

KITTITAS COUNTY
Board of County Commissioners

AGENDA STAFF REPORT

AGENDA DATE: September 21, 2010

ACTION REQUESTED: Public hearing continued from September 7, 2010 to consider enabling documents for the Habitat for Humanity House 11 (the record is closed), and to consider corresponding revisions to the county's standard grant guidelines.

BACKGROUND: Public hearing continued from September 7, 2010 to consider enabling documents for the Habitat for Humanity House 11 (the record is closed).

Changes to the existing grant contract template at Sections 2.3 and 2.4 were discussed by the Committee and received deputy prosecutor review. For consistency and to provide future guidance and use by the Committee, corresponding changes to the county's affordable housing funding guidelines were also discussed and received deputy prosecutor review.

The revised grant contract reflects that this is a matching grant, and that Habitat as recipient understands and agrees that the affordable housing funds awarded by the county pursuant to RCW 36.22.178 and 43.185.070(3)(f) will continue to serve the low-income target population for at least a period of 25 years, with monitoring to be done by Habitat and not the county, and that if the recipient does not comply with these terms then the recipient will be expected to repay the grant funds to the county together with interest at the maximum legal rate in existence at the time the grant funds are paid to the recipient. The restriction shall be placed on the deed but at the end of the 25 year period, the restriction may be removed.

Corresponding changes to the grant guidelines reflect these same considerations.

INTERACTION: The Prosecutor's Office consulted with Nancy Goodloe (chair of the homelessness and affordable housing committee), Judy Pless, and Habitat's legal counsel Jim Denison to determine the most practical course of action by which these funds can reach the low-income target population in a way which will allow Habitat to comply with the county's goal of keeping these affordable housing funds within the target population for the minimum 25-year period of time recommended by State guidelines. The Prosecutor's Office

assisted in redrafting both the grant contract and the affordable housing funding guidelines to reflect these more practical terms.

RECOMMENDATION: (1) Approve the revised grant agreement between the county and Habitat for Humanity Ellensburg.
(2) Approve the corresponding revised affordable housing funding guidelines for future guidance and use by the Committee.

HANDLING: Return originals to Judy Pless who will obtain signatures and do the filing.

LEAD STAFF: Judy Pless and Deputy Prosecutor Zera Lowe