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 24th day of August 2021.

Chris Branch Chairman

OKANOGAN, WASHINGTON

BOARD OF COUNTY COMMISSIONERS

Andy Hover, Member

Jim DeTro, Member

ATTEST:

Laleña Johns, CMC Clerk of the Board



431 5th 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 fun, 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.

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

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



Percent Complete as of 8/11/2021

Contingency
Percent Utilization 159% to date

Meadowlark Senior Housin CHANGE ORDERS				Proposed / Approved	Paid from Contingency or Other		Cumulative Amount:	2,826,815.00 Current Contrac Amount:	146,178.00 Contingency	
No. Date Descrip		Description			Amount:	Amount:				
COP 1	CO 1	12-Apr-21	Add water Tee on Pine St. for	Approved	Vaterline Constructio	\$2,662.12	\$2,662.12	2,829,477.12	\$146,178.00	
COP 2	CO 2	19-May-21	New storm structures, confirmi	Approved	Contingency	\$39,911.42	\$42,573.54	2,869,388.54	\$106,266.58	
COP 3	CO 1	14-Apr-21	Provide added water main valv	Approved	Vaterline Constructio	\$4,314.08	\$46,887.62	2,873,702.62	\$106,266.58	
COP 4	CO 2	27-Apr-21	at 108A, Power and lighting for	Approved	Contingency	\$1,849.70	\$48,737.32	2,875,552.32	\$104,416.88	
COP 5	CO 2	27-Apr-21	Framing, Floor joist, Truss ma	Approved	Contingency	\$26,378.75	\$75,116.07	2,901,931.07	\$78,038.13	
COP 6	CO 2	30-Apr-21	New meter setter boxes (water	Approved	Contingency	\$3,552.50	\$78,668.57	2,905,483.57	\$74,485.63	
COP 7	CO 2	19-May-21	Floor drains, fire safing	Approved	Contingency	\$10,604.10	\$89,272.67	2,916,087.67	\$63,881.53	
COP 8	CO 2	20-May-21	Roll-In Shower RFI 13	Approved	Contingency	\$3,389.79	\$92,662.46	2,919,477.46	\$60,491.74	
COP 9	WIP	Up Coming	Rubber landings in liue of carp	Approved	Contingency	\$997.42	\$93,659.88	2,920,474.88	\$59,494.32	
COP 10	WIP	Up Coming	Range duct exhaust rounted th	Approved	Contingency	\$4,300.50	\$97,960.38	2,924,775.38	\$55,193.82	
COP 11	WIP	Up Coming	Retaining Wall	Approved	Contingency	\$35,174.75	\$133,135.13	2,959,950.13	\$20,019.07	
COP 12	WIP	Up Coming	Stairwell Lever Set	Approved	Contingency	\$1,393.20	\$134,528.33	2,961,343.33	\$18,625.87	
COP 13	WIP	Up Coming	Balcony Post & Bolts	Approved	Contingency	\$11,993.09	\$146,521.42	2,973,336.42	\$6,632.78	
COP 14	WIP	Up Coming	Floor covering in storage room	Approved	Contingency	\$3,220.30	\$149,741.72	2,976,556.72	\$3,412.48	
COP 15	WIP	Up Coming	Trenching Primary Power	Approved	Contingency	\$48,000.00	\$197,741.72	3,024,556.72	-\$44,587.52	
				Tax	on Change Orders:	8.40%	\$16,610.30	+ +	-\$61,197.82	
				Subto	tal: APPR0VED CHAN	GE ORDERS:	\$163,131.72	ADJ Contingency	\$41,538.14	
Remaining Contingency									-\$19,659.68	
					VNER EXTRA COST					
OWNER		Up Coming	Primary Power - PUD	Approved	Permits, Fees & Hoo	\$6,429.00	\$169,560.72		-\$26,088.68	
OWNER	WIP	Up Coming	Increased GL/Prop Insurance	Approved	Contingency	\$11,850.17	\$179,560.72		-\$36,088.68	
OWNER	WIP	Up Coming	Landscaping	Approved	Contingency	\$50,000.00	\$229,560.72	+ -	-\$86,088.68	
				Subto	tal: APPR0VED CHAN	GE ORDERS:	\$229,560.72	+	(\$86,089)	

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				
	\$ 4,141,976.00	=	\$	4,322,311.23	\$ (180,335.23
		Remair	aining Contingency		\$94,246.23
					\$ (86,089.00

Percent Complete as of 8/9/2021

Contingency
Percent Utilization
to date

159%

Meadowlark Senior Housin			Proposed / Paid from Contingency or				2,826,815.00	146,178.00	
CHANGE ORDERS			Approved	Other		Cumulative	Current Contract	Contingency	
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