



Report to the Legislature to meet the requirements of ESSB 5200, Section 1028 (2024-2025 Capital Budget)

December 1, 2023
 Pastor Carey Anderson, Chair
 Communities of Concern Commission



(3) - Ethiopian Village in Seattle, Ethiopian Community in Seattle, Opened August 2023

Acknowledgements

An acknowledgement to Jackson Lake, Catholic Community Services Western WA, for his time, effort, and expertise provided throughout the preparation of this report. Jackson's useful review, advice and suggestions were helpful in the completion of this project. In this aspect, I am eternally grateful to him.

A special and sincere acknowledgement to Addeline Craig, Department of Commerce, for all her guidance and extreme patience throughout the development and preparation of this report. Addie's calm and professional manner was a true beacon of light and extremely appreciated throughout this process. Thank you Addie!

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I. INTRODUCTION

The Communities of Concern Commission (Commission) is a coalition of leaders from Black, Indigenous and communities of color (BIPOC) in urban and rural communities that are disproportionately affected by poverty and have yet to fully benefit from the economic growth that is so apparent in many areas of Washington State.

The Commission was born out of an identified need in 2008. Catholic Community Services of Western Washington, El Centro de la Raza, First Place School, Seattle Indian Health Board and SeaMar Community Health Centers formed the initial Communities of Concern coalition. The African-American and Latino communities were able to use \$5 million in funding provided by the Legislature in the 2009-2011 biennial budget to begin important projects that would serve their communities.

In the 2011-2013 Legislative session, the Commission requested and received \$3 million from the state Housing Trust Fund for: (1) First Place to build “Imani Village,” sixteen units of housing for their formerly homeless students and their families; (2) El Centro de la Raza built “Plaza Roberto Maestas” with 100 units of affordable housing over childcare space, multi-cultural community center space, office space and retail space; and (3) SeaMar Community Health Centers to build 35 units of affordable housing across from their health clinic in Des Moines.

The funding assured that these projects and other Commission member projects were fully developed, and needed housing was built to serve the needs of their communities. The combined \$8 million in state investment resulted in the development of approximately \$70 million in community capital assets, a ratio of \$8.75 of every \$1.00 of state investment.

Organized as a Nonprofit Corporation:

The Commission realized it needed to take steps to increase its impact on a statewide basis. In 2017, the Commission was organized as a Washington state nonprofit corporation to better facilitate the State’s investments in dedicated funding to the Commission to the development of community-identified, community-led wealth development strategies. This specifically included the creation of affordable housing and other essential facilities specifically for BIPOC communities. In 2020, the Commission applied for and received its federal 501(c)(3) tax exemption determination.

Current Commission Member Organizations / Board of Directors:

The Commission’s membership has expanded for its initial four (4) member organizations to 25 member organizations that provide services on a statewide basis and within targeted service areas. The current member organizations consist of:

LIST OF MEMBER ORGANIZATIONS
September 2023

Organization	Location	Service Area
African Community Housing & Development	SeaTac	King County
Asia Pacific Cultural Center	Tacoma	Pierce County
Bethel Christian Church	Seattle	Seattle
Catholic Community Services of Western WA	Seattle	Western WA
Catholic Housing Services of Western WA	Seattle	Western WA
Chief Seattle Club	Seattle	Seattle
Community to Community	Bellingham	Whatcom County
El Centro de la Raza	Seattle	Seattle
Ethiopian Community in Seattle	Seattle	Seattle
FilAm Resources for Educational Advancement for Culture & Technology	King County	Statewide
First AME Church	Seattle	Seattle
FAME-Equity Alliance of Washington	Seattle	Seattle
First A.M.E. – Housing Association	Seattle	Seattle
Foundation for Homeless & Poverty Management	Bremerton	Kitsap County
Intramuros Community Development Partners	Snohomish County	Snohomish County
Latino Civic Alliance	Burien	Statewide
Lummi Stepping Stones	Bellingham	Whatcom County
Native Action Network	Seattle	Statewide
Partners for Rural Washington	Bellevue	Statewide
SeaMar Community Health Centers	Seattle	Statewide
Seattle Indian Services Commission	Seattle	Seattle
Survival of American Indians Association	Nisqually	Nisqually
Tibetan Association of Washington	King/Snohomish Counties	Statewide
United Indians of All Tribes Foundation	Seattle	Seattle
Washington State Catholic Conference	Seattle	Statewide

The Commission’s activities are guided by its Board of Directors. The Board’s duties includes: (1) Ensuring effective organizational planning; (2) working to secure sufficient resources through engagement with public and private funders; (3) making sure the organization fulfills legal obligations; (4) providing proper financial oversight; (5) setting an actionable mission and an inspiring vision for the organization; hiring and supporting an executive director and supporting their efforts; and (6) partnering with staff to create short- and long-term plans, monitoring results, and modifying when needed. See Appendix A for a list of the Board of Directors members.

We Are Accountable To:

The Commission represents and works for Black, Indigenous, Latinx, and Asian/Pacific Islander community members throughout the state of Washington. We work for immigrants and refugees, rural farm workers, and those living furthest from justice and opportunity. Each member organization brings to the table their constituents, their perspectives, hopes, dreams and concerns. **We value and support one another, recognizing the complexities and the differences of each community, yet fully aware we are stronger together than apart.** These are the people to whom we are accountable.

Our Values / What We Stand For:

The Commission has adopted the following values that lead the organization in its work:

- Racial Justice – we work to dismantle institutional racism and advance racial equity in our communities, institutions and the critical systems that impact BIPOC communities.
- Centering and Honoring Black, Indigenous and Communities of Color – we celebrate the history, spirit and beauty of each member organization. As COC works toward the common good, to strengthen, support and nurture BIPOC communities, it does so by honoring the distinct and indelible expression of each member and the harmony created from all voices.
- Collective Liberation – we recognize our struggles are inter-connected, thus we work in solidarity with our sisters and brothers to free ourselves, our families and our communities from the many expressions of oppression.
- Creating Circles of Belonging – In circles of belonging, all voices matter, are heard and respected. We welcome all people to our circle, especially those who have been excluded or kept on the outside of opportunity. We demand entrance to circles of institutional power, where the Commission’s voice is heard as we represent our communities, where we participate in decision-making, and where we open the doors for others who also seek entrance.

Our Mission:

To love, serve and lift people most impacted by systemic racism, to support Black, Indigenous and communities of color in creating, sustaining and celebrating self-determination, community-driven development, healthy and vibrant local economies, and intergenerational wealth. We join in our collective path, challenging failed systems and by ensuring access to all tables of power, within all levels of government and, most importantly, in our communities.

Our Vision:

We envision a state where resilient Black, Indigenous, and communities of color, celebrate each community's uniqueness, where communities engage in collective liberation, where empowered community members thrive, engage in self-determination, belong to and participate in the Beloved Community.

II. OVERALL APPROACH TO FAIR AND EFFICIENT GRANTMAKING

The Communities of Concern Commission (Commission) is dedicated to a fair and efficient grant review and award process. Since 2017, the Commission has conducted and completed nine (9) application review rounds to allocate both public and private resources for project predevelopment activities. All application rounds, including the use of the funds under the 2023-25 Community Relief funding (ESSB 5200, Sec. 1028), follows this process:

1. Notification of Fund Availability. A notice of fund availability is sent, via email, to all member organizations that detail eligible use of the funds, the total amount available, and date when applications are due - typically a four (4) week period. These announcements are typically made at monthly meetings of the Board of Directors, as well as email announcements directly to member organizations. Member organizations often ask questions on the eligibility of their specific aspects of their project(s) and technical assistance is provided by Board members with more direct experience in all aspects of project financing.
2. Project Eligibility. Eligibility for project funding includes a requirement that the project must be listed on the Commission's Project List. This list is considered a living document and is updated when member organizations identify a potential project and request its inclusion on the list.
3. Initial Application Review and Clarification. Initial applications are subject to a staff review for completeness and, if necessary, additional information is requested to ensure that applicants have the opportunity to tell their story about the need for project funding.
4. Application Review and Rating. Once the initial review has been completed, the information is entered into a funding matrix that contains the following information:
 - Applicant/Member Organization;
 - Project Name/Location – including state legislative district;
 - Project Description;
 - Project Category – predevelopment funding activities;
 - Estimate of Project Budget – acquisition/predevelopment costs;
 - Estimated Other Funding to Complete the Project; and
 - Amount of Funding Requested from the Commission.
5. Rating Team Review and Recommendations. All applications are submitted to the Commission's "Rating Team" for review and recommendation for funding amounts. The Rating Team consists of Commission members and the identity of the individual members are not revealed to the Board members. Rating Team members are not allowed to rate an application that was submitted by their organization. The Commission's goal is to ensure confidentiality and to limit undue influence

in the decision-making process. Applications are rated and assigned points using the following “Rating Key:”

- 1 – Needs Work
- 2 – Missing a Couple of Things
- 3 – Almost Fundable
- 4 – Worthy Project

Once the individual raters have determined their rating score, they recommend funding amount for the individual projects. These decisions are made with the full awareness of available funding. It is during this stage that the Commission’s staff can meet with applicants to discuss funding amounts if requests for funding exceed available funds. Negotiated funding amounts, if necessary, are reported to the Rating Team members.

6. Recommendation to the Executive Committee. The Rating Team recommendations, including negotiated funding amounts, are provided to the Executive Committee for their review and report to the Board of Directors.
7. Report to the Board of Directors. The Executive Committee’s report on funding recommendation is used to inform the Board members of their Decision.
8. Discussions with state Department of Commerce. If state funding is involved, the list of approved projects, and funding amounts, are reviewed with Department of Commerce, typically capital projects staff, to ensure that project costs meet the funding requirements (e.g. no use of capital funds for activities that might be considered operating.)
9. Award Letter / Funding Contract. The Commission staff notified all applicants. Regardless of funding status, about the decision. An award letter is prepared stating the amount, terms and conditions of the funding award. Once the award contract is signed, the member organization works with the selected provider to undertake the contracted predevelopment activities.
10. Follow up with the Unsuccessful Applicants. Applicants that are not funded are offered an opportunity to receive feedback on their proposal. The Commission believes that open communication builds trust and helps improve future proposals.

At the direction of the Commission’s Board of Directors, the Rev-it Up (Organizational) Committee has been tasked and is in the process of turning the above structure into written policy and procedures.

While the current procedures have been successful, we believe having written policy and procedures will continue to ensure a fair and equitable distribution of limited resources.

III. PROGRESS TO DATE / SUMMARY OF PAST AWARDS

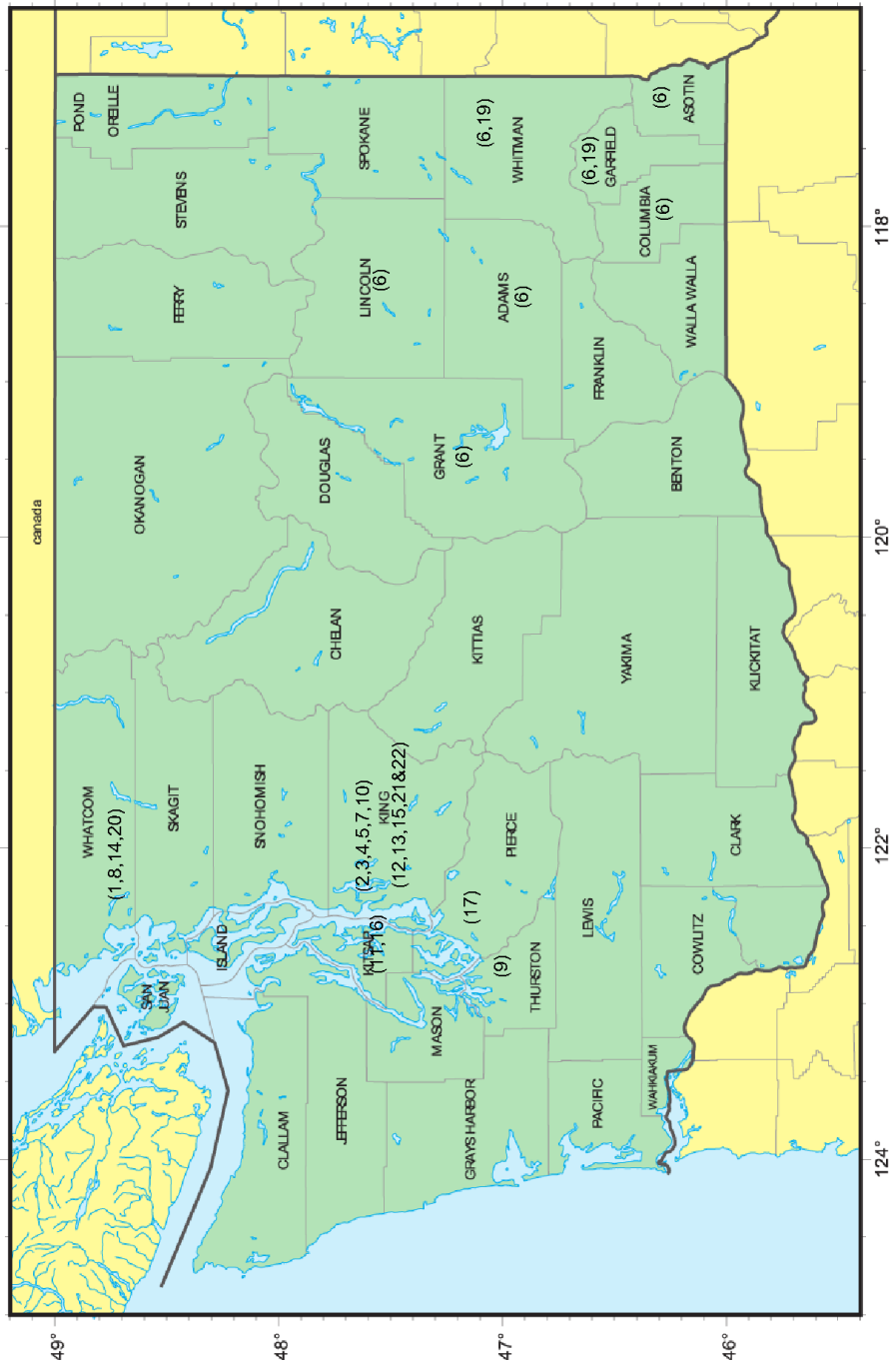
The Communities of Concern Commission (Commission) has used the grant award process, described in Section II – Overall Approach to Fair and Efficient Grantmaking, to award approximately \$4+ million in predevelopment funding to assist member organizations in the development of community-led capital projects that contribute to community wealth building.

Here is a summary of direct awards to member organizations, by grant contract and funding source. It should be noted that in some cases, due the amount of predevelopment funding needed, a member organization may receive a funding allocation from more than one grant.

- 2018 State Contract - #18-96620-001
\$906,277 in funding awards made to support ten (10) projects that included affordable housing, improvements to community facilities, and purchase of land to develop a farmworker-owned cooperative that will include homeownership.
- 2020 Amazon Corp. Contract – AMZN-2020-001
\$45,568 in funding awards, as part of a \$50,000 grant made to the Commission by the Amazon Corp. The funding awards supported three (3) projects that included renovation of facility used for a telehealth clinic in Garfield County.
- 2021 State Contract - #21-65311-026
\$223,555 in funding awards to support four (4) projects that included affordable housing, improvements to community facilities, and additional support for homeless facility.
- 2021 State Contract - #21-96633-026
\$208,208 in funding awards to support four (4) projects that included homeless housing, affordable housing, and repairs to existing emergency housing facility.
- 2022 State Contract - #22-96660-005
\$228,158 in funding awards to support five (5) projects that included affordable housing (homeownership emphasis), community facility with affordable housing, community cultural facility (18,500 sq. ft.), and additional support for farmworker-owned cooperative.
- 2021-23 Community Relief – 2022 Legislative Session
\$2.5 million in direct allocation to support five (5) projects that were submitted through the Commission’s contract award process and directly administered by the state Department of Commerce. The projects included support for a farmworker cooperative, permanent supportive housing using tiny homes, and a Native American Canoe Center.

The attached map shows the geographic distribution of awards during the 2018 – 2023 period.

**Communities of Concern Commission
Project Location Map
December 2023**



**Communities of Concern Commission
Project Funding / Inventory List
December 2023**

Map #	Grant#	Organization	Project Name	Description	Legislative District	Predevelopment Funding (\$)	Status
	Direct Commission Awards						
1.	18-96620-001	Community to Community Development	Ejido Farmworker Cooperative - Phase 1	Purchase of 90 acres for farm operation, community market & housing	42	249,873.64	Phase 1 - Completed
2.	18-96620-001	El Centro de la Raza	Plaza Roberto Maestas	Building Upgrades to Security / Lighting Systems	37	27,111.69	Completed
3.	18-96620-001	Ethiopian Community in Seattle	Ethiopian Village in Seattle	90 units of affordable senior housing & expansion of space for services	37	453,932.41	Completed - Occupied
4.	18-96620-001	FAME-Equity Alliance of Washington	Elizabeth Thomas Homes	119 units of affordable workforce housing	37	74,988.10	Completed - Occupied
5.	18-96620-001	Latino Civic Alliance	Apprenticeship Training Program	Building Industry Leaders / Apprenticeship Training	8,9,16,33,34	27,200.00	Completed
6.	18-96620-001	Partners for Rural Washington	Local Broadband Planning	Local Broadband Planning/Rural Areas	7, 12,24	40,000.00	Completed
7.	18-96620-001	Seattle Indian Services Commission	Native Village	Predevelopment assistance for planned 110+ units of affordable housing & services	37	150,000.00	Predevelopment Stage
8.	18-96620-001	LhaqTernish Foundation (Lummi Stepping Stones)	Emergency Housing	Emergency Repairs / Homeless Housing	42	46,771.00	Completed - Occupied
9.	18-96620-001	Survival of American Indians	Billy Frank Jr. Heritage Center	Predevelopment / Site Purchase	2	62,843.04	In Progress / Secured Additional State Funding
10.	18-96620-001	United Indians of All Tribes Foundation	Daybreak Star - Upgrades	Building upgrades & preservation (security / lighting in classrooms)	36	73,557.30	Completed
11.	21-65311-026	Foundation for Homeless & Poverty Management	Rejuvenation Community Day Center in Bremerton	Preliminary concept for work on facility for homeless services / no overnight	23	5,850.00	Completed - Occupied
12.	21-65311-026	Chief Seattle Club	?al ?al (Welcome Home)	80 units of Permanent Supportive Housing, health clinic & community space	37	149,889.07	Completed - Occupied
13.	21-65311-026	United Indians of All Tribes Foundation	Capacity Building	Staff Development & Training	36	3,147.61	Completed
3.	21-65311-026	Ethiopian Community in Seattle	Ethiopian Village in Seattle	Additional Architect Design Services	37	10,000.00	Completed - Occupied
11.	21-96633-026	Foundation for Homeless & Poverty Management	Rejuvenation Community Day Center in Bremerton	Architect Design Services	23	59,798.44	Completed - Occupied
14.	21-96633-026	Lummi Stepping Stones	Sherwood House - Homeless/Supportive Housing	Emergency Safety/Maintenance Repairs	42	46,000.00	Completed - Occupied
15.	21-96633-026	Chief Seattle Club	Sacred Medicine House	120 units of Permanent Supportive Housing w/ ground floor space for supportive services	46	100,000.00	Under Construction
3.	21-96633-026	Ethiopian Community in Seattle	Ethiopian Village in Seattle	Additional Architect Design	37	2,500.00	Completed - Occupied
16.	22-96660-005	Foundation for Homeless & Poverty Management	Nuwe Reis @ Barker Creek	Purchase of land for development of affordable housing	23	101,158.76	Completed Property Purchase
1.	22-96660-005	Community to Community Development	Cultural & Just Transition Training Center	Phase I Environmental & Conceptual Design Work	40 & 42	7,000.00	Completed

Map #	Grant#	Organization	Project Name	Description	Legislative District	Predevelopment Funding (\$)	Status
17.	22-96660-005	Asia Pacific Cultural Center	Asia Pacific Cultural Center Facility	Project Pre-Development and Management (Consultant) for 18,500 sq. ft. facility	27	60,000.00	Groundbreaking 9/2023
18.	22-96660-005	African Community & Housing Development	African Diaspora Cultural Anchor Village	12 units for homeownership, 93 units for affordable housing and supportive services	11	50,000.00	In Planning/Development Phase
3.	22-96660-005	Ethiopian Community in Seattle	Ethiopian Village in Seattle	Architect Design/Coffee Shop Portion	37	10,000.00	Completed - Occupied
	AMAZON FUNDS						
19.	AMZN-2020-001	Partners for Rural Washington	Whitman/Garfield Telehealth Clinic	Renovation of facility into telehealth clinic to serve rural area	9	16,000.00	Completed - Occupied
7.	AMZN-2020-001	Seattle Indian Services Commission	Native Village	Architect Design Workshops/Community Outreach	37	16,000.00	Predevelopment Stage
17.	AMZN-2020-001	Asia Pacific Cultural Center	Asia Pacific Cultural Center Facility	Project Pre-Development and Management (Consultant) for 18,500 sq. ft. facility	36	13,568.39	Groundbreaking 9/2023
	COMMISSION SUBMITTED. PROJECTS FUNDED BY 2022 LEGISLATURE						
1.	2021-23 Community Relief	Community to Community Development	Ejido Farmworker Cooperative - Phase 1	Finalize Building purchase and make necessary improvements for occupancy	42	250,000.00	Phase 1 - Completed
22.	2021-23 Community Relief	FAME-Equity Alliance of Washington	FAME Plaza	Pre-development funds leading to development of family housing at 50-60%AMI	43	25,000.00	Pre-development Phase
11.	2021-23 Community Relief	Foundation for Homeless & Poverty Management	Rejuvenation Community Day Center in Bremerton	Finalize purchase of building and make necessary improvements for occupancy to serve unsheltered people	23	1,200,000.00	Completed - Occupied
20.	2021-23 Community Relief	Lhaq'temish Foundation (Lummi Stepping Stones)	Eagle Haven Cottage Village	Pre-development funds leading to the development of 26 units of permanent supportive housing (Tiny Homes) for homeless Native Americans in Whatcom County	42	225,000.00	Construction underway
21.	2021-23 Community Relief	United Indians of All Tribes Foundation	NW Native Canoe Center - Phase 1 (Canoe Carving House)	Address unforeseen seismic retrofitting due to poor soil conditions discovered at the site	36	800,000.00	Construction Start - Early 2024
				Total All Funding Awards:		\$ 4,057,189.45	

The following are examples of member organization individual projects that received predevelopment funding through the Commission.



(3) - Ethiopian Village in Seattle – 90 units of senior housing and Cultural Services in Seattle/Rainier Valley (Ethiopian Community in Seattle) – Opened August 2023



(15) - Sacred Medicine House– 120 units of Permanent Supportive Housing w/ ground floor space for services in North Seattle (Chief Seattle Club) – Scheduled Opening 1st Quarter 2024

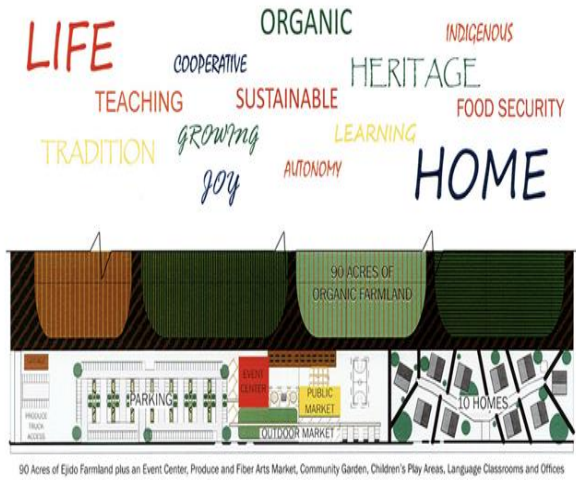


(4) - Elizabeth Thomas Homes - 119 units of affordable workforce housing in Seattle/Rainier Beach (FAME-Equity Alliance of Washington) - Opened September 2023

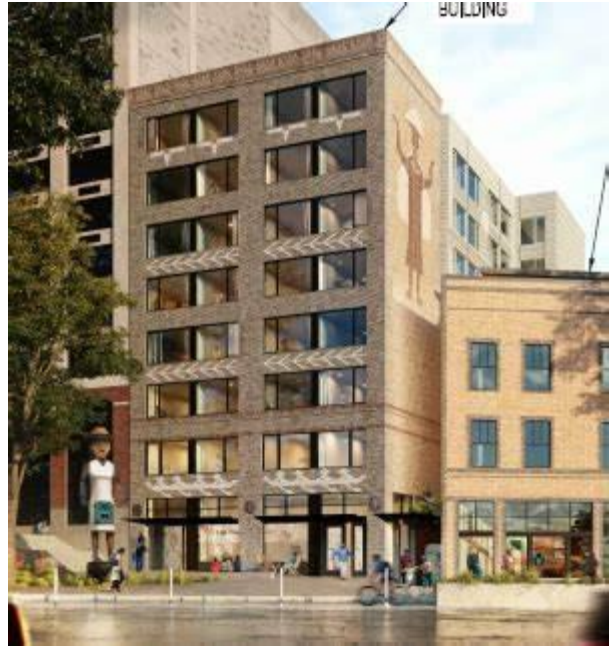


(19) - Whitman County Telehealth Clinic – Garfield, WA. (Partners for Rural Washington) – Opened in 2022

A Farmworker's Vision for Food Systems Transformation



(1) - Ejido Farmworker Cooperative – 90 acres for farming, public market & housing in Whatcom County (Community to Community) – Operational



(12) - ?al?al (means “Home”) – 80 units of Permanent Supportive Housing , Clinic & community space in Seattle/Pioneer Square (Chief Seattle Club) – Opened January 2022



(11) - Rejuvenation Community Day Center – Services for homeless individuals & families in Bremerton/Kitsap County (Foundation for Homeless & Poverty Management) – Opened in 2022



(17) - Asia Pacific Cultural Center – 18,500 sq. ft. cultural center in Tacoma/Pierce County (Asia Pacific Cultural Center) – Groundbreaking in September 2023



(10) - Daybreak Star/Wolf Class Room Conversation & Renovation – Day Care for Children of Essential Workers in Seattle (United Indians of All Tribes Foundation) – Completed in 2022



(21) - NW Native Canoe Center (United Indians of All Tribes Foundation) – Groundbreaking scheduled early 2024



(20) – Eagle Haven Cottage “Tiny Homes” Village – 26 units of Permanent Supportive Housing for Homeless Native Americans in Whatcom County (Lhaq’temish Foundation/Lummi Stepping Stones) – Construction Underway

IV. BARRIERS TO ACCESS/USE OF CAPITAL GRANTS

Access to state capital grant funding is essential to the success of any community-identified and developed capital project, all necessary for community wealth-building. In 2021, The Communities of Concern Commission (Commission), in response to the Legislature, submitted a list of Barriers to Community Wealth Building. We believe that it is important that this list be re-submitted as part of this report.

A. Barriers to Community Wealth Building.

The Commission puts forth the following barriers we have identified as Barriers to Community Wealth Building:

1. BIPOC projects are not adequately or equitably funded. We need adequate resources to start and finish our projects.
2. BIPOC community-based organizations do not have access to traditional bank financing. Cost reimbursement becomes a barrier to projects where organizations do not have sufficient cash flow to fund up-front costs, or access to financial tools or strategies to cover the up-front costs.
3. There is a double standard of organization being considered “new,” despite the experience represented on the team and/or board of directors.
4. Technical assistance is required to complete applications in a way that coincides with currently funded organizations, not “new” organizations.
5. Technical assistance should be available in languages other than English for BIPOC community-based organizations.
6. Need to balance compliance with federal funding requirements and stewardship in a true partnership model.
7. Language matters for making funding and programs accessible and equitable; both in how people are referred to and how assurances that funding reaches those who need it and how they need it.
8. Request for Proposal and Application language can be confusing and so technical that English as a second language speakers find them difficult to understand and complete. Need to use plain language.
9. The requirement for full funding of a project before state funding can be access/used.

10. Communication and follow-up to applicants needs to be uniform. There should be a standard to communicate and respond to applicants and the organization who were not funded.
11. Need for more housing developers of color should be trained and available to BIPOC community-based organizations.

B. Barriers to Access/Use of Capital Grants.

In response to the requirements of ESSB 5200, the Commission has surveyed its member organizations and have identified the following barriers to access the state Department of Commerce's Capital Grant programs:

1. Prohibition on using funds to gain site control limits the ability to secure the site.
 - **Proposal:** Allow funds to be use to hold property (earnest money) provided that it contains a condition that the funds are returned to the grantee if site control not secured.
2. Requirement that reimbursement is based on actual expenditures by the nonprofit. This forces the nonprofit to float a significant expense until reimbursed or take on high interest loans to get program/project started.
 - **Proposal:** Allow nonprofit to get up to 25% of the grant funds, up-front, to help with cash flow and allow immediate start of the project.
3. Applications are long and challenging to complete.
 - **Proposal:** Look into the development of a uniform capital grant application that can be used for more than one capital grant program. Would reduce filling out multiple applications for project funding.
4. Requirement that state funding is typically the last dollar in the project.
 - **Proposal:** Provide conditional approval for funding to allow project proponents to show support from state to other potential funders.

While this list is not exhaustive, it represents barriers identified by the Commission's member organizations that impact their ability to access/use state funding that is vital to the development of their projects.

V. OUTREACH AND ENGAGEMENT

The Communities of Concern Commission (Commission) has grown from its initial four (4) member organization to its current 25 member organizations. The Commission has maintained an open-door policy to increasing its membership. The Commission's overall goal is to be a statewide coalition of BIPOC-led organizations that have as their goal the identification, development, and ownership of community-owned, capital assets that lead to community wealth building.

To achieve this goal, the Commission does conduct outreach to other organizations, on a statewide basis, to gauge their interest in becoming a member. Part of the Commission's outreach process includes asking Legislators or local elected officials if they are aware of nonprofit organizations in their area that is or wish to be involved in community wealth building activities. All leads are followed up with direct contact by the Commission's staff. Once interest is expressed, the organization is briefed about the Commission's mission and vision. If there is still interest expressed by the organization, they are asked to submit specific information about their organization and informed on specific requirements (e.g. federal 501(c)(3) nonprofit designation and have as one of its goals the building community wealth and working in communities of color and/or poor rural communities.

The Commission then assigns the request to a team of member organizations that meets with the prospective organization. The discussions revolve around the benefits of Commission membership and how the goals of the of the prospective member and how their membership enhances the Commission as a whole. A recommendation is developed based on the interaction between the prospective organization and the Commission.

The recommendation of the team of member organizations is submitted to the Executive Committee for a formal recommendation to the Board of Directors. The prospective member organization is invited to the Board meeting to make a presentation on their organization and its mission/vision and how its participation in the Commission will benefit both organizations. The Board then formally invites the organization into the Commission as a full member.

The Commission has maintained an open-door policy regarding expansion of its membership to organizations that are BIPOC-led and that has as part of its mission the development community wealth building activities in communities of color and poor rural areas.

VI. TECHNICAL ASSISTANCE

The success of the Communities of Concern Commission (Commission) is based upon its member organization's ability to identify and plan capital projects, access/secure necessary funding, and successfully complete the funded project. This is accomplished through the provision of targeted technical, broadly defined as support of its member organizations in acquiring any specialized service or skill that is not currently available within the organization, but which it may need in order to operate more effectively or strengthen its operation.

In assisting its member organizations, the Commission has created a "Member Support" committee that uses the expertise of more experienced members to assist other member organizations with specific technical assistance help in all aspects of the project development process. In addition, the Commission has retained consultants to provide specific training in areas of need identified by the member organizations (e.g. capacity building, grant writing, development financing, etc.)

It is the Commission's intent to continue its technical assistance efforts by continued surveying its membership to identify technical assistance needs.

What is clearly apparent is that financial assistance is needed to provide small grants to members organizations that can be used to undertake capacity building and training on specific areas of project development and operational support (e.g., project budget development, organizational productivity software, etc.)

To address this identified need, the Commission is in the process of developing a small grant program, grants less than \$5,000, that would be awarded to member organizations for the purchase software or training targeted to increase the organizations productivity. This could include purchase of financial management and/or grant management software and payment of the subscription fee for a specified period.

VII. FINANCIAL MANAGEMENT

The Communities of Concern Commission (Commission) takes pride in its stewardship of its financial resources. Since 2018, the Commission has used SeaMar Community Health Centers as its fiscal agent. Through an arrangement with Heritage Bank, all funds received by the Commission are direct deposited into the dedicated account.

All requests for payments for contracted work by the member organizations or consultants/vendors for services are processed by the Commission's staff. Requests for payments are supported by necessary source documentation to support the requested payment. All payments require two (2) signatures on all payments (checks) and monthly bank statements are provided for recordkeeping purposes.

The Commission's financial management activities are guided by adopted financial management policies and procedures that cover:

1. **Authority of Board of Directors.** Board is authorized to: (a) assume ultimate responsibility of day-to-day financial management; (b) enter into contracts; (c) authorize the issuance of checks for payments or contract awards greater than \$10,000; and (d) manage expenses within the parameters of the approved budget.
2. **Financial Transitions with Insiders.** Prohibit advances to Commission directors, officers, or employees.
3. **Oversee Annual Budget.** Ensure that planned activities minimize the risk of financial jeopardy and are consistent with board-approved priorities, long-range organizational goals.
4. **Gift Acceptance.** Ensure that adopted gift acceptance policies are followed.
5. **Asset Protection.** Ensure that the assets of the Commission are adequately protected and maintained.
6. **Expense Reimbursement.** Review/approve all requests for reimbursement incurred by directors, officers, or employees.
7. **Financial Audit and 990 Reporting.** Engage auditor for annual audit and 990 report and ensure that necessary resources are made available to conduct this annual activity.

The Commission has contracted with Laura Lindal, CPA to conduct required independent audit reports on the Commission's finances. To date, the Commission has received "clean audits." See Appendix B for copies of audited financial reports for the 2018 to 2022 period.

VIII. LIST OF PROJECTS FOR FUNDING IN 2024 SUPPLEMENTAL CAPITAL BUDGET

The Communities of Concern Commission (Commission) undertook an open process to solicit applications for project funding, by member organizations, during November 2023. The Commission’s solicitation process resulted in 14 applications requesting \$10.4 million in funding. See 2024 Supplemental Budget – Project List (dated December 2003). The Project List provides a summary a summary of the individual projects, their location, categories of funding requested, and total funding requested. Appendix C provides a list of the individual applications with detailed information.

Communities of Concern Commission
2024 Supplemental Budget - Project List
December 2023

Project No.	Organization	Project Name	Project Description	Location / Leg. Dist.	Funding Categories/Amounts Requested (\$)					Total Funded Requested
					Land Acq.	Pre-Develop / Design	New Construction	Renovation	Other	
1.	African Community & Housing Development	African Diaspora Cultural Anchor Village	100+ affordable family-sized rental units, gathering/performing arts space, retail & office space and early learning classrooms	SeaTac / 33	-	250,000	-	-	-	250,000
2.	African Community & Housing Development	Rainier Valley Homeownership Initiative	Partner with Habitat for Humanity Seattle-King County to construct 67 units of townhomes and condos for affordable housing in Rainier Valley	Seattle / 37	-	500,000	-	-	-	500,000
3.	Asia Pacific Cultural Center	Asia Pacific Cultural Center - Facility	Construction of cultural center	Tacoma / 27	-	-	2,000,000	-	-	2,000,000
4.	Chief Seattle Club	Monterey Lofts Renovation - Phase 2	Renovation existing space into private rooms and supportive space for services and bldg. improvements	Seattle / 34	-	154,771	-	701,239	130,945	986,955
5.	Ethiopian Community in Seattle	Addis Village	Mixed-use development with land acquisition, 48 units of affordable housing and supportive amenities	Seattle / 37	795,000	148,742	-	-	-	943,742
6.	FAME Housing Association	Bryant Manor Redevelopment - Phase II	Pre-design associated with construction of 149 units of affordable 1, 2 & 3 bedroom units	Seattle / 37	-	250,000	-	-	-	250,000
7.	Foundation on Homeless & Poverty Management	Nuwe Reis Village at Barker Creek	Develop 83 units of affordable permanent and transitional housing (5% youth aging of foster care, 20% to school district families, 50% for federal Sec. 8 vouchers, and 25% disabled homeless), including supportive services - daycare center, etc.	Bremerton / 23	-	2,952,781	-	-	-	2,952,781
8.	Foundation on Homeless & Poverty Management	FHPM Childcare Project	Acquire building and redevelop into 75 slot childcare facility for birth to 4 year old. Provides critical support for working families.	Bremerton / 23	200,000	-	-	-	-	200,000
9.	Foundation on Homeless & Poverty Management	Kitsap Way Village	Development of 64 unit mixed use housing facility for military families and veterans, includes supportive network & services	Bremerton / 26	200,000	-	-	-	-	200,000
10.	Intramuros Community Development Partners	Plaza Intramuros Housing Project - Lynnwood	Mix-use development with 100+ of affordable rental housing, 10 townhomes for homeownership, cultural community gathering center, and commercial spaces	Lynnwood / 21	-	500,000	-	-	-	500,000
11.	Partners for Rural Washington	PRWA Infrastructure Improvement Project	Swimming pool facility improvements in Rosalia, Palouse, and Oakdale	Rosalia, Palouse, Oakesdale / 9	-	-	-	265,000	2,000	267,000
12.	Seattle Indian Services Commission	Pearl Warren Redevelopment Project	Predevelopment/feasibility to determine uses at site including cultural center, childcare/early learning center, affordable housing, and empowerment center for American Indian/Alaska Native community	Seattle / 37	-	300,000	-	-	-	300,000
13.	Tibetan Association of Washington	Seattle Tibetan Community Center	Purchase site and develop community center to serve the Tibetan community in the North King/South Snohomish county area.	King/Snohomish Co. / 1,22,32	350,000	82,000	300,000	200,000	90,000	1,022,000
14.	United Indians All Tribes Foundation	Welcoming Figure Rising	Traditional ceremonial indigenous welcoming figure at UIATF's Tribal Canoe House	Seattle / 36	-	-	56,000	-	-	56,000
TOTALS:					1,545,000	5,138,294	2,356,000	1,166,239	222,945	10,428,478

Request was \$3mil

Request was \$3mil

Appendix A: Communities of Concern Commission Board Members

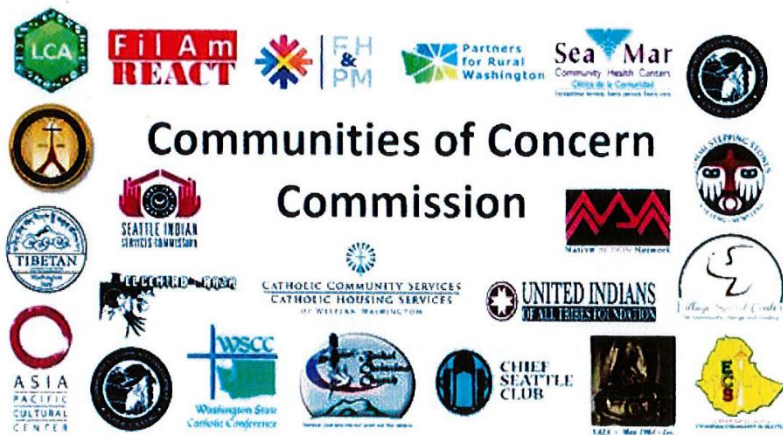
Executive Committee

• Pastor Carey Anderson	First A.M.E. - Church	Chair
• Mike Tulee	United Indians All Tribes Foundation	Vice- Chair
• Diana Sullivan	Foundation on Homeless and Poverty Mgt.	Treasurer
• Bishop Thomas Davis	Bethal Baptist Church	Chair, Anti-Racist (Racist) Cmte.
• Nicholas Lewis	Lummi Nation/Lummi Stepping Stones	Chair, Legislative Advocacy Cmte

Board of Directors

• Hamdi Abdule	African Community Housing & Development
• Faaluaina (Lua) Pritchard	Asia Pacific Cultural Center
• Jose Ortiz	Catholic Community Services of Western WA
• Gloria Burton	Catholic Housing Services of Western WA
• Derrick Belgrade	Chief Seattle Club
• Rosalinda Guillen	Community to Community
• Estella Ortega	El Centro de la Raza
• Tsega Destra	Ethiopian Community in Seattle
• Ellen Abellera	FilAm Resources for Educational Advancement for Culture & Technology
• Evelyn Allen	FAME-Equity Alliance of Washington
• Earl Richardson	First A.M.E. – Housing Association
• Drayton Jackson	Foundation for Homeless & Poverty Mgt.
• Tony Ogilvie	Intramuros Community Development Partners
• Nina Martinez	Latino Civic Alliance
• Iris Friday	Native Action Network
• Kim Herman	Partners for Rural Washington
• Jesus Sanchez	SeaMar Community Health Centers
• Iris Friday	Seattle Indian Services Commission
• Vacant	Survival of American Indians
• Thinley Dorjee	Tibetan Association of Washington
• Joaquin (Wax) Uy	Community Organizer
• Donna Christensen	Washington State Catholic Conference

Appendix B: Audited Financial Reports



COMMUNITIES OF CONCERN COMMISSION

Financial Statements

As of and For the Years Ended December 31, 2022 and 2021

with Independent Auditor's Report

COMMUNITIES OF CONCERN COMMISSION

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Communities of Concern Commission
Seattle, Washington

Report on the Audit of the Financial Statements

Opinion

I have audited the accompanying financial statements of Communities of Concern Commission (a nonprofit organization), which comprise the statements of assets, liabilities and net assets-cash basis as of December 31, 2022 and 2021, and the related statements of cash receipts, cash disbursements and changes in net assets-cash basis for the years then ended, and the related notes to the financial statements.

In my opinion, the financial statements referred to above present fairly, in all material respects, the assets, liabilities, and net assets of Communities of Concern Commission as of December 31, 2022 and 2021, and the cash receipts, cash disbursements, and changes in net assets for the years then ended in accordance with the cash basis of accounting as described in Note 2.

Basis for Opinion

I conducted my audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report. I am required to be independent of Communities of Concern Commission and to meet my other ethical responsibilities, in accordance with relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Emphasis of Matter – Basis of Accounting

I draw attention to Note 2 of the financial statements which describes the basis of accounting. The financial statements were prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. My opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 2, and for determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Communities of Concern Commission's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*:

- I exercise professional judgment and maintain professional skepticism throughout the audit.
- I identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- I obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Communities of Concern Commission's internal control. Accordingly, no such opinion is expressed.
- I evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- I conclude whether, in my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Communities of Concern Commission's ability to continue as a going concern for a reasonable period of time.

Independent Auditor's Report
Page 3

I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that I identified during the audit.

Other Matter – Report on Supplementary Information

My audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information required by the State of Washington is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and certain additional procedures prescribed by auditing standards generally accepted in the United States of America. In my opinion, the accompanying supplementary information required by the State of Washington is fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, I have also issued a report dated March 20, 2023, on my consideration of Communities of Concern Commission's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, and other matters. The purpose of that report is solely to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Communities of Concern Commission's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Communities of Concern Commission's internal control over financial reporting and compliance.

March 20, 2023



Blaine, Washington

COMMUNITIES OF CONCERN COMMISSION
 Statements of Assets, Liabilities and Net Assets-Cash Basis
 December 31, 2022 and 2021

	2022	2021
ASSETS		
Cash	\$ 366,318	\$ 172,566
Loans to Other Organizations		
FAME/Equity Alliance of Washington	-	74,988
Seattle Indian Services Commission	150,000	150,000
	\$ 516,318	\$ 397,554
LIABILITIES AND NET ASSETS		
Liabilities	\$ -	\$ -
Net assets without donor restrictions	516,318	397,554
	\$ 516,318	\$ 397,554

The accompanying notes should be read with these financial statements.

COMMUNITIES OF CONCERN COMMISSION
 Statements of Cash Receipts, Cash Disbursements and Changes in Net Assets-Cash Basis
 For the Years Ended December 31, 2022 and 2021

	2022	2021
Cash Receipts		
Grants - State of Washington	\$ 303,500	\$ 427,866
Other	-	300
	303,500	428,166
Cash Disbursements		
Grants to other organizations	\$ 166,976	\$ 257,607
Professional fees	14,962	42,318
Insurance	2,711	2,619
Other disbursements	87	112
	184,736	302,656
Change in net assets	118,764	125,510
Net assets, beginning of year	397,554	272,044
Net assets, end of year	\$ 516,318	\$ 397,554

The accompanying notes should be read with these financial statements.

COMMUNITIES OF CONCERN COMMISSION
Notes to the Financial Statements
For the Years Ended December 31, 2022 and 2021

NOTE 1 – NATURE AND PURPOSE OF THE ORGANIZATION

Communities of Concern Commission (CoCC) was incorporated as a Washington state nonprofit corporation in 2017. CoCC's mission is to assist various organizations serving communities of color in urban and rural areas in their efforts to conceive, design, finance, construct and manage assets essential to reducing poverty including affordable housing and community facilities. CoCC is governed by representatives from various organizations serving communities of color. These same organizations are typically the recipients of funding CoCC provides.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation

The accompanying financial statements have been prepared under the cash basis of accounting (a special-purpose framework), which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America. Under this basis of accounting, revenues are recognized only when cash is received and expenses are recognized when paid.

Liquidity

CoCC receives most of its resources from government sources. Accordingly, CoCC is limited as to the cash it can hold available for liquidity concerns. At December 31, 2022 and 2021, all of CoCC's cash was available for general obligations.

Cash and cash equivalents

CoCC considers all highly liquid investments purchased with a maturity of three months or less to be cash equivalents. CoCC did not have any cash equivalents at December 31, 2022 and 2021.

Loans to Other Organizations

Loans to other organizations represent development funds loaned to organizations until permanent funding is obtained. Once the organizations receive permanent funding, the development funds are to be paid back to CoCC. The loans are unsecured and do not earn interest.

Revenue recognition – Grants

In 2018, CoCC received a \$1,000,000 grant #18-96620-001 from the State of Washington for the purposes of providing funding to various organizations to assist them in developing housing and community facilities. The grant was funded in full in 2018. As of December 31, 2022, there is \$9,172 of grant funds remaining to spend in future years.

COMMUNITIES OF CONCERN COMMISSION
Notes to the Financial Statements
For the Years Ended December 31, 2022 and 2021

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Revenue recognition – Grants, continued

During 2020, CoCC received a \$242,500 grant #21-65311-026 from the State of Washington to be used for predevelopment funding and operational costs of the Commission. As of December 31, 2022, this grant has been closed.

During 2020, CoCC also received a \$242,500 grant #21-96633-026 from the State of Washington to be used for capital improvements made by other organizations. As of December 31, 2022, the grant has been fully funded and there is \$200 of grant funds remaining to spend in future years.

During 2021, CoCC received a \$485,000 grant #22-96660-005 from the State of Washington to be used for identifying capital improvements to be made by other organizations and to assist the Department of Commerce with identifying barriers faced in assessing capital grant programs. During 2022, this grant was reduced to \$291,000 by the State of Washington legislature. As of December 31, 2022, \$291,000 of the grant has been funded and there is \$283,538 committed to spend in future years.

Income tax status

Communities of Concern Commission is exempt from federal income tax as a nonprofit organization under Section 501(c)(3) of the Internal Revenue Code. Tax year 2020 was the first year CoCC had a filing requirement and the year is open for examination by federal taxing authorities.

Subsequent events

Subsequent events have been evaluated through March 20, 2023, which approximates the date the financial statements were available to be issued.

NOTE 3 – CONCENTRATION OF RISK

CoCC's funding is from the State of Washington. Accordingly, if the State of Washington should discontinue its support of CoCC, it would have a significant effect on CoCC's ability to operate.

CoCC is subject to various compliance requirements, laws and regulations as part of its grants. Noncompliance with the terms of these grants, laws or regulations could result in reduced or eliminated grants, or a requirement to return grant funds to the State of Washington.

COMMUNITIES OF CONCERN COMMISSION
Notes to the Financial Statements
For the Years Ended December 31, 2022 and 2021

NOTE 4 – GRANTS TO OTHER ORGANIZATIONS/RELATED PARTY TRANSACTIONS

All of the grants to other organizations are made to organizations who are represented by a board member. Accordingly, all of the grants to other organizations are made to related parties. Grants to other organizations were as follows for the years ending December 31.

	<u>2022</u>	<u>2021</u>
Chief Seattle Club	\$ 100,000	\$ 149,890
Ethiopian Community in Seattle	12,500	10,000
Foundation for Homeless & Poverty Management	34,276	51,574
Lummi Stepping Stones	20,200	29,800
United Indian of All Tribes Foundation	<u>-</u>	<u>16,343</u>
	<u>\$ 166,976</u>	<u>\$ 257,607</u>

SUPPLEMENTARY INFORMATION REQUIRED BY
THE STATE OF WASHINGTON

COMMUNITIES OF CONCERN COMMISSION
Schedule of State Financial Assistance
For the Year Ended December 31, 2022

Grantor <i>Grantor Agency</i> State Program Name	Grant Number	Total Grant as amended	Expenditures during 2022	Expended as of 12/31/22
State of Washington Department of Commerce				
<i>Local Government Division</i>				
Community Capital Facilities Unit	18-96620-001	\$ 1,000,000	\$ 10,298	<u>\$ 990,828</u>
Community Capital Facilities Unit - pre-development operating <i>This grant is closed as of December 31, 2022.</i>	21-65311-026	\$ 242,500	54,476	<u>\$ 209,746</u>
Community Capital Facilities Unit - capital improvement	21-96633-026	\$ 242,500	112,500	<u>\$ 242,300</u>
Community Capital Facilities Unit - project development	22-96660-005	\$ 291,000	<u>7,462</u>	<u>\$ 7,462</u>
			<u>\$ 184,736</u>	

NOTE TO SCHEDULE OF STATE FINANCIAL ASSISTANCE
The accompanying schedule of state financial assistance presents amounts spent for the identified grants and is required by the State of Washington.



INDEPENDENT AUDITOR'S REPORT
ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Communities of Concern Commission
Seattle, Washington

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of Communities of Concern Commission which comprise the statements of assets, liabilities and net assets-cash basis as of December 31, 2022 and 2021, and the related statements of cash receipts, cash disbursements and changes in net assets-cash basis for the years then ended, and the related notes to the financial statements, and have issued my report thereon dated March 20, 2023.

Report on Internal Control over Financial Reporting

In planning and performing my audit of the financial statements, I considered Communities of Concern Commission's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Communities of Concern Commission's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of Communities of Concern Commission's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

My consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during my audit I did not identify any deficiencies in internal control that I consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*
Page 2

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Communities of Concern Commission's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

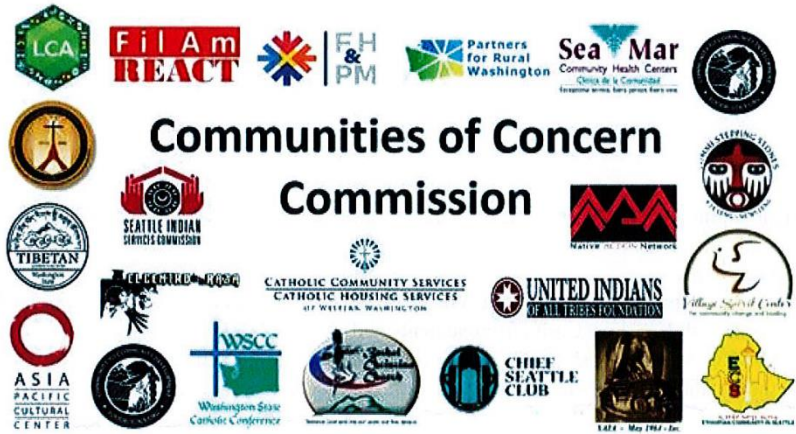
Purpose of this Report

The purpose of this report is solely to describe the scope of my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 20, 2023



Blaine, Washington



COMMUNITIES OF CONCERN COMMISSION

Financial Statements

As of and For the Years Ended December 31, 2022 and 2021

with Independent Auditor's Report

COMMUNITIES OF CONCERN COMMISSION

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Communities of Concern Commission
Seattle, Washington

Report on the Audit of the Financial Statements

Opinion

I have audited the accompanying financial statements of Communities of Concern Commission (a nonprofit organization), which comprise the statements of assets, liabilities and net assets-cash basis as of December 31, 2022 and 2021, and the related statements of cash receipts, cash disbursements and changes in net assets-cash basis for the years then ended, and the related notes to the financial statements.

In my opinion, the financial statements referred to above present fairly, in all material respects, the assets, liabilities, and net assets of Communities of Concern Commission as of December 31, 2022 and 2021, and the cash receipts, cash disbursements, and changes in net assets for the years then ended in accordance with the cash basis of accounting as described in Note 2.

Basis for Opinion

I conducted my audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report. I am required to be independent of Communities of Concern Commission and to meet my other ethical responsibilities, in accordance with relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Emphasis of Matter – Basis of Accounting

I draw attention to Note 2 of the financial statements which describes the basis of accounting. The financial statements were prepared on the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. My opinion is not modified with respect to this matter.

Independent Auditor's Report
Page 2

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 2, and for determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Communities of Concern Commission's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*:

- I exercise professional judgment and maintain professional skepticism throughout the audit.
- I identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- I obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Communities of Concern Commission's internal control. Accordingly, no such opinion is expressed.
- I evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- I conclude whether, in my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Communities of Concern Commission's ability to continue as a going concern for a reasonable period of time.

Independent Auditor's Report
Page 3

I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that I identified during the audit.

Other Matter – Report on Supplementary Information

My audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information required by the State of Washington is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and certain additional procedures prescribed by auditing standards generally accepted in the United States of America. In my opinion, the accompanying supplementary information required by the State of Washington is fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued a report dated March 20, 2023, on my consideration of Communities of Concern Commission's internal control over financial reporting and on my tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, and other matters. The purpose of that report is solely to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Communities of Concern Commission's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Communities of Concern Commission's internal control over financial reporting and compliance.

March 20, 2023



Blaine, Washington

COMMUNITIES OF CONCERN COMMISSION
 Statements of Assets, Liabilities and Net Assets-Cash Basis
 December 31, 2022 and 2021

	<u>2022</u>	<u>2021</u>
ASSETS		
Cash	\$ 366,318	\$ 172,566
Loans to Other Organizations		
FAME/Equity Alliance of Washington	-	74,988
Seattle Indian Services Commission	<u>150,000</u>	<u>150,000</u>
	<u>\$ 516,318</u>	<u>\$ 397,554</u>
LIABILITIES AND NET ASSETS		
Liabilities	\$ -	\$ -
Net assets without donor restrictions	<u>516,318</u>	<u>397,554</u>
	<u>\$ 516,318</u>	<u>\$ 397,554</u>

The accompanying notes should be read with these financial statements.

COMMUNITIES OF CONCERN COMMISSION
 Statements of Cash Receipts, Cash Disbursements and Changes in Net Assets-Cash Basis
 For the Years Ended December 31, 2022 and 2021

	2022	2021
Cash Receipts		
Grants - State of Washington	\$ 303,500	\$ 427,866
Other	-	300
	303,500	428,166
Cash Disbursements		
Grants to other organizations	\$ 166,976	\$ 257,607
Professional fees	14,962	42,318
Insurance	2,711	2,619
Other disbursements	87	112
	184,736	302,656
Change in net assets	118,764	125,510
Net assets, beginning of year	397,554	272,044
Net assets, end of year	\$ 516,318	\$ 397,554

The accompanying notes should be read with these financial statements.

COMMUNITIES OF CONCERN COMMISSION
Notes to the Financial Statements
For the Years Ended December 31, 2022 and 2021

NOTE 1 – NATURE AND PURPOSE OF THE ORGANIZATION

Communities of Concern Commission (CoCC) was incorporated as a Washington state nonprofit corporation in 2017. CoCC's mission is to assist various organizations serving communities of color in urban and rural areas in their efforts to conceive, design, finance, construct and manage assets essential to reducing poverty including affordable housing and community facilities. CoCC is governed by representatives from various organizations serving communities of color. These same organizations are typically the recipients of funding CoCC provides.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation

The accompanying financial statements have been prepared under the cash basis of accounting (a special-purpose framework), which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America. Under this basis of accounting, revenues are recognized only when cash is received and expenses are recognized when paid.

Liquidity

CoCC receives most of its resources from government sources. Accordingly, CoCC is limited as to the cash it can hold available for liquidity concerns. At December 31, 2022 and 2021, all of CoCC's cash was available for general obligations.

Cash and cash equivalents

CoCC considers all highly liquid investments purchased with a maturity of three months or less to be cash equivalents. CoCC did not have any cash equivalents at December 31, 2022 and 2021.

Loans to Other Organizations

Loans to other organizations represent development funds loaned to organizations until permanent funding is obtained. Once the organizations receive permanent funding, the development funds are to be paid back to CoCC. The loans are unsecured and do not earn interest.

Revenue recognition – Grants

In 2018, CoCC received a \$1,000,000 grant #18-96620-001 from the State of Washington for the purposes of providing funding to various organizations to assist them in developing housing and community facilities. The grant was funded in full in 2018. As of December 31, 2022, there is \$9,172 of grant funds remaining to spend in future years.

COMMUNITIES OF CONCERN COMMISSION
Notes to the Financial Statements
For the Years Ended December 31, 2022 and 2021

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Revenue recognition – Grants, continued

During 2020, CoCC received a \$242,500 grant #21-65311-026 from the State of Washington to be used for predevelopment funding and operational costs of the Commission. As of December 31, 2022, this grant has been closed.

During 2020, CoCC also received a \$242,500 grant #21-96633-026 from the State of Washington to be used for capital improvements made by other organizations. As of December 31, 2022, the grant has been fully funded and there is \$200 of grant funds remaining to spend in future years.

During 2021, CoCC received a \$485,000 grant #22-96660-005 from the State of Washington to be used for identifying capital improvements to be made by other organizations and to assist the Department of Commerce with identifying barriers faced in assessing capital grant programs. During 2022, this grant was reduced to \$291,000 by the State of Washington legislature. As of December 31, 2022, \$291,000 of the grant has been funded and there is \$283,538 committed to spend in future years.

Income tax status

Communities of Concern Commission is exempt from federal income tax as a nonprofit organization under Section 501(c)(3) of the Internal Revenue Code. Tax year 2020 was the first year CoCC had a filing requirement and the year is open for examination by federal taxing authorities.

Subsequent events

Subsequent events have been evaluated through March 20, 2023, which approximates the date the financial statements were available to be issued.

NOTE 3 – CONCENTRATION OF RISK

CoCC's funding is from the State of Washington. Accordingly, if the State of Washington should discontinue its support of CoCC, it would have a significant effect on CoCC's ability to operate.

CoCC is subject to various compliance requirements, laws and regulations as part of its grants. Noncompliance with the terms of these grants, laws or regulations could result in reduced or eliminated grants, or a requirement to return grant funds to the State of Washington.

COMMUNITIES OF CONCERN COMMISSION
Notes to the Financial Statements
For the Years Ended December 31, 2022 and 2021

NOTE 4 – GRANTS TO OTHER ORGANIZATIONS/RELATED PARTY TRANSACTIONS

All of the grants to other organizations are made to organizations who are represented by a board member. Accordingly, all of the grants to other organizations are made to related parties. Grants to other organizations were as follows for the years ending December 31,

	<u>2022</u>	<u>2021</u>
Chief Seattle Club	\$ 100,000	\$ 149,890
Ethiopian Community in Seattle	12,500	10,000
Foundation for Homeless & Poverty Management	34,276	51,574
Lummi Stepping Stones	20,200	29,800
United Indian of All Tribes Foundation	<u>-</u>	<u>16,343</u>
	<u>\$ 166,976</u>	<u>\$ 257,607</u>

SUPPLEMENTARY INFORMATION REQUIRED BY
THE STATE OF WASHINGTON

COMMUNITIES OF CONCERN COMMISSION
Schedule of State Financial Assistance
For the Year Ended December 31, 2022

Grantor <i>Grantor Agency</i> State Program Name	Grant Number	Total Grant as amended	Expenditures during 2022	Expended as of 12/31/22
State of Washington Department of Commerce				
<i>Local Government Division</i>				
Community Capital Facilities Unit	18-96620-001	\$ 1,000,000	\$ 10,298	<u>\$ 990,828</u>
Community Capital Facilities Unit - pre-development/operating <i>This grant is closed as of December 31, 2022.</i>	21-65311-026	\$ 242,500	54,476	<u>\$ 209,746</u>
Community Capital Facilities Unit - capital improvement	21-96633-026	\$ 242,500	112,500	<u>\$ 242,300</u>
Community Capital Facilities Unit - project development	22-96660-005	\$ 291,000	<u>7,462</u>	<u>\$ 7,462</u>
			<u>\$ 184,736</u>	

NOTE TO SCHEDULE OF STATE FINANCIAL ASSISTANCE

The accompanying schedule of state financial assistance presents amounts spent for the identified grants and is required by the State of Washington.



INDEPENDENT AUDITOR'S REPORT
ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Communities of Concern Commission
Seattle, Washington

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of Communities of Concern Commission which comprise the statements of assets, liabilities and net assets-cash basis as of December 31, 2022 and 2021, and the related statements of cash receipts, cash disbursements and changes in net assets-cash basis for the years then ended, and the related notes to the financial statements, and have issued my report thereon dated March 20, 2023.

Report on Internal Control over Financial Reporting

In planning and performing my audit of the financial statements, I considered Communities of Concern Commission's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Communities of Concern Commission's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of Communities of Concern Commission's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

My consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during my audit I did not identify any deficiencies in internal control that I consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*
Page 2

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Communities of Concern Commission's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

March 20, 2023

Laura Lindal CPA

Blaine, Washington



COMMUNITIES OF CONCERN COMMISSION

Financial Statements

As of and For the Years Ended December 31, 2020 and 2019 and 2018

with Independent Auditor's Report

COMMUNITIES OF CONCERN COMMISSION

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As of and For the Years Ended December 31, 2020 and 2019 and 2018

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Communities of Concern Commission
Seattle, Washington

Report on the Financial Statements

I have audited the accompanying financial statements of Communities of Concern Commission (a nonprofit organization), which comprise the statements of assets, liabilities and net assets-cash basis as of December 31, 2020 and 2019 and 2018, and the related statements of cash receipts, cash disbursements and changes in net assets-cash basis for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting as described in Note 2; this includes determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America. Those standards require that I plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of providing an opinion on the effectiveness of the entity's internal control. Accordingly, I express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Independent Auditor's Report
Page 2

Opinion

In my opinion, the financial statements referred to above present fairly, in all material respects, the assets, liabilities and net assets of Communities of Concern Commission as of December 31, 2020 and 2019 and 2018, and its cash receipts, cash disbursements and changes in net assets for the years then ended, in accordance with the cash basis of accounting as described in Note 2.

Other Matter – Supplementary Information

My audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information is presented for purposes of additional analysis as required by the State of Washington and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and certain additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Report on Other Legal and Regulatory Requirements – Government Auditing Standards

In accordance with *Government Auditing Standards*, I have also issued my report dated April 14, 2021 on my consideration of Communities of Concern Commission's internal control over financial reporting and my tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of my testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of Communities of Concern Commission's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Communities of Concern Commission's internal control over financial reporting and compliance.

April 14, 2021



Blaine, Washington

COMMUNITIES OF CONCERN COMMISSION
 Statements of Assets, Liabilities and Net Assets-Cash Basis
 December 31, 2020 and 2019 and 2018

	2020	2019	2018
ASSETS			
Cash	\$ 47,056	\$ 190,060	\$ 673,205
Loans to Other Organizations			
FAME/Equity Alliance of Washington	74,988	65,304	46,703
Seattle Indian Services Commission	150,000	122,780	21,579
	\$ 272,044	\$ 378,144	\$ 741,487
LIABILITIES AND NET ASSETS			
Liabilities	\$ -	\$ -	\$ -
Net assets without donor restrictions	272,044	378,144	741,487
	\$ 272,044	\$ 378,144	\$ 741,487

The accompanying notes should be read with these financial statements.

COMMUNITIES OF CONCERN COMMISSION
 Statements of Cash Receipts, Cash Disbursements and Changes in Net Assets-Cash Basis
 For the Years Ended December 31, 2020 and 2019 and 2018

	2020	2019	2018
Cash Receipts			
Grants - State of Washington	\$ 10,000	\$ -	\$ 1,000,000
Cash Disbursements			
Grants to other organizations	\$ 101,515	\$ 360,679	\$ 205,899
Professional fees	11,400	-	50,000
Insurance	2,535	2,664	2,599
Other disbursements	650	-	15
	116,100	363,343	258,513
Change in net assets	(106,100)	(363,343)	741,487
Net assets, beginning of year	378,144	741,487	-
Net assets, end of year	\$ 272,044	\$ 378,144	\$ 741,487

The accompanying notes should be read with these financial statements.

COMMUNITIES OF CONCERN COMMISSION
Notes to the Financial Statements
For the Years Ended December 31, 2020 and 2019 and 2018

NOTE 1 – NATURE AND PURPOSE OF THE ORGANIZATION

Communities of Concern Commission (CoCC) was incorporated as a Washington state nonprofit corporation in 2017. CoCC's mission is to assist various organizations serving communities of color in urban and rural areas in their efforts to conceive, design, finance, construct and manage assets essential to reducing poverty including affordable housing and community facilities. CoCC is governed by representatives from various organizations serving communities of color. These same organizations are typically the recipients of funding CoCC provides.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation

The accompanying financial statements have been prepared under the cash basis of accounting (a special-purpose framework), which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America. Under this basis of accounting, revenues are recognized only when cash is received and expenses are recognized when paid.

Liquidity

CoCC receives most of its resources from government sources. Accordingly, CoCC is limited as to the cash it can hold available for liquidity concerns. At December 31, 2020 and 2019 and 2018, all of CoCC's cash was available for general obligations.

Cash and cash equivalents

CoCC considers all highly liquid investments purchased with a maturity of three months or less to be cash equivalents. CoCC did not have any cash equivalents at December 31, 2020 and 2019 and 2018.

Loans to Other Organizations

Loans to other organizations represent development funds loaned to organizations until permanent funding is obtained. Once the organizations receive permanent funding, the development funds are to be paid back to CoCC. The loans are unsecured and do not earn interest.

Revenue recognition – Grants

In 2018, CoCC received a \$1,000,000 grant from the State of Washington for the purposes of providing funding to various organizations to assist them in developing housing and community facilities. The grant was funded in full in 2018. As of December 31, 2020, there is \$47,056 of grant funds remaining to spend in future years.

During 2020, CoCC received a \$242,500 grant from the State of Washington to be used for supporting activities related to the 2018 grant. As of December 31, 2020, \$10,000 has been funded and there is \$232,500 of grant funds remaining to spend in future years.

COMMUNITIES OF CONCERN COMMISSION
Notes to the Financial Statements
For the Years Ended December 31, 2020 and 2019 and 2018

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, continued

Revenue recognition – Grants, continued

During 2020, CoCC also received a \$242,500 grant from the State of Washington to be used for capital improvements made by other organizations. As of December 31, 2020, no amounts had been spent and all of the grant funds are available to spend in future years.

Net assets

Contributions that are restricted by the donor are reported as increases in net assets with donor restrictions. When a restriction expires, net assets are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. If a restriction expires in the same period as which the contribution was received, the contribution is reported as an increase in net assets without donor restrictions. CoCC had no net assets with donor restrictions at December 31, 2020 and 2019 and 2018.

Income tax status

Communities of Concern Commission is exempt from federal income tax as a nonprofit organization under Section 501(c)(3) of the Internal Revenue Code. Tax year 2020 was the first year CoCC had a filing requirement and the year is open for examination by federal taxing authorities. Management has evaluated its tax positions for years ended December 31, 2017 through 2020 in conformity with accounting principles generally accepted in the United States and has determined its tax positions are more likely than not to be upheld upon audit.

Subsequent events

Subsequent events have been evaluated through April 14, 2021, which approximates the date the financial statements were available to be issued.

NOTE 3 – CONCENTRATION OF RISK

CoCC's funding is from the State of Washington. Accordingly, if the State of Washington should discontinue its support of CoCC, it would have a significant effect on CoCC's ability to operate.

CoCC is subject to various compliance requirements, laws and regulations as part of its grants. Noncompliance with the terms of these grants, laws or regulations could result in reduced or eliminated grants, or a requirement to return grant funds to the State of Washington.

COMMUNITIES OF CONCERN COMMISSION
Notes to the Financial Statements
For the Years Ended December 31, 2020 and 2019 and 2018

NOTE 4 – GRANTS TO OTHER ORGANIZATIONS/RELATED PARTY TRANSACTIONS

All of the grants to other organizations are made to organizations who are represented by a board member. Accordingly, all of the grants to other organizations are made to related parties. Grants to other organizations were as follows for the years ending December 31,

	<u>2020</u>	<u>2019</u>	<u>2018</u>
Community to Community	\$ 2,215	\$ 117,914	\$ 129,746
El Centro de la Raza	-	27,112	-
Ethiopian Community in Seattle	36,413	83,650	33,868
Latino Civic Alliance	-	-	27,200
Lhaq’ Temish Foundation	24,526	22,245	-
Partners for Rural Washington	-	24,915	15,085
Survival of American Indians Association	-	62,843	-
United Indian of All Tribes Foundation	<u>38,361</u>	<u>22,000</u>	<u>-</u>
	<u>\$ 101,515</u>	<u>\$ 360,679</u>	<u>\$ 205,899</u>

SUPPLEMENTARY INFORMATION REQUIRED BY
THE STATE OF WASHINGTON

COMMUNITIES OF CONCERN COMMISSION
Schedule of State Financial Assistance
As of December 31, 2020

Grantor <i>Grantor Agency</i> State Program Name	Grant Number	Total Grant	Expended as of 12/31/20
State of Washington Department of Commerce			
<i>Local Government Division</i>			
Community Capital Facilities Unit	18-96620-001	\$ 1,000,000	\$ 952,944
Community Capital Facilities Unit - operating	21-65311-026	\$ 242,500	10,000
Community Capital Facilities Unit - capital improvement	21-96633-026	\$ 242,500	<u>-</u>
			<u>\$ 962,944</u>

NOTE TO SCHEDULE OF STATE FINANCIAL ASSISTANCE
The accompanying schedule of state financial assistance presents cumulative amounts spent of the presented grants and is required by the State of Washington.



INDEPENDENT AUDITOR'S REPORT
ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Communities of Concern Commission

Seattle, Washington

I have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of Communities of Concern Commission which comprise the statements of assets, liabilities and net assets-cash basis as of December 31, 2020 and 2019 and 2018, and the related statements of cash receipts, cash disbursements and changes in net assets-cash basis for the years then ended, and the related notes to the financial statements, and have issued my report thereon dated April 14, 2021.

Internal Control over Financial Reporting

In planning and performing my audit, I considered Communities of Concern Commission's internal control over financial reporting as a basis for designing my auditing procedures for the purpose of expressing my opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Communities of Concern Commission's internal control over financial reporting. Accordingly, I do not express an opinion on the effectiveness of Communities of Concern Commission's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

My consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during my audit I did not identify any deficiencies in internal control that I consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*
Page 2

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Communities of Concern Commission's financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit, and accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of my testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

April 14, 2021



Blaine, Washington

APPENDIX C: Individual Projects for 2024 Supplemental Capital Budget

1. African Community & Housing Development: African Diaspora Cultural Anchor Village
2. African Community & Housing Development: Rainier Valley Homeownership Initiative
3. Asia Pacific Cultural center: Asia Pacific Cultural Center – Facility
4. Chief Seattle Club: Monterey Lofts Renovation – Phase 2
5. Ethiopian Community in Seattle: Addis Village
6. First A.M.E. Housing Association: Bryant Manor Redevelopment – Phase II
7. Foundation on Homeless & Poverty Management: Nuwe Reis Village at Barker Creek
8. Foundation on Homeless & Poverty Management: FHPM Childcare Project
9. Foundation on Homeless & Poverty Management: Kitsap Way Village
10. Intramuros Community Development Partners: Plaza Intramuros Housing Project
11. Partners for Rural Washington: PRWA Infrastructure Improvement Project
12. Seattle Indian Services Commission: Pearl Warren Redevelopment Project
13. Tibetan Association of Washington: Seattle Tibetan Community Center
14. United Indians All Tribes Foundation: Welcoming Figure Rising

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

REQUESTS FOR FUNDING MUST BE SUBMITTED BY NOVEMBER 21, 2023 – 1:00PM

Important Notes:

1. This application round is based on the Commission’s legislative request of **\$10 million** in the 2024 Supplemental Capital Budget.
2. Funding is subject to an appropriation by the 2024 Legislature and is **not** guaranteed.
3. **Applicants that submitted an application for “Project Readiness Funding” can indicate they are submitting their “Project Readiness” application under this funding round. The information must be transferred to this application.**
4. The information boxes will expand to accommodate your answers.
5. **Please submit your request for funding to Kenny Pittman at KennyP@ccsww.org**
6. Funding requests will be forwarded to the state Department of Commerce for submittal to the Legislature.

I. Project Name

1. Project Name

Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.

African Diaspora Cultural Anchor Village

II. Physical Location of Project

1. Street Address

“If physical address is unknown, please provide adequate information to determine where project is located”

(one site, four parcels)

15005 Military Rd S, SeaTac 98188

3239 S. 150th St., SeaTac 98188

15025 Military Rd S, SeaTac 98188

15039 Military Rd S, SeaTac 98188

2. City, County, Zip

SeaTac, WA 98188

3. Primary Legislative District of Project

33

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

III. Project Contact

1. Organization

African Community Housing & Development (ACHD)

2. Contact Name [First & Last]

Bilan Aden

3. Contact Title

Associate Director

4. Phone

206-852-3911

5. E-mail

Bilan@achdo.org

6. Contact Mailing Address, City, Zip

16256 Military Rd S, Ste 206
SeaTac, WA 98188

IV. Organization Information

1. Is this a joint project with another organization?

no

1a. If yes, has a joint operating agreement been signed?

n/a

1b. If yes, list the partners for the project

n/a

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

2. Is the organization that will manage the funding different from the project contact organization or joint partner?

No

3. If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

n/a

4. Is the requesting organization or joint partner registered with the state as a non-profit organization/501(c)(3) tax-exempt organization or chartered public development authority?

Yes

V. Project Information

Briefly describe the project. What are the activities, objectives, and outcomes of the project (e.g., housing units, size of facility, mixed-use)? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.

African Diaspora Cultural Anchor Village (ADCAV): The result of decades of community organizing, the ADCAV will be a transformational hub for the African Diaspora immigrant and refugee community in South King County. Its design is rooted in the intergenerational principles of our culture, honoring the presence and wisdom of our elders, and the growth and potential of our children. The ADCAV will offer comprehensive housing, programs, and services: 100+ affordable family-sized rental units, a gathering and performing art space, retail and office space for local businesses, STEAM and early learning classrooms, and outdoor recreational space with a community garden.

1. Project category/type.

Pre-Development

Development

This appropriation cycle will support pre-development work for both projects.

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

VI. Project Schedule

1. Will the entire project be completed after this funding request?

No.

2. Describe the estimated cost and schedule for each remaining phase of the project.

See attached Sources & Uses document

3. Describe what discrete phase of the project will be completed with the funding from this request.

Pre-Development, including consultant fees and design/architecture.

4. Estimated completion dates for each phase of the project.

Pre-Development: 2023-2025

Construction: 2025-2028

Project Completion: 2028

VII. Project Funding Request/Phase.

Insert requested \$ amount in this application. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field.

1. Land Acquisition - Requested Dollar Amount

Enter whole number (no \$ sign).

0

2. Pre-Development / Design – Requested Dollar Amount

Enter whole number (no \$ sign)

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

250,000

3. New Construction - Requested Dollar Amount
Enter whole number (no \$ sign).

0

5. Renovation - Requested Dollar Amount
Enter whole number (no \$ sign).

0

6. Other - Requested Dollar Amount * *Enter whole number (no \$ sign).*

250,000

7. Total Funded Requested
Enter the sum of the values entered above.

250,000

8. Besides the amount being requested, what amount of funds does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, state, federal or private sources or programs.

Source	Program, if known	Amount (\$)	Anticipated Year of Funding Request
*see attached Sources & Uses Document			
*see "Secured Funds" page below			

VIII. Site Control

1. Is the site owned or being purchased by the project contract?

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

Yes

1a. If no, is the property being leased by the organization for a term that will meet or exceed 10 years? [State Requirement]

n/a

1b. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any organization that will maintain site control. [State Requirement]

n/a

2. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? [State Requirement]

Yes

IX. Acknowledgement

1. This is a reimbursement grant and funds may not be advanced under any circumstance. [State Requirement]
2. If the project is awarded funding in the capital budget, the project must meet programmatic requirements in order to contract and receive funds. [State Requirement]

This application is hereby submitted for potential funding in the 2024 Supplemental Capital Budget.



By:

Date: 11/21/2023

Title: Executive Director

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

SECURED FUNDS

African Community Housing & Development

African Diaspora Cultural Anchor Village Project

Capacity Building

4Culture - \$50,000

Enterprise - \$45,000

Grounded Solutions Network - \$23,625

King County Parks & Recreation - \$125,000

Pre-Development

Communities of Concern Commission (WA State 2022 Capital Fund) - \$50,000

Enterprise - \$32,500

WA Dept of Commerce - \$28,500

Acquisition

4Culture - \$100,000

King County (Office of Performance, Strategy, & Budget) - \$700,000

State of Washington - \$1,470,000

Washington State Housing Finance Commission - \$5,630,000

Construction

State of Washington - \$4,000,000

Multiple Phases/Projects

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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Anonymous Foundation - \$500,000

Enterprise - \$50,000

Local Initiatives Support Corporation (LISC) - \$350,000

Perkins Coie, LLP - full pro bono legal support

ACHD Anchor Village		Planning Pro Forma		4% LIHTC Housing		Community Services		Early Learning Center		Community Retail		Offices & Workforce Development & STEAM		Community Center (Kitchen & Theater)	
Design Program		Total Site		100		T total		Center		Retail		Development & STEAM		Theater)	

Lot Size	46,420	46,420	46,420	46,420	46,420	46,420	46,420	46,420	46,420	46,420	46,420	46,420	46,420	46,420	46,420
Rentable Non-resi SF	24,130	24,130	24,130	24,130	24,130	24,130	24,130	24,130	24,130	24,130	24,130	24,130	24,130	24,130	24,130
Rentable Residential SF	95,500	95,500	95,500	95,500	95,500	95,500	95,500	95,500	95,500	95,500	95,500	95,500	95,500	95,500	95,500
Load	26,740	26,740	26,740	26,740	26,740	26,740	26,740	26,740	26,740	26,740	26,740	26,740	26,740	26,740	26,740
Gross SF	122,240	122,240	122,240	122,240	122,240	122,240	122,240	122,240	122,240	122,240	122,240	122,240	122,240	122,240	122,240

Outdoor space (exclusive use) 6,350
 Parking (by spaces allocated) 177 150 27 27 12 3 10 2

Capital Budget	50,000,000	18,700,000	6,000,000	2,700,000	2,400,000	7,600,000
Acquisition	\$ 8,100,000	3,100,000	1,000,000	500,000	300,000	1,300,000
Feasibility	\$ -	-	-	-	-	-
Predevelopment Costs	\$ 3,228,000	748,000	240,000	108,000	96,000	304,000
Soft Costs	\$ 6,456,000	1,496,000	480,000	216,000	192,000	608,000
Hard Costs - core building	\$ 38,432,500	6,032,500	1,908,750	790,000	640,000	2,693,750
Hard Costs - finishes (tenant improvement)	\$ 3,014,625	3,014,625	954,375	316,000	128,000	1,616,250
Hard Costs - FFE	\$ 920,500	920,500	381,750	128,000	538,750	538,750
Hard Costs - Parking (structured)	\$ 32,000	32,000	150	102,400	320,000	57,600
Construction Financing Costs	\$ 7,263,000	1,683,000	540,000	243,000	216,000	684,000
Permanent Financing Costs	\$ 953,000	333,000	180,000	81,000	72,000	243,000
Other Development Costs	\$ -	-	-	-	-	-
Development Fee	\$ 6,328,000	748,000	240,000	108,000	96,000	304,000
Capitalized Reserves (and startup)	\$ 930,000	930,000	-	-	-	-
Total Development Cost	\$ 81,289,625	18,939,625	6,308,875	2,464,400	2,060,000	8,106,350

\$ 623,500

Sources	12,774,221	11,097,702	1,676,519	1,676,519	724,898	292,488	432,410
Perm Tax Exempt Debt	\$ 12,774,221	11,097,702	1,676,519	1,676,519	724,898	292,488	432,410
Perm Taxable Debt	\$ -	-	-	-	-	-	-
Homebuyer Mortgages	\$ -	-	-	-	-	-	-
Enterprise WELL Fund (Early Learning Debt)	\$ 1,500,000	1,500,000	1,000,000	1,000,000	-	-	-
4% LP Equity LIHTC	\$ 24,668,758	24,668,758	-	-	-	-	-
King County Housing funds	\$ 7,500,000	7,500,000	-	-	-	-	-
WA Commerce, HTF	\$ 2,500,000	2,500,000	-	-	-	-	-
WA Commerce, ELF	\$ 2,000,000	2,000,000	2,000,000	2,000,000	-	-	-
PASTAA	\$ -	-	-	-	-	-	-
SKHHP (South King Housing Fund)	\$ 1,000,000	1,000,000	-	-	-	-	-
Sponsor Loan (from Capital Campaign)	\$ 14,600,000	5,000,000	9,600,000	1,800,000	1,300,000	6,000,000	304,000
Deferred Developer Fee	\$ 4,328,000	3,580,000	748,000	108,000	96,000	304,000	304,000

Sources committed (from detail tab)	3,200,000	2,594,227	605,773	201,786	78,822	65,888	259,277
Federal Program Funding Sources	\$ 3,200,000	2,594,227	605,773	201,786	78,822	65,888	259,277
State Program Funding Sources	\$ 5,600,000	4,000,000	1,600,000	619,664	191,275	159,887	629,175
County Program Funding Sources	\$ 950,000	-	950,000	-	-	-	950,000
Private Sector / NP Funding Sources	\$ 432,500	432,500	-	-	-	-	-
Organizational Fundraising	\$ -	-	-	-	-	-	-

Total Sources	\$ 81,278,378	62,373,188	18,905,190	6,237,968	2,470,585	2,054,185	8,142,452
excess/(shortfall)	(11,247)	23,188	(34,435)	(70,907)	6,185	(5,815)	36,102

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

REQUESTS FOR FUNDING MUST BE SUBMITTED BY NOVEMBER 21, 2023 – 1:00PM

Important Notes:

1. This application round is based on the Commission’s legislative request of **\$10 million** in the 2024 Supplemental Capital Budget.
2. Funding is subject to an appropriation by the 2024 Legislature and is **not** guaranteed.
3. **Applicants that submitted an application for “Project Readiness Funding” can indicate they are submitting their “Project Readiness” application under this funding round. The information must be transferred to this application.**
4. The information boxes will expand to accommodate your answers.
5. **Please submit your request for funding to Kenny Pittman at KennyP@ccsww.org**
6. Funding requests will be forwarded to the state Department of Commerce for submittal to the Legislature.

I. Project Name

1. Project Name

Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.

Rainier Valley Homeownership Initiative

II. Physical Location of Project

1. Street Address

“If physical address is unknown, please provide adequate information to determine where project is located”

Rainier Valley Homeownership Initiative (three sites):

6740 Martin Luther King Jr. Way S., Seattle, WA 98118 (“40th Ave Project”)

3601 Martin Luther King Jr. Way S., Seattle, WA 98144 (“Walden Street Project”)

4865 Martin Luther King Jr. Way S., Seattle, WA 98108 (“Ferdinand Street Project”)

2. City, County, Zip

Seattle, WA

3. Primary Legislative District of Project

37

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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III. Project Contact

1. Organization

African Community Housing & Development (ACHD)

2. Contact Name [First & Last]

Bilan Aden

3. Contact Title

Associate Director

4. Phone

206-852-3911

5. E-mail

Bilan@achdo.org

6. Contact Mailing Address, City, Zip

16256 Military Rd S, Ste 206
SeaTac, WA 98188

IV. Organization Information

1. Is this a joint project with another organization?

Yes

1a. If yes, has a joint operating agreement been signed?

yes

1b. If yes, list the partners for the project

Habitat for Humanity Seattle-King & Kittitas Counties

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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2. Is the organization that will manage the funding different from the project contact organization or joint partner?

No

3. If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

n/a

4. Is the requesting organization or joint partner registered with the state as a non-profit organization/501(c)(3) tax-exempt organization or chartered public development authority?

Yes

V. Project Information

Briefly describe the project. What are the activities, objectives, and outcomes of the project (e.g., housing units, size of facility, mixed-use)? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.

Rainier Valley Homeownership Initiative: African Community Housing & Development (ACHD) and Habitat for Humanity Seattle-King & Kittitas Counties ("Habitat") have partnered together to build 67 townhomes and condos for affordable homeownership in the Rainier Valley of South Seattle. These units will be affirmatively marketed to our African Diaspora community, and ACHD will walk hand-in-hand with our community throughout the process to ensure that the low-moderate income families we serve are financially ready for the opportunity.

1. Project category/type.

Pre-Development

Development

This appropriation cycle will support pre-development work including architecture, design, permitting, and engineering.

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

VI. Project Schedule

1. Will the entire project be completed after this funding request?

No.

2. Describe the estimated cost and schedule for each remaining phase of the project.

Pre-Development: \$1,560,000
Construction: \$26,212,344

3. Describe what discrete phase of the project will be completed with the funding from this request.

Pre-Development: Permitting, Design, & Engineering

4. Estimated completion dates for each phase of the project.

Pre-Development: 2023 - 2024
Construction: 2024-2025
Project Completion: 2025-2026

VII. Project Funding Request/Phase.

Insert requested \$ amount in this application. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field.

1. Land Acquisition - Requested Dollar Amount
Enter whole number (no \$ sign).

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget

0

2. Pre-Development / Design -- Requested Dollar Amount

Enter whole number (no \$ sign)

500,000

3. New Construction - Requested Dollar Amount

Enter whole number (no \$ sign).

0

5. Renovation - Requested Dollar Amount

Enter whole number (no \$ sign).

0

6. Other - Requested Dollar Amount * *Enter whole number (no \$ sign).*

The value must be a number

7. Total Funded Requested

Enter the sum of the values entered above.

500,000

8. Besides the amount being requested, what amount of funds does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, state, federal or private sources or programs.

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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Source	Program, if known	Amount (\$)	Anticipated Year of Funding Request
*see attached budget documents			

VIII. Site Control

1. Is the site owned or being purchased by the project contract?

Yes

- 1a. If no, is the property being leased by the organization for a term that will meet or exceed 10 years? [State Requirement]

n/a

- 1b. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any organization that will maintain site control. [State Requirement]

n/a

2. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? [State Requirement]

Yes

IX. Acknowledgement

1. This is a reimbursement grant and funds may not be advanced under any circumstance. [State Requirement]
2. If the project is awarded funding in the capital budget, the project must meet programmatic requirements in order to contract and receive funds. [State Requirement]

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

This application is hereby submitted for potential funding in the 2024 Supplemental Capital Budget.

Handwritten signature in black ink, appearing to read "H. Ashley".

By:

Date: 11/21/2023

Title: Executive Director

Proposed Project: 4865 MLK and 3112 S. Ferdinand

Parcel #175670-0110 #1756

Property Details						
Address	4865 MLK Jr. Way S.		Site Sq Ft	6,461	FAR	1.4
City	Seattle		Zone	LR2 (M)	Allowable SF	9,045
Units	# of Units	Sq Ft/Unit	Total Sq Ft	Schedule	Finish	
Amenity/Circulation/Ut	0	0	0	Construction		
4BR/2Bath	3	1350	4,050			
Aggregate	3		4,050			

Total Development Cost:	\$1,511,025	Cost per SF:	\$373
Total Funding Available:	\$1,511,025	Cost per Unit:	\$503,675

Acquisition Cost	% Total Costs	\$ Per Sq Ft	\$ Per Unit	Total
Land	0.0%	\$0	\$0	\$0
Closing Fees	0.3%	\$1.23	\$1,667	\$5,000
Sub-Total	0.3%	\$1.23	\$1,667	\$5,000

Soft Cost	% Total Costs	\$ Per Sq Ft	\$ Per Unit	Total
Design (Arch/Civil/Eng/)	8.3%	\$30.86	\$41,667	\$125,000
Permitting	2.3%	\$8.64	\$11,667	\$35,000
Financing	0.0%	\$0.00	\$0	\$0
Sub-Total	10.6%	\$39.51	\$53,333	\$160,000

Construction Cost	% Total Costs	\$ Per Sq Ft	\$ Per Unit	Total
GC Contract	67.8%	\$253.09	\$341,667	\$1,025,000
Sales Tax	6.9%	\$25.56	\$34,508	\$103,525
Contingency	6.8%	\$25.31	\$34,166.67	\$102,500
Sub-Total	81.5%	\$303.96	\$410,342	\$1,231,025

Overhead Cost	% Total Costs	\$ Per Sq Ft	\$ Per Unit	Total
Overhead	4.6%	\$17.28	\$23,333	\$70,000
Developer Fee	2.0%	\$7.41	\$10,000.00	\$30,000
Insurance	1.0%	\$3.70	\$5,000	\$15,000
Sub-Total	7.6%	\$28.40	\$38,333	\$115,000

Financing	Amount Certainty	Committed/Competitive/Proposed	Funding Per Unit	Total Funding
Seattle OH 4 Bed	Set	Committed	\$130,000	\$390,000
Mortgage 4 Bed	Flexible	Committed	\$325,000	\$975,000
Fundraising	Flexible	Committed	\$146,025	\$146,025
Sub-Total Financing			\$601,025	\$1,511,025

Cost vs Revenue: \$0

570-0120

Proposed Project: Site 7: 3601 MLK Jr Way South Parcel #1426300125

Property Details						
Address	3601 MLKJ Way South		Site Sq Ft	13,135	FAR	2.3
City	Seattle	Zone	LR3	Allowable SF	30,211	
Units	# of Units	Sq Ft/Unit	Total Sq Ft			
Amenity/Circulation/Utility			2,865			
1BR/1Bath	5	529	2,645			
1BR/1Bath	4	505	2,020			
2BR/1 Bath	5	729	3,645			
2BR/1 Bath	17	720	12,240			
Aggregate	31		23,415			

Total Development Cost:	\$12,999,280	Cost per SF:	\$555
Total Funding Available:	\$12,999,280	Cost per Unit:	\$419,332

Acquisition Cost	% Total Costs	\$ Per Sq Ft	\$ Per Unit	Total
Land	0.0%	\$0	\$0	\$0
Closing Fees	0.0%	\$0.21	\$161	\$5,000
Sub-Total	0.0%	\$0.21	\$161	\$5,000

Soft Cost	% Total Costs	\$ Per Sq Ft	\$ Per Unit	Total
Design (Arch/Civil/Eng/I	3.8%	\$21.35	\$16,129	\$500,000
Permitting	0.4%	\$2.14	\$1,613	\$50,000
Financing	2.7%	\$14.95	\$11,290	\$350,000
Sub-Total	6.9%	\$38.44	\$29,032	\$900,000

Construction Cost	% Total Costs	\$ Per Sq Ft	\$ Per Unit	Total
GC Contract	57.7%	\$320.31	\$241,935	\$7,500,000
Contractor Fee	6.0%	\$33.31	\$25,161	\$780,000
Sales Tax	6.4%	\$35.72	\$26,977	\$836,280
Contingency	6.4%	\$35.36	\$26,709.68	\$828,000
Sub-Total	76.5%	\$424.70	\$320,783	\$9,944,280

Overhead Cost	% Total Costs	\$ Per Sq Ft	\$ Per Unit	Total
Overhead	10.0%	\$55.52	\$41,935	\$1,300,000
Developer Fee	5.0%	\$27.76	\$20,967.74	\$650,000
Insurance	1.5%	\$8.54	\$6,452	\$200,000
Sub-Total	16.5%	\$91.82	\$69,355	\$2,150,000

Financing	Amount Certainty	Committed/Competitive/Proposed	Funding Per Unit	Total Funding
Seattle OH 1 Bd	Set	Committed	\$100,000	\$900,000
Seattle OH 2 Bd	Set	Committed	\$100,000	\$2,200,000
Mortgage 1 Bed	Flexible	Committed	\$190,000	\$1,710,000
Mortgage 2 Bed	Flexible	Committed	\$230,000	\$5,060,000
Public Funding	Flexible		\$100,945	\$3,129,280
Sub-Total Financing			\$419,332	\$12,999,280

Cost vs Revenue: \$0

	#	Total sf	Avg sf	Cost/Unit	OH + Mtg	%	% of Cost
1 Bedroom	9	4,665	518	\$327,881	\$290,000	23%	\$2,950,931
2 Bedroom	22	15,885	722	\$456,743	\$330,000	77%	\$10,048,349
	31	20,550					\$12,999,280

9/13/2023

Habitat for Humanity Seattle-King County
Development Budget

% Public Funding	Public Funding/unit
\$340,931	37,881
\$2,788,349	126,743
\$3,129,280	164,624

Proposed Project: MLK OH Site #6 Parcel #333300-2640

Property Details			
Address	6740 MLK Jr Way S		Site Sq Ft
City	Seattle,	Zone	NC2-55 (M)
		8,653 FAR	3.75
		Allowable SF	30,795
Units	# of Units	Sq Ft/Unit	Total Sq Ft
Amenity/Circulation/Utility		2,300	2,300
Commercial Space	1	1,382	1,382
1 BR	8	515	4,120
1 BR	2	522	1,044
2 BR	1	641	641
2 BR	8	655	5,240
2 BR	4	654	2,616
2 BR	4	701	2,804
2 BR + Den	4	932	3,728
Aggregate	31		23,875

Total Development Cost:	\$13,262,039	Cost per Total SF:	\$555
Total Funding Available:	\$13,262,039	Cost per Residential Unit:	\$409,705

	% Total Costs	\$ Per Sq Ft	\$ Per Unit	Total
Acquisition Cost				
Land	0.0%	\$0	\$0	\$0
Closing Fees	0.0%	\$0.00	\$0	\$5,000
Sub-Total	0.0%	\$0.00	\$0	\$5,000
Soft Cost				
Design (Arch/Civil/Eng/Env/Surv)	3.8%	\$20.94	\$16,129	\$500,000
Permitting	0.4%	\$2.30	\$1,774	\$55,000
Financing	2.6%	\$14.66	\$11,290	\$350,000
Sub-Total	6.8%	\$37.91	\$29,194	\$905,000
Construction Cost				
Commercial Construction	2.9%	\$280.00	\$12,483	\$386,960
Residential Construction	55.0%	\$324.55	\$235,484	\$7,300,000
Sub-Total Construction Costs				\$7,686,960
Contractor Fee	6.4%	\$35.60	\$27,419	\$850,000
Sales Tax	5.9%	\$32.52	\$25,045	\$776,383
Contingency	6.4%	\$35.76	\$27,539	\$853,696
Sub-Total	73.7%	\$425.84	\$327,969	\$10,167,039
Overhead Cost				
Overhead	10.0%	\$55.29	\$42,581	\$1,320,000
Developer Fee	5.0%	\$27.85	\$21,452	\$665,000
Insurance	1.5%	\$8.38	\$6,452	\$200,000
Sub-Total	16.5%	\$91.52	\$70,484	\$2,185,000
Financing				
	Amount Certainty	Committed/Competitive/Proposed	Funding Per Unit	Total Funding
Seattle OH 1 Bd	Set	Committed	\$100,000	\$1,000,000
Seattle OH 2 Bd	Set	Committed	\$100,000	\$2,100,000
Mortgage 1 Bed	Flexible		\$190,000	\$1,900,000
Mortgage 2 Bed	Flexible		\$230,000	\$4,830,000
Public Funding	Flexible	Competitive	\$92,608	\$2,870,858
Sub-Total Residential Financing				\$12,700,858
Private/Public Commercial Funding	Flexible	Competitive		\$561,181
Sub-Total Financing				\$13,262,039
Cost vs Revenue:				\$0

	Total Commercial	Total Residential
Acquisition Cost		
Land		
Closing Fees		
Sub-Total	\$156	\$4,844
Soft Cost		
Design (Arch/Civil/Eng/Env/Surv)	\$15,625	\$484,375
Permitting	\$1,719	\$53,281
Financing	\$10,938	\$339,063
Sub-Total	\$28,281	\$876,719
Construction Cost		
Commercial Construction	\$386,960	\$0
Residential Construction	\$0	\$7,300,000
Sub-Total Construction Costs		\$7,686,960
Contractor Fee	\$26,563	\$823,438
Sales Tax	\$24,262	\$752,121
Contingency	\$26,678	\$827,018
Sub-Total	\$464,462	\$9,702,576
Overhead Cost		
Overhead	\$41,250	\$1,278,750
Developer Fee	\$20,781	\$644,219
Insurance	\$6,250	\$193,750
Sub-Total	\$68,281	\$2,116,719
	\$561,181	\$12,700,858

Needed Funding
\$3,432,039

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

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4. The information boxes will expand to accommodate your answers.
5. Please submit your request for funding to Kenny Pittman at KennyP@ccsww.org
6. Funding requests will be forwarded to the state Department of Commerce for submittal to the Legislature.

I. Project Name

1. Project Name

Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.

Asia Pacific Cultural Center

II. Physical Location of Project

1. Street Address

“If physical address is unknown, please provide adequate information to determine where project is located”

4851 South Tacoma Way

2. City, County, Zip

Tacoma, WA 98409

3. Primary Legislative District of Project

Number must be between 1 – 49

27th Legislative District

III. Project Contact

1. Organization

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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Asia Pacific Cultural Center

2. Contact Name [First & Last]

Faaluaina Pritchard

3. Contact Title

Executive Director

4. Phone

253-590-7457

5. E-mail

Faaluaina@pacificculturalcenter.org

6. Contact Mailing Address, City, Zip

3513 East Portland Avenue
Tacoma, WA 98404

IV. Organization Information

1. Is this a joint project with another organization?

No. However, the land is owned by Metro Parks, Tacoma, APCC has a long term lease with Metro Parks.

1a. If yes, has a joint operating agreement been signed?

N/A

1b. If yes, list the partners for the project

N/A

Communities of Concern Commission

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2. Is the organization that will manage the funding different from the project contact organization or joint partner?

No

3. If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

N/A

4. Is the requesting organization or joint partner registered with the state as a non-profit organization/501(c)(3) tax-exempt organization or chartered public development authority?

Yes

V. Project Information

Briefly describe the project. What are the activities, objectives, and outcomes of the project (e.g., housing units, size of facility, mixed-use)? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.

The Asia Pacific Cultural Center is a statewide organization located in South Tacoma in South Park. The APCC has a strong partnership with Metro Parks Tacoma, which supports the capital project.

The APCC represents, showcases, and provides educational programming on the 47 nations making up all of Asia and the Pacific. Asian Americans are the largest growing population in the state and nation and are expected to grow to over 1 million in Washington upon completion of the 2020 census, up from 600,000 per the 2010 census. This growth directly affects the APCC in serving the needs of the Asian Pacific Islander (API) and broader community.

There has not been a greater need for the APCC than at this time. With the alarming rise in Asian hate crimes locally and across the country, proactive measures need to be taken to counter stereotypes and misinformation. APCC has a strong record representing the BIPOC community and partners with government on public policy issues and cultural activities related to racism and discrimination. The APCC is recognized for its work and sought out by local, state,

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and national leaders. The Asia Pacific Cultural Center has been seeking to expand its home for many years due to a steady increase in demand for programs and services which cannot be met in its current building. The APCC is a multi-faceted organization that interacts with thousands of people in its work. The building is not adequate in its size or its infrastructure to meet the needs of the communities it serves.

A renovated building would allow the APCC to grow its current offerings to include more education and foreign exchange programs, visual and performing art exhibits, businesses services for the local community, residential and commercial leasing, adult education, and youth educational and career guidance services. Currently the APCC provides culturally specific lessons to K-12 students in five school districts in Pierce County, providing services beyond Tacoma. These programs presently serve over 195 low-income children and adolescents, many of whom are at high risk of dropping out of school. The expansion would allow the APCC to add two new youth programs, providing capacity for at least 100 more participants.

The APCC also works with Pierce County officials to reach API residents on health issues, such as COVID-19 vaccines. The APCC continues its partnership with the PC Health Department offers services such as virus testing and vaccinations. All members of the community are welcome to utilize these services and thousands receive services. Our project would grow these services and help work toward health equity in our communities.

Our capital project will also improve access for elderly and handicapped visitors who attend the building frequently for regular programming. For example, the Greater Lakewood Activities for the Developmentally Disabled (GLADD) group meets at the community center every third Friday of the third month. Over 300 disabled adults are GLADD members who come to meet and celebrate at these events, and they look forward to being able to celebrate in a facility better equipped to meet their needs.

An expansion would also benefit community members who are not regular visitors or residents living directly near the center. Most cultural events hosted by the APCC are open to the public and are often free or charge low-cost admissions. The attendees of these events consist of families and individuals from a full range of the economic scale, although 65% of past visitors qualifies as low-income. The larger facility will allow the APCC to hold more events and larger crowds which in turn will support its model of a low-barrier to entry to the community and the opportunity to share API culture with the greater population.

Lastly, the renovation and expansion of the existing building will act as a catalyst to the redevelopment of South Tacoma, one of the city's oldest neighborhoods with a significant number of buildings over 100 years old and still standing. The area has not experienced much reinvestment or any new businesses moving into the area so a new expanded community center is welcomed by the neighborhood. We will transform the existing center to draw thousands of visitors and participants to the area from across the state, the country, and internationally.

1. Project category/type.

Pre-Development

Development

The existing building will be demolished, and a new structure will be built.

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VI. Project Schedule

1. Will the entire project be completed after this funding request?

Yes.

2. Describe the estimated cost and schedule for each remaining phase of the project.

The estimated cost for the entire project is \$18.5 million. Design plans have been submitted to the City of Tacoma and we expect permit approval in January of 2024. The first phase will include building demolition in late November 2023 or early December 2023, and full construction is estimated to begin in April 2024.

3. Describe what discrete phase of the project will be completed with the funding from this request.

This funding will be used for the final phase of the project which is the final construction of the new facility.

4. Estimated completion dates for each phase of the project.

The first phase which includes demolition will begin and end in December 2023, the second and final phase of the building construction is projected to take about 14 months with construction starting in April 2024 and ending in June 2025.

VII. Project Funding Request/Phase.

Insert requested \$ amount in this application. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field.

1. Land Acquisition - Requested Dollar Amount
Enter whole number (no \$ sign).

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0

2. Pre-Development / Design – Requested Dollar Amount
Enter whole number (no \$ sign)

0

3. New Construction - Requested Dollar Amount
Enter whole number (no \$ sign).

2,000,000

5. Renovation - Requested Dollar Amount
Enter whole number (no \$ sign).

0

6. Other - Requested Dollar Amount * *Enter whole number (no \$ sign).*

0

7. Total Funded Requested
Enter the sum of the values entered above.

2,000,000

8. Besides the amount being requested, what amount of funds does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, state, federal or private sources or programs.

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Source	Program, if known	Amount (\$)	Anticipated Year of Funding Request
Mackenzie Scott	Yield Giving	\$1,000,000	2023
Community	Donations	\$500,000	2024

VIII. Site Control

1. Is the site owned or being purchased by the project contract?

The land is owned by Metro Parks, Tacoma. A long-term lease is in place for the APCC.

- 1a. If no, is the property being leased by the organization for a term that will meet or exceed 10 years? [State Requirement]

Yes

- 1b. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any organization that will maintain site control. [State Requirement]

2. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? [State Requirement]

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Yes

IX. Acknowledgement

- 1. This is a reimbursement grant and funds may not be advanced under any circumstance. [State Requirement]
- 2. If the project is awarded funding in the capital budget, the project must meet programmatic requirements in order to contract and receive funds. [State Requirement]

This application is hereby submitted for potential funding in the 2024 Supplemental Capital Budget.

By: Faaluaina Pritchard

Date: 11/17/2023

Title: Executive Director

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

REQUESTS FOR FUNDING MUST BE SUBMITTED BY NOVEMBER 21, 2023 – 1:00PM

Important Notes:

1. This application round is based on the Commission’s legislative request of **\$10 million** in the 2024 Supplemental Capital Budget.
2. Funding is subject to an appropriation by the 2024 Legislature and is **not** guaranteed.
3. **Applicants that submitted an application for “Project Readiness Funding” can indicate they are submitting their “Project Readiness” application under this funding round. The information must be transferred to this application.**
4. The information boxes will expand to accommodate your answers.
5. **Please submit your request for funding to Kenny Pittman at KennyP@ccsww.org**
6. Funding requests will be forwarded to the state Department of Commerce for submittal to the Legislature.

I. Project Name

1. Project Name

Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.

Monterey Lofts Renovation – Phase 2

II. Physical Location of Project

1. Street Address

“If physical address is unknown, please provide adequate information to determine where project is located”

406 – 2nd Avenue Extension South

2. City, County, Zip

Seattle, WA 98104-2876

3. Primary Legislative District of Project

34

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III. Project Contact

1. Organization

Chief Seattle Club

2. Contact Name [First & Last]

Derick Belgarde

3. Contact Title

Executive Director

4. Phone

(206) 898-6821

5. E-mail

derrick@chiefseattleclub.org

6. Contact Mailing Address, City, Zip

410 – 2nd Avenue Extension South, Seattle, WA 98104-2876

IV. Organization Information

1. Is this a joint project with another organization?

No

1a. If yes, has a joint operating agreement been signed?

N/A

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1b. If yes, list the partners for the project

N/A

2. Is the organization that will manage the funding different from the project contact organization or joint partner?

No

3. If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

N/A

4. Is the requesting organization or joint partner registered with the state as a non-profit organization/501(c)(3) tax-exempt organization or chartered public development authority?

501 (c)(3)

V. Project Information

Briefly describe the project. What are the activities, objectives, and outcomes of the project (e.g., housing units, size of facility, mixed-use)? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.

PURCHASE OF THE MONTEREY LOFTS (*completed*): In 2019, the Club purchased the Monterey Lofts directly above the Club's Day Center in Seattle's Pioneer Square as part of the 2017 capital campaign. The Lofts were 11 units of market-rate apartments and directly adjacent to the newly constructed 2017

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project which includes 80 units of affordable housing, health clinic, and expanded space for Chief Seattle Club. The Monterey Lofts was valued at \$3.3 million but we purchased for \$1.5 million since the owner was a long-time donor of the Club and provided a steep discount.

PHASE 1 RENOVATION (completed): In 2023, we completed a \$3.2 million renovation of 4 Monterey Loft units into staff space currently housing 28 staff including HR, Accounting, Executive, Real Estate, Traditional Wellness. The renovation spanned 3 floors including installing an elevator directly to the current Club space and took several years to complete (project delays related to supply chains, labor shortages, concrete strikes, etc.). By the time construction ended we had outgrown the space. There isn't any private meeting space (aside from the Executive Director's office), and most of the space is lofted so very loud and challenging to have in-person or virtual meetings.

PHASE 2 RENOVATION (current request): Currently at the Monterey Lofts we have an open floor plan with only one private office for 28 people and no private meeting room. The space is not functional and very loud. The proposed project will renovate the remaining 7 units featuring enclosed offices and an open space plan, large board room, several smaller private rooms for 5-6 people, and many individual phone booths for private calls/virtual meetings. We will have sound attenuation to address noise concerns, upgrade to key fobs for doors and to control elevators access (for client facing vs. staff-only space), add CAT8 to address data issues, and add a nursing mother's room and wellness room.

VISION: The Club is committed to achieving functional zero for chronically homeless Native single adults by providing 1,000 units of affordable housing and 100 shelter units. Our strategy involves opening a new project every nine months, allowing time for staff hiring, training, and property lease-up. With our current pipeline and rapid acquisitions, we anticipate reaching this goal within five years, by 2028. We currently have 278 units open, 155 under construction, and 208 in development.

To support our vision, we need 10,000 square feet of office space for around 78 staff members. Monterey Lofts Phase 2 will accommodate essential functions such as accounting, HR, development, management, and real estate. We will also provide space for our Housing Assistance, Re-Entry, Traditional Mental Health, DSHS, and Shelter Services. This consolidation will prevent displacement and enable us to remain in Pioneer Square. Previously, our staff were scattered across three sites, incurring an annual off-site rental expense of \$334,380. By expanding our space, we ensure a long-term presence in the neighborhood for many years to come.

The Club is creating a Native neighborhood in Pioneer Square, and now owns/manages four properties in one square block. Our properties include housing, health clinic, Traditional Foods Café, meal program (we served 50,000 meals last year), Hygiene Center, re-entry, and homelessness programs – all just steps away from the Pioneer Square Light Rail station.

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1. Project category/type.

Pre-Development

Development

We are requesting \$986,955 which includes \$154,771 in pre-development and \$832,184 in development (construction and other development expenses).

VI. Project Schedule

1. Will the entire project be completed after this funding request?

To date, we have raised \$2.38 million towards the \$4.35 million Phase 2 budget including support from HUD, State of Washington (prior BCF round), and King County's 4Culture. If we receive full funding from CoCC (\$986,955) and our separate State LCP request (\$986,956), the project will be fully funded and we can complete the project on schedule and on budget.

2. Describe the estimated cost and schedule for each remaining phase of the project.

The total budget for Phase 2 is \$4,350,750. To date, we have secured \$2.38 million for Phase 2.

We are currently in the predevelopment phase which ends March 2025 and totals \$559,193 for architects/engineers, permits, residential tenant relocation, and soft costs contingency.

Renovation/construction occurs from April 2025 to January 2026 totaling \$3,322,667 and includes demolition, construction, sales tax, contractor profit/overhead, construction contingency, insurance, real estate tax, and furnishings/equipment.

Other expenses incurred until January 2026 are \$468,890 and include project manager for predevelopment/construction, accounting/audit, replacement reserves, and Club's Developer Fee.

3. Describe what discrete phase of the project will be completed with the funding from this request.

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CoCC will support pre-development (architect/engineers, soft cost contingency), construction (renovation, construction contingency, sales tax, furnishings/equipment), and other expenses (project manager, accounting/audit).

4. Estimated completion dates for each phase of the project.

COMPLETED: Purchase site (2019), renovate Phase 1 (March 2023), all residential tenants move out (October 2023)

PHASE 2 SCHEDULE: Architect selection (April 2024); general contractor RFP (April 2024); select development consultant/owner's representative (April 2024); space programming/conceptual design/schematic design/design development/construction documents (September 2024); permitting process including change of use, presentations to Pioneer Square Preservation Board and Pioneer Square Alliance (March 2025); construction starts (April 2025); construction ends (January 2025); blessing ceremony (February 2026)

VII. Project Funding Request/Phase.

Insert requested \$ amount in this application. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field.

1. Land Acquisition - Requested Dollar Amount

Enter whole number (no \$ sign).

0

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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2. Pre-Development / Design – Requested Dollar Amount

Enter whole number (no \$ sign)

154,771

3. New Construction - Requested Dollar Amount

Enter whole number (no \$ sign).

0

5. Renovation - Requested Dollar Amount

Enter whole number (no \$ sign).

701,239

6. Other - Requested Dollar Amount * *Enter whole number (no \$ sign).*

130,945

7. Total Funded Requested

Enter the sum of the values entered above.

986,955

8. Besides the amount being requested, what amount of funds does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, state, federal or private sources or programs.

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Source	Program, if known	Amount (\$)	Anticipated Year of Funding Request
State of Washington	Local Communities Project	\$986,956	2024
4Culture	Building For Equity	\$38,000	2023 (secured)
U.S. HUD	Community Project Funding	\$1,670,000	2022 (secured)
State of Washington	Building Communities Fund	\$668,839	2020 (secured)

VIII. Site Control

1. Is the site owned or being purchased by the project contract?

Chief Seattle Club owns the site.

- 1a. If no, is the property being leased by the organization for a term that will meet or exceed 10 years? [State Requirement]

N/A

- 1b. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any organization that will maintain site control. [State Requirement]

N/A

2. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? [State Requirement]

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Yes

IX. Acknowledgement

1. This is a reimbursement grant and funds may not be advanced under any circumstance. [State Requirement]
2. If the project is awarded funding in the capital budget, the project must meet programmatic requirements in order to contract and receive funds. [State Requirement]

This application is hereby submitted for potential funding in the 2024 Supplemental Capital Budget.

By: Derrick Belgarde

Date: November 20, 2024

Title: Executive Director

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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REQUESTS FOR FUNDING MUST BE SUBMITTED BY NOVEMBER 21, 2023 – 1:00PM

Important Notes:

1. This application round is based on the Commission’s legislative request of **\$10 million** in the 2024 Supplemental Capital Budget.
2. Funding is subject to an appropriation by the 2024 Legislature and is **not** guaranteed.
3. **Applicants that submitted an application for “Project Readiness Funding” can indicate they are submitting their “Project Readiness” application under this funding round. The information must be transferred to this application.**
4. The information boxes will expand to accommodate your answers.
5. **Please submit your request for funding to Kenny Pittman at KennyP@ccsww.org**
6. Funding requests will be forwarded to the state Department of Commerce for submittal to the Legislature.

I. Project Name

1. Project Name

Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.

Addis Village

II. Physical Location of Project

1. Street Address

“If physical address is unknown, please provide adequate information to determine where project is located”

8422 Rainier Ave South

2. City, County, Zip

Seattle, WA, 98118

3. Primary Legislative District of Project

37

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III. Project Contact

1. Organization

Ethiopian Community in Seattle

2. Contact Name [First & Last]

Tsega Desta

3. Contact Title

Program Director

4. Phone

206-325-0304 X103

5. E-mail

tsegad@ecsattle.org

6. Contact Mailing Address, City, Zip

8323 Rainier Ave S, Suite A, Seattle, WA 98118

IV. Organization Information

1. Is this a joint project with another organization?

No its not

1a. If yes, has a joint operating agreement been signed?

NA

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1b. If yes, list the partners for the project

NA

2. Is the organization that will manage the funding different from the project contact organization or joint partner?

NA

3. If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

NA

4. Is the requesting organization or joint partner registered with the state as a non-profit organization/501(c)(3) tax-exempt organization or chartered public development authority?

NA

V. Project Information

Briefly describe the project. What are the activities, objectives, and outcomes of the project (e.g., housing units, size of facility, mixed-use)? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.

Enter your answer

The scope of the project is to purchase land that is located immediately across Ethiopian Village. Using a mixed-use building approach, our goal is to eventually build affordable housing; 12, one-bedroom units per floor, total 48 units

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with laundry and other support spaces on each floor. Based on a high-level pre-assessment from our architect, the total area of the building is approximately 53,000 S.F. + amenity area on the roof.

1. Project category/type.

Pre-Development

Development

Enter your answer

VI. Project Schedule

1. Will the entire project be completed after this funding request?

No, once we receive funding for purchasing the land, we will be fundraising with support from other partners.

2. Describe the estimated cost and schedule for each remaining phase of the project.

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TOTAL BUDGET				
	Apartments - Residential	Non-Residential Basement + First Floor	Total	Year
USES - expenses				
Land	\$795,000	\$0	\$795,000	2024
Pre-Construction expenses	\$126,500	\$0	\$126,500	2024
Acquisition Related	\$15,291	\$6,951	\$22,242	2024-2025
Construction Costs	\$16,500,000	\$7,500,000	\$24,000,000	2025-2028
Sales Tax	\$1,691,250	\$768,750	\$2,460,000	2025-2028
Contingency	\$1,650,000	\$750,000	\$2,400,000	2025-2028
Furnishings & TI Allowance	\$165,000	\$75,000	\$240,000	2025-2028
Architecture & Engineering	\$1,168,430	\$531,105	\$1,699,635	2025-2028
Permits & Utility Hook-ups	\$550,702	\$250,319	\$801,021	2025-2028
Financing & Legal Costs	\$1,077,130	\$489,605	\$1,566,734	2025-2028
Developer Fee	\$2,301,310	\$0	\$2,301,310	2025-2028
Other Soft Costs	\$848,469	\$385,668	\$1,234,136	2025-2028
TOTAL	\$26,889,083	\$10,757,397	\$37,646,579	

3. Describe what discrete phase of the project will be completed with the funding from this request.

Predevelopment Phase of purchasing the land, Phase 1 Study and clean-up of the land. - \$943,742

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Ethiopian Community in Seattle budget for land acquisition		
Land Acquisition	Amount	Comments
Price of Land	\$795,000	
Demolition/Cleanup	\$86,000	
Land + Demo	\$881,000	
Feasibility Study	\$20,000	Cost associated with zoning analysis, Code check, Schematics
Geotechnical Report	\$10,000	Contamination analysis and other tests
Phase I Report	\$2,500	Generation of a Compiled Report that is Phase I
Preapplication preliminary Report	\$5,000	Preapplication cost associated with applying to the different departments within the City of Seattle - City light, etc
Title Report	\$3,000	License and covenant fees
Pre-Construction total	\$40,500	
Pre-Con + Demo+ Land	\$921,500	

4. Estimated completion dates for each phase of the project.

Predevelopment Phase of purchasing the land, Phase 1 Study and clean-up of the land. – 2024

Fundraising and Construction – 2024-2028

VII. Project Funding Request/Phase.

Insert requested \$ amount in this application. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field.

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

1. Land Acquisition - Requested Dollar Amount

Enter whole number (no \$ sign).

795,000

2. Pre-Development / Design – Requested Dollar Amount

Enter whole number (no \$ sign)

148,742

3. New Construction - Requested Dollar Amount

Enter whole number (no \$ sign).

0

5. Renovation - Requested Dollar Amount

Enter whole number (no \$ sign).

0

6. Other - Requested Dollar Amount * *Enter whole number (no \$ sign).*

0

7. Total Funded Requested

Enter the sum of the values entered above.

943,742

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

8. Besides the amount being requested, what amount of funds does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, state, federal or private sources or programs.

Source	Program, if known	Amount (\$)	Anticipated Year of Funding Request
WA Housing Finance Commission			
City of Seattle – Office of Housing			
City of Seattle – OPCD/EDI			
State Housing Trust Fund			
LIHTC Equity			
Department of Commerce			
Private Donors			

Note: The dollar amount of each source will be developed as part of the predevelopment activities.

VIII. Site Control

1. Is the site owned or being purchased by the project contract?

Being purchased

- 1a. If no, is the property being leased by the organization for a term that will meet or exceed 10 years? [State Requirement]

Enter your answer

- 1b. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any organization that will maintain site control. [State Requirement]

Enter your answer

Communities of Concern Commission

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2. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? **[State Requirement]**

Yes, we understand.

IX. Acknowledgement

1. This is a reimbursement grant and funds may not be advanced under any circumstance. [State Requirement]
2. If the project is awarded funding in the capital budget, the project must meet programmatic requirements in order to contract and receive funds. [State Requirement]

This application is hereby submitted for potential funding in the 2024 Supplemental Capital Budget.

By: _____ Tsega Desta _____ Date: _____ 11/21/2023 _____

Title: _____ Program Director _____

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Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

REQUESTS FOR FUNDING MUST BE SUBMITTED BY NOVEMBER 21, 2023 – 1:00PM

Important Notes:

1. This application round is based on the Commission’s legislative request of **\$10 million** in the 2024 Supplemental Capital Budget.
2. Funding is subject to an appropriation by the 2024 Legislature and is **not** guaranteed.
3. **Applicants that submitted an application for “Project Readiness Funding” can indicate they are submitting their “Project Readiness” application under this funding round. The information must be transferred to this application.**
4. The information boxes will expand to accommodate your answers.
5. **Please submit your request for funding to Kenny Pittman at KennyP@ccsww.org**
6. Funding requests will be forwarded to the state Department of Commerce for submittal to the Legislature.

I. Project Name

1. Project Name

- *Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.*

Bryant Manor Redevelopment – Phase II

II. Physical Location of Project

1. Street Address

“If physical address is unknown, please provide adequate information to determine where project is located”

110 18th Avenue S.

2. City, County, Zip

Seattle, WA 98122

3. Primary Legislative District of Project

37

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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III. Project Contact

1. Organization

First A.M.E. Housing Association

2. Contact Name [First & Last]

Earl Richardson

3. Contact Title

Interim Executive Director

4. Phone

206.790.9197

5. E-mail

E.richardson@famehousing.org

6. Contact Mailing Address, City, Zip

140 Lakeside Ave Ste 220, Seattle, WA 98122

IV. Organization Information

1. Is this a joint project with another organization?

No

1a. If yes, has a joint operating agreement been signed?

Enter your answer

1b. If yes, list the partners for the project

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Enter your answer

2. Is the organization that will manage the funding different from the project contact organization or joint partner?

No

3. If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

Enter your answer

4. Is the requesting organization or joint partner registered with the state as a non-profit organization/501(c)(3) tax-exempt organization or chartered public development authority?

Yes

V. Project Information

Briefly describe the project. What are the activities, objectives, and outcomes of the project (e.g., housing units, size of facility, mixed-use)? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.

This project is **Phase II of a two-phase redevelopment** of The Bryant Manor Apartments. The apartments were constructed in the early 1970s as part of an unlikely partnership between Boeing and HUD. After construction was complete, First AME Housing Association, a Community Based Organization founded in 1969, was selected through an RFP process to take over ownership of Bryant Manor in 1972. FAME Housing owned and operated Bryant Manor as family housing with a

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cultural orientation toward the Black Community for the following 50 years. The six building complex, representing a 1960s concrete construction prototype, was in need of significant capital investment to achieve another 50 year life and recent zoning changes offered FAME the opportunity to increase the families served at Bryant Manor from 58 to 250 households. In November 2022, FAME Housing closed financing and began construction of 101 new units as part of Phase I. The Phase I project will also include an Early Learning Center to be operated by Ashe Prep Academy and office space for FAME. Completion is expected in the Fall of 2024 at which point residents still occupying units on the adjacent Phase II site will be joined by residents relocated offsite to occupy the new Phase I units.

The vacant Phase II buildings will then be ready for demolition to make way for construction of 149 new units. Phase II is part of the anti-gentrification movement to bring back Black families to the Central District. FAME will use community preference marketing to achieve that goal. The Phase II project will be a mix of two and three bedrooms units for families and 25 one bedrooms targeting seniors and people with disabilities. Construction of Phase II is expected to start at the end of 2024 or as soon as WSHFC can allocate 4% bonds to the project. Construction is expected to take 23 months. FAME intends to move seamlessly from one Phase to the next thereby maximizing design, construction and cost efficiency. Phase II residents will consist of households earning less than 60% AMI and 70% of the units will be set aside for families with incomes less than 50% AMI.

Proposed financing includes LIHTC 4% bonds, City of Seattle Office of Housing, King County, SHA Buy-up program and WA State HTF along with a perm loan and seller financing.

Our ability to close in 2024 and be competitive for the 4% Bonds from the WA State Housing Finance Commission will require the project be "permit ready". FAME has launched an aggressive design and permitting effort in order to be permit ready in 2024. Our Architect, Environmental Works estimates the predevelopment design effort alone will cost \$1.8M. **Predevelopment funding from Communities of Concern** will help make this opportunity to bring units online seamlessly and for the least cost.

The accelerated schedule also minimizes the construction disruption to residents living on site as well as FAME's carrying costs, and prevents vandalism and insurance risk that would ensue from vacant buildings left on site for a prolonged period waiting for construction to start.

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1. Project category/type.

Pre-Development

Building Design

Development

FAME is seeking \$250K predevelopment funding for the project from Communities of Concern for Architectural Drawings (Schematic Design/Design Development).

VI. Project Schedule

1. Will the entire project be completed after this funding request?

No, the project will complete predevelopment only after this funding request.

2. Describe the estimated cost and schedule for each remaining phase of the project.

It is estimated the predevelopment phase will require \$2.6M of which \$2.35 is covered by sources other than Communities of Concern. Predevelopment funding will be repaid at closing and the property transferred to the LLLP.

Development Uses as follows:

Acquisition Costs	12,070,000
Construction	66,578,109
Professional Fees	3,711,369
Developer Fee	5,249,994
Financing Fees	5,895,078
Reserves	1,263,838
Other Development Costs	1,628,063
Bond Fees	328,397
Total Uses	96,724,848

3. Describe what discrete phase of the project will be completed with the funding from this request.

Funding from this request will assist in the completion of Predevelopment design.

Communities of Concern Commission

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4. Estimated completion dates for each phase of the project.

See attached schedule.

Predevelopment - July 2024;

Development/Acquisition December 2024;

Construction Nov 2026

VII. Project Funding Request/Phase.

Insert requested \$ amount in this application. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field.

1. Land Acquisition - Requested Dollar Amount
Enter whole number (no \$ sign).

0

2. Pre-Development / Design – Requested Dollar Amount
Enter whole number (no \$ sign)

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	250,000.00
--	------------

3. New Construction - Requested Dollar Amount

Enter whole number (no \$ sign).

	0
--	---

5. Renovation - Requested Dollar Amount

Enter whole number (no \$ sign).

	0
--	---

6. Other - Requested Dollar Amount * *Enter whole number (no \$ sign).*

	0
--	---

7. Total Funded Requested

Enter the sum of the values entered above.

	\$250,000.00
--	--------------

8. Besides the amount being requested, what amount of funds does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, state, federal or private sources or programs.

Source	Program	Amount	Year(s) Funding Will Be Available
LIHTC Equity	4%	35,515,418	2024
King County	Equitable Development	1,000,000	2023
Deferred Fee	FAME Housing	2,500,000	2023
SHA	Buy up Program	2,000,000	2023
Senior Bank Loan	Tax Exempt Bonds - Umpqua	15,605,518	2024

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Sponsor Loan	FAME Housing	1,500,000	2023
State Housing Trust Fund	Dept of Commerce	5,000,000	2023
Sponsor Loan - Reserves	FAME Housing	300,000	2023
City Of Seattle	Office of Housing Levy	21,283,912	2023
Capital Contribution (Land value)	FAME Housing	12,020,000	2023

VIII. Site Control

1. Is the site owned or being purchased by the project contract?

Site is owned by Sponsor who will contribute it to the LIHTC entity Bryant Manor
2 LLLP

- 1a. If no, is the property being leased by the organization for a term that will meet or exceed 10 years? [State Requirement]

N/A

- 1b. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any organization that will maintain site control. [State Requirement]

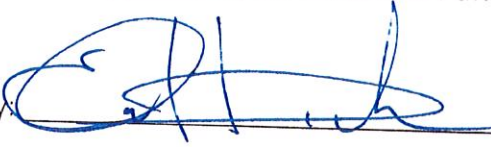
N/A

2. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? [State Requirement]

N/A

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By:  _____

Date: 11.21.2023

Title: INTERIM AVE. DIR.

Form 7B: Estimate of Cash Flow During Development

Project Name: Bryant Manor Redevelopment Phase II

Date: 9/7/2023

Month	O	N	D	J	F	M	A	M	J	J	A	S	O	N
Year	2023			2024										

Sources and Amounts of Revenue

Bridge Financing														
Sponsor Impact Cap/CoC	\$ 809,952	\$ 134,875	\$ 135,604	\$ 136,337	\$ 137,074	\$ 155,970	\$ 156,813	\$ 159,362	\$ 151,174	\$ 151,174	\$ 167,174	\$ 151,174	\$ 166,419	\$ 12,604,102
Umbqua Construction Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL	\$ 809,952	\$ 134,875	\$ 135,604	\$ 136,337	\$ 137,074	\$ 155,970	\$ 156,813	\$ 159,362	\$ 151,174	\$ 151,174	\$ 167,174	\$ 151,174	\$ 166,419	\$ 12,604,102

Permanent Financing														
Residential														
LHTC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,261,850
King County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deferred Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
JHA Buy up	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 751,266
Senior Bank Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sponsor Loan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Housing Trust Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sponsor Loan - Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
City of Seattle	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 445,541
Capital Contribution (Land value)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,020,000
SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,778,657

Non-Residential														
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenue	\$ 809,952	\$ 134,875	\$ 135,604	\$ 136,337	\$ 137,074	\$ 155,970	\$ 156,813	\$ 159,362	\$ 151,174	\$ 151,174	\$ 167,174	\$ 151,174	\$ 166,419	\$ 15,174,555

Expenses														
Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,070,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Soft Costs	\$ 732,627	\$ 129,797	\$ 129,797	\$ 129,797	\$ 129,797	\$ 129,797	\$ 129,797	\$ 122,537	\$ 122,537	\$ 122,537	\$ 138,537	\$ 122,537	\$ 137,782	\$ 1,312,175
Pre-Dev/Bridge Financing	\$ 77,325	\$ 5,078	\$ 5,807	\$ 6,540	\$ 7,277	\$ 8,115	\$ 8,958	\$ 9,766	\$ 10,579	\$ 10,579	\$ 10,579	\$ 10,579	\$ 10,579	\$ -
Construction Financing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 479,159
Permanent Financing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 421,766
Capitalized Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Development Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,058	\$ 18,058	\$ 18,058	\$ 18,058	\$ 18,058	\$ 18,058	\$ 18,058	\$ 18,058	\$ 563,058
Land Related Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 328,397
Total Costs	\$ 809,952	\$ 134,875	\$ 135,604	\$ 136,337	\$ 137,074	\$ 155,970	\$ 156,813	\$ 159,362	\$ 151,174	\$ 151,174	\$ 167,174	\$ 151,174	\$ 166,419	\$ 15,174,555
REVENUE less EXPENSES:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0

Notes on Cash Flow:

Form 6A: Development Budgets

Project Name: Bryant Manor Redevelopment Phase II

Date of Budget: 9/7/2023

	% Total Project Cost	Total Project Cost	RESIDENTIAL											
			Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name
			Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount
Land	12%	\$ 12,020,000	King County	Deferred Fee	SEA Buy up	Senior Bank Loan	Sponsor Loan	State Housing Trust Fund	Sponsor Loan - Revenues	City Of Seattle	Capital Contribution	LHHC Equity		
Existing Structures	0%	\$ -												
Liens	0%	\$ -												
Closing, Title & Recording Costs	0%	\$ 50,000												
Extension payment	0%	\$ -												
Other:	0%	\$ -												
SUBTOTAL	12%	\$ 12,070,000												
Acquisition Costs:														
Demolition	0%	\$ 273,559.00												
New Building	55%	\$ 53,305,832.00												
Rehabilitation	0%	\$ -												
Contractor Profit	2%	\$ 2,000,717.00												
Contractor Overhead	0%	\$ -												
New Construction Contingency	3%	\$ 2,858,210.00												
Rehab Contingency	0%	\$ -												
Accessory Building	0%	\$ -												
Site Work / Infrastructure	0%	\$ -												
Off site Infrastructure	2%	\$ 1,584,053.00												
Environmental Abatement - Building	0%	\$ 303,156.00												
Environmental Abatement - Land	0%	\$ -												
Sales Tax	6%	\$ 5,890,303.00												
Bond Premium	0%	\$ -												
Equipment and Furnishings	0%	\$ 166,399.00												
Other: Inspections	0%	\$ 195,750.00												
SUBTOTAL	69%	\$ 66,278,109												
Soft Costs:														
Buyer's Appraisal	0%	\$ 16,000												
Market Study	0%	\$ 7,000												
Architect	3%	\$ 3,049,000												
Engineering	0%	\$ -												
Environmental Assessment	0%	\$ 15,000												
Geotechnical Study	0%	\$ 18,000												
Boundary & Topographic Survey	0%	\$ 31,250												
Legal - Real Estate	0%	\$ 94,697												
Developer Fee	4%	\$ 4,273,437												
Project Management / Dev. Consultant Fees	1%	\$ 976,557												
Other Consultants	0%	\$ 185,668												
Soft Cost Contingency	0%	\$ 294,754												
Other:	0%	\$ -												
SUBTOTAL	9%	\$ 8,961,363												

Form 6A: Development Budgets

Project Name: **Bryant Manor Redevelopment Phase II**

Date of Budget: 9/7/2023

% Total Project Cost		Total Project Cost	
Residential total			

RESIDENTIAL											
Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name	Source Name
King County	Deferred Fee	SHA Buy up	Semior Bank Loan	Sponsor Loan	State Housing Trust Fund	Sponsor Loan Reserves	City Of Seattle	Capital Contribution	UHTC Equity	Amount	Amount
\$1,000,000.00	\$2,500,000.00	\$2,000,000.00	\$15,605,518.00	\$1,500,000.00	\$5,000,000.00	\$300,000.00	\$21,283,912.00	\$12,020,000.00	\$35,515,418.00		

Eligible Basis Community Facilities		
Community Facility	Eligible Basis	Amount
SUBTOTAL		
		\$ -
Bond Related Costs of Issuance (3% Tax Credit/Bond Projects Only)		
Issuer Fees & Related Expenses	0%	\$ 115,397
Bond Counsel	0%	\$ 75,000
Trustee Fees & Expenses	0%	\$ 123,000
Underwriter Fees & Counsel	0%	\$ -
Placement Agent Fees & Counsel	0%	\$ -
Borrower's Counsel - Bond Related	0%	\$ 15,000
Rating Agency	0%	\$ -
Other	0%	\$ -
SUBTOTAL		
		\$ 328,397

Total Development Cost:		
Residential total	\$ 35,515,418	\$ 35,515,418
Eligible Basis Community Facilities	\$ -	\$ -
Bond Related Costs of Issuance	\$ 328,397	\$ 328,397
Total Development Cost:	\$ 35,843,815	\$ 35,843,815

Form 5: Project Schedule

Project Name: Bryant Manor Redevelopment Phase II

Category	Tasks	Date Completed or Expected Complete	Notes / Status
Site Control	Purchase and Sale Agreement / Option	12/1/2023	(e.g., Executed PSA/ Option)
Site Control	Maximum Extensions		NA
Site Control	Closing	11/1/2024	(e.g., Must Close on December 31, 2008)
Feasibility/Due Diligence	Site survey	6/1/2023	(e.g., Completed on schedule)
Feasibility/Due Diligence	Market study	9/1/2023	
Feasibility/Due Diligence	Phase I Environmental Assessment	9/1/2023	
Feasibility/Due Diligence	Phase 2 Environmental Assessment		NA
Feasibility/Due Diligence	SEPA	10/28/2022	MUP issued
Feasibility/Due Diligence	NEPA Clearance		NA
Feasibility/Due Diligence	Choice Limiting Actions Clearance		NA
Feasibility/Due Diligence	Capital needs assessment		NA
Feasibility/Due Diligence	Neighborhood notification (if required)	8/14/2023	
Feasibility/Due Diligence	Relocation of existing tenants	10/15/2024	Part of Phase I project
Relocation	Planning and budget		Part of Phase I project
Relocation	Initiation of negotiations		Part of Phase I project
Relocation	GIN's delivered to tenants		Part of Phase I project
Relocation	Advisory services to tenants		Part of Phase I project
Relocation	Notice of Eligibility to tenants		Part of Phase I project
Relocation	Notice of Non-displacement to tenants		Part of Phase I project
Relocation	90 day notice to tenants		Part of Phase I project
Relocation	Tenant move out		Part of Phase I project
Financing	Appraisal	9/1/2023	
Financing	Financial underwriting	10/15/2024	
Financing	Application for funding (Seattle OH):	9/14/2023	
Financing	Application for funding (King County):	9/15/2023	
Financing	Application for funding (WA State HTF):	9/18/2023	
Financing	Application for funding (WSHFC):	7/1/2024	
Financing	Application for Service funding		NA
Financing	Construction cost estimate	8/15/2023	
Financing	Lender selection	9/6/2023	Update at Bond allocation
Financing	Investor Selected	9/6/2023	Update at Bond allocation
Financing	Funding for services awarded		NA
Financing	Award date for funding source (Seattle OH):	12/22/2023	
Financing	Award date for funding source (King County):	12/22/2023	
Financing	Award date for funding source (WA State HTF):	12/22/2023	
Financing	Award date for funding source (WSHFC):	9/1/2024	
Financing	Award date for Service Funding/Commitment		NA
Financing	Capital Finance Closing	11/1/2024	
Financing	Permanent Financing Conversion	10/1/2027	
Financing	Final Equity Pay-In (LIHTC projects)	12/1/2027	
Design/Permitting	Preliminary drawings completed	10/1/2023	
Design/Permitting	Zoning approval	10/28/2022	MUP issued
Design/Permitting	Site plan approval	10/28/2022	MUP issued
Design/Permitting	Schematic Design Completed	10/1/2023	
Design/Permitting	Design Development Completed	5/1/2024	
Design/Permitting	Construction Documents Completed	10/1/2024	
Design/Permitting	Building permit application submitted	2/1/2024	
Design/Permitting	Building permits issued	10/1/2024	
Design/Permitting	Submit Evergreen Project Plan	9/1/2024	
Design/Permitting	Final Plans and Specs Completed	12/1/2024	
Construction	Selection of general contractor	10/15/2023	
Construction	Begin Construction	12/1/2024	
Construction	Issued certificate of occupancy	11/1/2026	
Occupancy	Selection of management entity	11/15/2022	
Occupancy	Selection of service providers		NA
Occupancy	Begin lease-up	12/1/2026	
Occupancy	100% lease-up	7/1/2027	
Occupancy	Placed in service - 1st Building	11/1/2026	
Occupancy	Placed in service - Last Building	11/1/2026	
Occupancy	Evergreen Sustainable Development Standard		
Occupancy	Occupancy Manual Approval	1/1/2027	
Occupancy	Qualified Occupancy	7/1/2027	
Occupancy	Projected First LIHTC Year start	1/1/2027	
Occupancy	Service Funding Starts		NA

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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REQUESTS FOR FUNDING MUST BE SUBMITTED BY NOVEMBER 21, 2023 – 1:00PM

Important Notes:

1. This application round is based on the Commission’s legislative request of **\$10 million** in the 2024 Supplemental Capital Budget.
2. Funding is subject to an appropriation by the 2024 Legislature and is **not** guaranteed.
3. **Applicants that submitted an application for “Project Readiness Funding” can indicate they are submitting their “Project Readiness” application under this funding round. The information must be transferred to this application.**
4. The information boxes will expand to accommodate your answers.
5. **Please submit your request for funding to Kenny Pittman at KennyP@ccsww.org**
6. Funding requests will be forwarded to the state Department of Commerce for submittal to the Legislature.

I. Project Name

1. Project Name

Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.

Enter your answer

Nuwe Reis Village at Barker Creek

II. Physical Location of Project

1. Street Address

“If physical address is unknown, please provide adequate information to determine where project is located”

Enter your answer

Crossroads: Hwy 303 & McWilliams Road

Vacant Land tax parcel #262501-4-127-2006 & 262501-4-128-2005

Lat Long (47.622283, -122.629664)

GPS Coordinates

47° 37' 20.2188" N

122° 37' 46.7904" W

Census Tract G5300350091600

2. City, County, Zip

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Enter your answer
Bremerton, WA 98311

3. Primary Legislative District of Project

Number must be between 1 – 49
23

III. Project Contact

1. Organization

Foundation for Homeless & Poverty Management

2. Contact Name [First & Last]

Diana Sullivan

3. Contact Title

Director of Operations

4. Phone

360-627-7018

5. E-mail

dsullivan@homelesspovertymanagement.org

6. Contact Mailing Address, City, Zip

P O Box 1724
Silverdale, WA 98383

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IV. Organization Information

1. Is this a joint project with another organization?

No

- 1a. If yes, has a joint operating agreement been signed?

N/A

- 1b. If yes, list the partners for the project

N/A

2. Is the organization that will manage the funding different from the project contact organization or joint partner?

N/A

3. If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

N/A

4. Is the requesting organization or joint partner registered with the state as a non-profit organization/501(c)(3) tax-exempt organization or chartered public development authority?

N/A

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V. Project Information

Briefly describe the project. What are the activities, objectives, and outcomes of the project (e.g., housing units, size of facility, mixed-use)? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.

Enter your answer

Nuwe Reis (Afrikaans for New Journey) Village is a living community in Kitsap County that 83-units (5% youth aging of foster care, 20% is dedicated to school district families identifying as homeless under the McKinney Vento Program; 50% is assigned for Section eight vouchers; and 25% will be disabled homeless) affordable permanent housing for people that are trying to get their families and their lives back on track. Nuwe Reis Village is comprised of support systems such as a full daycare center for residents on the property, social services, counselors and other amenities that will support families in one location along with other necessities such as grocery stores, schools, restaurants, public transportation and retail stores within walking distance. The purpose of Nuwe Reis is to create a positive environment within itself to motivate residents, guests and patrons to work together to form a community of inclusion, growth, and success for those who are on their new journey.

Phase 1

Phase 1 is to start the environmental process. In this phase, the completed processes include:

- Site location and topographical survey report
- Traffic impact study
- Geotechnical, CARA, and Infiltration reports
- Site assessment

Phase 2

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Phase 2 will include the pre-liminary design phase to include architect and engineering services, and additional environmental services.

Phase 3

Phase 3 will include the Construction and Development phases.

Phase 4

Phase 4 will include the operational costs.

Phases 2 and 3 project needs and cost estimates are included below. We are currently working on the assessment and cost structure for operational costs and will submit Phase 4 needs at a later date.

1. Project category/type.

Pre-Development

Pre-development

Development

Enter your answer

Both

Predevelopment & development

VI. Project Schedule

1. Will the entire project be completed after this funding request?

Enter your answer

No

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Application for Potential Funding in the 2024 Supplemental Capital Budget November 2024

2. Describe the estimated cost and schedule for each remaining phase of the project.

Enter your answer

Phase 2 - \$10,968,417.90 - Est completion Fall 2024/2025

Phase 3 - \$ 13,000,000.00 - Spring 2025

Phase 4 - \$43,000,000.00 - Est completion Fall 2025

These are only estimated numbers and schedule.

3. Describe what discrete phase of the project will be completed with the funding from this request.

Enter your answer

The funding requested will Architect Drawings & Construction Documents, Schematic Design including site prep improvement civil/mechanical/electrical utilities that will move the project into permitting

4. Estimated completion dates for each phase of the project.

Enter your answer

Fall 2024/2025

VII. Project Funding Request/Phase.

Insert requested \$ amount in this application. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field.

1. Land Acquisition - Requested Dollar Amount

Enter whole number (no \$ sign).

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget

The value must be

0.00

2. Pre-Development / Design – Requested Dollar Amount

Enter whole number (no \$ sign)

The value must be a number

2,952,781.00

3. New Construction - Requested Dollar Amount

Enter whole number (no \$ sign).

The value must be a number

0

5. Renovation - Requested Dollar Amount

Enter whole number (no \$ sign).

The value must be a number

New build

6. Other - Requested Dollar Amount * *Enter whole number (no \$ sign).*

The value must be a number

Other funding sources will be explored to close the gap.

7. Total Funded Requested

Enter the sum of the values entered above.

The value must be a number

2,952,781.00

Communities of Concern Commission

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8. Besides the amount being requested, what amount of funds does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, state, federal or private sources or programs.

Source	Program, if known	Amount (\$)	Anticipated Year of Funding Request
Kitsap County	Local CBCG	7,000,000	2024
WA Dept of Commerce	Building Communities	250,000	2024
Kitsap County	CHIP	2,000,000	2024
Private Funders		25,000,000	2024

VIII. Site Control

1. Is the site owned or being purchased by the project contract?

Enter your answer
Yes

- 1a. If no, is the property being leased by the organization for a term that will meet or exceed 10 years? [State Requirement]

Enter your answer
N/A

- 1b. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any organization that will maintain site control. [State Requirement]

Enter your answer
N/A

2. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? **[State Requirement]**

Enter your answer

Yes

IX. Acknowledgement

1. This is a reimbursement grant and funds may not be advanced under any circumstance. [State Requirement]
2. If the project is awarded funding in the capital budget, the project must meet programmatic requirements in order to contract and receive funds. [State Requirement]

This application is hereby submitted for potential funding in the 2024 Supplemental Capital Budget.

By: Diana Sullivan

Date: 11/14/2023

Title: Director of Operations

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

REQUESTS FOR FUNDING MUST BE SUBMITTED BY NOVEMBER 21, 2023 – 1:00PM

Important Notes:

1. This application round is based on the Commission’s legislative request of **\$10 million** in the 2024 Supplemental Capital Budget.
2. Funding is subject to an appropriation by the 2024 Legislature and is **not** guaranteed.
3. **Applicants that submitted an application for “Project Readiness Funding” can indicate they are submitting their “Project Readiness” application under this funding round. The information must be transferred to this application.**
4. The information boxes will expand to accommodate your answers.
5. **Please submit your request for funding to Kenny Pittman at KennyP@ccsww.org**
6. Funding requests will be forwarded to the state Department of Commerce for submittal to the Legislature.

I. Project Name

1. Project Name

Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.

Enter your answer

FHPM Childcare Project

II. Physical Location of Project

1. Street Address

“If physical address is unknown, please provide adequate information to determine where project is located”

Enter your answer

2600-2602 Cherry Avenue – Parcel #3967-006-001-0100

2. City, County, Zip

Enter your answer

Bremerton, WA 98310

3. Primary Legislative District of Project

Number must be between 1 – 49

Communities of Concern Commission

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November 2024

23

III. Project Contact

1. Organization

Foundation for Homeless & Poverty Management

2. Contact Name [First & Last]

Diana Sullivan

3. Contact Title

Director of Operations

4. Phone

360-627-7018

5. E-mail

dsullivan@homelesspovertymanagement.org

6. Contact Mailing Address, City, Zip

P O Box 1724
Silverdale, WA 98383

IV. Organization Information

1. Is this a joint project with another organization?

No

1a. If yes, has a joint operating agreement been signed?

N/A

Communities of Concern Commission

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1b. If yes, list the partners for the project

N/A

2. Is the organization that will manage the funding different from the project contact organization or joint partner?

N/A

3. If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

N/A

4. Is the requesting organization or joint partner registered with the state as a non-profit organization/501(c)(3) tax-exempt organization or chartered public development authority?

N/A

Communities of Concern Commission

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November 2024

V. Project Information

Briefly describe the project. What are the activities, objectives, and outcomes of the project (e.g., housing units, size of facility, mixed-use)? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.

Enter your answer

The Child Care Project [working name] aims to acquire a building to renovate. The step in this project involves thoughtful space planning. The layout must be designed with the specific needs of children in mind, incorporating areas for structured learning, creative play, and rest. Bright, vibrant colors and child-friendly decor will be strategically employed to cultivate a positive and engaging atmosphere, promoting a sense of curiosity and exploration.

The project aims to transform an old doctor's office building into a warm and welcoming childcare center and create a safe and nurturing environment where children can thrive academically and emotionally. The renovated space will serve as a haven for young minds, fostering a love for learning while providing the foundational skills necessary for reading, writing, and mathematics.

Having a 75-slot childcare facility for birth to 4 years old in Kitsap County, Washington, offers a range of benefits for both families and the community. A childcare facility provides crucial support for working parents. Reliable childcare allows parents to maintain employment, contributing to the community's economic stability. It also serves as an early childhood education center, offering age-appropriate learning experiences for young children, contributing to their cognitive, social, and emotional development, and providing a solid foundation for future academic success.

Safety is paramount, and the renovation will prioritize implementing child-proofing measures throughout the facility. This includes secure entry and exit points, child-friendly furniture, and age-appropriate learning materials. The goal is to create an environment where parents can feel confident that their children are not only receiving quality education but are also protected and cared for in a secure setting while creating a warm and welcoming atmosphere of the renovated space, combined with engaging educational activities, will create a positive association with learning. The childcare center aims to create a lifelong passion for knowledge by making education enjoyable and relevant.

Phase I - Site Acquisition & reports

Phase II - Predevelopment includes architectural designs, permitting, construction documents

Communities of Concern Commission

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Phase III – Constructions/Renovations includes administration, construction and development
Phase IV – Construction
Phase V - Operational

1. Project category/type.

Pre-Development

Pre-development

Development

Enter your answer

Both

Predevelopment & development

VI. Project Schedule

1. Will the entire project be completed after this funding request?

Enter your answer

No

2. Describe the estimated cost and schedule for each remaining phase of the project.

Enter your answer

Phase 1 - will be developed

Phase 2 - will be developed

Phase 3 - will be developed

Phase 4 - will be developed

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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Phase 5 - will be developed

3. Describe what discrete phase of the project will be completed with the funding from this request.

Enter your answer

Phase 1 - The funding requested is for acquisition, pre and Architect Drawings

4. Estimated completion dates for each phase of the project.

Enter your answer: Fall 2025

VII. Project Funding Request/Phase.

Insert requested \$ amount in this application. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field.

1. Land Acquisition - Requested Dollar Amount

Enter whole number (no \$ sign).

The value must be
200,000

2. Pre-Development / Design – Requested Dollar Amount

Enter whole number (no \$ sign)

The value must be a number
0

3. New Construction - Requested Dollar Amount

Enter whole number (no \$ sign).

Communities of Concern Commission

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November 2024

The value must be a number
0

5. Renovation - Requested Dollar Amount
Enter whole number (no \$ sign).

The value must be a number
0

6. Other - Requested Dollar Amount * *Enter whole number (no \$ sign).*

The value must be a number
0

7. Total Funded Requested
Enter the sum of the values entered above.

The value must be a number
200,000.00

8. Besides the amount being requested, what amount of funds does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, state, federal or private sources or programs.

Source	Program, if known	Amount (\$)	Anticipated Year of Funding Request

VIII. Site Control

1. Is the site owned or being purchased by the project contract?

Enter your answer
Yes

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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1a. If no, is the property being leased by the organization for a term that will meet or exceed 10 years? [State Requirement]

Enter your answer
N/A

1b. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any organization that will maintain site control. [State Requirement]

Enter your answer
N/A

2. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? [State Requirement]

Enter your answer
Yes

IX. Acknowledgement

1. This is a reimbursement grant and funds may not be advanced under any circumstance. [State Requirement]
2. If the project is awarded funding in the capital budget, the project must meet programmatic requirements in order to contract and receive funds. [State Requirement]

This application is hereby submitted for potential funding in the 2024 Supplemental Capital Budget.

By: Diana Sullivan

Date: 11/14/2023

Title: Director of Operations

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

REQUESTS FOR FUNDING MUST BE SUBMITTED BY NOVEMBER 21, 2023 – 1:00PM

Important Notes:

1. This application round is based on the Commission’s legislative request of **\$10 million** in the 2024 Supplemental Capital Budget.
2. Funding is subject to an appropriation by the 2024 Legislature and is **not** guaranteed.
3. **Applicants that submitted an application for “Project Readiness Funding” can indicate they are submitting their “Project Readiness” application under this funding round. The information must be transferred to this application.**
4. The information boxes will expand to accommodate your answers.
5. **Please submit your request for funding to Kenny Pittman at KennyP@ccsww.org**
6. Funding requests will be forwarded to the state Department of Commerce for submittal to the Legislature.

I. Project Name

1. Project Name

Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.

Enter your answer

Kitsap Way Village

II. Physical Location of Project

1. Street Address

“If physical address is unknown, please provide adequate information to determine where project is located”

Enter your answer

Tax Parcels #3719-002-003-0009; #3719-002-003-0008; and #3719-002-003-0504

2. City, County, Zip

Enter your answer

Bremerton, WA 98346

3. Primary Legislative District of Project

Number must be between 1 – 49

26

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

III. Project Contact

1. Organization

Foundation for Homeless & Poverty Management

2. Contact Name [First & Last]

Diana Sullivan

3. Contact Title

Director of Operations

4. Phone

360-627-7018

5. E-mail

dsullivan@homelesspovertymanagement.org

6. Contact Mailing Address, City, Zip

P O Box 1724
Silverdale, WA 98383

IV. Organization Information

1. Is this a joint project with another organization?

No

1a. If yes, has a joint operating agreement been signed?

N/A

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1b. If yes, list the partners for the project

N/A

2. Is the organization that will manage the funding different from the project contact organization or joint partner?

N/A

3. If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

N/A

4. Is the requesting organization or joint partner registered with the state as a non-profit organization/501(c)(3) tax-exempt organization or chartered public development authority?

N/A

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V. Project Information

Briefly describe the project. What are the activities, objectives, and outcomes of the project (e.g., housing units, size of facility, mixed-use)? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.

Enter your answer

The Kitsap Way Village [Working Name] project aims to address the unmet needs of young military families stationed in Kitsap County, Washington, mainly when their spouses are deployed. Recognizing the challenges these families face, the project envisions creating a vibrant and supportive community, fostering a sense of belonging, and providing essential resources. However, our objective is to establish a supportive community dedicated to military families and veterans that understands and addresses the unique challenges faced during deployments.

With the formation of the "Kitsap Way Village" community, FHPM will develop a tightly-knit military community that will provide a sense of belonging and support for families facing the challenges of military life and will be a resource center to ensure that military families have access to a wide range of services.

Included with services are communal spaces, recreational areas, and facilities conducive to building a strong community bond, an entire daycare center capable of accommodating all residents, events, workshops, and support groups to encourage social interaction and emotional well-being among community members.

Integrate counseling and community support services and social amenities that cater to the diverse needs of military families while improving mental and emotional well-being among military families through access to counseling services.

"Kitsap Way Village" will establish a dedicated veterans association to provide a space for veterans to connect, share experiences, and offer mutual support and camaraderie among veterans within the community.

Communities of Concern Commission

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Regular meetings, workshops, and events led by a veteran's association to address the specific needs and challenges faced by veterans within the community as they navigate the shift from military to civilian life. This will include career counseling, resume-building workshops, and job placement services to ease the transition into civilian employment.

There will also be opportunities for specialized counseling services tailored to the unique experiences and traumas that veterans may face as FHPM collaborates with mental health professionals experienced in addressing post-deployment challenges, including PTSD and other mental health concerns.

"Kitsap Way Village" seeks to strengthen partnerships with the three military facilities in Kitsap County, creating a network that efficiently addresses the unique needs of the military, as it creates a community that not only supports military families and veterans but also becomes an essential resource for Kitsap County. It will impact the immediate community and contribute to the overall support system for military families and veterans in the region.

To further enhance the community's impact, Kitsap Way Village aims to create a 64-unit mixed-use housing facility, providing a diverse and inclusive living environment for military families and veterans. This ambitious undertaking aims to strengthen the bonds between residents, create a supportive network, and contribute to the well-being of those who have served and continue to serve our country.

Phase 1

Phase 1 is the acquisition of land and the start of the environmental process. In this phase, the completed processes include:

- Site acquisition
- Site location and topographical survey report
- Traffic impact study
- Geotechnical, CARA, and Infiltration reports
- Site assessment

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Phase 2

Phase 2 will include the pre-liminary design phase to include architect and engineering services, and additional environmental services.

Phase 3

Phase 3 will include the Construction and Development phases.

Phase 4

Phase 4 will include the operational costs.

1. Project category/type.

Pre-Development

Pre-development

Development

Enter your answer

Both

Predevelopment & development

VI. Project Schedule

1. Will the entire project be completed after this funding request?

Enter your answer

No

2. Describe the estimated cost and schedule for each remaining phase of the project.

Enter your answer

Phase I - \$1,100,000.00 - Est completion Summer 2024

Phase 2 - \$12,000,000.00 - Est completion Spring 2025

Phase 3 - \$15,000,000.00 - Est Winter 2026

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Phase 4 - \$46,000,000.00 - winter 2027
These are only estimated numbers and schedule

3. Describe what discrete phase of the project will be completed with the funding from this request.

Enter your answer
This funding will complete Phase 1 – acquisition of land and the start of the environmental process that includes environmental reports

4. Estimated completion dates for each phase of the project.

Enter your answer
Fall 2028

VII. Project Funding Request/Phase.

Insert requested \$ amount in this application. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field.

1. Land Acquisition - Requested Dollar Amount

Enter whole number (no \$ sign).

The value must be a number
200,000

2. Pre-Development / Design – Requested Dollar Amount

Enter whole number (no \$ sign)

Communities of Concern Commission

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The value must be a number

0

3. New Construction - Requested Dollar Amount

Enter whole number (no \$ sign).

The value must be a number

0

5. Renovation - Requested Dollar Amount

Enter whole number (no \$ sign).

The value must be a number

New build

6. Other - Requested Dollar Amount * *Enter whole number (no \$ sign).*

The value must be a number

0

7. Total Funded Requested

Enter the sum of the values entered above.

The value must be a number

200,000

8. Besides the amount being requested, what amount of funds does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, state, federal or private sources or programs.

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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Source	Program, if known	Amount (\$)	Anticipated Year of Funding Request
Kitsap County	Local CBCG	7,000,000	2024
WA Dept of Commerce	Building Communities	250,000	2025
Kitsap County	CHIP	2,000,000	2026
Private Funders		25,000,000	2025

VIII. Site Control

1. Is the site owned or being purchased by the project contract?

Enter your answer

No – we are anticipating site control

- 1a. If no, is the property being leased by the organization for a term that will meet or exceed 10 years? [State Requirement]

Enter your answer

N/A

- 1b. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any organization that will maintain site control. [State Requirement]

Enter your answer

N/A

2. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? [State Requirement]

Enter your answer

Yes

Communities of Concern Commission

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IX. Acknowledgement

1. This is a reimbursement grant and funds may not be advanced under any circumstance. [State Requirement]
2. If the project is awarded funding in the capital budget, the project must meet programmatic requirements in order to contract and receive funds. [State Requirement]

This application is hereby submitted for potential funding in the 2024 Supplemental Capital Budget.

By: Diana Sullivan

Date: 11/14/2023

Title: Director of Operations

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

REQUESTS FOR FUNDING MUST BE SUBMITTED BY NOVEMBER 21, 2023 – 1:00PM

Important Notes:

1. This application round is based on the Commission’s legislative request of **\$10 million** in the 2024 Supplemental Capital Budget.
2. Funding is subject to an appropriation by the 2024 Legislature and is **not** guaranteed.
3. **Applicants that submitted an application for “Project Readiness Funding” can indicate they are submitting their “Project Readiness” application under this funding round. The information must be transferred to this application.**
4. The information boxes will expand to accommodate your answers.
5. **Please submit your request for funding to Kenny Pittman at KennyP@ccsww.org**
6. Funding requests will be forwarded to the state Department of Commerce for submittal to the Legislature.

I. Project Name

1. Project Name

Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.

Welcoming Figure Raising

II. Physical Location of Project

1. Street Address

“If physical address is unknown, please provide adequate information to determine where project is located”

It will be in the southwest corner of Lake Union Park.

2. City, County, Zip

Seattle, King County, 98109

3. Primary Legislative District of Project

Washington State House of Representatives District 36, Washington State Senate District 36

III. Project Contact

1. Organization

United Indians of All Tribes Foundation

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

2. Contact Name [First & Last]

Michael Tulee

3. Contact Title

Chief Executive Officer

4. Phone

206-829-2214

5. E-mail

mtulee@unitedindians.org

6. Contact Mailing Address, City, Zip

5011 Bernie Whitebear Way, Seattle, 98199

IV. Organization Information

1. Is this a joint project with another organization?

Yes.

1a. If yes, has a joint operating agreement been signed?

Yes.

1b. If yes, list the partners for the project

Seattle Parks and Recreation, under the umbrella of City of Seattle.

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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2. Is the organization that will manage the funding different from the project contact organization or joint partner?

The joint partner, Seattle Department of Parks and Recreation, will manage the funding.

3. If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

N/A

4. Is the requesting organization or joint partner registered with the state as a non-profit organization/501(c)(3) tax-exempt organization or chartered public development authority?

United Indians of All Tribes is a 501(c)(3).

V. Project Information

Briefly describe the project. What are the activities, objectives, and outcomes of the project (e.g., housing units, size of facility, mixed-use)? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.

This project includes the construction and ceremonial raising of a traditional indigenous welcoming figure to accompany the United Indians Tribal Canoe House, a separate project that will forever enshrine space on the shores of Lake Union for the traditional indigenous practices of canoe carving and sailing. United Indians has decided to work with a local indigenous artist for this project.

The welcoming figure will be 10 to 12 feet in height.

The welcoming figure ceremony will be a large public event with members of the press present.

The project will serve to dramatically enhance the aesthetic and cultural value of this public park, and the city of Seattle as a whole. Furthermore, it will contribute educational value to the public about the

Communities of Concern Commission

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traditional cultures, arts, and lifeways of Washington state's indigenous peoples.

1. Project category/type.

Pre-Development

Development

Development.

VI. Project Schedule

1. Will the entire project be completed after this funding request?

Yes.

2. Describe the estimated cost and schedule for each remaining phase of the project.

The construction of this welcoming figure will begin by January of 2024 and will cost \$90,000. Rental cost for the crane will be approximately \$11,000-13,000, bringing the total construction cost to \$101,000-103,000.

The completion and raising of the welcoming figure will take place in January of 2025.

Our funding request would be strictly for the construction costs listed above. However, we have \$47,000 already raised outside of this grant opportunity. Therefore, the total cost of our request is \$56,000.

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Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

3. Describe what discrete phase of the project will be completed with the funding from this request.

The first phase of the project completed with this funding will be the initial construction of this figure, done by an indigenous artist and craftsman. The final phase of construction, also to be completed with this funding, will be the raising and fastening of the welcoming figure.

4. Estimated completion dates for each phase of the project.

The initial construction of the figure should be completed by December of 2024. We estimate the final completion of the project, including the raising ceremony, to commence in January of 2025.

VII. Project Funding Request/Phase.

Insert requested \$ amount in this application. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field.

1. Land Acquisition - Requested Dollar Amount

E

0

whole number (no \$ sign).

2. Pre-Development / Design – Requested Dollar Amount

Enter whole number (no \$ sign)

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

0

3. New Construction - Requested Dollar Amount

Enter whole number (no \$ sign).

56,000

5. Renovation - Requested Dollar Amount

Enter whole number (no \$ sign).

0

6. Other - Requested Dollar Amount * *Enter whole number (no \$ sign).*

0

7. Total Funded Requested

Enter the sum of the values entered above.

56,000

8. Besides the amount being requested, what amount of funds does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, state, federal or private sources or programs.

Source	Program, if known	Amount (\$)	Anticipated Year of Funding Request
n/a	n/a	n/a	n/a

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

VIII. Site Control

1. Is the site owned or being purchased by the project contract?

The site is owned by our joint partner, the Seattle Parks and Recreation Department.

- 1a. If no, is the property being leased by the organization for a term that will meet or exceed 10 years? [State Requirement]

We are leasing the site from our joint partner for 100 years.

- 1b. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any organization that will maintain site control. [State Requirement]

As stated above, the site will be owned by our joint partner, Seattle Parks and Recreation.

2. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? [State Requirement]

Yes.

IX. Acknowledgement

1. This is a reimbursement grant and funds may not be advanced under any circumstance. [State Requirement]
2. If the project is awarded funding in the capital budget, the project must meet programmatic requirements in order to contract and receive funds. [State Requirement]

This application is hereby submitted for potential funding in the 2024 Supplemental Capital Budget.

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

By: **Anthony Barbero**

Date: **November 22nd, 2023**

Title: **Grant Writer and Compliance Officer**

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

REQUESTS FOR FUNDING MUST BE SUBMITTED BY NOVEMBER 21, 2023 – 1:00PM

Important Notes:

1. This application round is based on the Commission’s legislative request of **\$10 million** in the 2024 Supplemental Capital Budget.
2. Funding is subject to an appropriation by the 2024 Legislature and is **not** guaranteed.
3. **Applicants that submitted an application for “Project Readiness Funding” can indicate they are submitting their “Project Readiness” application under this funding round. The information must be transferred to this application.**
4. The information boxes will expand to accommodate your answers.
5. **Please submit your request for funding to Kenny Pittman at KennyP@ccsww.org**
6. Funding requests will be forwarded to the state Department of Commerce for submittal to the Legislature.

I. Project Name

1. Project Name

Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.

Enter your answer

Pearl Warren Building redevelopment project.

II. Physical Location of Project

1. Street Address

“If physical address is unknown, please provide adequate information to determine where project is located”

Enter your answer

606 12th Ave. S., Seattle (12th and Weller Streets)

2. City, County, Zip

Enter your answer

Seattle, WA 98144

3. Primary Legislative District of Project

Number must be between 1 – 49

37

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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III. Project Contact

1. Organization

Enter your answer Seattle Indian Services Commission

2. Contact Name [First & Last]

Enter your answer Elizabeth Tail

3. Contact Title

Enter your answer Director, Native American Initiatives, CCSWW; loaned executive to SISC

4. Phone

Enter your answer
206-678-4270

5. E-mail

Enter your answer
etail@ccsww.org

6. Contact Mailing Address, City, Zip

Enter your answer
100 23rd Ave. S., Seattle, WA 98144

IV. Organization Information

1. Is this a joint project with another organization?

Enter your answer No

1a. If yes, has a joint operating agreement been signed?

Enter your answer
NA

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1b. If yes, list the partners for the project

Enter your answer

NA

2. Is the organization that will manage the funding different from the project contact organization or joint partner?

Enter your answer

NA

3. If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

Enter your answer

NA

4. Is the requesting organization or joint partner registered with the state as a non-profit organization/501(c)(3) tax-exempt organization or chartered public development authority?

Enter your answer

Yes, Seattle Indian Services Commission is a public development authority

V. Project Information

Briefly describe the project. What are the activities, objectives, and outcomes of the project (e.g., housing units, size of facility, mixed-use)? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.

Enter your answer SISC owns the Pearl Warren building which has been leased since 2017 by the City as the site of the Navigation Center, a facility serving homeless individuals. The lease is expected to terminate in Q1 2025.

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The Board of SISC has contracted for first tier feasibility analysis of redevelopment options for the building and plans to continue that work throughout 2024. SISC conducted outreach to the American Indian/Alaska Native community and identified the following capital needs: a cultural center - the "Hall of Ancestors", a childcare or early education center serving Native families and mixed use development including affordable housing for Native families and retail or office space for Native entrepreneurs. An Empowerment Center is also planned - a service to empower Native entrepreneurs to develop businesses to serve the surrounding central business district and health services sector. In the current process of exploring feasibility and sustainability of each of these programming elements the SISC Board is concurrently exploring financing options for each including Low Income Housing Tax Credits, New Market Tax Credits, pre-leasing to tenants (e.g. a childcare provider), philanthropic grants from both the mainstream philanthropic agencies as well as Tribal charity boards, and additional funding sources.

1. Project category/type.

Pre-Development

Development

Enter your answer

Our project is currently in pre-development and will extend to the development phase as we engage A+E and construction management services to submit for permits.

VI. Project Schedule

1. Will the entire project be completed after this funding request?

Enter your answer

No, if funded we will be shovel-ready and prepared to launch a capital campaign.

2. Describe the estimated cost and schedule for each remaining phase of the project.

Enter your answer

Design/construction documents needed for permitting are estimated to cost \$300,000. All of the work to be permit-ready will be completed in 2024. Once permit applications are submitted SISC will have specific cost estimates for each programming element of the project and we can initiate our capital campaign to raise funds for construction.

3. Describe what discrete phase of the project will be completed with the funding from this request.

Enter your answer

All professional fees associated with design and construction documents.

4. Estimated completion dates for each phase of the project.

Communities of Concern Commission

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Enter your answer Design/construction/bid documents will be complete by the close of 2024. Permits will be applied for in late 2024 and construction will be initiated in 2025.

VII. Project Funding Request/Phase.

Insert requested \$ amount in this application. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field.

1. Land Acquisition - Requested Dollar Amount

Enter whole number (no \$ sign).

The value must be a number
SISC owns the property; we have no acquisition costs.

2. Pre-Development / Design – Requested Dollar Amount

Enter whole number (no \$ sign)

The value must be a number
We have a readiness application in to Communities of Concern Commission for \$30,000 with which to complete feasibility analysis of highest and best use, market study, child care center (as part of the development) financial/operational pro-forma. If funded the \$300,000 will underwrite the design and construction bid documents and permitting processes.

3. New Construction - Requested Dollar Amount

Enter whole number (no \$ sign).

The value must be a number
The cost of new construction of our project will be determined through the design/construction estimation phase which will be conducted throughout 2024.

5. Renovation - Requested Dollar Amount

Enter whole number (no \$ sign).

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The value must be a number NA

6. Other - Requested Dollar Amount * Enter whole number (no \$ sign).

The value must be a number NA

7. Total Funded Requested

Enter the sum of the values entered above.

The value must be a number \$300,000

8. Besides the amount being requested, what amount of funds does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, state, federal or private sources or programs.

Source	Program, if known	Amount (\$)	Anticipated Year of Funding Request
Department of Commerce	Building Communities Fund	\$1,000,000	2025
Enterprise	PASTAA Childcare fund	\$1,600,000	2025
New Market Tax Credit funding	Native American National Bank	\$1,300,000	2025
Low Income Housing T.Credits	WSFHC/Seattle Office of Housing	\$25,000,000	2025
Various Tribes' charities	Charity Boards of Gaming Tribes	\$4,000,000	2024/25

Note: this is an abbreviated list of funding sources. Once permits are applied for and specific program elements in the project are fully identified a capital campaign will be initiated with the full range of funding sources targeted.

VIII. Site Control

1. Is the site owned or being purchased by the project contract?

Enter your answer SISC owns the property

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1a. If no, is the property being leased by the organization for a term that will meet or exceed 10 years? [State Requirement]

Enter your answer NA

1b. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any organization that will maintain site control. [State Requirement]

Enter your answer NA

2. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? [State Requirement]

Enter Yes, The Board may approve deed restrictions to support compliance with requirement your answer

IX. Acknowledgement

1. This is a reimbursement grant and funds may not be advanced under any circumstance. [State Requirement]
2. If the project is awarded funding in the capital budget, the project must meet programmatic requirements in order to contract and receive funds. [State Requirement]

This application is hereby submitted for potential funding in the 2024 Supplemental Capital Budget.

By: Elizabeth Tail Date : November 17, 2023

Title: Director, Native American Initiatives, Catholic Community Services and loaned executive to Seattle Indian Services Commission

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
November 2024

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4. The information boxes will expand to accommodate your answers.
5. Please submit your request for funding to Kenny Pittman at KennyP@ccsww.org
6. Funding requests will be forwarded to the state Department of Commerce for submittal to the Legislature.

I. Project Name

1. Project Name

Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.

PRWA Infrastructure Improvement Project

II. Physical Location of Project

1. Street Address

"If physical address is unknown, please provide adequate information to determine where project is located"

- The Rosalia project is located at 9th Street and Park Ave. in Rosalia.
- The Palouse project is located at 505 W. Main, in Palouse.
- The Oakesdale project is located at the Corner of Second Street and Bartlet in Oakesdale.

2. City, County, Zip

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- Rosalia, Whitman County, 99170
- Palouse, Whitman County, 99161
- Oakesdale, Whitman County, 99158

3. Primary Legislative District of Project

- Rosalia – District 9
- Palouse- District 9
- Oakesdale-District 9

III. Project Contact

1. Organization

Partners for Rural Washington (PRWA)

2. Contact Name [First & Last]

Kim Herman, President PRWA
Jody Opheim, Development Director PRWA

3. Contact Title

Kim Herman, President PRWA
Jody Opheim, Development Director PRWA

4. Phone

KI Herman-425-985-7195
Jody Opheim-509-523-5991

5. E-mail

Kim Herman: Hermanmk@comcast.net
Jody Opheim: opheimconsulting@gmail.com

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6. Contact Mailing Address, City, Zip

Kim Herman
4545-119 Ave. SE
Bellevue, WA 98006

Jody Opheim
P.O. Box 495
Garfield, WA 99130

IV. Organization Information

1. Is this a joint project with another organization?

Yes, this is a joint project with the communities of Rosalia, Palouse and Oakesdale.

1a. If yes, has a joint operating agreement been signed?

No, but one is not necessary for these purposes. If our application is approved, we will work with each city to provide the technical assistance on the project management and provide them with the money for each project at the appropriate time.

1b. If yes, list the partners for the project

Rosalia: Barb Leighton, Town Clerk
Palouse: Misty La Follet, City Administrator
Oakesdale: Aaron Davis, Board Chair

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2. Is the organization that will manage the funding different from the project contact organization or joint partner?

No, PRWA will manage the funding.

3. If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

N/A

4. Is the requesting organization or joint partner registered with the state as a non-profit organization/501(c)(3) tax-exempt organization or chartered public development authority?

Yes

V. Project Information

Briefly describe the project. What are the activities, objectives, and outcomes of the project (e.g., housing units, size of facility, mixed-use)? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.

Rosalia: This project is for repair and replacement of sections of the concrete deck surrounding the pool. The concrete is cracked, broken, and uneven in several places around the perimeter of the pool and is causing a significant hazard. If the town cannot secure the funding to repair the deck in 2024, the pool will be forced to close by order of the Whitman County. Annual operating revenues do not provide the amount of funds needed for a large maintenance project such as this. A recent grant request to the Recreation and Conservation Office was denied. The Rosalia pool serves the communities of Rosalia, Malden, and Pine City, as well as numerous people living throughout the area outside of the town limits (total estimated area population is 900 people).

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Palouse: This project is for replacement of the pool house roof and purchase and installation of a new pool boiler. The existing roof is showing signs of failure, and the entire roof must be replaced before damage is caused to the building or its contents. The boiler is long past its service life and efforts to keep it going are exhausted. Annual operating revenues do not provide the amount of funds needed for large maintenance projects such as these and the town has spent reserves on emergency repairs this past year for burst pipes leading to the pool. A recent grant request to the Recreation and Conservations Office was denied. The Palouse pool serves the community of Palouse and numerous people living throughout the area outside of town limits (total estimated area population is 900 people).

Oakesdale: This project will accomplish necessary repairs to maintain sanitary conditions for pool patrons, ensure privacy and access for all patrons regardless of ability or other accommodation status, and ensure safety and continued operations through safe access to the mechanical room. Annual operating revenues do not provide the among of funds needed for large maintenance projects such as this. A recent grant request to the Recreation and Conservation Office Was denied. The Oakesdale pool serves the communities of Oakesdale and Farmington, as well as numerous rural households living outside of town limits (area population is estimated at 600 people). The components of this project include:

1. Restroom repairs and ADA compliance work: repair and replace broken shower plumbing and fixtures and replace leaking toilet with a wall-mounted model to accommodate the sloping floor, install new ADA compliant changing stalls and doors to replace old and narrow stalls that do not have doors.
2. Install a gate in the pool fence to allow ADA compliant and direct access to the pool area (currently the only access to the pool is to navigate through the changing room).

Repair rock retaining walls on either side of the basement overhead door entrance (the only way to access the mechanical room for deliveries of salt or other large items and the only way to get vehicles or large equipment into the facility for replacement or repair of equipment). The failure of the rock wall has also caused a portion of the perimeter fence to fail.

1. Project category/type.

Pre-Development

Development

All three projects need Development work.

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VI. Project Schedule

1. Will the entire project be completed after this funding request?

All three projects will be completed after this funding request is granted in full.

2. Describe the estimated cost and schedule for each remaining phase of the project.

N/A

3. Describe what discrete phase of the project will be completed with the funding from this request.

All three of the projects will be completed in full with the funding from this request.

4. Estimated completion dates for each phase of the project.

Rosalia: All work described will be completed by December 31, 2024

Palouse: All work described will be completed by December 31, 2024.

Oakesdale: All work described will be completed by December 31, 2024.

VII. Project Funding Request/Phase.

Insert requested \$ amount in this application. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field.

1. Land Acquisition - Requested Dollar Amount
Enter whole number (no \$ sign).

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Application for Potential Funding in the 2024 Supplemental Capital Budget

Land acquisition: Rosalia

Rosalia: 0

Palouse: 0

Oakesdale: 0

2. Pre-Development / Design – Requested Dollar Amount

Enter whole number (no \$ sign)

Rosalia: 0

Palouse: 0

Oakesdale: 0

3. New Construction - Requested Dollar Amount

Enter whole number (no \$ sign).

Rosalia: 0

Palouse: 0 Oakesdale: 0

5. Renovation - Requested Dollar Amount

Enter whole number (no \$ sign).

Rosalia: 85,000 Palouse: 82,000 Oakesdale: 98,000

6. Other - Requested Dollar Amount * *Enter whole number (no \$ sign).*

Oakedale: 2000

7. Total Funded Requested

Enter the sum of the values entered above.

\$267,000

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8. Besides the amount being requested, what amount of funds does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, state, federal or private sources or programs.

Source	Program, if known	Amount (\$)	Anticipated Year of Funding Request
N/A for all three projects			

VIII. Site Control

1. Is the site owned or being purchased by the project contract?

All three communities owned their site.

- 1a. If no, is the property being leased by the organization for a term that will meet or exceed 10 years? [State Requirement]

N/A

- 1b. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any organization that will maintain site control. [State Requirement]

N/A

2. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? [State Requirement]

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Rosalia: Yes Palouse: Yes Oakesdale: Yes

IX. Acknowledgement

1. This is a reimbursement grant and funds may not be advanced under any circumstance. [State Requirement]
2. If the project is awarded funding in the capital budget, the project must meet programmatic requirements in order to contract and receive funds. [State Requirement]

This application is hereby submitted for potential funding in the 2024 Supplemental Capital Budget.

By: *Kimi Norman*

Date: *11/20/2023*

Title: President, PRWA

Communities of Concern Commission

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4. The information boxes will expand to accommodate your answers.
5. **Please submit your request for funding to Kenny Pittman at KennyP@ccsww.org**
6. Funding requests will be forwarded to the state Department of Commerce for submittal to the Legislature.

I. Project Name

1. Project Name

Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.

Welcoming Figure Raising

II. Physical Location of Project

1. Street Address

“If physical address is unknown, please provide adequate information to determine where project is located”

It will be in the southwest corner of Lake Union Park.

2. City, County, Zip

Seattle, King County, 98109

3. Primary Legislative District of Project

Washington State House of Representatives District 36, Washington State Senate District 36

III. Project Contact

1. Organization

United Indians of All Tribes Foundation

Communities of Concern Commission

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2. Contact Name [First & Last]

Michael Tulee

3. Contact Title

Chief Executive Officer

4. Phone

206-829-2214

5. E-mail

mtulee@unitedindians.org

6. Contact Mailing Address, City, Zip

5011 Bernie Whitebear Way, Seattle, 98199

IV. Organization Information

1. Is this a joint project with another organization?

Yes.

1a. If yes, has a joint operating agreement been signed?

Yes.

1b. If yes, list the partners for the project

Seattle Parks and Recreation, under the umbrella of City of Seattle.

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2. Is the organization that will manage the funding different from the project contact organization or joint partner?

The joint partner, Seattle Department of Parks and Recreation, will manage the funding.

3. If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

N/A

4. Is the requesting organization or joint partner registered with the state as a non-profit organization/501(c)(3) tax-exempt organization or chartered public development authority?

United Indians of All Tribes is a 501(c)(3).

V. Project Information

Briefly describe the project. What are the activities, objectives, and outcomes of the project (e.g., housing units, size of facility, mixed-use)? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.

This project includes the construction and ceremonial raising of a traditional indigenous welcoming figure to accompany the United Indians Tribal Canoe House, a separate project that will forever enshrine space on the shores of Lake Union for the traditional indigenous practices of canoe carving and sailing. United Indians has decided to work with a local indigenous artist for this project.

The welcoming figure will be 10 to 12 feet in height.

The welcoming figure ceremony will be a large public event with members of the press present.

The project will serve to dramatically enhance the aesthetic and cultural value of this public park, and the city of Seattle as a whole. Furthermore, it will contribute educational value to the public about the

Communities of Concern Commission

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traditional cultures, arts, and lifeways of Washington state's indigenous peoples.

1. Project category/type.

Pre-Development

Development

Development.

VI. Project Schedule

1. Will the entire project be completed after this funding request?

Yes.

2. Describe the estimated cost and schedule for each remaining phase of the project.

The construction of this welcoming figure will begin by January of 2024 and will cost \$90,000. Rental cost for the crane will be approximately \$11,000-13,000, bringing the total construction cost to \$101,000-103,000.

The completion and raising of the welcoming figure will take place in January of 2025.

Our funding request would be strictly for the construction costs listed above. However, we have \$47,000 already raised outside of this grant opportunity. Therefore, the total cost of our request is \$56,000.

Communities of Concern Commission

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3. Describe what discrete phase of the project will be completed with the funding from this request.

The first phase of the project completed with this funding will be the initial construction of this figure, done by an indigenous artist and craftsman. The final phase of construction, also to be completed with this funding, will be the raising and fastening of the welcoming figure.

4. Estimated completion dates for each phase of the project.

The initial construction of the figure should be completed by December of 2024. We estimate the final completion of the project, including the raising ceremony, to commence in January of 2025.

VII. Project Funding Request/Phase.

Insert requested \$ amount in this application. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field.

1. Land Acquisition - Requested Dollar Amount

E

0

whole number (no \$ sign).

2. Pre-Development / Design – Requested Dollar Amount

Enter whole number (no \$ sign)

Communities of Concern Commission

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0

3. New Construction - Requested Dollar Amount

Enter whole number (no \$ sign).

56,000

5. Renovation - Requested Dollar Amount

Enter whole number (no \$ sign).

0

6. Other - Requested Dollar Amount * *Enter whole number (no \$ sign).*

0

7. Total Funded Requested

Enter the sum of the values entered above.

56,000

8. Besides the amount being requested, what amount of funds does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, state, federal or private sources or programs.

Source	Program, if known	Amount (\$)	Anticipated Year of Funding Request
n/a	n/a	n/a	n/a

Communities of Concern Commission

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VIII. Site Control

1. Is the site owned or being purchased by the project contract?

The site is owned by our joint partner, the Seattle Parks and Recreation Department.

- 1a. If no, is the property being leased by the organization for a term that will meet or exceed 10 years? [State Requirement]

We are leasing the site from our joint partner for 100 years.

- 1b. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any organization that will maintain site control. [State Requirement]

As stated above, the site will be owned by our joint partner, Seattle Parks and Recreation.

2. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? [State Requirement]

Yes.

IX. Acknowledgement

1. This is a reimbursement grant and funds may not be advanced under any circumstance. [State Requirement]
2. If the project is awarded funding in the capital budget, the project must meet programmatic requirements in order to contract and receive funds. [State Requirement]

This application is hereby submitted for potential funding in the 2024 Supplemental Capital Budget.

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By: **Anthony Barbero**

Date: **November 22nd, 2023**

Title: **Grant Writer and Compliance Officer**

Communities of Concern Commission

Application for Potential Funding in the 2024 Supplemental Capital Budget
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REQUESTS FOR FUNDING MUST BE SUBMITTED BY NOVEMBER 21, 2023 – 1:00PM

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4. The information boxes will expand to accommodate your answers.
5. **Please submit your request for funding to Kenny Pittman at KennyP@ccsww.org**
6. Funding requests will be forwarded to the state Department of Commerce for submittal to the Legislature.

I. Project Name

1. Project Name

Enter a concise, descriptive project name, no longer than 45 characters. If your project is funded, this is what will more than likely be listed in the budget.

Seattle Tibetan Community Center

II. Physical Location of Project

1. Street Address

“If physical address is unknown, please provide adequate information to determine where project is located”

The specific site is yet unknown, but we have potential sites that are all located in North King County or South Snohomish County.

2. City, County, Zip

N/A

3. Primary Legislative District of Project

21, 32, 1.

Communities of Concern Commission

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III. Project Contact

1. Organization

Tibetan Association of Washington

2. Contact Name [First & Last]

Kunchok Gonpo

3. Contact Title

Board President, Tibetan Association of Washington

4. Phone

608-513-4808

5. E-mail

grants.taw@gmail.com

6. Contact Mailing Address, City, Zip

510 N 172nd St, Shoreline, WA 98133

IV. Organization Information

1. Is this a joint project with another organization?

No

1a. If yes, has a joint operating agreement been signed?

N/A

1b. If yes, list the partners for the project

N/A

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2. Is the organization that will manage the funding different from the project contact organization or joint partner?

No

3. If it is different, please provide the name of the organization or fiscal agent that will manage the funding.

N/A

4. Is the requesting organization or joint partner registered with the state as a non-profit organization/501(c)(3) tax-exempt organization or chartered public development authority?

Yes

V. Project Information

Briefly describe the project. What are the activities, objectives, and outcomes of the project (e.g., housing units, size of facility, mixed-use)? If this project is a discrete phase of a larger multi-phased project, describe the activities and outcomes that will be achieved with this request. If funded, this information is used for contractual purposes.

The Seattle Tibetan Community Center Project is the Tibetan Association of Washington (TAW)'s long held vision of a community center for Tibetan Americans to be able to gather, celebrate, and preserve our unique language, traditions and cultural heritage. Since 2008, successive TAW boards have raised funds from members and built strategic relationships to invest in purchasing a site for a future community center. At our current stage, we are finalizing plans to invest our resources in a property north of Seattle that will ensure operations for TAW in a suitable site.

The growing Tibetan community in Washington is the one of the most significant populations of Tibetan Americans in the country without their own dedicated community center. Tibetan communities are characterized by direct ancestry, cultural traditions, and advocacy for communal values and self-determination linked to the Tibetan plateau region of Asia. A distinct Tibetan community has resided in Washington for over 50 years, starting with the settlement of several families in the Seattle area in the 1970's, and growing consistently as more people migrated from Tibet, India, and the Himalayan regions. Seattle and surrounding areas of the state continue to draw more members to our active and supportive community. Key activities include, but are not limited to, consistent cultural events for members of the community, ownership of small businesses focused on Tibetan cultural exports, robust practice of traditional art forms, accessible celebrations of Tibetan holidays, efforts to raise awareness for human rights, spaces to sustain traditional religious practices, and active transfer of cultural traditions and the Tibetan language to our next generation.

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This Tibetan Community Center project has long been envisioned and supported by all our community members, including the over 400 active members of TAW and the approximately 1,000 people in the Tibetan community living in Washington State. Achieving ownership over a dedicated space will address a range of persistent needs related to community cohesion, our calendar of weekly, monthly, and annual events, intergenerational exchange and integration, and shared expression of heritage among TAW members. Tibetan youth for instance struggle to maintain and access their culture every day. Many cannot speak the Tibetan language. The Community Center will provide a home for our focused and structured Tibetan Language and Culture School program. We are actively trying to expand our youth programming to include high-school age youth through social outreach, extracurriculars, and volunteering, but inconsistent venues and a lack of affordable space make participation a challenge. Having access to a space that young Tibetan Americans can take pride and ownership in will create opportunities to strengthen rather than lose their cultural identity.

For other generations of Tibetans, their identities as immigrants require outlets for community belonging, language assistance, and support in navigating resources and social support structures to enhance their lives and careers. One example of this is Lhakar, a weekly event that is practiced by Tibetans worldwide to display nonviolent resistance to cultural suppression in Tibet. TAW hosts a public gathering on the first Wednesday of each month that is well-attended by our community, where we share solidarity through traditional food, dress, dance, language, and Tibetan customs. This new event is popular and improves community cohesion and sense of purpose, but is unable to be held during the darker, colder winter months because the only reliable spaces to meet are outdoors in public parks. This model of community event is archetypal for TAW programming, as it maintains cultural connection and strengthens intra-community bonds. These natural limitations reinforce the need for a physical meeting space within the community's control.

Senior Tibetans face other unique challenges related to feeling supported and connected in American culture and society, such as learning new languages, navigating retirement, aging, and negotiating healthcare systems in a foreign country. Limitations on reliable access to meeting space leave a tremendous impact on the physical and mental health of this group of members. Our most popular event for seniors centered on Tibetan religious practices is currently limited to being held on the first Saturday of each month. Like with our Lhakar event, we have received positive feedback and demand for this program's expansion. Community elders want to invest their time and knowledge into worthwhile activities that foster critical interpersonal bonding among seniors, while also helping to preserve Tibetan culture and collective identity. This would be significantly improved by a space dedicated to serving our Tibetan seniors and improving their sense of belonging, networks of support, and intergenerational exchange in Western Washington.

The vision of this space is to be a reflection of the Tibetan community in Washington: committed to fostering the active practice of Tibetan culture, but also to improving our community through cultural values that emphasize collaboration and mutual support of like-minded agencies. TAW works with other cultural groups such as Tasveer, a cultural agency for South Asians in Washington to host collaborative events like this year's South Asian film festival. We also emphasize civic engagement, such as through our efforts during the COVID-19 pandemic to hold webinars, raise awareness, and build understanding of vaccines, masking, and other public health principles. Similar efforts are undertaken around elections and census years. With a dedicated site for community-based programs we will create new collaborative programs and lend meeting or event space to other agencies.

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TAW events educate the surrounding community about Asian American culture through a Tibetan lens. Our annual Tibet Fest event regularly engages over 3,000 people at Seattle Center. The Seattle Tibetan community center will build on the interest that Washingtonians have in Tibetan culture, music, performance art, religion, and philosophy by having a library/education center within the space. By grounding our programs and activities in this space, we will contribute a range of positive impacts to the surrounding region, such as economic contributions, cultural engagement, and new social programs. We will continue to host a full calendar of annual events that are open to the public to promote cross-cultural understanding and dialogue.

Continued effort from board members, volunteers, and community membership over decades has propelled our project to a critical stage where we are ready to secure a site through purchasing a property and investing in renovation and remodeling efforts. Prior phases have been focused on creating sustainable programming, raising funds, and identifying potential sites to invest in and develop. The next phase that TAW requests funding for is the site acquisition and development stage, which we are close to securing funding for. This project's activities include:

- Initiating a site purchase: we have several promising locations under consideration, as well as relationships with real estate professionals, municipalities interested in supporting the project, and commercial lending institutions. We are currently requesting significant capital contributions to leverage our current pool of community-raised funds.
- Beginning a mortgage or long-term lease: a significant milestone of this phase will be the beginning of site control and legal ownership over a suitable space. Depending on the site, a long-term lease or a mortgage may be appropriate.
- Renovating interior space to suit TAW programs: once we initiate site control, we have budgeted costs to make changes to the site to accommodate current and future TAW programs. Necessary features that may require renovation include a commercial kitchen, large event hall, multiple classrooms or meeting rooms, and flexible space to accommodate youth, family, and senior-serving programs.
- Moving into the operations stage: these include all activities not mentioned that are required to begin incorporating our current operations and programs into the new Seattle Tibetan Community Center site. We must complete renovations, maintain a sustainable funding structure, and move programs into the new site with confidence that they will have enough resources and compatibility with onsite facilities to continue indefinitely. This will signal the beginning of the next phase beyond the proposed site acquisition.

1. Project category/type.

Pre-Development

Development

Yes.

This project is to transition from the pre-development (current) stage of the project to the immediate next stage: development, which requires a significant investment of funds to match our community's current resources.

VI. Project Schedule

1. Will the entire project be completed after this funding request?

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Yes. As part of our current fundraising schedule (detailed in budget revenues), we propose a complete project possible within one funding cycle.

2. Describe the estimated cost and schedule for each remaining phase of the project.

Estimated cost for the next phase of site acquisition and development is projected at \$1,922,000.

This includes four distinct cost categories:

Site acquisition: \$350,000

Site renovation: \$282,000

New construction: \$1,200,000

Soft costs to prepare for operations: \$90,000.

3. Describe what discrete phase of the project will be completed with the funding from this request.

We will complete the site acquisition and development phase of the project. Our project requires strategic investments from other funding sources to be feasibly completed in the next TAW board member term cycle, from 2024-2026. If we raise all remaining funds requested from this and other proposals, we will move to the “project readiness” phase. If we do not raise all requested funds, we will be able to take some steps, such as land acquisition or beginning a long-term lease, while needing to raise the rest of the requested funds. The site development piece of this phase is likely to be completed in the next board member term cycle if the site we select has suitable existing construction, which is our goal.

4. Estimated completion dates for each phase of the project.

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Two potential timelines can be projected:

Site acquisition with existing construction (preferred):

- 6 months from the decision date of strategic capital investment - acquisition and site control (including final identifications, loan negotiations/financing, signing of sale/lease terms and handover of property).
- 4 months from acquisition and beginning of site control - all critical renovations begun and on track for completion.
- 4 months from critical renovations completed - minor renovations and finishing touches to prepare site for active program utilization are undertaken and on track for completion.

Total time projection for preferred scenario of purchasing existing property: 14 months. Beginning in Q4 2024, this phase would be completed in Q1 of 2026.

Land acquisition with no existing construction:

- 6 months from the decision date of strategic capital investment - acquisition and site control (including final identifications, loan negotiations/financing, signing of sale terms, permitting, and handover of property).
- 18 months from acquisition and site control - additional fundraising to finance construction of site, as well as preparation for site construction through permitting, design, and preparing for the groundbreaking stage.
- 12 months from completion of financing for site construction and preparation for construction - completion of initial construction of community center site.
- 6 months from completion of initial site construction - renovation of space to prepare for occupancy and program utilization.

Total time projection for preferred scenario of purchasing existing property: 42 months. Beginning in Q4 2024, this phase would be completed in Q2 of 2028.

VII. Project Funding Request/Phase.

Insert requested \$ amount in this application. You must enter the dollar amount of the project in one or more category fields. If funded, the amount entered informs the contract. For example, if you would like to contract for design services, enter an amount in the design row. Entering \$0 in all funding category fields results in a \$0 total, regardless of whether a total was entered in the Total Funding Requested field.

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1. Land Acquisition - Requested Dollar Amount

Enter whole number (no \$ sign).

350,000

2. Pre-Development / Design – Requested Dollar Amount

Enter whole number (no \$ sign)

82,000

3. New Construction - Requested Dollar Amount

Enter whole number (no \$ sign).

300,000

5. Renovation - Requested Dollar Amount

Enter whole number (no \$ sign).

200,000

6. Other - Requested Dollar Amount * *Enter whole number (no \$ sign).*

90,000

7. Total Funded Requested

Enter the sum of the values entered above.

1,022,000

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8. Besides the amount being requested, what amount of funds does the applicant need to secure in the future in order to complete the project? Please list how the amount will be raised by local, state, federal or private sources or programs.

Source	Program, if known	Amount (\$)	Anticipated Year of Funding Request
TAW Community-Raised Funds	Individual Donations	\$305,000	2023
WA Department of Commerce	Building Communities Fund	\$495,000	2024
4Culture	Building For Equity: Cultural Facilities	\$100,000	2024

VIII. Site Control

1. Is the site owned or being purchased by the project contract?

The site will be purchased during the proposed project contract.

- 1a. If no, is the property being leased by the organization for a term that will meet or exceed 10 years? [State Requirement]

Should a sufficient property be unavailable for purchase, we will enter a long-term lease for a period of no shorter than ten years if awarded these funds.

- 1b. If no, please explain how the property will be secured for public use for at least 10 years, including the name of any organization that will maintain site control. [State Requirement]

N/A.

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2. Does the applicant understand and agree that any and all real property owned or under a lease, that is acquired, constructed, or otherwise improved upon using state funds as approved by the Legislature must be held and used for the purposes stated in this application for at least ten years from the date the project is complete and becomes available for public use? **[State Requirement]**

Yes.

IX. Acknowledgement

1. This is a reimbursement grant and funds may not be advanced under any circumstance. [State Requirement]
2. If the project is awarded funding in the capital budget, the project must meet programmatic requirements in order to contract and receive funds. [State Requirement]

This application is hereby submitted for potential funding in the 2024 Supplemental Capital Budget.

By: Malcolm J. Fox

Date: 11/20/2023

Title: Grant Writer, TAW

Appendix D: ESSB 5200, Sec. 1028 - Chapter 474, Laws of 2023

NEW SECTION. **Sec. 1028. FOR THE DEPARTMENT OF COMMERCE**

2023-25 Community Relief (40000556)

The appropriation in this section is subject to the following conditions and limitations: \$1,000,000 of the state taxable building construction account – appropriation in this section is provided solely for the department to contract with the communities of concern commission for development of a list of community-led capital projects that serve underserved communities. Eligible expenses include costs incurred by the communities of concern commission in conducting outreach, developing an application process, providing technical assistance, assisting project proponents with project readiness, and assisting the department in identifying barriers faced in accessing capital grant programs. The communities of concern commission must provide a report to the house capital budget committee and senate ways and means committee that describes the transparency of their process to develop the list and how the \$1,000,000 was spent by December 1, 2023. The department may submit a list of identified projects prepared by the communities of concern commission to the governor and fiscal committees of the legislature for consideration for funding in the 2024 supplemental capital budget.

Appropriation:

State Taxable Building Construction Account-	
State	\$1,000,000
Prior Biennia (Expenditures)	\$0
Future Biennia (Projected Costs)	\$4,000,000
TOTAL	\$5,000,000