



SNOHOMISH COUNTY HUMAN SERVICES DEPARTMENT
 3000 ROCKEFELLER AVENUE, M/S 305 | EVERETT, WA 98201
 (425) 388-7200

CONTRACT AMENDMENT

1. Contract Number: HCS-15-42-1213-198	2. Amendment Number: (1)	3. This Amendment herein- after identified as: HCS-15-42-1213-198(1)	4. Amount of Contract Award as Amended: \$573,298
5. Name and Address of Contracting Organization: City of Everett		6. Title of Project / Service: Kennedy Court Improvement Project	
<input checked="" type="checkbox"/> Subrecipient <input type="checkbox"/> Contractor			

7. THIS ITEM APPLIES ONLY TO BILATERAL AMENDMENTS.
 The Contract identified herein, including any previous amendments thereto, is hereby amended as set forth in Item 9 below by mutual consent of all parties hereto.

8. TERMS OF AMENDMENT. (Indicate the amount of an increase/decrease in contract and new beginning and ending dates, if applicable). The Contract referred to in Item 1 above is revised as follows:

- A. Contract is increased by \$145,000 for a new total of \$573,298. All references to contract total are hereby superceded to the new total.
- B. All references to "2012 and 2013 HOME funds" shall be revised to "2010, 2012 and 2013 HOME funds", throughout the Contract as and where appropriate.
- C. Section I.F, "GENERAL AGREEMENT, Expenditure of HOME funds", is updated in its entirety as follows:
 The City shall cause the Agency to fully expend the 2010, 2012 and 2013 HOME funds provided to it pursuant to this Agreement (as set forth in Section I-B hereof) for the rehabilitation of Kennedy Court, made in accordance with the terms hereof by December 31, 2017.

After the ending date indicated above, the Agency shall not be entitled to draw against the 2010, 2012 or 2013 HOME funds pursuant to its City HOME Loan Agreement. If the Agency does not fully expend its 2010, 2012 or 2013 HOME funds by the date indicated, the City may recapture the funds and reallocate them to another eligible activity.

D. In Section III, "PROJECT REQUIREMENTS", The table in Subsection A.3 is hereby amended as follows:

Bedrooms	HOME Maximum Per-Unit Subsidy Limit
0 BR	\$140,107
1 BR	\$160,615
2 BR	\$195,304
3 BR	\$252,662
4+ BR	\$277,344

- E. Project Description, Exhibit A is hereby superceded with Amended Project Description Exhibit A-1, as attached.
- F. Project Budget, Exhibit B is hereby superceded with Amended Project Budget Exhibit B-1, as attached.
- G. HOME Loan Agreement, Attachment 1, is amended as Amended HOME Loan Agreement, Attachment 1-A, as attached.

9. ALL OTHER TERMS AND CONDITIONS OF THE ORIGINAL CONTRACT AND ANY PREVIOUS AMENDMENTS THERETO REMAIN IN FULL FORCE AND EFFECT.

FOR THE CONTRACTING ORGANIZATION:

FOR SNOHOMISH COUNTY:

Ray Stephenson 7-25-2016
(Signature) (Date)
Mayor
(Title)

Mary Jane Brell Vujovic 7/25/16
(Date)
Mary Jane Brell Vujovic, Director
Department of Human Services

ATTEST:

Anna Pankovitch
for City Clerk 7-25-2016

APPROVED AS TO FORM

James D. Iles
JAMES D. ILES, City Attorney

EXHIBIT A-1

PROJECT DESCRIPTION

KENNEDY COURT IMPROVEMENT PROJECT

I. PROJECT DESCRIPTION

From its 2010, 2012 and 2013 HOME set aside, the City of Everett has awarded HOME Investment Partnerships Program funds ("HOME funds") to Housing Hope (the "Agency"), to provide funds for rehabilitation of Kennedy Court for very low-income (at or below 50% of area median income) households. Kennedy Court is an eight (8) -unit multi-family rental project, located at 3228, 3230, & 3232 Norton Avenue, Everett, WA 98201, and is described more fully in Attachment 1.

Renter households must meet the requirements set forth in Section III-C-3 of the Agreement and also set forth in Attachment 1-A to the Agreement (the "City HOME Agreement") in order to qualify for the HOME funding.

II. SUBCONTRACT

The City will enter into a separate HOME Agreement with Housing Hope, in substantially the same form as Attachment 1-A, to provide HOME funds in the amount of \$573,298 for the rehabilitation of Kennedy Court for very low-income (at or below 50% of area median income) households within the City of Everett and its Urban Growth Area (the "UGA"). The HOME funds may be used for rehabilitation of properties located within the UGA, as is described and specified in the City's 2012 update to its Comprehensive Plan and as is consistent with RCW 36.70A.130(4)(a).

III. PROGRAM GOALS

The rehabilitation of Kennedy Court shall be completed as such rehabilitation is defined by the final scope of work approved by the City.

A total of seven (7) units in the Project will be assisted by HOME funds. The number of HOME-Assisted Units in the Project may never be less than seven (7) units, including one (1) two-bedroom unit and six (6) three-bedroom units, and the units must be comparable, in size, features, and number of bedrooms to those units originally identified as HOME-Assisted Units.

IV. SCHEDULE

The City shall undertake, or cause the Agency to undertake the activities in the time periods as provided in the following schedule:

<u>Task</u>	<u>Date</u>
Execute the Amended HOME Agreement (Attachment 1-A) with Housing Hope	7/25/16
Cause the Agency to complete the Kennedy Court rehabilitation	9/30/17
Cause the Agency to expend the HOME funds	12/31/17
Cause the Agency to comply with completion report requirements	3/31/18

**SNOHOMISH COUNTY
HUMAN SERVICES DEPARTMENT**

**EXHIBIT B-1
APPROVED CONTRACT BUDGET
COST REIMBURSEMENT**

PROGRAM TITLE: Multi-family Rehabilitation Project

AGENCY: City of Everett

ADDRESS: Planning and Community Development
2930 Wetmore Ave, Suite 800, Everett, WA 98201-4044

CONTRACT PERIOD: See I.E. on page 5 40 year period

REVENUE SOURCES:

FUNDS AWARDED UNDER CONTRACT:

REVENUE SOURCE	AMOUNT
2010 HOME, CFDA #14.239 - HOME Investment Partnerships Program	\$145,000
2012 HOME, CFDA #14.239 - HOME Investment Partnerships Program	\$304,214
2013 HOME, CFDA #14.239 - HOME Investment Partnerships Program	\$124,084
TOTAL FUNDS AWARDED:	\$573,298

NON-FEDERAL MATCHING RESOURCES:

Housing Hope	\$105,556
TOTAL NON-FEDERAL RESOURCES:	\$105,556

MATCH REQUIREMENTS FOR CONTRACT: PERCENTAGE: 15% AMOUNT: \$105,556
(For HOME funds only)

OTHER PROGRAM RESOURCES (Identify):

SOURCE	PERIOD	AMOUNT
Federal		None
State		None
Local		None
Other		None
TOTAL RESOURCES		\$678,854

**SNOHOMISH COUNTY
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EXPENDITURES

CATEGORY	City HOME Funds	MATCHING RESOURCES-Housing Hope	TOTAL
Acquisition Costs:			
Purchase Price			
Closing, Title, & Recording Costs			
SUBTOTAL			
Construction:			
Basic Construction Contract	\$477,068		\$477,068
Off-site Improvements			
Infrastructure Improvements			
Construction Contingency (15%)	45,269	\$26,291	71,560
Sales Taxes	43,889	6,585	50,474
Other Construction Costs: On site storage units	840		840
SUBTOTAL	567,066	32,876	599,942
Development Professional Costs:			
Appraisal			
Architect/Engineer	2,732	7,680	10,412
Environmental Assessment			
Geotechnical Study			
Boundary & Topographic Survey			
Developer Fee			
Other Consultants: Cost Study			
SUBTOTAL	2,732	7,680	10,412
Other Development Costs:			
Soft Cost Contingency		10,000	10,000
Insurance		5,000	5,000
Permits, Fees, & Hookups	3,500		3,500
Impact/Mitigation Fees			
Relocation		28,000	28,000
Construction Interest			
Project Related Costs			
Capitalized Replacement Reserves		22,000	22,000
Accounting/Audit			
SUBTOTAL	3,500	65,000	68,500
Total Cost:	\$573,298	\$105,556	\$678,854

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EXPENDITURE NARRATIVE

AMOUNT	TYPE OF EXPENDITURE: i.e. Salaries: 40% Program person, etc. Benefits: FICA, MEDICAL, etc. Communications: Postage, etc.
	See page 2 for details

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DETAIL SALARIES/WAGES

POSITION	FT/PT	% OF TIME TO FUND	FUND	TOTAL MONTHLY	MONTHLY CHG TO FUND	TOTAL CHG TO FUND
Not applicable						