

# Housing Committee

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City of Leavenworth Zoom Meeting

3:30 – 4:30 PM

March 22, 2022

Members:  
Carolyn Wilson  
Sharon Waters  
Zeke Reister\*

Join Zoom Meeting

<https://us02web.zoom.us/j/88929563000?pwd=TIIBcEoxRk1lQ0t0Y0YrdGFBBXBidz09>

Meeting ID: 889 2956 3000

Passcode: 976782

Dial by your location

+1 253 215 8782 US (Tacoma)

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## Agenda Items:

1. Housing Remand Items – Open Discussion (10 minutes)
2. Workforce Housing Grant & Development Extension Agreement (30 minutes)
3. Deed Restricted Housing Considerations (10 minutes)
  - a. Workforce InDeed: Deeds are restricted to resale only to local workforce
  - b. Trust Buy-in: Funding to ensure a first-right of refusal for city or Land Trust to purchase at time of sale
  - c. Leg-up Loan: Loan for down payment which is returned, possibly with interest or percent of value increase, at the time of resale. Focused on local workforce or AMI.
4. Deed Restrictions managed by third party (10 minutes)
  - a. [ARCH program](https://www.archhousing.org/about-arch) (<https://www.archhousing.org/about-arch>)
5. Future Agenda Items
  - a. Mixed Use Incentives
    - i. Focus on employee housing
    - ii. Cost impacts
  - b. Suggestions

### Committee Goals:

- a. Initiating a discussion regarding the collaboration on regional housing issues and potential regional solutions.
- b. Exploring possible funding options for assistance of work force level housing.
- c. Reviewing and monitoring the implementations of municipal code language as it is developed and approved via the City Council and Planning Commission. The Committee shall evaluate the effectiveness of implementation of the code language.

\*Chairperson

Audio recording available upon request for 90 days

This time is provided for the Council Committee to review and discuss a pending Workforce Housing Project. The City issued a request for proposals to develop workforce housing on July 30, 2021. One proposal was submitted for the Cedar Workforce Housing project by the SHARE Community Land Trust (an Upper Valley MEND program) and Borealis Builders. The proposal was discussed at the November 2021 Study Session, see attached minutes.

This proposal is for the construction and long-term management of three three-bedroom, two-and-half bath, 1,824 square foot homes on Cedar Street serving families (four persons per household) at 100% of the average medium income or \$71,300 annual income, based on 2021 county income levels.

The City budgeted \$200,000 for fiscal year 2021 that may be combined with funds planned for use in 2022 for a total of \$400,000. Additionally, the proponent was requesting the city cover water/sewer connection fees (appx \$27,000 for three units) and building permit fees (appx \$10,500 for three units). The project also requires extension of existing waterline with an estimated cost of \$30,000 (changing with escalating gas prices). Public Works is recommending upsizing this line to 8" and closing a gap (looping) the water line with an additional \$30-40,000 cost. Upsizing and looping is a public benefit for the system as it improves water pressure and fire suppression. Public Works is recommending a Development Extension Agreement to share the cost for the expanded system.

This project will require a Grant Agreement, for \$467,500 (27,000 + 10500 + 30000) and a Development Extension Agreement, for \$30-40,000 additional funds to upsize the waterline. SHARE Community Land Trust will be seeking funding to cover the from Chelan County, based on SB 5868) for \$67,500 to cover the water/sewer connection fees (appx \$27,000 for three units), building permit fees (appx \$10,500 for three units), and waterline extension costs (\$30-70,000).