
Household Income

1. Average Gross Monthly Income Family of 3 @ 50% of median 1. 2213
 2. Maximum Monthly Mortgage Amount (30% of line 1) 2. 664

Housing Expenses

3. First mortgage payment \$ 75,000 @ 7.0% 3. 499
 4. Second mortgage payment \$ 25,000 @ 3.0% 4. 0 Deferred loan
 5. Property Taxes 5. 105
 6. Homeowners Insurance 6. 25
 7. Monthly M.I.P. 7. 31

8. Total Housing Cost 660



13244

HOMESIGHT DEVELOPMENT PROFORMA

Developer Name: HomeSight **Project Name:** Hillman City Addition #2
Developer Address: 3405 S. Alaska St. **Project Location:** S. Findlay & Renton Ave. S.
Developer Phone: 723-5837 **# of Units:** 1

LAND COST 600 **Shade Key:** Calculated cell
 Do not use this cell

PRE DEVELOPMENT COST	CONTRACTOR		HOMESIGHT		PROJECT		COST/ UNIT
	ITEM	TOTAL	ITEM	TOTAL	ITEM	TOTAL	
ENVIRONMENTAL SURVEY			1,200		1,200		1,200
APPRAISAL			400		400		400
SITE ENG./SURVEY			500		500		500
PRE DEVELOPMENT			2,500		2,500		2,500
LAND			600		600		600
CLOSING COST/ESCROW			250		250		250
TITLE & RECORDING			200		200		200
LEGAL			500		500		500
TOTAL PRE DEVELOPMENT		0		6,150		6,150	6,150
DEVELOPMENT COST							
HARD COST							
CONSTRUCTION COST	56,550				56,550		56,550
SITE WORK	4,500				4,500		4,500
OVERHEAD & PROFIT (10%)	6,105				6,105		6,105
CONTINGENCY (3%)	1,832				1,832		1,832
WSST (8.6%)	5,933				5,933		5,933
BUILDER'S RISK INSURANCE	200				200		200
TOTAL HARD COST		75,119		0		75,119	75,119
SOFT COST							
PERMIT			1,550		1,550		1,550
ARCHITECTURAL			1,500		1,500		1,500
APPLIANCES			2,300		2,300		2,300
SECURITY SYSTEM			300		300		300
LENDER INSPECTION			150		150		150
MARKETING & SALES					0		0
PROPERTY TAXES			200		200		200
DEVELOPER FEE					0		0
FINANCING INT. (7.5% 6 MOS/50%)			1,707		1,707		1,707
HOLDING INT. (7.5% 1.5mos)			853		853		853
BANK FEE on US Bank			887		887		887
MISC.			300		300		300
TOTAL SOFT COST		0		9,747		9,747	9,747
HOLDING & RESALE COST							
INSURANCE			65		65		65
UTILITIES			45		45		45
LEGAL			200		200		200
RECORDING FEES			100		100		100
FINAL TITLE ESCROW			700		700		700
HOMESIGHT OVERHEAD			3,000		3,000		3,000
EXCISE TAX @ 1.78%			1,693		1,693		1,693
TOTAL HOLD./RESALE COST				5,803		5,803	5,803
TOTAL ALL PROJECT COSTS		75,119		21,701		96,820	96,820



COMMERCIAL REAL ESTATE DIVISION
1301 Fifth Avenue, 20th Floor
Seattle, WA 98101
206-344-4579
206-344-5393 Fax

13244

February 9, 1998

Ms. Dorothy Lengyel
HomeSight
3405 South Alaska Street
Seattle, WA 98118

Dear Dorothy:

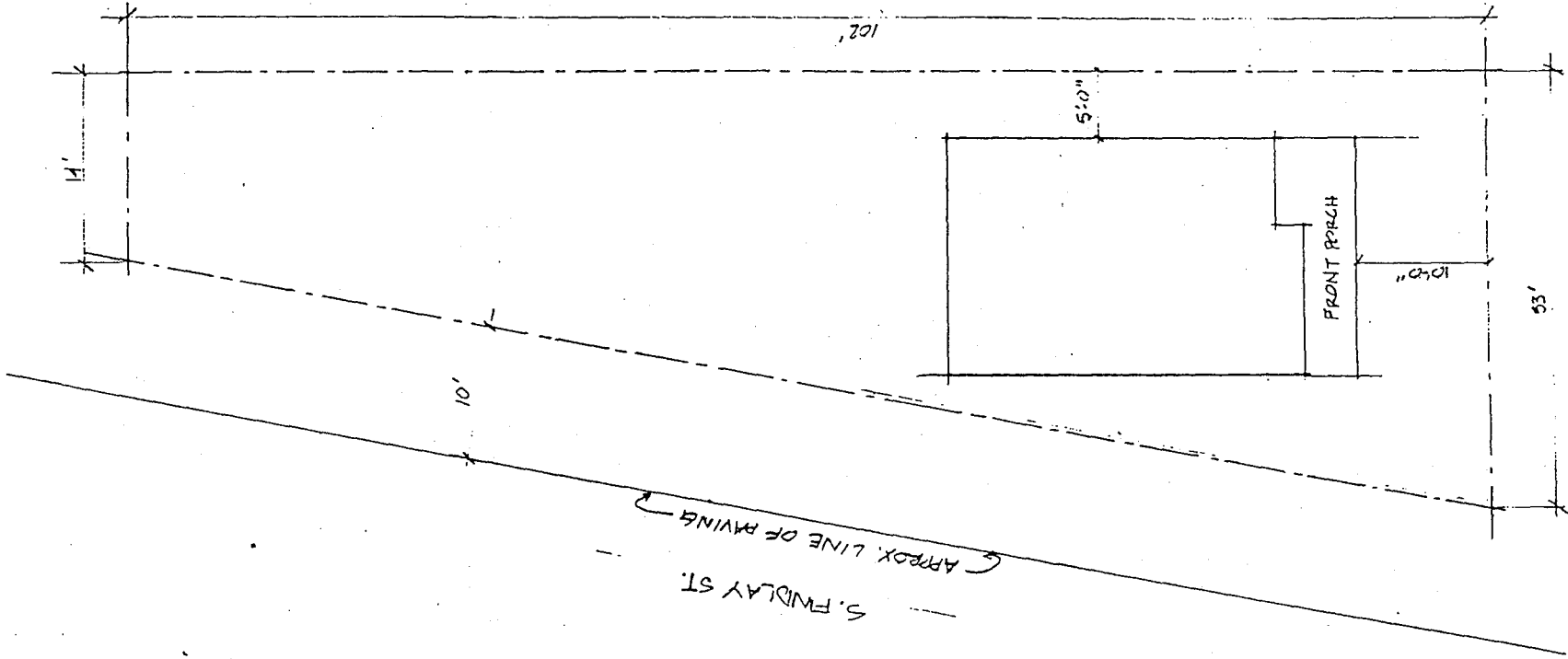
As you are aware, HomeSight has a \$4,350,000 revolving guidance line commitment to fund construction of residential real estate which has been available for your construction financing needs for many years. We are looking forward to a continued and long term relationship with HomeSight and appreciate your business. Should you need additional information regarding your guidance line, please feel free to contact me at 344-5462.

Sincerely,

Shannan Wooten
Asst. Vice President

cc: Nora Liu

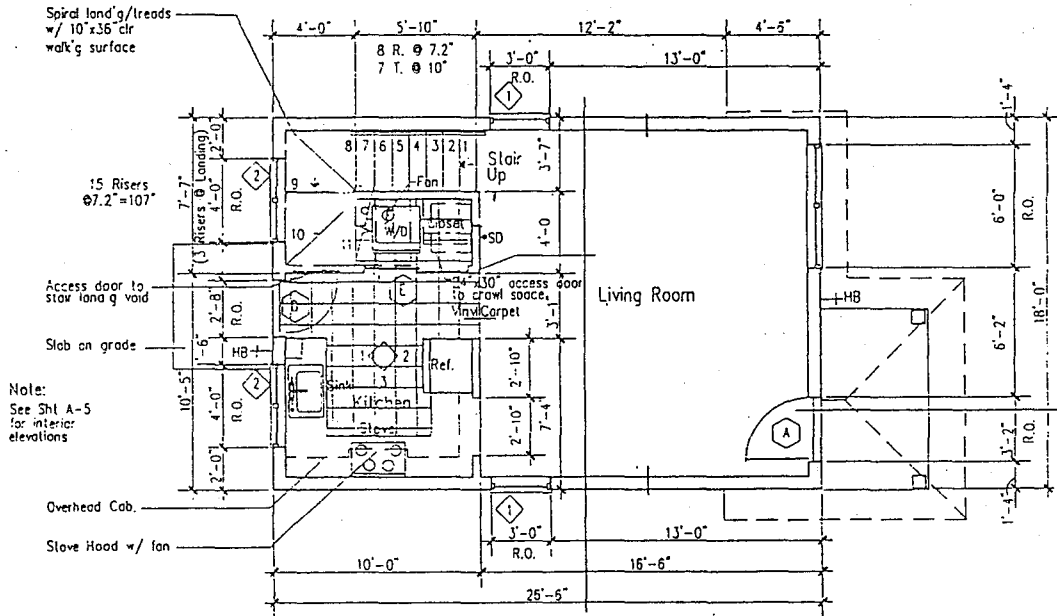
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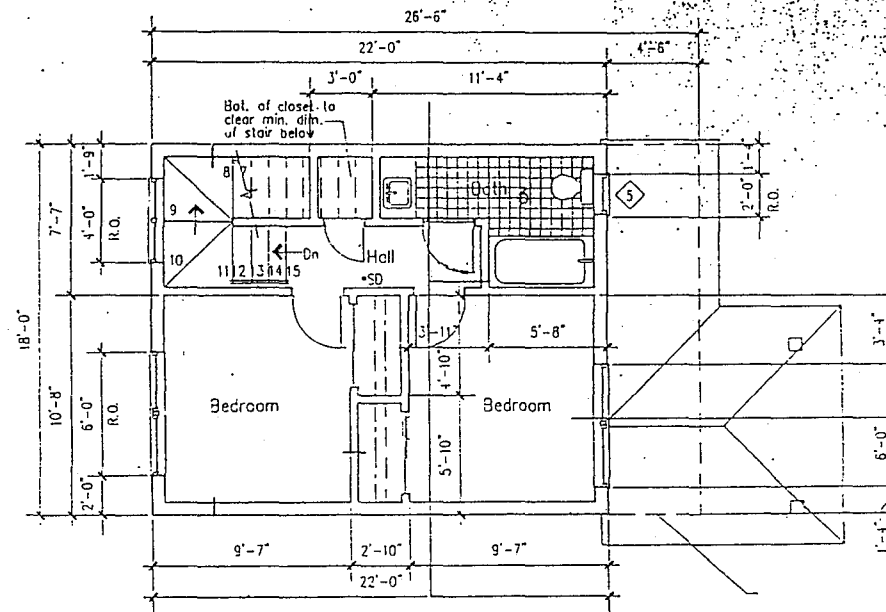
RENTON AVE. S.

11. SITE PLAN

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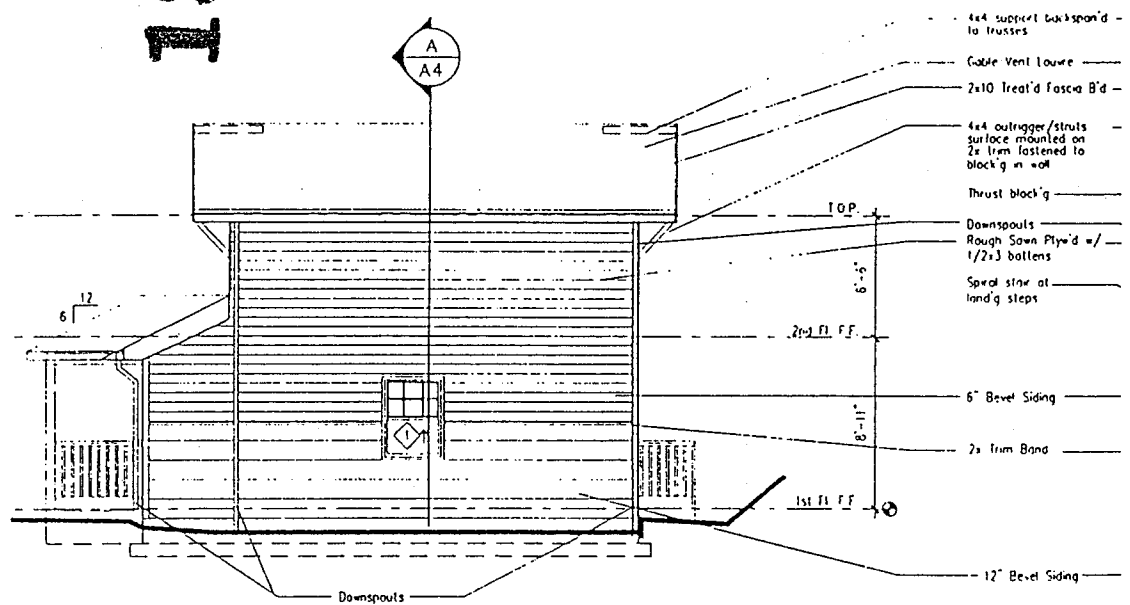


First Floor Plan (476 Sq.Ft.)



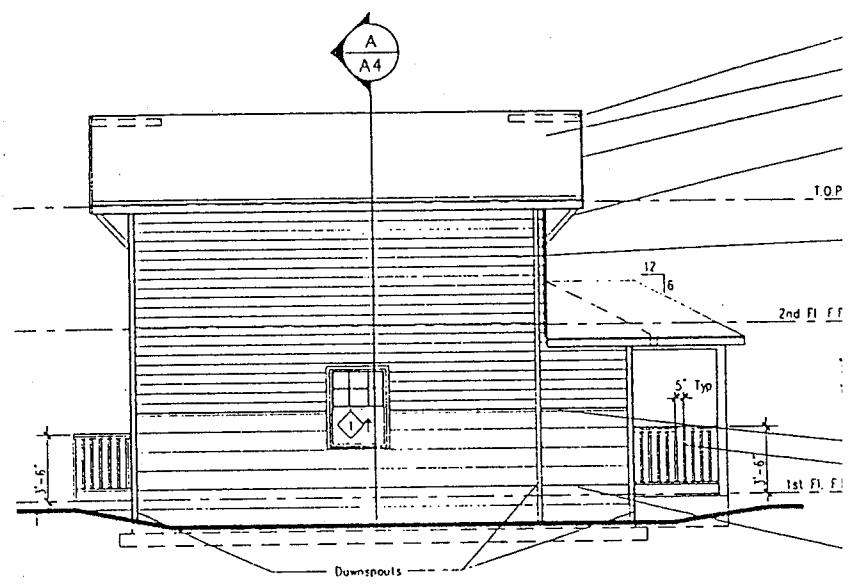
Second Floor Plan (340 Sq.Ft.)

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FF231



Side-1 Elevation Glazing Area: 9.5 Net Sq.Ft.

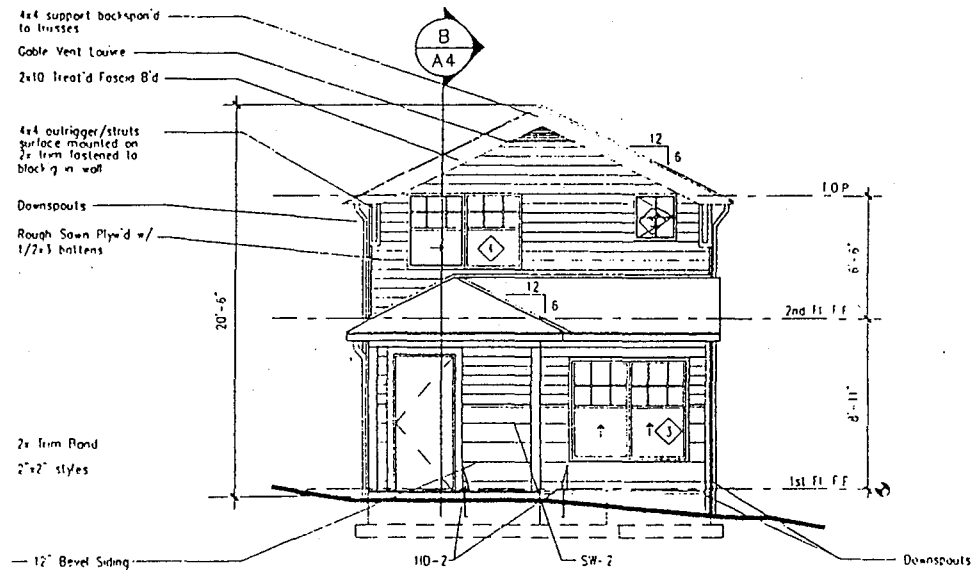
Scale @ 1/4" = 1'-0"



Side-2 Elevation Glazing Area: 9.5 Net Sq.Ft.

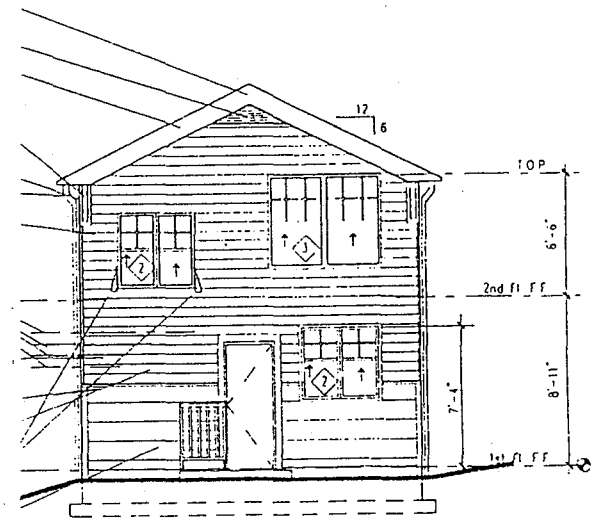
Scale @ 1/4" = 1'-0"

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Front Elevation Glazing Area: 45.7 Net Sq.Ft.

Scale @ 1/4" = 1'-0"



Rear Elevation Glazing Area: 48.9 Net Sq.F

Scale @ 1/4" = 1'-0"

13244

Property	Tax ID #	Size	Jurisdiction	Zoning	Owner	Est. Unit
R/W 2005 Parcel 204	025700- 0194	8525 s.f.	King County	R6	Roads Services	1

Approximate Location - So. 128th St. & 24th Ave. So., Seattle

This parcel was acquired by the Roads Division in 1973 for improvements to 24th Avenue South.

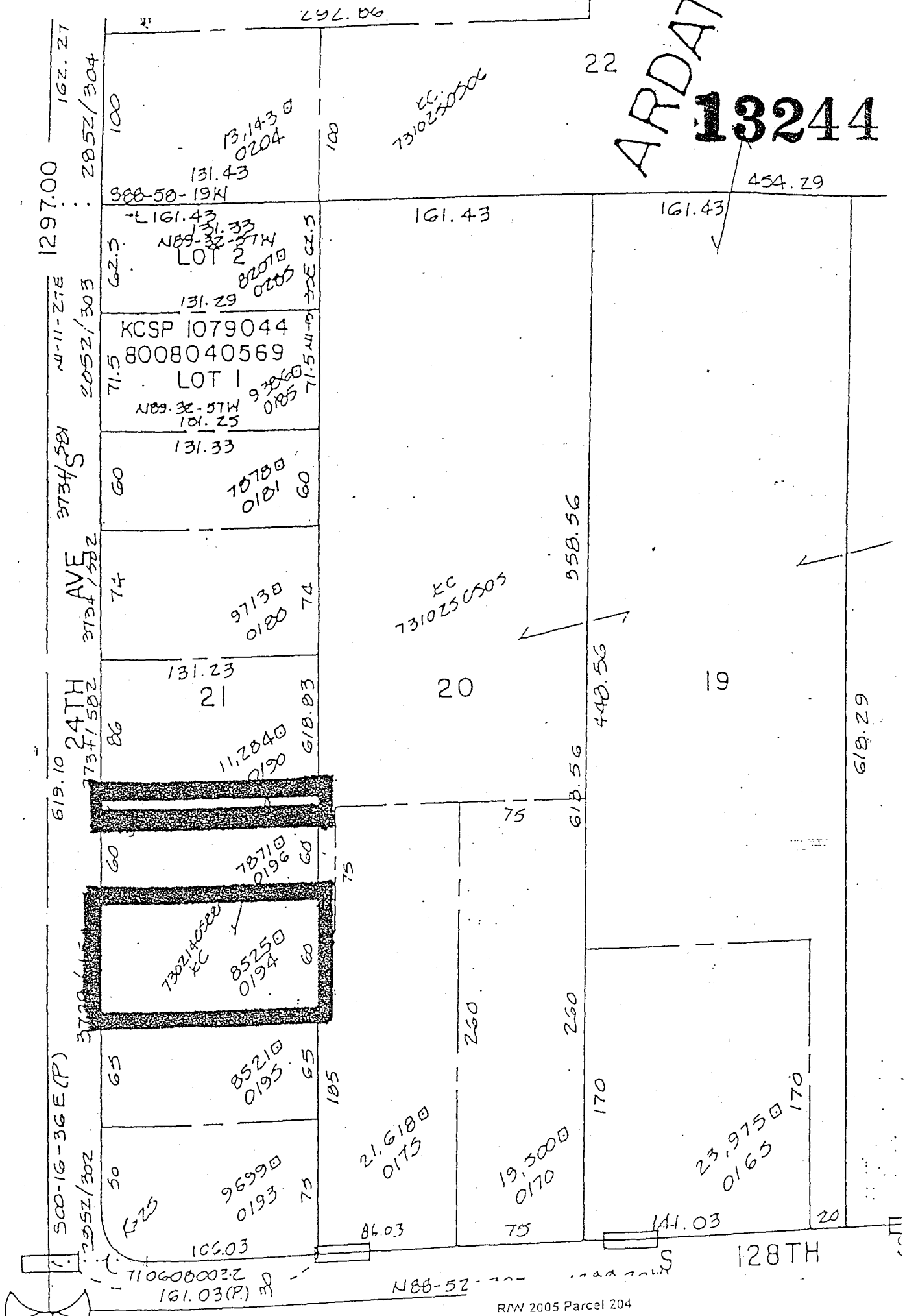
The property is a good prospect for housing because at 8525 square feet it exceeds the minimum lot size required by the zoning and is a reasonably level, rectangular lot. Like the properties on both sides, this parcel lies somewhat below street grade. The next door neighbor has been maintaining parts of the property, including periodic mowing of the grass.

All utilities are available to the site.

There is bus service on both South 128th St. and 24th Ave. South. The property is near North SeaTac Park and a few blocks from an elementary school.

Attachments: Assessor's Map
Vicinity Map

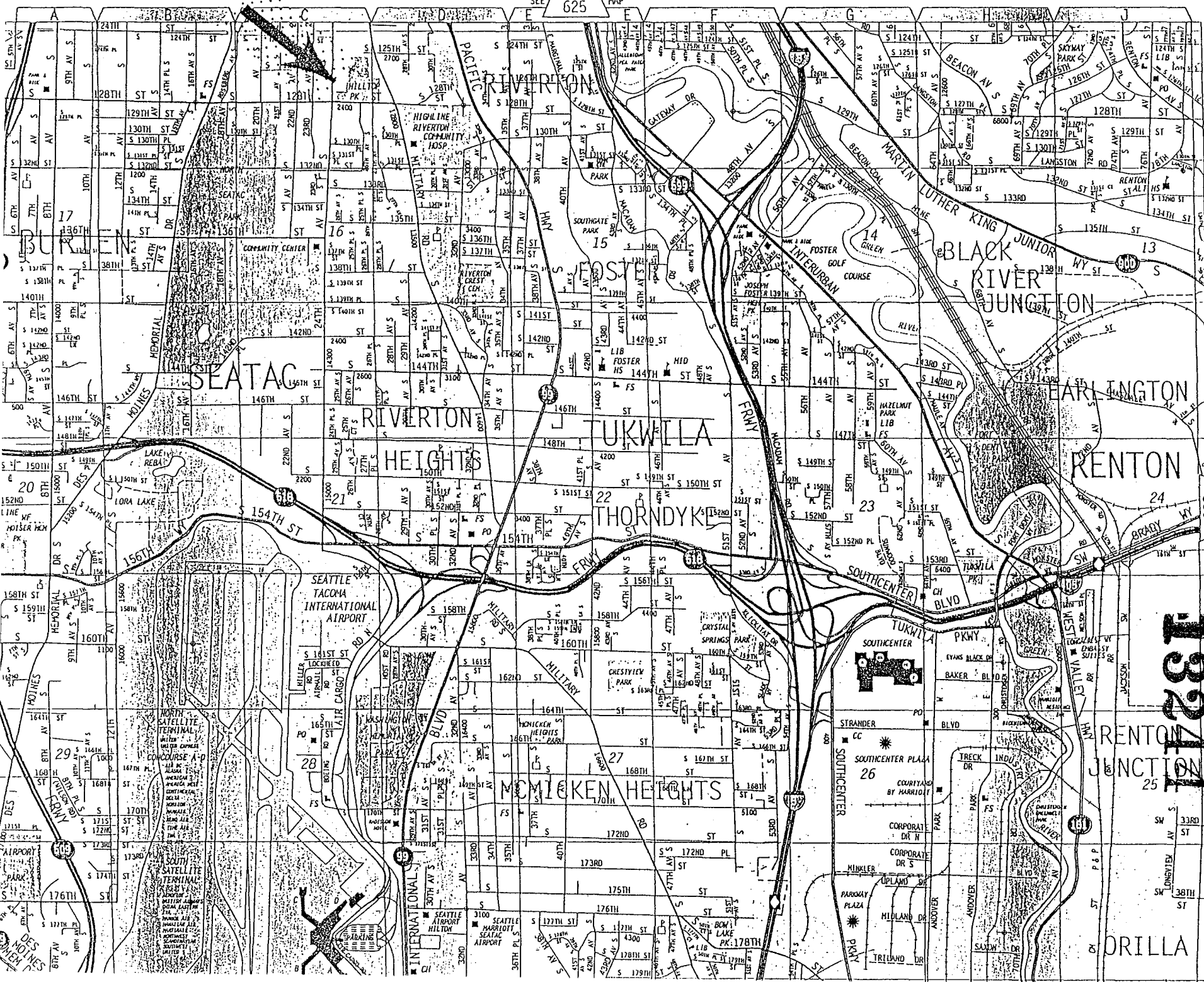
ARDAI
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1297.00
162.27
162.27
2052/304
N-11-27E
2052/303
3734/581
3734/582
24TH AVE
3734/582
619.10
86
74
60
71.5
62.5
100
100
100

131.43
131.33
131.29
131.33
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11,204 0
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8521 0
9699 0
13,143 0
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-L 161.43
N89-32-57W
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8207 0
0205
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0175
19,300 0
0170
75
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13241





Carot

VISION SPECIAL NEEDS HOUSING

PO Box 2951, Renton, WA 98056-2951 • Phone/Fax: 425-228-6356

E-mail: Visionhouse@msn.com

13244

D.J. Yasui
Property Services Division
500 4th Ave.
Seattle, WA 98104

February 13, 1998

Dear Mr. Yasui:

For over seven years Vision House has provided a non-profit, privately managed transitional housing environment that enables our interim residents to get back on their feet and break the debilitating cycle of homelessness, poverty, and abuse. In the past years, over 180 homeless men, single mothers, and their children benefited from our assistance, yet, last year in Seattle and King County alone, nearly 14,000 single women and their 24,000 children were refused shelter because there were no beds available. Children make up the largest population of homeless individuals. Single men were refused shelter 5,635 times also due to lack of space. Preliminary 1997 statistics from the State of Washington are showing an increase of 4,000 homeless children in King County over 1996. Daily we receive applications, referrals and telephone inquiries we are unable to accommodate due to lack of space and our experience working with the homeless leaves no doubt that we are serving a significant need.

Because of the increasing need for housing the homeless, Vision House has developed a plan to increase the number of units it has to offer. We serve a target population who is homeless and who has an income of 30% or less than the median income. The Port of Seattle has agreed to give Vision House one or more of the homes they have acquired to build the third runway to move to a nearby suitable lot. These homes are being given to agencies who are providing housing for the "poor and infirm". We have identified a home that best meets our program needs and is feasible to move to the ROW 2005 Parcel 204 lot. This would be an excellent opportunity to expand the number of beds we have to offer at a very reasonable cost.

We appreciate your consideration of our proposal, and will be pleased to answer any questions.

Sincerely,

Susan M. Camerer
Program Director

13244

**APPLICATION TO: KING COUNTY
FOR SURPLUS PROPERTY ROW 2005 PARCEL 204**

**FROM: VISION HOUSE
PO Box 2951
Renton, WA 98056-2951**

**Contact: Susan Camerer
Phone/Fax: 425-228-6356**

1. A general description of the project, including affordability level of the units and, if applicable, the long term affordability of the units. Please include a development timeline which has the units built in two years, or which justifies a longer timeline. Also include relevant information regarding the project's compliance with the design considerations and the site's development regulations.

The Port of Seattle has agreed to give Vision House one or more of the homes they've acquired to build the SeaTac Airport third runway to move to a suitable residential lot. The building mover has suggested that if we do move a home we should keep it within a five mile radius of its original location. The proposed property is 3.5 miles from the Port of Seattle homes making this lot the most attractive one for our agency. After an initial inspection of several of these homes we have identified one that suits our program needs and could be moved and placed on the property located at S. 128th St. and 24th Ave. S., in Seattle. Our building mover, Robbins and Company believes the plan is feasible. The following is an estimated timeline:

ID	TASK NAME	DURATION	START	FINISH
1	Property RFP Elections Announced	1 day	4-17-98	4-17-98
2	Feasibility study	90 days	4-17-98	7-17-98
3	Obtain support for project	365 days	7-18-98	7-17-99
4	Design	60 days	7-18-98	9-17-98
5	Submit permit	1 day	9-17-98	9-17-98
6	Process permit	42 days	9-18-98	10-30-98
7	Excavate site	7 days	10-31-98	11-6-98
8	Move home to site	14 days	11-6-98	11-20-98
9	Foundation	14 days	11-21-98	12-4-98
10	Upgrades and Refurbish	180 days	12-4-98	6-4-99
11	Occupancy	30 days	6-4-99	7-3-99

Vision House plans to move a suitable single family residence to the lot. A basement foundation would be poured and an additional two bedrooms and a common area would be added downstairs. This usage would be allowed under the King County zoning for the property. The home would house six unrelated individuals which is also allowed in R6, King County zoning.

Vision House is committed to serving a target population that has an annual income at or below 30% of the median. We are also committed to operating transitional housing on a permanent basis. If Vision House is allotted this property we plan to offer it to our target population for 50 years. If for some reason Vision House should need to sell the home it would be placed on the market at a purchase price that would be affordable to households at or below 80% of the median income.

2. The team must submit a fair market bid for the property or justify a lower bid.

Vision House is committed to charging no more than 30% of the resident's income for rent. Residents pay on the average \$101.00 per month in rent. The estimated amount of rent collected in a year figuring out 17% for vacancy, uncollected rent, and inability to pay is \$5,454. The average cost for Vision House to run a home is \$9,620.00. Vision House depends on private donations from individuals, churches, local businesses and foundations to make up the difference in what it costs to run our homes and what comes in from rent. The agency cannot carry a mortgage and looks for ways to purchase its homes outright. Over

the past year and a half, Vision House has successfully raised close to \$300,000 in private funding to build a new homeless single mothers' home. The single mothers' facility has increased our donor base and proven that the agency has the ability to secure private funding. For the first four years of operation, Vision House successfully ran and expanded its program using only private money. We have developed a strategic plan launching four simultaneous campaigns: A church community campaign, a business community campaign, a foundation campaign and a "Hunt for Homes" campaign. This proposal falls within the "Hunt for Homes" campaign. This action will ensure that our program remains stable and successful.

We consulted our real estate agent who completed a market analysis of the properties in the area. Results from the analysis and the location of the property directly under one of the SeaTac Airport's flight paths, we believe a fair market price for the property is \$20,000-25,000. Vision House would like to make a bid of \$15,000. Regarding our timeline it is necessary for Vision House to gain site control before private funding can be secured.

3. A purchase offer, elaborating on the sources of proposed financing (both public and private) which will be necessary for all phases of the development, the take down timing, other conditions of the purchase and the nature and extent of County participation.

Potential funding sources: Medina Foundation, The Seattle Foundation, the Murdock Charitable Trust, the Glaser Foundation, The Dupar Foundation, Microsoft matching contributions, local churches and individuals. Because Vision House depends on private funding, it is necessary to gain site control before we can secure funding. The likelihood of this project being funded is high because the plan is very cost effective and reasonable. Cost for a five bedroom home in the area is in between \$140,000 - \$170,000. The cost of the proposed home would be approximately \$78,000 significantly lower than the average cost of a home in the area.

Vision House would like to make an offer of \$15,000 to purchase the proposed property with a \$1,000 payment upon completion of our feasibility study and six months to pay off the property. We are confident that the needed funds will be raised within this time frame.

4. A development budget that demonstrates that the affordability of the proposed units can be achieved. For rental housing, please include an operating budget that demonstrates that the proposed affordable rents can be achieved. (Please see attached operating budget)

The following are estimated costs of moving and refurbishing the home:

ITEM	COST
Move home	\$17,000
Foundation	\$16,000
Back fill	\$ 1,000
Architect Fees	\$ 3,000
Permit	\$ 2,000
Mitigation Fees	\$ 6,000
Utility hook up	\$ 3,000
Upgrade and finish	\$15,000
Property	\$15,000
TOTAL ESTIMATED COSTS	\$78,000

We also believe that the use of volunteer labor will bring the cost of this home down even more.

5. Identification of all team members, including the developer and the legal entity with whom King County would contract, owner, joint venture or other partners, architect/designer, lender, contractors and local representative, all as applicable.

Vision House would be the sole developer of the project. We have recruited a Project Coordinator, who upon site control will develop a team of five to eight individuals to oversee the project. This team would also include an architect or a builder, a fund-raiser, grant request writer, a current or former resident, a real estate agent and others who would be beneficial to the team. These team members would be recruited from local churches and personal contacts. This method of recruitment is an effective way to see a project through to completion.

6. A description of the team member's experience and qualification in the development and construction of projects of similar size and density as the one proposed. Include any experience with affordable housing.

In the past seven years, over 180 homeless men, single mothers, and their children benefited from our assistance, yet, last year in Seattle and King County alone, nearly 14,000 single women and their 24,000 children were refused shelter because there were no beds available. Single men were refused shelter 5,635 times also due to lack of space. Daily we receive applications, referrals and telephone inquiries we are unable to accommodate due to lack of space and our experience working with the homeless leaves no doubt that we are serving a significant need.

Vision House (formerly, Vision Special Needs Housing) was incorporated as a nonprofit 501 (c) (3) in 1990 to provide safe and confidential transitional housing for homeless single mothers and their children, and transitional housing for homeless men recovering from drug and alcohol addiction. The agency has provided housing for the homeless over seven years and currently operates three transitional homes in King and Snohomish Counties. Vision House does not discriminate against housing applicants based on race, color, religion, sex, handicap, familial status, sexual orientation or national origin. The agency purchased two of the men's homes with the help of state and county funds. Effective January 1, 1998 Vision House changed its status to a religious organization which will allow for more effective fund raising in local churches and will allow staff to freely share their religious faith with residents who are interested in pursuing a relationship with God. However this change makes us ineligible for most government funding. The operation of the Vision House program, however, has remained the same; we are still a 501(c)3 organization and there are no mandatory church or Bible study requirements. Our short term goal is to replace the two homes purchased with state and county grant funds because of the likelihood that these homes be turned over to another agency providing like services within the next few months.

Vision House is committed to serving a target population who is homeless and whose income falls below 30% of the median income. Additionally, Vision House charges no more than 30% of a person's monthly income for rent up to \$325.00. Residents are allowed and encouraged to stay in our homes for 18 months to two years. Our goal is to coordinate successful re-integration of residents into the community through education and vocational training, life skills development, employment, out-patient treatment referrals, Christian counseling, discipleship, parenting classes, and building self-esteem.

The needs of resident children are assessed, then provided for with counseling, nutritional information, clothing, food, medical and dental care and tutoring if needed. The single mothers and children come from abusive situations, shelters, treatment centers, social service agencies, or emergency situations. The only requirement to enter a Vision House facility is that applicants be drug free and have exhausted all other housing options. Residents are welcomed regardless of their ability to pay rent.

To participate in the single men's program, the residents must have been drug free for at least twenty-eight days and have completed an in-patient treatment program. The men must also have exhausted all other housing options. They too can move in regardless of the ability to pay first month's rent.

Because of the significant need for low income, transitional housing in the community, Vision House is dedicated to owning, operating and managing housing on a permanent basis, and to building its strength and capacity as an organization which will in turn increase the number of residents the agency can accommodate.

Working with a development consultant, Common Ground, Vision House successfully purchased and remodeled their Everett and Maple Valley homes. Both of these homes are four bedroom, residential homes very similar to the proposed project. The knowledge, training and experience we have received from Common Ground in housing development, property management and grant writing has equipped us to carry out our own projects. We are confident that it can be realistically completed within the two year limit. Also, because of our training with Common Ground, we were successful at raising the funds and

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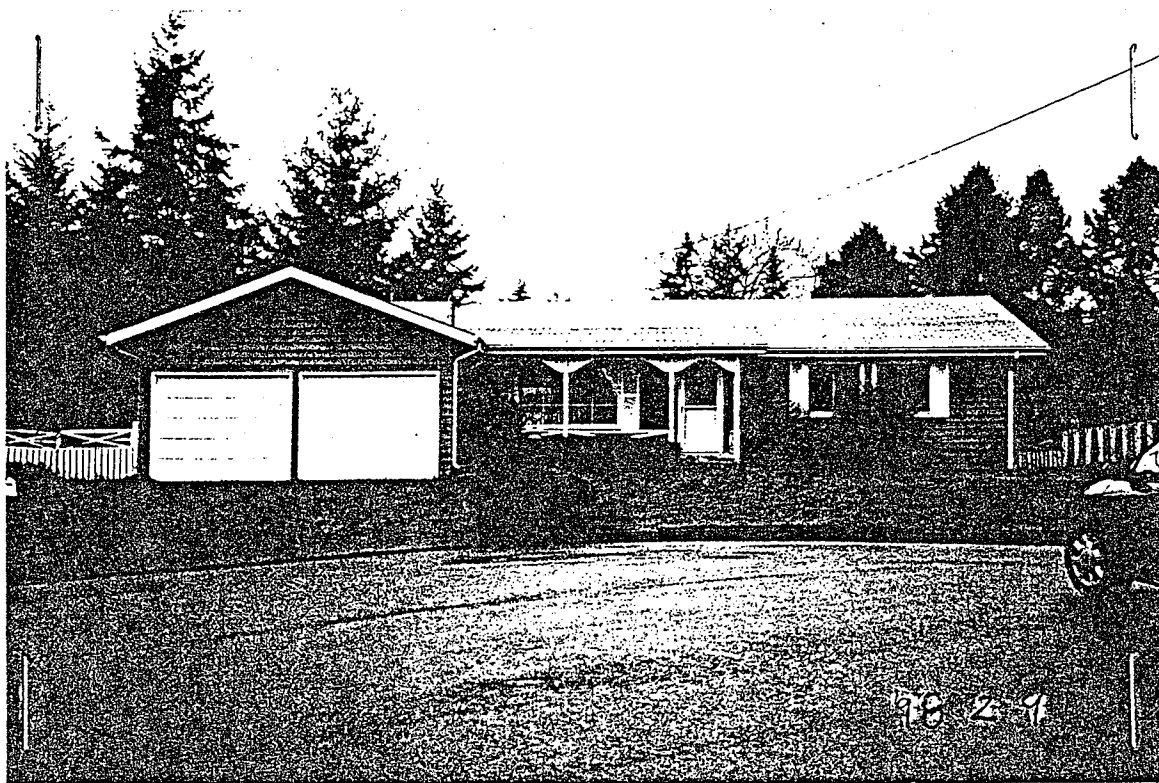
volunteers needed to build a ten bedroom duplex to house homeless single mothers and their children to be complete by the end of this year.

7. A demonstration of financial capability that the applying development team is in a sound financial position to purchase this site.

Please see attached balance sheet. Our balance sheet reflects money designated to our new single mothers' building project called the "Build a NEST" campaign.

8. Optional: Maximum of four black and white drawings of the schematic site plan and elevation. These drawings shall illustrate the proposed development at build-out. All drawings shall be no larger than 11" by 17" folded to no larger than 8.5 by 11. A black and white photo may also be included.

This is a picture of the house from the Port of Seattle that we have identified that could be moved to the proposed site.



13244

VISION SPECIAL NEEDS HOUSING			
	1998 OPERATING BUDGET		
RENT			\$ 22,000.00
DONATIONS			\$ 25,400.00
CHURCHES			\$ 18,300.00
FOUNDATIONS			\$ 50,000.00
INTEREST INCOME			\$ 100.00
	TOTAL INCOME		\$ 115,800.00
ACCOUNTING SERVICES			\$ 3,600.00
ADMINISTRATIVE TRAINING			\$ 500.00
AUTO/GAS			\$ 300.00
CHILD CARE			\$ 300.00
COMPUTER			\$ 400.00
DRUG TESTING			\$ 500.00
ENTERTAINMENT			\$ 250.00
EQUIPMENT			\$ 300.00
GROCERIES			\$ 150.00
GIFTS TO VOLUNTEERS			\$ 100.00
FUNDRAISING			\$ 4,000.00
HOME OWNERS ASSC. DUES			\$ 35.00
INSURANCE			\$ 3,100.00
LEASE			\$ 7,200.00
LEGAL			\$ 200.00
LICENSES			\$ 75.00
MAINTENANCE			\$ 700.00
MISC.			\$ 50.00
OFFICE SUPPLIES			\$ 1,200.00
PARKING			\$ 25.00
PAYROLL			
	ADMIN/ASST.		\$ 5,000.00
	PROGRAM DIR.		\$ 21,000.00
	CASE MANAGER COORDINATOR		\$ 30,500.00
	EXECUTIVE DIRECTOR		\$ 18,000.00
	PAYROLL TAXES		\$ 6,300.00
POSTAGE			\$ 700.00
PRINTING			\$ 500.00
PROPERTY TAX			\$ 85.00
RESIDENT SERVICES			\$ 250.00
UTILITIES			
	ELECTRICITY		\$ 4,000.00
	GARBAGE		\$ 1,100.00
	GAS/OIL		\$ 1,000.00
	PHONE		\$ 2,780.00
	WATER/SEWER		\$ 1,600.00
	TOTAL EXPENSES		\$ 115,800.00
	NET DIFFERENCE		\$ -

02/03/98

VISION SPECIAL NEEDS HOUSING

Balance Sheet

As of December 31, 1997

13244

Dec 31, '97

ASSETS	
Current Assets	
Checking/Savings	
VANGUARD MONEY MARKET ACCT	45,613.87
VISION HOUSE CKING	56,426.77
RESTRICTED SAVINGS	4,348.92
Total Checking/Savings	106,389.56
Accounts Receivable	
Accounts Receivable	21,665.45
Total Accounts Receivable	21,665.45
Other Current Assets	
PETTY CASH/EVERETT	350.00
Total Other Current Assets	350.00
Total Current Assets	128,405.01
Other Assets	
HONDA 1984	700.00
CAPITAL CONSTRUCTION C/YEAR	51,111.75
EVERETT HOUSE	94,803.15
MAPLE VALLEY HOUSE	76,499.60
SINGLE MOM'S LAND	50,258.70
Total Other Assets	273,373.20
TOTAL ASSETS	401,778.21
LIABILITIES & EQUITY	
Liabilities	
Long Term Liabilities	
WA ST COMM TRADE & ECON DEVEL	67,620.00
Total Long Term Liabilities	67,620.00
Total Liabilities	67,620.00
Equity	
Opening Bal Equity	4,656.14
Retained Earnings	119,522.32
Net Income	209,979.75
Total Equity	334,158.21
TOTAL LIABILITIES & EQUITY	401,778.21

The Problem:

Last year in King County alone:

Single men were refused emergency shelter 5,635 times due to lack of space.

Single mothers were refused emergency shelter 16,037 times because there were no beds available.

Children were refused emergency shelter 28,113 times because there were no beds available.

Children make up the largest population of homeless individuals.

The Solution:

The goal at Vision House is to break the cycle of homelessness by providing safe, affordable housing, case management and support for homeless men recovering from drug and alcohol addiction, and for homeless single mothers and their children. Our hope is to successfully reintegrate our residents into the community through education, life skills development, employment, Christian counseling, discipleship and building self esteem.



Single Men's Program

The single men's program is a group living situation that provides a stable environment for homeless men who have completed a drug treatment program.



Residents are required to abide by the Vision House no-tolerance policy to drug or alcohol use. Case managers meet weekly with residents in both group and individual meetings to help hold them accountable for their sobriety, treatment plans, and their pursuit of educational and career goals. Residents receive counseling on money management, communication skills and goal setting. They may also obtain referrals for medical and dental needs, legal assistance, employment, Christian counseling and assistance in obtaining vocational or academic training.

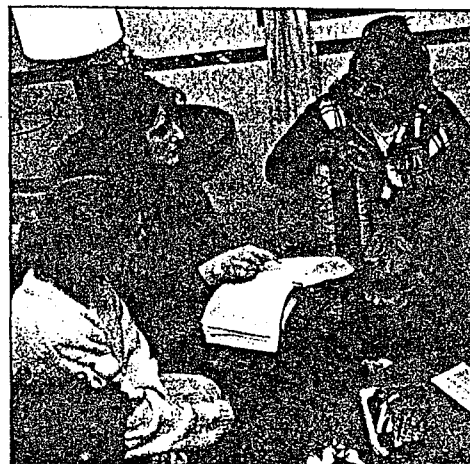
Michael lived on the streets of Seattle before he went through a drug treatment program and moved into Vision House. "Vision House helped me to see how important I am. They showed me how to set goals, manage my finances wisely and to save something. I am truly grateful for Vision House, they helped me change my life." Michael now has permanent housing, is working full time and heading up a singles ministry at his church.

Single Mother's Program

This program provides a safe living environment for single mothers and children coming from emergency situations, shelters or other social service agencies. Referrals are screened based on financial need, family size and age, lack of housing options and other support systems. Families can live in the home for up to 18 months.

We work to integrate these families back into the community through educational and vocational training, building self esteem, money management, Christian counseling and discipleship, parenting skills, daycare referrals and marital and/or family counseling and employment. Residents meet once a week with case managers where they are provided with support and held accountable for attending counseling meetings and parenting classes. Case managers also work with the residents on money management and goal achievement.

Karen, "Vision House provides me and my family with a safe, comfortable place to live and the support I need to help me receive training to be able to provide for my family. I am excited about my future and being able to give my family some stability."



VISION HOUSE

A non-profit organization

You can help break the cycle of homelessness by filling out this response card and returning it to the address below

- I would like to find out more about volunteer opportunities with Vision House.
- I would like to make a one-time financial contribution to Vision House. My contribution of \$ _____ is enclosed.
- I would like to donate regularly to Vision House. Here is my contribution of \$ _____ to be given every (month, quarter, year.)

(All financial contributions are tax-deductible)

Please Print:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Phone: _____

Send To:

Vision Special Needs Housing
PO Box 2951
Renton, WA 98056-2951
(425) 228-6356

Thank You For Your Interest

13244

VISION HOUSE



Working to break the cycle of homelessness

Vision House is a non-profit organization that provides transitional housing for the homeless. We offer a safe and secure environment for individuals and families who are struggling to find a place to call home.

(425) 221-6856

Vision Special Needs Housing
 PO Box 2951
 Renton, WA 98056-2951

Transitional Housing For The Homeless

Vision House

is a transitional housing program for the homeless. It is a non-profit Christian organization whose goal is to successfully transition residents into permanent housing through drug-free living, job training, education and life skills development.



Through a vision to house the homeless, Vision House opened their first home for single men on November 1, 1990 in Everett. Since then, they have opened additional homes in King County for single men and for homeless single mothers and their children. Housing the homeless is our way of meeting the physical needs of others, in hope of meeting their spiritual needs as well.

Vision House is an opportunity for the community to take a positive, active role in helping change the lives of men, women and children who would otherwise have little hope. You can help by volunteering and/or providing financial support for the operation of this program.

Lisa, "My son and I came to Vision House when we didn't have any place else to live. Since then I have received training and a great job. I am saving and learning to manage my money, paying off debt and looking forward to being able to provide for the two of us."

"If a brother or sister is without clothing and in need of daily food, and one of you says to them, "go in peace, be filled," and yet you do not give them what is necessary for their body, what use is that?"

James 2:15-16

47231

Vision Special Needs Housing
 PO Box 2951
 Renton, WA 98056-2951

Transitional Housing For The Homeless

Please
 Place
 Stamp
 Here

13244

Property	Tax ID #	Size	Jurisdiction	Zoning	Owner	Est. Units
Walla Walla Addition	912610-1600	5160 s.f.	Seattle	SF5000	Property Services - tax title	1

Approximate Location - 800 Block 23rd Ave., Seattle

The subject property was acquired through tax foreclosure in 1995 for delinquent real property taxes. The property at one time had a home on it which was torn down after Seattle declared it uninhabitable.

This parcel has good development potential because it meets the minimum lot size requirements of the zoning, has regular dimensions (60' x 86'), has good access and is level.

All utilities are available to the site.

Back Taxes	-	-	\$ 2,456.66
Abatement Charges	-	-	<u>\$19,054.66</u>
Total Charges	-	-	\$21,511.32

Administrative Costs	-	-	\$ 480.00
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MINIMUM SALES PRICE - \$21,991.32 or \$22,000

Attachments: Assessor's Map
Vicinity Map
Zoning Map

1	120	1415	3578	14	3000	1465	7	05
2	3600	1420						
3	3900	1420						
4	55	120	55					
5	30	140	20					
6	2700	90						
7	140	120						

1	1475	1505	1511	15	1700	1700	7	05
2	2700	2370						
3	1505	1511						
4	1700	1700						
5	1700	1700						
6	1700	1700						
7	1700	1700						

1	2700	2700	2700	22	2700	2700	7	05
2	2700	2700						
3	2700	2700						
4	2700	2700						
5	2700	2700						
6	2700	2700						
7	2700	2700						

E. MARION 321.65 ST.

234.99

157.34

1	120	1295	5578	13	3600	1390	16	05
2	3600	1300						
3	1305	1400	18					
4	6000	3600	1395	17				
5	1311	4800	3600	16				
6	1325	5400	3600	15				
7	1331	5400	3600	14				
8	1331	5400	3600	13				
9	1345	5400	3600	12				
10	120	700	60	120	60	60	9	05

1	1440	86	2580	16	1600	1600	14	05
2	2580	1620	3870	19				
3	1550	1580						
4	1555	1620	3870	17				
5	5160	1610	16					
6	565	1600	15					
7	5160	1600	14					
8	515	2580	1515	13				
9	1580	1590	12					
10	1585	86	5160	11				

1	2015	3578	21	2015	3578	7	05	
2	2020	3578						
3	2035	3578						
4	2020	3578						
5	2025	3578						
6	2020	3578						
7	2015	3578						
8	2015	3578						
9	2015	3578						
10	2015	3578						

COLUMBIA 321.60 ST.

234.87

147.26

1	120	1290	20	12	1290	1290	19	05
2	7200	1285	19					
3	1155	3600	18					
4	1185	4800	17					
5	1191	5400	16					
6	1201	5400	15					
7	1215	5400	14					
8	1221	5400	13					
9	1221	5400	12					
10	120	1235	120	11				

1	1760	2580	20	17	1745	1745	16	05
2	1755	1750	18					
3	1745	1745	17					
4	1745	1745	16					
5	1745	1745	15					
6	1745	1745	14					
7	1745	1745	13					
8	1745	1745	12					
9	1745	1745	11					
10	1745	1745	10					

1	1975	2160	20	20	1975	2160	19	05
2	1975	2160	18					
3	1975	2160	17					
4	1975	2160	16					
5	1975	2160	15					
6	1975	2160	14					
7	1975	2160	13					
8	1975	2160	12					
9	1975	2160	11					
10	1975	2160	10					

E. CHERRY 321.53 ST.

234.73

143.03

1	120	120	16	16	120	120	15	05
2	120	120	15					

1	1760	2580	20	17	1760	2580	19	05
2	1760	2580	18					

13244

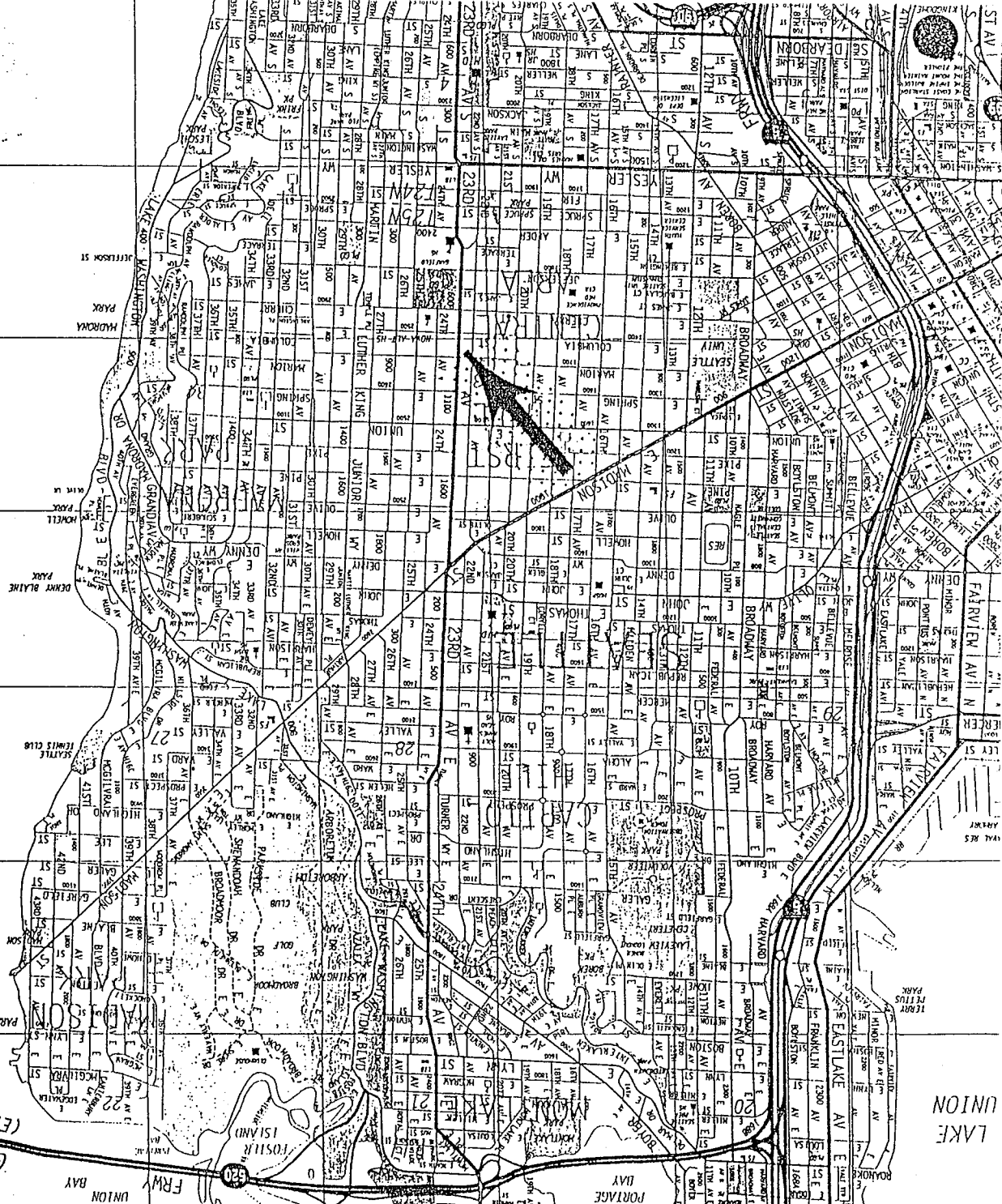
47231

MEDINA

WASHINGTON

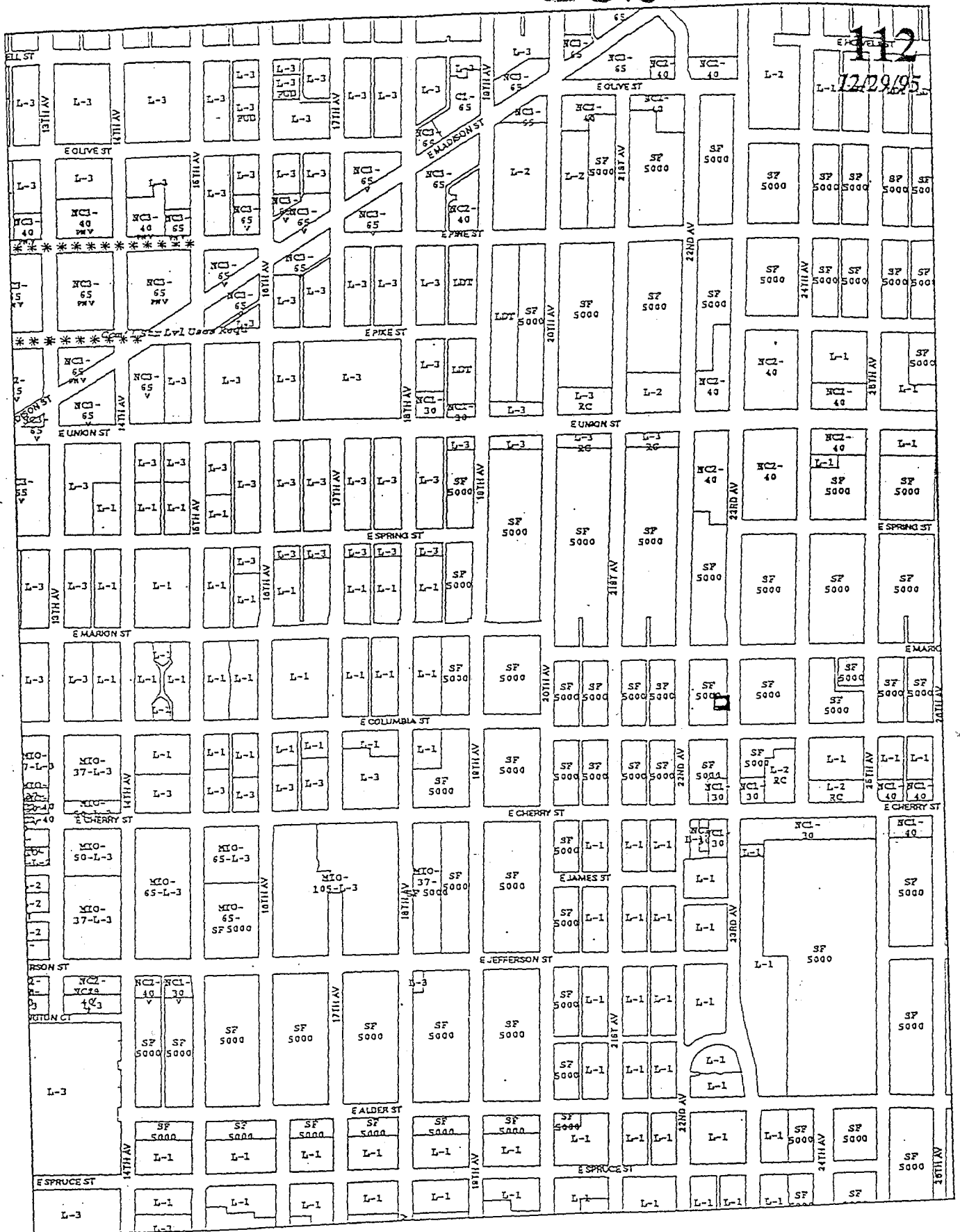
LAKE

Governor Albert D. Rosellini Bridge (Evergreen Point Floating Bridge) Draw Span
□ REVERSIBLE CARPOOL LANE (SEE GRID B2)



LAKE UNION

12/29/95



For the key to letters and numbers designating all zoning districts, see page iii of the Zoning Maps.

Carol

13244

King County
Property Service Division

REQUEST FOR PROPOSAL

Walla Walla Addition

800 Block of 23rd Ave.
Seattle, Washington
Tax Account No. 912610-1600

Submitted By

Seattle Habitat for Humanity

Linda Murtfeldt, Executive Director
306 Westlake Ave. N., Suite 210
Seattle, WA 98109-5218
(206) 292-5240

Name of Project -- Seattle - Walla Walla Addition

13244

1. PROJECT DESCRIPTION

Seattle Habitat for Humanity (SHFH) is seeking approval of King County to purchase and improve vacant land at the **Walla Walla Addition, 800 Block 23rd Avenue** (Tax Account No. 912610-1600), **Seattle, WA** by developing affordable housing on this site (please see Attachment A for location map of the property). The desired property is surplus land owned by King County. In developing this property, Seattle Habitat for Humanity would help the County in meeting its three goals:

- SHFH provides home ownership opportunities for low income families with incomes from 25% to 50% of King County median income.
- SHFH is a non-profit home builder dedicated to eliminating poverty housing by working in partnership with donors, volunteers, and home buyers to create decent, affordable housing for families in need, and to make shelter a matter of conscience with people everywhere.
- SHFH has been building and renovating homes in the Seattle area since 1986. Seattle Habitat was run almost exclusively by volunteers, with little or no staff for its first eight years, and during that time was able to renovate six homes (one of which was first moved to its location from another site) and build ten new homes. Since adding staff, Seattle Habitat has completed eight townhouse units and three single family homes, with a fourth home nearly complete. 1998 plans call for the construction of ten to eleven additional new homes. Habitat helps to rebuild communities, stabilize families, and increase the tax base as it turns empty lots into decent, affordable owner-occupied homes.

The single lot in the **Walla Walla Addition at 23rd Avenue South and Columbia** is nearly level. It is approximately three feet above sidewalk level and has an existing retaining wall. Curb cut for the driveway is already in existence. Some repairs may need to be done to the retaining wall. Hookup for electricity appears to be on Columbia. Water, sewer, and storm are located on 23rd. There is no evidence of the house that previously occupied the site, nor its foundation. This building site of approximately 5,160 square feet would be used for one single family, low income owner-occupied house. **Seattle Habitat, with the approval of the neighborhood, would like to build a special home on this site.** It would either be a **child care house** where the home buyer would be selected because of training and desire to run a home-based child care and after school program from a specially designed room in this house, or it would contain a special section for a self-contained **mother-in-law unit** to house an extended family member or members. Special funding would be solicited from an appropriate corporation or foundation for this home, and it would be built with the help of **King County's Youthbuild Together Program**, beginning in the late fall of 1998. This piece of property is only a block away from the Habitat Walker Townhomes (formerly called Judkins Park), where nearly 30 children live. The new family who would buy this home would be invited to be a part of the Walker Townhouse Association, if they would like, so that they could be easily welcome into the neighborhood by eight other Habitat homeowner families.

Seattle Habitat will request a developers agreement from the City of Seattle to build one single family detached home on the property. It will be either a three or four bedroom 1,000 to 1200 square foot home, depending upon the size of the selected family, and as previously noted will contain either a special child care room, or a mother-in-law unit.

The home will be sold at an approximate cost of \$70,000 - \$75,000 to a qualified low-income family through a 20-30 year, no interest, no profit mortgage. A second mortgage will be held by Habitat and will make up the difference between the cost of the house and the appraised market value. This second mortgage is forgiven over the length of the mortgage, and provides that Seattle Habitat be given the first right of refusal if the homeowner wants to sell his/her home before the mortgage is completed. (Habitat would again sell the home to another low income family, if it repurchased the home.) A third mortgage of some length would additionally be added to ensure that the home is used as a child care or mother-in-law unit for at least five years after purchase. Monthly payments cover the mortgage principal payment, homeowners insurance and taxes and would be between \$400 and \$500. This home will be built by Youthbuild Together students and Habitat volunteer labor, including the full participation of the potential home owner giving at least 500 hours of "sweat equity" labor.

The construction of homes by Seattle Habitat in this neighborhood will enhance the community by providing new, well built homes that help stabilize home values and motivate other property owners. The low mortgage payments help keep housing expenses at or below 30% of family income, and thus truly make the home affordable to families in the 25-50% of median income range.

Seattle Habitat for Humanity is prohibited from using government funds for anything except land acquisition, site development, or administration. This loan would allow Habitat to dedicate all other available funding to construction of new homes.

The Habitat Board of Directors has authorized the Habitat staff and volunteers to build or renovate at least ten homes each year for the next several years. SHFH staff are currently busy trying to acquire properties for the 1999 calendar year, and beyond. While Seattle Habitat builds simple, decent, affordable homes of 1000 to 1200 square feet, this special home will be somewhat larger and every attempt will be made to design this home so that it fits the architectural character of the neighborhood.

2. PROPERTY BID

The Walla Walla Addition at 23rd and Columbia has been surplus by King County. It is a tax title property where back taxes, administrative fees, and abatement charges total \$22,000.

The Seattle Habitat for Humanity Board has authorized its staff and volunteer Site Selection Committee to find and purchase land at a cost of \$10,000 to \$15,000 per housing unit. Previously all land has either been donated, made available with funding from governmental bodies, or purchased for an average of \$7,500 a unit. SHFH is applying to purchase six surplus properties from the county at an average cost of \$10,500 in the city of Seattle, and by applying for County funding in the rest of King County.

3. PURCHASE OFFER

Seattle Habitat for Humanity offers King County \$22,000 to purchase this property on the 800 Block of 23rd Avenue in Seattle on which to build one single family owner-occupied home, with special child care or mother-in-law unit. Seattle Habitat will be applying through Habitat for Humanity International for HUD funding in the amount of \$10,000 (the maximum allowable) to help purchase this land. Our actual construction costs (approximately \$66,500 per unit) will be covered through donations from individuals, corporations, foundations, civic organizations, and religious congregations. This high profile house will no doubt be attractive to many corporations or foundations and it should not be difficult to find the funding to build it.

4. DEVELOPMENT BUDGET NARRATIVE

The house plan expected to be used for the home in this project will be designed by volunteer architects under the supervision of our Architectural Sub-Committee of our Construction Committee. Seattle Habitat houses are currently costing between \$45,000 and \$70,000 to build (all costs except land; sitework and infrastructure cost varies greatly depending on the site). See Supporting Document A for house budget. This cost is obviously low due to Habitat building with volunteers and making no profit on the sale of its homes. Seattle Habitat for Humanity does not borrow money or finance any costs related to the construction of Habitat homes. The homes will be sold at a cost of \$60,000 to \$75,000 each to qualified low-income families through a 20 to 30 year, no interest, no profit mortgage, and a second mortgage which will make up the difference between the first mortgage amount and the appraised value. Monthly payments cover the first mortgage payment, homeowners insurance and taxes, and are \$350 to \$450 on average. The second mortgage is forgiven over time, and guarantees that Habitat will have the first right of refusal if the homeowner chooses to sell their home. The homes will be built by volunteer labor, including the full participation of the potential home owner giving at least 500 hours of "sweat equity" labor. There is no financing involved in the sale of the home.

The last three plans used by Seattle Habitat have been reviewed by value engineers to determine if additional cost savings may be garnered from further design changes. Changes have been made, and are being made as appropriate and possible.

Seattle Habitat has a long, successful history of partnering with a variety of groups for the funding, and in some cases volunteer labor, necessary for a home. In fact, most of our twenty-six homes have been so sponsored.

5. TEAM MEMBERS

Seattle Habitat for Humanity would serve as the developer, owner, and the legal entity with whom King County would contract. Seattle Habitat partners each year with a large number of corporations, foundations, religious congregations, schools, and individuals to build its homes. During 1996, 1997, and now 1998, Seattle Habitat has been working together with the King County youth training program Youthbuild Together by providing a building site, materials, and some supervision and leadership. Pat Lemus manager of Youthbuild Together has requested that Seattle Habitat reserve this particular site for them to begin building in late fall 1998, and into 1999. (See Supporting Document B for a listing of partnering organizations during the last several years.)

Seattle Habitat for Humanity's purpose is community development - to help the working poor escape the poverty cycle and become homeowners. The Seattle Habitat program builds simple, sturdy houses in partnership with working people in need. Seattle Habitat provides the organizational service, volunteer labor coordination, funds and materials.

6. EXPERIENCE OF APPLICANT/DEVELOPMENT TEAM

The Seattle Habitat for Humanity affiliate has been active since 1986. Our IRS 501(c)(3) status was obtained the same year. (Please see Supporting Document C for a copy of IRS Tax Exempt Status letter.) Seattle Habitat is governed by a volunteer Board of Directors, currently consisting of 16 members. The Board provides policy and direction to the large volunteer staff of nearly 1000 persons, and five paid personnel, with the process and budget in place to hire two additional staff and three stipended volunteers through VISTA and the Lutheran Volunteer Corps during 1998. Habitat volunteers come from all segments of society including skilled professionals in construction, finance, property management, law and social services. All Seattle Habitat activities are managed through eight standing committees. (Please see Supporting Document D for the resumes of the Executive Director and Construction Manager, a listing of the Board of Directors, and a description of the committee structure.)

Paid personnel includes Linda Murtfeldt, Executive Director, who is responsible for the day-to-day operations of Seattle Habitat, as well as fundraising and public relations. Linda came to Seattle in May of 1997 after serving as the Director of Programs and Services at the Twin Cities Habitat for Humanity in Minneapolis, Minnesota for seven years, where that Habitat was building and renovating up to 40 homes a year. Tim Lawless, the Construction Manager is responsible for budget, scheduling, purchasing and overseeing construction volunteers. Tim started work with Seattle Habitat in May 1997 after nearly twenty years in the construction industry. The Volunteer Coordinator, Melissa Martin, is responsible for the recruitment, training, scheduling, and recognizing of volunteers. The Office Coordinator (currently being filled by a temp) is responsible for receptionist duties as well as coordinating all office functions. The Accountant/ Finance Coordinator, Marilour Bagcal, is responsible for the financials, budgets, and financial reports. Positions to be hired during 1998 include: a Development Coordinator, a Construction Site Supervisor, two VISTAS who will be Construction Assistants, and a Lutheran Volunteer who will serve as Family Services Coordinator.

The large number of volunteers provides support in all aspects of Seattle Habitat's operations from fundraising and public relations to construction, family selection and partnering.

7. FINANCIAL CAPABILITY OF APPLICANT

The financial stability of Seattle Habitat is excellent. (Please see Supporting Document E for the 1996 Audit and the Balance Sheet for twelve months ending December 31, 1997).

Please note annual mortgage receivables now total over \$55,000, total mortgage receivables now total over \$1.1 million, and total assets now total over \$1.8 million.

Habitat for Humanity's policy is to accept government funds only for land and infrastructure to facilitate the timely completion of homes and to leverage the acquisition of private funds for construction, as well as some money for administration. Seattle Habitat currently has been awarded a grant of over \$100,000

through a Habitat for Humanity International/United States Department of Housing and Urban Development program. Seattle Habitat has applied for additional funding through this program. Since 1993 Seattle Habitat has been receiving Community Development Block Grants from the City of Seattle for administrative support of development projects directly related to land acquisition. Seattle Habitat is currently renewing this grant for 1998.

In 1994, Seattle Habitat was awarded a Washington State Housing Trust Fund Grant for the land acquisition and infrastructure development for the Judkins Park Townhouse Project. SHFH will apply again in 1998 for Housing Trust Fund money for additional land purchases.

Seattle Habitat uses the "Peachtree" accounting system and the Seattle Habitat accounts are professionally audited each year by Karen Oatey, CPA of Watson & Associates, 1215 4th Avenue, Seattle. (Please see Attachment E for a copy of the 1996 Audit.)

SUMMARY

In summary, Seattle Habitat for Humanity requests that King County sell Habitat the Walla Walla Addition property located on the 800 block of 23rd Avenue in the Central Area of Seattle for the construction of one single family, owner-occupied home and child care in-home facility or mother-in-law unit to be built during 1999 using volunteer labor along with King County's Youthbuild Together members, sweat equity from the low income home buyers, and donated funds and materials.

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SEATTLE HABITAT FOR HUMANITY

SUPPORTING DOCUMENTS

ATTACHMENT A -- PROPERTY MAP

A. HOUSE BUDGET

B. PARTNER GROUPS

C. 501(C) (3) GRANTING LETTER

D. BOARD OF DIRECTORS ROSTER, STAFF RESUMES AND COMMITTEE LIST

E. 1996 AUDIT AND BALANCE SHEET 12/31/97

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SEATTLE HABITAT FOR HUMANITY

ATTACHMENT A -- PROPERTY MAP

1324

22ND ST. 157.20

157.20

157.20

1	120	120
2	120	120
3	120	120
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10	120	120

22ND ST. 157.20

21ND ST. 172.25

172.25

172.25

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10	120	120

21ND ST. 172.25

20ND ST. 172.25

172.25

172.25

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10	120	120

20ND ST. 172.25

15ND ST. 157.67

157.67

157.67

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15ND ST. 157.67

16ND ST. 157.67

157.67

157.67

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10	120	120

16ND ST. 157.67

17ND ST. 157.67

157.67

157.67

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10	120	120

17ND ST. 157.67

14ND ST. 157.03

157.03

157.03

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14ND ST. 157.03

13ND ST. 157.03

157.03

157.03

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13ND ST. 157.03

12ND ST. 157.03

157.03

157.03

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10	120	120

12ND ST. 157.03

1ST ST. 368.50

368.50

368.50

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6	120	120
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8	120	120
9	120	120
10	120	120

1ST ST. 368.50

2ND ST. 368.50

368.50

368.50

1	120	120
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5	120	120
6	120	120
7	120	120
8	120	120
9	120	120
10	120	120

2ND ST. 368.50

3RD ST. 368.50

368.50

368.50

1	120	120
2	120	120
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10	120	120

3RD ST. 368.50

E. MARION ST. 217.77

E. COLUMBIA ST. 321.60

23RD ST. 368.50

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SEATTLE HABITAT FOR HUMANITY

A. HOUSE BUDGET

SHFH PROJECT CONSTRUCTION BUDGET

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SITE PREPARATION	
Plans and Specs	\$1,500
Surveys	\$750
Permits	\$1,900
Excavation	\$4,900
FOUNDATION	
Concrete & Form Materials	\$2,000
Concrete & Form Labor	\$1,650
Footing and Storm Drain	\$1,200
FRAMING	
Lumber and Sheathing	\$7,750
Fasteners and Adhesives	\$450
Trusses	\$1,200
Underlayment	\$700
EXTERIOR ENCLOSURE	
Windows	\$2,100
Vinyl Siding	\$1,750
Roofing, Gutters and Downspouts	\$1,250
Doors and Locksets	\$325
MECHANICAL AND UTILITIES	
Plumbing - Rough In	\$2,000
Plumbing - Finish	\$750
Electric - Rough In	\$950
Electric - Finish	\$1,500
Sewer Hook Up	\$1,500
Water Hook Up	\$1,750
Insulation	\$1,500
HV	\$2,500
INTERIOR ENCLOSURE	
Drywall	\$1,750
Painting	\$950
Millwork, Doors and Locksets	\$1,750
Hardware (med.cabinet,etc.)	\$500
Cabinets	\$2,500
Carpeting	\$1,250
Sheet Flooring and Countertops	\$650
Appliances	\$1,750
OTHER	
Clean Up	\$500
WA State Sales Tax 8.6%	\$4,596
Program Expenses (Construction and Volunteer Management)	\$12,000
TOTAL	\$70,041