

A stylized graphic on the left side of the page. It features two green mountain peaks in the background, a white gap between them, and a green wavy line representing a hill or shoreline in the foreground. Below the green line is a blue wavy line representing water.

Board Of County Commissioners North Williams Center Affordable Housing Strategy

Prepared by:
Department of County Assets
Facilities and Property
Management
October 22, 2015

Property

- The Property totals 50,000 square feet or approximately 1.15 acres
- The Property is zoned R1 (32,500 square feet) and R2 (17,500 square feet). These are residential zones. The development capacity ranges from 40-60 units, depending upon bonuses.
- The North Williams/Vancouver corridor has experienced explosive growth of market rate development in the last several years with a very small percentage focused on affordable housing.



Background

- Resolution 2013-029, approved the conveyance of the Property as a security interest.
- Resolution 2013-059, approved a lease of the Property to Albertina Kerr Centers, Inc. (“Kerr”) that supports the continuity of services to developmentally disabled adult clients.
- Resolution No. 2013-060 declared the Property surplus and authorized the County’s Facilities and Property Management Division (“FPM”) to commence the Surplus Property Process
- By Resolution 2014-094 accepted the Surplus Property Report and directed staff to continue to solicit public input with an emphasis on the suitability of affordable housing.
- By Resolution No. 2015-019, dated March 12, 2015, the Board accepted the Supplemental Surplus Property Report and directed issuance of a Request for Proposals for the disposition and redevelopment of the Property as affordable housing.



NOFA RFP Opportunity

- The County is focused on supporting families to find safe and affordable housing in a vibrant and close-in neighborhood by maximizing the number of units for families with incomes 0-30% of Median Family Income (MFI) and those at risk of displacement or coming out of homelessness
- Affordable Housing requires significant subsidy, especially when targeting families at 0-30% of MFI and potential environmental mitigation required on the site
- NOFA provides a platform to leverage additional funding streams including:
 - Interstate URA Tax Increment Financing (TIF) of up to \$4.5M
 - Up to 40 project based vouchers committed by Home Forward
- Ability to leverage the existing community affordable housing infrastructure
 - Experience in Managing Affordable Housing RFP Process
 - Extensive distribution
 - Formalized review process



County's Criteria

- **Purpose**
 - Addresses the need for housing very low-income families with a focus on families experiencing or at risk of becoming homeless
- **Capacity of Site**
 - Minimum: 40 Units
 - Maximum: 60 Units with bonuses
- **County Target Development**
 - Maximize units for families with a median income of 0-30% of MFI
 - Up to 45 Units at 0-30% of MFI provides opportunity for additional 15 units up to 80% of MFI
- **Project Based Vouchers**
 - Home Forward has committed up to 40 Vouchers for site which aligns with 45 Units 0-30% MFI
- **Project to align with North/Northeast Housing Strategy**
 - Retention of area residents
 - Strategy includes focus on displaced community members
- **Requirement:**
 - Ability to negotiate and execute a Prospective Purchaser Agreement (PPA)
- **Equity lens:** Proposer's experience, qualifications, marketing strategy, tenant selection process, MWESB and workforce development
- Demonstrate **effective use of public resources** while maintaining quality and sustainability in design, construction and operations



Tentative Schedule

- Board Decision for Conveyance at No Cost Oct 22, 2015
- NOFA Targeted Release Oct 26, 2015
- Potential N Williams Site Tour Nov 4, 2015
- Proposals Due Jan 2016
- Review of Proposals Jan/Feb 2016
- Award Feb/Mch 2016
- Albertina Kerr Lease Expires Jun 30, 2016
- Closing Feb/Mch 2017
- Groundbreaking Jun 2017
- Completion Fall 2018



Request and Remaining Issues

- Approve the offering of the County's North Williams Center for Conveyance at No Cost for an Affordable Housing Development Request for Proposals
- Encroachment issues will be resolved prior to conveyance of property
- Albertina Kerr lease expires June 2016
- Assess applicants' ability to maximize zoning potential within limits of available financing and in alignment with North/Northeast Housing Strategy
- County Staff will evaluate proposals for redevelopment of the Property and prepare a report for Board consideration
- Final conveyance of the Property is subject to Board approval after conclusion of the RFP process

