

OKANOGAN COUNTY COMMISSIONERS'

RESOLUTION 106 - 2021

*A resolution authorizing use of Affordable Housing funds to fill the funding gap of the Meadowlark Senior Housing Project of the Housing Authority of Okanogan County as recommended by the Housing Coalition*

**WHEREAS**, Okanogan County previously approved resolution 18-2021 which allocated \$135,000 divided equally between Homeless Housing fund 142 and Affordable Housing fund 141 for gap funding due to construction bids coming in higher than expected; and

**WHEREAS**, the Housing Authority of Okanogan County has secured funding from Housing Trust Fund and Federal Home Loan Bank for construction of the 16-unit project, but because of project overruns brought on by COVID-19, material costs have increased such as for lumber, resin, and petroleum; and

**WHEREAS**, the proposed funding needed for the cost overruns is \$100,000; and

**WHEREAS**, the proposal to fund the financial gap of the project was provided to the Housing Coalition members and they all agreed the Affordable Housing funds were an appropriate use for the project cost overruns and that sufficient funds exist to provide for the project's financial gap;

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Okanogan County Commissioners, that the following allocation of Homeless Housing Funds from fund 142 and Affordable Housing Funds from fund 141 for the Meadowlark Senior Housing Construction Project, are approved as follows:

Affordable Housing Fund 141

\$100,000

**BE IT FURTHER RESOLVED**, the Clerk of the Board is directed to prepare an amendment to contract between Okanogan County and Housing Authority of Okanogan County for use of the above funds for the construction of the Meadowlark Senior Housing project.

**DATED** at Okanogan, Washington this 24<sup>th</sup> day of August 2021.



**ATTEST:**

Laleña Johns, CMC Clerk of the Board

**BOARD OF COUNTY COMMISSIONERS  
OKANOGAN, WASHINGTON**

Chris Branch  
Chris Branch, Chairman

Andy Hover  
Andy Hover, Member

Jim DeTro  
Jim DeTro, Member



# Housing Authority of Okanogan County

431 5<sup>th</sup> Ave West • Omak, WA 98841 • (509) 422-3721 • fax (509) 422-1713

August 10, 2021

Housing Coalition for Okanogan County  
c/o Okanogan County Community Auction Council  
P.O. Box 1067  
Okanogan, WA 98840

Dear Housing Coalition for Okanogan County:

This is a request for Okanogan County Homeless Housing Assistance funds or Affordable Housing funds to be used to fill the funding gap for the Housing Authority of Okanogan County's Meadowlark Senior Housing project (16 units) that started March, 2021 and is now 40% complete.

Due to COVID, the unexpected increase in material costs such as lumber, resin, and petroleum, along with unexpected expense for primary power, and the new found need to construct a retaining wall between Meadowlark Senior Housing and Pine Meadows Senior Housing, the project has encountered lack of funding to proceed. Therefore, we are seeking out additional funding from the Okanogan County's Homeless or Affordable Housing Funds for additional funds in the amount of \$100,000. This request in addition to the already granted request of \$135,000.

Please know how sorry we are that our construction budget's need is taking us to ask for more funds from the Homeless/Affordable fund, but these are unanticipated expenses. The HAOC has explored other funding venues for funding without much success.

The chart below outlines the project cost overruns that threaten to halt the project.

Cost Overrun Items	TOTAL
Framing, Floor joist, Truss materials	\$26,378.75
Retaining Wall	\$35,174.75
Trenching, Conduits Primary Power	\$24,446.50
Contingency for future unexpected costs	\$14,000.00
<b>Total</b>	<b>\$100,000.00</b>

The Housing Authority of Okanogan County is requesting \$100,000 from the Homeless Housing Assistance funds or Affordable Housing funds. Please let me know if the Housing Coalition for Okanogan County has any questions or wishes more information on the project or the budget.

Nancy Nash-Mendez , Executive Director



Assisting residents of Okanogan County to acquire and retain affordable housing while strengthening our communities by removing barriers, empowering dignity and building trust

Contingency Percent Utilization to date	<b>159%</b>
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Funding Sources		Total Project Cost	Deficit
Housing Trust Fund	\$ 3,000,000.00	\$ 4,148,952.80	
Federal Home Loan (AHP)	\$ 700,000.00	Added Cost \$173,358.43	
RCAC	\$ 300,000.00		
Ok. County Fund	\$ 135,000.00		
City of Omak	\$ 6,976.00		
	<u>\$ 4,141,976.00</u>	<u>\$ 4,322,311.23</u>	<u>\$ (180,335.23)</u>
		Remaining Contingency	\$94,246.23
			\$ (86,089.00)



Percent Complete as of 8/9/2021	<b>32%</b>
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