Sno-Valley Senior Housing, Project Update, February 2023
Project Status, Funds Secured!

1. Federal Home Loan Bank $600,000

2. Washington State, $4,308,731
   - Direct Allocation $309,000
   - National Housing Trust Fund, $1,406,016
   - State Housing Trust Fund, $1,982,037
   - Connecting Housing to Infrastructure Program (CHIP), $611,678
Funds Secured Continued:

3. King County, $1,079,629
   • KC Housing Finance Program, $799,396
   • Community Development Block Grant $280,233

4. Sno Valley Senior Center, $1,334,357
   • $100,000 Initial Commitment
   • $272,000 Value of Land
   • $640,000 Anticipate Proceeds from Donated House
   • $322,357 Grassroots Capital Campaign (Go Lisa!)
Funds Secured Continued:

5. Washington Community Reinvestment Association: $800,000 loan at 4.75% annual interest, 30 year amortization, 10 year term

TOTAL ALL SOURCES SECURED = $8,122,717
## Budget – Uses of Funds

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land + Recording Costs</td>
<td>$282,000</td>
</tr>
<tr>
<td>Construction</td>
<td>$6,254,116</td>
</tr>
<tr>
<td>Architecture &amp; Engineering</td>
<td>$502,299</td>
</tr>
<tr>
<td>Developer Fee</td>
<td>$500,000</td>
</tr>
<tr>
<td>$160,000 to Consultant, $340,000 to SVSC</td>
<td></td>
</tr>
<tr>
<td>Financing Fees</td>
<td>$24,000</td>
</tr>
<tr>
<td>Reserves</td>
<td>$70,000</td>
</tr>
<tr>
<td>Permits &amp; Connection Fees</td>
<td>$454,787</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>$35,515</td>
</tr>
</tbody>
</table>
Construction Cost Escalation

December 2022 Updated Cost Estimates Came in $300,000 higher than the amount in the budget.

YIKES!
Strategies to Manage Construction Costs

1. Buchanan Construction included 4% for inflation from December 2022 to Estimated Start of construction in May 2023, $209,000

2. Reduce Construction Scope –
   • ‘Value Engineering’, which can be design modifications, scope deletion, or change in specifications. Team has already identified $133K in potential savings.
   • Cabinet Donation
Strategies to Manage Construction Costs, cont.

3. Reduce Sno Valley Senior Center Developer Fee – currently $340,000

4. Increase Loan Amount – currently $800,000, operating budget can support $850,000, and can potentially support more after new rents announced in April 2023.
Schedule

Value Engineering, Cost Cutting  
Building Permit Submittal  
NEPA – Federal Environmental Review  
Construction Bidding, Final Construction Price  
Close on Financing  
Start of Construction  
Construction Complete

February ‘23  
February ‘23  
Feb - May  
April - May  
May 30, ‘23  
June 1, ‘23  
June 1, ‘24