

AGENDA

AFFORDABLE HOUSING COMMISSION

April 30, 2025

Hybrid Meeting In-person and via Zoom



<https://us02web.zoom.us/j/85279874190?pwd=Ez5pijpsosMilSjYzzaMViooASAmrd.1>

Meeting ID: 852 7987 4190

Passcode: 255089

AMERICANS WITH DISABILITIES ACT

The City of Ellensburg strives to make our services, programs, and activities readily accessible and usable by individuals with disabilities. Reasonable accommodations will be made upon request. Please furnish the ADA Coordinator with your request in sufficient time for the City to provide a reasonable accommodation by calling the City of Ellensburg ADA Coordinator at (509) 962-7222 or email ADACoordinator@ellensburgwa.gov.

**CITY OF ELLENSBURG
AFFORDABLE HOUSING COMMISSION AGENDA
Council Conference Room
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom
Wednesday, April 30, 2025
4:30 PM - Special Meeting**

- 1. Call to Order and Roll Call of Members**
- 2. Approval of Agenda (No Public Comment)**
- 3. Approval of Minutes**
 - 3.A Approve April 2, 2025 regular meeting minutes
- 4. New Business**
 - 4.A Consider HopeSource application for sales tax funding
 - 4.B Catherine Property update - consider wetland monitoring contract
- 5. Unfinished Business**
- 6. Public Comment**
- 7. Staff Update/Discussion Items**
 - 7.A Updated area median income (AMI) figures for Kittitas County
 - 7.B Select next meeting date
- 8. Commission Representative Update**
- 9. Adjournment**



For more information on the Affordable Housing Commission, contact the Community Development office at 509-962-7270.



CITY OF ELLENSBURG

Minutes of Affordable Housing Commission, Regular Meeting

Date of Meeting

April 2, 2025

Time of Meeting

4:30 PM

Place of Meeting

**Council Chambers
501 North Anderson Street
Ellensburg, WA 98926
And remotely via Zoom**

1. Call to Order and Roll Call of Members

Commissioner Garzone called the meeting to order at 4:30 p.m.

Present: Kim Funston, Courtney Garzone, Delano Palmer, John Perrie, Peter Stone, Dan Witkowski

Absent (excused): Sarah Bedsaul

Also present: Susan Grindle, Bill Hinkle, Stacey Henderson - Planning Manager, Lily Frey - Housing Program Manager, Dan Carlson - Community Development Director, Kathy Boots - Planning Technician

Commissioner Palmer motioned to excuse the absence of Commissioner Bedaul. Motion passed 6-0.

2. Approval of Agenda

Commissioner Palmer motioned to approve the agenda. Motion passed 6-0.

3. Approval of Minutes

3.A Approve March 5, 2025 regular meeting minutes

Commissioner Palmer motioned to approve the March 5, 2025, regular meeting minutes. Motion passed 6-0.

4. New Business

4.A Comprehensive Plan periodic update & housing element components

Planning Manager Henderson gave an overview of the Ellensburg Comprehensive Plan and the Periodic Update process. Frey shared details on the housing element steps and state and local population projections by income.

4.B Plan Accessory Dwelling Unit (ADU) program

Frey presented ADU program options, including website guidance, preapproved plans, open house, recorded conversations, and an interactive map. Commissioners discussed the cost and potential value tradeoffs of different program components and the importance of involving builders, real estate professionals, and lenders to increase uptake. Commissioner Garzone

recommended creating website guidance and planning a future ADU open house that would be recorded. Commissioners Funston and Palmer volunteered to review open house planning. Frey will provide the number of ADU permits issued in recent years at a future meeting.

5. Unfinished Business

- 5.A Ellensburg Academy and communications planning
Housing is one of three topics planned for the July 29th Ellensburg Academy, a series of free civic education workshops open to the public.

6. Public Comment

None.

7. Staff Update/Discussion Items

- 7.A Pathways & Inversion project updates
The City Manager has signed the City's contract with Commerce for the Connecting Housing to Infrastructure Program (CHIP) for the Pathways Place project. Developers have submitted building permit applications.

City Council approved the amended Inversion Design Build project as recommended by the Commission.

The City issued the 2025 Notice of Funding Availability (NOFA) and received an application from HopeSource for the acquisition of housing units currently under construction. Commissioners are available for an April 30th special meeting to consider this application.

8. Commission Representative Update

Commissioner Palmer reported that Council continues to work on a property exchange. Commissioner Garzone mentioned the upcoming recovery documentary screening on April 16th at the Central Washington University (CWU) Student Union and Recreation Center (SURC).

9. Adjournment

The meeting was adjourned at 5:35 p.m.



Meeting Date: April 30, 2025
City of Ellensburg

Affordable Housing Commission Agenda Report

Agenda Subject: Consider HopeSource application for sales tax funding
Submitted by: Lily Frey, Housing Program Manager
Department: Community Development

Suggested Motion/Action:

Recommend HopeSource Ruby Street acquisition proposal to City Council for funding allocation.

Background/Summary:

The City of Ellensburg has had an open process for review of affordable housing project applications since 2020. In March 2025, the City issued a Notice of Funding Availability summarizing resources available for capital projects and housing services in 2025. On March 31, 2025, HopeSource submitted an application for funding in the amount of \$1,200,000 to purchase a 7,200 square-foot lot with four duplexes that are currently under construction. The project is located at the intersection of S Pearl Street and W Washington Avenue. Staff is requesting the Affordable Housing Commission evaluate the request and provide a recommendation to Council in accordance with ECC 1.86.050. The commission may recommend to award the full amount, to award a partial amount, or to deny the request.

Previous Council Action:

None.

Analysis:

HopeSource Pearl Street acquisition project details:

Total project budget	\$1,654,400
Target acquisition date	September 1, 2025
Total units planned	8 units (6 x studio; 2 x one-bedroom)
City funds requested	\$1,200,000
City funds/unit	\$150,000
Approximate total cost/unit	\$206,800
Approximate total cost/square foot (based on 412 SF/studio + 575 SF/1BR)	\$456

This property is currently under construction by the developer, which has entered into a purchase and sale agreement with HopeSource to acquire the property contingent on receiving grant funds to support the purchase. HopeSource proposes to self-manage the property. The proposed rents are \$886 per studio unit and \$960 per one-bedroom unit, which are within the limits for up to 60% AMI housing. No on-site services are proposed for the property.

Identified housing needs and investment priorities:

The project would house households with incomes up to 60% AMI, which may include members of the target groups; no specific population groups are identified to be served by the property.

Retention of affordability:

HopeSource has agreed to meet the minimum 25-year affordability period.

Leverage and collaboration/financial assessment:

Kittitas County has authorized a \$250,000 contribution to the project and HopeSource will transfer an adjacent owned property to the developer to meet the total value. The City is requested to fund nearly 73 percent of the acquisition price.

Staff evaluation - readiness to proceed:

The property is currently under construction. The purchase date is scheduled for September 1, 2025. HopeSource estimates that the units would be occupied by the end of October 2025. This project would add affordable housing to the community's inventory in a short timeframe.

Community impact:

The proposed acquisition property is centrally located with access to community amenities, such as grocery stores, transit and the library. The proposed acquisition is primarily studio units with two one-bedroom units. The housing units fill the developable area on the site.

Property management and development capacity:

HopeSource currently self-manages three properties and has contracted property management for several additional owned properties in Ellensburg.

Financial Impact:

Approximately \$2,500,000 is available for affordable housing capital projects in 2025. Fully funding this request would leave up to \$1,300,000 available for other projects.

Budget Adjustment: Yes

Attachments:

1. Proposal_COE 2025 Affordable Housing Development Application_HopeSource
2. Documentation of Site Control_Signed PSA_HopeSource
3. Project Site Plan_Pearl Street_HopeSource
4. Letter of Support_EDA
5. Letter of Support_KC Chamber
6. Tenant income certification and verification forms



AFFORDABLE HOUSING APPLICATION

FOR CITY SALES TAX FUNDING OR PROPERTY CONTRIBUTION

APPLICATION COVER SHEET

Application Instructions

A complete application must include a signed application and the following attachments:

1. Documentation of site control (i.e. fee simple title, valid lease agreement, contract for the purchase and sale of property), not necessary if your application is limited to one of the city-owned properties
2. Completed City of Ellensburg [Pre-Funding Submittal Meeting Application](#)
3. Documentation to support collaboration
4. Project site/development plan

Incomplete applications will not be considered. Missing or incomplete information will result in a forfeiture of application. Do not include any information beyond what is requested in the application. Please note, all funding applications are public record.

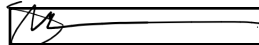
Questions

- Questions on land use regulations and building codes, please contact the Community Development Department at 509-962-7231
- Questions on affordable housing funding, please contact Lily Frey at 509 962-7270 or freyl@ci.ellensburg.wa.us.

CERTIFICATION and AUTHORIZED SIGNATURE: To the best of my knowledge and belief, the information contained in this application, and in the additional required documentation submitted with this application, is true and correct. I understand that any false information or omission may disqualify my organization from further consideration for City assistance. I authorize the investigation of any or all statements contained in this application and any other information pertinent to this application and my organization and its employees and board members.

The signatory possesses the legal authority to apply for and receive City of Ellensburg assistance, and the person signing the application has the proper authority from the governing body of the organization. The applicant understands the City will not be responsible for any costs incurred by the applicant in developing and submitting this application, and that all applications submitted become the property of the City and applications are public record.

The applicant agrees that if this project is allocated City funding or property, the applicant will enter into a contract with the City of Ellensburg and will be required to submit annual reports attesting to compliance with the agreed upon retention of affordability and residents of housing developments funded through the City's local housing fund or constructed on property contributed by the City. The applicant further agrees that if this project is allocated City funding or property, it will comply with all federal, state, and local statutes, regulations, policies, and requirements applicable to City assistance. If the awarded project does not show substantial progress within two years of funding award the funds will revert back to the City's affordable housing program for reallocation.



03 / 31 / 2025

Signature of Authorized Applicant Representative

Date

Susan Grindle

CEO

Name of Authorized Applicant Representative (Please Print or Type)

Title (Please Print or Type)

1. PROJECT DESCRIPTION AND ELIGIBILITY

A. Project Name:

Agency Name:

Contact Person

Mailing Address:

City, State, Zip:

Phone:

Email:

Federal Tax ID:

Unified Business Identifier (UBI):

B. Project Location

Primary Street Address:

City, State, Zip

Tax Parcel ID#:

C. Project Activity (check all that apply)

- | | | |
|---|---|---|
| ☐ Acquisition | ☐ Demolition/Redevelopment | ☐ New Construction |
| ☐ Adaptive Reuse | ☐ Rehabilitation | ☐ Other |

If you checked Other above, please explain:

D. Type of organization or company

- | | |
|---|--|
| ☐ Nonprofit organization 501(c)(3) | ☐ Public organization |
| ☐ For profit organization | ☐ Other: _____ |

E. Has this organization/developer previously received funding from the City of Ellensburg?

☐ Yes ☐ No If yes, please indicate funding source _____

F. City Assistance Request. Please indicate City sales tax funding request and/or property contribution parcel number. *If you are not applying for sales tax funding or property contribution, please indicate N/A.*

Sales tax funding request: \$ _____ Total project budget: \$ _____

City property contribution: _____
(Parcel Number)

G. Project Summary. Briefly summarize your proposed project in a couple of paragraphs; include a general statement of the project’s overall purpose, scope, and intent. (300 words or less)

H. Populations to be served. Please select the primary target population and household income for each unit or group of units requested to be funded by City sales tax and/or to be developed on a City-owned property. If a unit has the potential to be targeted to more than one population group listed, please select “multiple population groups” and describe in the notes field provided below.

PLEASE NOTE: Development proposals that serve households earning greater than 60% of AMI and no identified population group are only eligible for City assistance in the form of city-owned property contributions.

% of Area Median Income	Population group	Qty.	Unit type	Tenant monthly rent/mortgage
Choose an item	Choose an item.			
Choose an item	Choose an item.			
Choose an item.	Choose an item.			
Choose an item.	Choose an item.			
Choose an item.	Choose an item.			
Choose an item.	Choose an item.			
Choose an item.	Choose an item.			
Choose an item.	Choose an item.			
Total				

If applicable, multiple population group notes

I. Summary of all housing units. Please include ALL housing units in the project. Projects proposed for City-owned property may be eligible for households earning 80% or below Area Median Income. Projects proposed for City funding must serve households earning 60% or less of Area Median Income and meet one or more of the identified population groups in Section H.

If applicant is applying for City funding for a mixed-income development the funding request must be proportional to the number of units that will serve households earning 60% or less of Area Median Income and meet one or more of the identified population groups in Section H.

Area Median Income	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Total Units
At or below 30%						
40%						
50%						
60%						
70%*						
80%*						
Above 80%**						
Total						
# of ADA Compliant Units						
Average Square feet						

*Not eligible for City funding.

**Not eligible for City-owned property contribution or City funding.

2. COMMUNITY IMPACT

A. Community impacts. The following targets have been identified as having a tangible benefit for intended residents. Please check all that apply to the proposed project location.

- | | |
|---|---|
| ☐ Within ½ mile of public transit stop | ☐ Within ½ mile of senior center |
| ☐ Within ½ mile of park or recreation area | ☐ Within ½ mile of grocery store with fresh food |
| ☐ Within ½ mile of public school | ☐ Within ½ mile of medical services |
| ☐ Other _____ | |

B. Housing needs and financial stability. Please describe how this project will address housing needs in Ellensburg including opportunities for beneficiaries to build financial stability. (200 words or less)

C. Sense of place and community. Please describe how the proposed project will promote a sense of place and community for intended residents and the greater Ellensburg community. (100 words or less)

D. Other community impacts. Please describe other tangible benefits the project will have for the intended beneficiaries as well as the greater Ellensburg community. (200 words or less)

3. RETENTION OF AFFORDABILITY

A. Please indicate how this project will help to retain affordable housing units in the community. Please note a *minimum* 20-year period of affordability will be required for any housing projects receiving City funding or *minimum* 40-year period of affordability for property contribution. (200 words or less)

B. Describe how you plan to monitor and report on affordability requirements. (200 words or less)

4. PROPERTY MANAGEMENT AND DEVELOPMENT

A. Architect (if known)

Firm Name	
Contact Person and Title	
Phone	
Email	

B. General Contractor (if known)

Firm Name	
Contact Person and Title	
Phone	
Email	

C. Property Management Firm (as applicable)

Firm Name	
Contact Person and Title	
Phone	
Email	

5. PROPERTY MANAGEMENT AND DEVELOPMENT TEAM EXPERIENCE

A. Project Applicant/Developer Experience. For completed projects, list only projects completed in the last five years. For pipeline projects, list projects for which you plan to seek funding in the next 12 months or have received at least one funding commitment.

Projects Completed							
Project Type	Activity Type	Role (i.e. owner, developer)	City and State	# Units	Date development activities began	Placed in service date	Type of financing
Choose an item.	Choose an item.						
Choose an item.	Choose an item.						
Choose an item.	Choose an item.						
Choose an item.	Choose an item.						
Choose an item.	Choose an item.						

Project Pipeline						
Project Type	Activity Type	Role (i.e. owner, developer)	City and State	# Units	Date development activities began	Type of financing
Choose an item.	Choose an item.					
Choose an item.	Choose an item.					
Choose an item.	Choose an item.					

B. Project Property Management Firm Experience. Please list up to 10 similar projects that your organization, or your selected Property Management firm, has managed or currently manages.

Project	City and State	# Units	Population Served	Effective date of management contract	End date (current if still managing)

6. LEVERAGE AND COLLABORATION

A. Financing Sources. Please complete all information applicable to your project. Include all financing term assumptions even if they are funder's standard terms. Include funds contributed by applicant through initial start-up capital or expected applicant contribution.

Name	Type	Proposed Amount	Committed Amount	Date Applied	(Projected) award date	Grant/loan	Term	Payment structure
	Choose an item.	\$	\$					
	Choose an item.	\$	\$					
	Choose an item.	\$	\$					
	Choose an item.	\$	\$					
TOTAL		\$						
CITY FUNDS REQUESTED		\$						

B. Please describe how the City funds/property contribution requested will be leveraged. What other funds are expected, how will the city funds/property contribution be used to leverage other funds?

C. Please describe active partnerships, collaboration and/or in-kind contributions and/or volunteers/pro-bono services that support project development. Examples might include membership on advisory groups, in-kind, volunteer time or financial contributions, sharing data or best practices, and/or soliciting input from community partners. Please focus your narrative on contributions to the proposed project, not for the agency in general.

7. PROJECT SCHEDULE AND BUDGET

A. Project Schedule. Provide date completed and status information for the following project tasks. If a task does not apply to your project, enter N/A. To add additional tasks, insert additional lines as needed. For each new task you enter in this form, also enter the appropriate category in the “Category” column. For tasks that require additional details, please enter the details only in the “Notes/Status” Column.

Category	Tasks	Date completed or expected completion	Notes/Status
Site Control	Purchase and Sale Agreement/Option		
Site Control	Closing		
Feasibility/Due Diligence	SEPA		
Financing	Appraisal		
Financing	Financial underwriting		
Financing	Application(s) for other funding source(s)		
Design/Permitting	Preliminary drawings completed		
Design/Permitting	Site plan approval		
Design/Permitting	Building/civil permit submitted		
Design/Permitting	Building/civil permits issued		
Design/Permitting	Other agency permits issued		
Construction	Selection of general contractor		
Construction	Begin construction		
Construction	Issued certificate of occupancy		
Occupancy	Selection of management firm		
Occupancy	Begin leasing		

B. Project Budget. Amounts in the total project cost must be accounted for in full by assigning them to funding sources as appropriate. Do not combine funding sources in a column. All residential development costs should be included in this budget.

	\$ amount	% of total project cost	City funds	Applicant funds	Bank funds	Other funds
Cost Category						
Acquisition Costs (existing structures, land, closing costs, etc.)						
Construction Costs (demo, new, rehab, overhead/profit, site work, infrastructure costs, etc.)						
Soft Costs (appraisal, legal, tech. experts, enviro. studies, project management, other consultant)						
Other Development Costs (permits, utility hook-ups, etc.)						
Financing Costs (loans, legal fees, etc.)						
Operational or Reserve Costs						
Total Project Cost						

C. Budget Narrative. As necessary, include budget narrative to support and/or supplement the information included in the budget tables above (100 words or less)

8. ATTACHMENTS TO APPLICATION

- ☐ Documentation of site control (not necessary if project proposal is limited to city-owned property)
- ☐ Completed City of Ellensburg [Pre-Funding Submittal Meeting Application](#)
- ☐ Documentation to support collaboration
- ☐ Project site/development plan

REAL ESTATE PURCHASE AND SALE AGREEMENT

28th THIS REAL ESTATE PURCHASE AND SALE AGREEMENT is made and entered into this day of March, 2025, by and between Evergreen Village, LLC, a limited liability company, (hereinafter "Seller") and HopeSource, a Washington nonprofit corporation (hereinafter "Purchaser").

A. WHEREAS, Seller is the owner of that certain real property located in Kittitas County at 211 S Pearl St, Ellensburg, Washington and legally described as follows:

Lot 7 and the South 10 Feet of Lot 8, Block 31, MURRAY ADDITION TO THE CITY OF ELLENSBURG, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 1 of Plats, page 15, records of said County.

Assessor's Property Tax Parcel/Account Number(s): 927133

A COMPLETE LEGAL DESCRIPTION WILL BE PROVIDED PRIOR TO CLOSING

Commonly referred to as Kittitas County Tax Parcel No. 927133 (hereinafter referred to as the "Property").

B. WHEREAS Seller desires to sell and Purchaser desires to purchase the Property all as is hereinafter set forth;

NOW, THEREFORE, in consideration of the foregoing, payment of the purchase price and the mutual covenants hereinafter set forth, the parties hereby agree as follows:

1. Purchase Price: Seller agrees to sell and Purchaser agrees to purchase the Property for a total purchase price of One Million Five Hundred Thousand and no/100 dollars (\$1,500,000.00), One Million Three Hundred Thousand (\$1,300,000.00) of which will be paid in cash in closing. The remainder of the purchase price will be satisfied by the transfer of the real property located at 205 S Pearl Street, Ellensburg, WA 98926 to the Seller, at a value of Two Hundred Thousand and no/100 (\$200,000.00), legally described as follows:

Lot 10, Block 31, MURRAY'S ADDITION TO THE CITY OF ELLENSBURG, as per plat thereof recorded in Volume 1 of Plats, page 15, records of Kittitas County, State of Washington.

2. Earnest Money: Purchaser hereby deposits, and receipt is hereby acknowledged of \$500.00 paid or delivered as earnest money in part payment of the purchase price for the aforescribed real estate, to be delivered within a week of mutual acceptance of this agreement. All of the Earnest Money is applicable to the Purchase Price at Closing. Earnest Money and this Agreement shall be held by AmeriTitle for the benefit of the parties hereto.

3. Contingencies: Purchaser's obligations to purchase the Property is specifically subject to and contingent upon the following terms and conditions:

3.1. Grant Contingency. This Agreement is contingent upon Purchaser obtaining grants for the entire cash portion of the purchase price. The application for and acceptance of said grants shall be at Purchaser's sole discretion. If all such funds are not available to the Purchaser within five (5) days of the Closing Date, the Purchaser may, at Purchaser's sole discretion, give written notice of that fact to Seller. In this event, the Closing Agent shall immediately return all Earnest Money to the

INITIALS: JS
Purchaser: JS /Date: 3-28-25
Purchaser: _____ /Date: _____
Seller: MS /Date: 3/28
Seller: _____ /Date: _____

John P. Winbauer
Lathrop, Winbauer, Harrel & Slothower L.L.P.
Attorneys at Law
PO Box 1088/415 East Mountain View Avenue, Suite 302
Ellensburg, WA 98926
Tel (509) 925-6916

Purchaser and this Agreement shall terminate.

3.2. Inspection Contingency. This Agreement is contingent upon the finished construction, with occupancy permits issued, on the property of four (4) two-story duplexes with a total of eight (8) units. Seller agrees to permit inspections required by Purchaser, including but not limited to structural, pest, heating, plumbing, roof, electrical, septic, construction materials selections and fit and finish. Seller is not obligated to pay for such inspections unless otherwise agreed.

3.2.1. This Agreement is conditioned on Purchaser's subjective satisfaction with inspections of the Property and the improvements on the Property. The Purchaser's inspections may include, at Purchaser's option and without limitation, the structural, mechanical and general condition of the improvements to the Property, compliance with building and zoning codes, an inspection of the Property for hazardous materials, a pest inspection, and a soils/stability inspection.

3.3. Purchaser's Obligations. All inspections are to be (a) ordered by Purchaser, (b) performed by inspectors of Purchaser's choice, and (c) completed at Purchaser's expense. Purchaser shall not alter the Property or any improvements on the Property without first obtaining Seller's permission. Purchaser is solely responsible for interviewing and selecting all inspectors. Purchaser shall restore the Property and all improvements on the Property to the same condition they were in prior to the inspection. Purchaser shall be responsible for all damages resulting from any inspection of the Property performed on Purchaser's behalf.

3.4. PURCHASER'S NOTICE. This inspection contingency SHALL CONCLUSIVELY BE DEEMED WAIVED unless within thirty (30) days after written notification by Seller to Purchaser that the improvements are completed and occupancy permits issued (the "Initial Inspection Period"), Purchaser gives notice (1) approving the inspection and waiving this contingency; (2) disapproving the inspection and terminating the Agreement; (3) that Purchaser will conduct additional inspections; or (4) proposing repairs to the property or modifications to the Agreement. If Purchaser disapproves the inspection and terminates the Agreement, the Earnest Money shall be refunded to Purchaser. If Purchaser proposes repairs to the property or modifications to the Agreement, including adjustments to the purchase price or credits for repairs to be performed after Closing, the parties shall negotiate as set forth in paragraph 3.6 below.

ATTENTION PURCHASER: If Purchaser fails to give timely notice, then this inspection contingency shall be deemed waived and Seller shall not be obligated to make any repairs or modifications.

3.5. Additional Inspections. Purchaser may obtain further evaluation of any item by a specialist at Purchaser's option and expense if, on or before the end of the Initial Inspection Period, Purchaser provides Seller written notice that Purchaser will seek additional inspections. If Purchaser gives timely notice of additional inspections, Purchaser shall have ten (10) days after giving the notice to obtain the additional inspection(s).

3.6. Purchaser's Requests for Repairs or Modifications. If Purchaser requests repairs or modifications under paragraph 3.3 above, the parties shall negotiate as set forth in this paragraph 3.6. All requests, responses, and replies made in accordance with the following procedures are irrevocable for the time period provided

3.6.1. Seller's Response to Request for Repairs or Modifications. Seller shall have 3 days after receipt of Purchaser's request for repairs or modifications to give notice that Seller agrees to the repairs or modifications proposed by Purchaser; (b) agrees to some of the repairs or modifications

INITIALS: 
Purchaser: _____/Date: 3-28-25 Seller: MS/Date: 3/28
Purchaser: _____/Date: _____ Seller: _____/Date: _____

proposed by Purchaser; (c) rejects all repairs or modifications proposed by Purchaser; or (d) offers different or additional repairs or modifications. If Seller agrees to the terms of Purchaser's request for repairs or modifications, this contingency shall be satisfied and Purchaser's Reply shall not be necessary. If Seller does not agree to all of Purchaser's repairs or modifications, Purchaser shall have an opportunity to reply, as follows:

3.6.2. Purchaser's Reply. If Seller does not agree to all of the repairs or modifications proposed by Purchaser, Purchaser shall have 3 days from either the day Purchaser receives Seller's response or, if Seller fails to respond, the day Seller's response period ends, whichever is earlier, to (a) accept the Seller's response at which time this contingency shall be satisfied; (b) agree with the Seller on other remedies; or (c) disapprove the inspection and terminate the Agreement, in which event, the Earnest Money shall be refunded to Purchaser.

ATTENTION PURCHASER: These time periods for negotiating repairs or modifications shall not repeat. The parties must either reach a written agreement or Purchaser must terminate this Agreement by the Purchaser's Reply deadline set forth above. Purchaser's inaction during Purchaser's reply period shall result in waiver of this inspection condition, in which case Seller shall not be obligated to make any repairs or modifications whatsoever AND THIS CONTINGENCY SHALL BE DEEMED WAIVED.

3.7. Repairs. If Seller agrees to make the repairs proposed by Purchaser, then repairs shall be accomplished at Seller's expense in a commercially reasonable manner and in accordance with all applicable laws no fewer than 3 days prior to the Closing Date. In the case of hazardous materials, "repair" means removal or treatment (including but not limited to removal or, at Seller's option, decommissioning of any oil storage tanks) of the hazardous material at Seller's expense as recommended by and under the direction of a professional selected by Seller. Seller's repairs are subject to re-inspection and approval, prior to Closing, by the inspector who recommended the repair, if Purchaser elects to order and pay for such re-inspection. If Purchaser agrees to pay for any repairs prior to Closing, the parties are advised to seek the counsel of an attorney to review the terms of that agreement.

3.8. Oil Storage Tanks. Any inspection regarding oil storage tanks or contamination from such tanks shall be limited solely to determining the presence or non-presence of oil storage tanks on the Property, unless otherwise agreed in writing by Purchaser and Seller.

3.9. Unless otherwise provided in this Agreement, all contingencies and conditions require notice in writing of acceptance, non-acceptance, or waiver within the time limits specified in this Agreement. When a parties' failure to provide effective notice of acceptance, non-acceptance, or waiver causes this Agreement to be terminable by the other party, said termination shall be effective five (5) business days after notice by the terminating party to the other party of the intent to terminate. Nothing in this paragraph shall expand or alter a parties' right to terminate or the other party's remedies for wrongful termination or failure to close.

4. Title:

4.1. Title Insurance: Title insurance shall be issued by AmeriTitle. Purchaser shall pay the cost of Standard Form Title Insurance. Within five (5) days of the Effective Date of this Agreement, Seller shall arrange for the Closing Agent at Purchaser's expense, to apply for a preliminary commitment ("Commitment") for an ALTA form Owner's Policy for title insurance ("Policy") with inflation protection, endorsements, if available at no additional charge, to be issued by the above title company. Purchaser shall pay title insurance and cancellation fees.

INITIALS: 
Purchaser: _____ /Date: 3-28-25 Seller: MS /Date: 3/28
Purchaser: _____ /Date: _____ Seller: _____ /Date: _____

4.2. Extended Title Insurance: Seller's title to the Property is to be free and clear of all liens, encumbrances or defects except for those reservations, restrictions, covenants, easements, and rights of way apparent and/or of record which are acceptable to Purchaser. Rights reserved in federal patents or state deeds, building or use restrictions general to the district, existing easements not inconsistent with Purchaser's intended use, and building or zoning regulations or provisions, shall not be deemed encumbrances or defects. Encumbrances to be discharged by Seller may be paid out of purchase money at date of closing. If title cannot be made so insurable by Closing, and if Purchaser does not elect to waive any exceptions to the coverage which are not consistent with this subparagraph, this Agreement shall terminate and Purchaser's earnest money shall be refunded, at Purchaser's option.

4.3. Title Insurance Exceptions/Exclusions: Seller's title to the Property is to be free and clear of all liens, encumbrances or defects except for those reservations, restrictions, covenants, easements, and rights of way apparent and/or of record which are acceptable to Purchaser. Rights reserved in federal patents or state deeds, building or use restrictions general to the district, existing easements not inconsistent with Purchaser's intended use, and building or zoning regulations or provisions, shall not be deemed encumbrances or defects. The sewer line issues detailed in Paragraph 3.2 shall not be deemed encumbrances or defects. Encumbrances to be discharged by Seller may be paid out of purchase money at date of closing. If title cannot be made so insurable by Closing, and if Purchaser does not elect to waive any exceptions to the coverage which are not consistent with this subparagraph, this Agreement shall terminate and Purchaser's earnest money shall be refunded, at Purchaser's option.

5. Default:

5.1. Purchaser Default: In the event Purchaser fails, without legal excuse, to complete the purchase of the Property, then the Earnest Money shall be forfeited to the Seller as the sole and exclusive remedy available to Seller for such failure on the part of the Purchaser to close the purchase of the Property or otherwise fail to complete the purchase of the Property.

Purchaser Initials: MS

5.2. Seller Default: In the event Seller fails, without legal excuse, to complete the purchase of the Property, then the refundable Earnest Money shall be refunded to the Purchaser as the sole and exclusive remedy available to Purchaser for such failure on the part of the Seller to close the sale of the Property or otherwise fail to complete the sale of the Property.

Seller Initials: MS

6. Closing:

6.1. Date of Closing: For purposes of this Agreement, "date of closing" shall be construed as the date upon which all appropriate documents are recorded and proceeds of this sale are available for disbursement to Seller. Funds held in reserve accounts pursuant to escrow instructions shall be deemed, for purposes of this definition, as available for disbursement to Seller.

6.2. Place and Time of Closing: The sale shall be closed in the offices of AmeriTitle (hereinafter the "Closing Agent"), within fourteen (14) days after completion of financing, if financing is called for herein, but in any event not later than the **1st day of September 2025, which shall be the Termination Date.**

INITIALS: MS
Purchaser: MS /Date: 3-28-25 Seller: MS /Date: 3/28
Purchaser: _____ /Date: _____ Seller: _____ /Date: _____

6.3. Prorations at Closing: All taxes for the current year, rents, insurance, interest, mortgage reserves, water and other utilities constitutes liens (and other such amounts) shall be prorated as of the date of closing. Irrigation assessments, if any, shall be prorated on the basis of a 30-day month, 183 day irrigation season (April 15 to October 15). Any tenant security deposits shall be transferred by Sellers to Purchasers outside of closing.

6.4. Obligations of Purchaser and Seller at Closing: Purchaser and Seller shall deposit with the Closing Agent all instruments, documents, and monies necessary to transfer the Property from Seller to Purchaser and close the sale in accordance with this Agreement.

6.5. Payment of Closing Costs:

<u>PURCHASER</u>	<u>COST OR EXPENSE</u>	<u>SELLER</u>
	Seller's attorney's fees, if any	X
X	Purchaser's attorney's fees, if any	
	Premium due for Standard Policy of Title Insurance	X
X	Premium due for Extended Policy of Title Insurance	
X	Survey, if required in order to obtain extended coverage	
	Real Estate Excise Tax	X
	Recording fees to clear / un-encumber title	X
X	Recording fees for deed	
1/2	Title Company closing or escrow charges	1/2
1/2	Document Prep Fees	1/2

7. Form of Conveyance: Seller shall convey the Property to Purchaser by Statutory Warranty Deed free of encumbrances or defects except those otherwise noted herein.

8. Possession: Seller shall deliver possession of the Property to Purchaser at closing. Possession shall be deemed given when Seller has vacated the premises and delivered keys to Purchaser.

9. Condition of Property: Purchaser offers to purchase the Property in its present condition on the terms noted. Seller hereby warrants that to the best of their knowledge the premises described herein and the improvements thereon do not materially violate the applicable building or zoning regulations and that the company and its principals are unaware of any material defect in the premises or improvements thereon.

10. Residential Property. The Seller shall provide Purchaser with a completed *Real Property Transfer Disclosure Statement* within five (5) days of the Effective Date of this Agreement. Purchaser shall then have three (3) days from the receipt thereof to rescind this offer to purchase by delivering a separate, signed, written statement of rescission to the Seller by 5:00 p.m. of the third business day following receipt of said disclosure statement. If the Purchaser chooses to close despite the disclosure statement, then the Purchaser is considered to have approved and accepted the disclosure statement.

11. Improvements: All attached floor coverings, attached television antenna, window screens, screen doors, storm windows, storm doors, plumbing and lighting fixtures (except floor, standing, and swag lamps), shades, blinds, curtain rods, attached bathroom fixtures, trees, plants, shrubbery, water heating apparatus and fixtures, awnings, ventilating, cooling and heating systems, and built in and "drop in" ranges (but excepting all other ranges) that are now on the premises shall be included in the sale unless otherwise

INITIALS: 
Purchaser: _____ /Date: 3-28-25 Seller: MS /Date: 3/28
Purchaser: _____ /Date: _____ Seller: _____ /Date: _____

provided herein. The following appliances or personal property that are now on the premises are not a part of this sale: None.

12. Risk of Loss: If prior to closing, the improvements on the Property or the Property shall be destroyed or materially damaged by fire or other casualty, Purchaser may terminate this Agreement and this Agreement shall then become null and void. In the event Purchaser terminates this Agreement under this paragraph, the earnest money shall be refunded to Purchaser.

13. Attorney Fees: If either party to this Agreement is required to retain an attorney to enforce any provision of this Agreement, whether or not a legal proceeding is commenced, the substantially prevailing party shall be entitled to reasonable attorneys' fees and costs of suit, including, but not limited to filing fees, service fees, deposition costs and any expert witness costs regardless of whether at trial, on appeal, in any bankruptcy proceeding, arbitration matter, with or without resort to suit.

14. Governing Law and Venue: This Agreement shall be interpreted, construed and enforced according to the laws of the State of Washington. Venue of any lawsuit arising out of this Agreement shall be in Kittitas County, Washington.

15. Notices: Subject to the requirements of any applicable statute, any notices required or permitted by law or under this Agreement shall be in writing and shall be (i) personally delivered, (ii) sent by first class certified or registered mail, return receipt requested, with postage prepaid, or (iii) dispatched by email or facsimile transmission (accompanied with reasonable evidence of receipt of transmission and with a confirmation copy mailed no later than the date after transmission) to the parties' addresses set forth herein. Either party may change such address for notice. All notices which are so addressed and paid for shall be deemed effective when personally delivered, or, if mailed, on the earlier of receipt of three (3) days after deposit thereof in the U. S. mail.

16. Time of Performance: Time is of the essence of this Agreement and of all acts required to be done and performed by the parties hereto, including, but not limited to, the proper tender of each of the sums required by the terms hereof to be paid.

17. Section Headings: The word or words appearing at the commencement of sections and subsections of this Agreement are included only as a guide to the contents thereof and are not to be considered as controlling, enlarging or restricting the language or meaning of those sections or subsections.

18. Invalidity: In the event any portion of this Agreement should be held to be invalid by any court of competent jurisdiction, such holding shall not affect the remaining provisions hereof unless the court's ruling includes a determination that the principal purpose and intent of this Agreement are thereby defeated.

19. Legal Relationships: The parties to this Agreement execute the same solely as a seller and a purchaser. No partnership, joint venture, or joint undertaking shall be construed from these presents and except as herein specifically provided neither party shall have the right to make any representation for, act on behalf of, or be liable for the debts of the other. All terms, covenants and conditions to be observed and performed by either of the parties hereto shall be joint and several if entered into by more than one person on behalf of such party, and a default by any one or more of such persons shall be deemed a default on the part of the party with whom said person or persons are identified. No third party is intended to be benefited by this Agreement. Any married person executing this Agreement hereby pledges his or her separate property and such person's and his or her spouse's marital communities in satisfaction hereof.

INITIALS: 
Purchaser: _____/Date: 5-28-25 Seller: MS /Date: 3/28
Purchaser: _____/Date: _____ Seller: _____/Date: _____

20. Assignment; Successors: Neither the Purchaser nor the Seller may sell, transfer, assign, pledge or encumber its interest in this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld. A purported sale, transfer, assignment, pledge or encumbrance shall be null and void and of no force or effect. Subject to the restrictions contained herein, the rights and obligations of the Seller and Purchaser shall inure to the benefit of and be binding upon their respective estates, heirs, executors, administrators, successors, successor-in-trust, and assigns.

21. Entire Agreement: All understandings and agreements, written and verbal, previously existing between the parties, if any, are merged into this Agreement which alone fully and completely expresses agreement of the parties, and the same is entered into after full investigation, neither party relying upon any statement or representation made by the other not embodied herein. This Agreement may be modified only by a written amendment executed by all parties.

22. Interpretation: This Agreement has been reviewed by both parties and each party has had the opportunity to consult with independent counsel with respect to the terms hereof and has done so to the extent that such party desired. No stricter construction or interpretation of the terms hereof shall be applied against either party as the drafter hereof.

23. Counterparts: This Agreement may be executed in counterparts, each of which shall be deemed to be an original instrument. All such counterparts together shall constitute a fully executed Agreement.

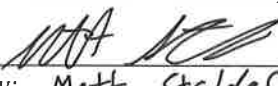
24. Amendment: This Agreement may not be modified or amended except by the written agreement of the parties.

25. Effective Date: When used in this Agreement, the term "Effective Date" is the date the last party to execute this Agreement executes it as disclosed by the respective date appearing below each party's signature. Each party authorizes the endorsement of such date for administrative reference in the space provided in the Agreement's heading.

26. Representation: Seller agrees that John P. Winbauer and Lathrop, Winbauer, Harrel and Slothower, LLP represents the interests of the Purchaser ONLY in this transaction and has not offered or given any legal advice or legal representation whatsoever to Seller regarding this transaction. .

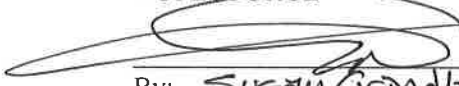
IN WITNESS WHEREOF the parties have signed and delivered this Agreement as of the day and year first above written.

SELLER:
EVERGREEN VILLAGE, LLC


By: Matt Stalder
It's: partner

DATE: 3/28, 2025

PURCHASER:
HOPESOURCE


By: Susan Grindle
It's: CEO

DATE: March 28, 2025

ADDRESS:

2000 E Quartz Mountain Dr

Ellensburg, WA 98926

Phone: 509-929-4820

Other: _____

Email: staldernwa@gmail.com**ADDRESS:**606 W 3rd Ave

Ellensburg, WA 98926

Phone: _____

Other: _____

Email: _____

INITIALS:

Purchaser: /Date: 3-28-25

Purchaser: _____

/Date: _____

Seller: MS/Date: 3/28

Seller: _____

/Date: _____

Reviewed for
building code
compliance

City of Ellensburg

Chuck Doan
6/27/2024

TABLE OF CONTENTS:

C-Cover

A0-Site Plan

A1-Studio Duplex Plan

A2-1-Bed Duplex Plan

A3-Storage Units Plan

A4-Duplex Cross Sections

A5-Duplex Elevations

A6-Carport Design

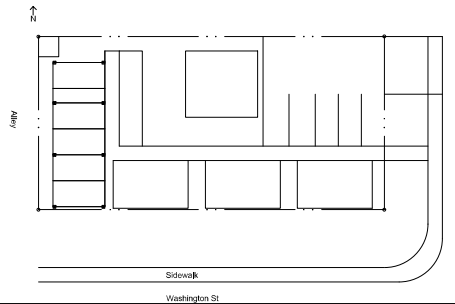
A7-Mechanical/ Schedules

A8-Egress Plan

A9-Landscape Plan

Applicable ECC

- 15.300.040(C)-Multifamily in RM Zone
- 15.320.030-Street Frontage Setbacks: Property Line to Sidewalk (15.320.100(B))
 - Carport Alley Setback 5'
 - North Side Yard Setback 5'
- 15.320.030-Building Height <35'
- 15.510.080(C)-Walks to Entries off Sidewalk
 - (D)-Entries Covered
 - (E)-18% Transparent Facade
 - (F)- Landscape Street Standard in ROW on frontages
 - (G)-33% Frontage Occupied by Driveway, Parking to have Visual Fence and Setback Landscaping to Break Up View
- 15.520.030- 372 sq ft of Open Space Required-160 sq ft of Private Decks+ 225 sq ft of Qualifying Landscaped Open Space
- 15.550.040-1.5 Spaces/1-Bed x 2 = 3 Required
 - 1.2 Spaces/Studio x 6 = 7 Required
 - 10 Required, 10 Provided
- 15.520.040- Multiple Access Paths on Each Street Frontage
- 15.520.050-Parking Access off Pearl St and Alley
- 15.520.060-Refuse Service to have Landscape Buffer/Fencing Around
- 15.520.070-Landscaping will be Used in ROW setback, all over 15'
- 15.520.080-Landscaping will Enhance Pedestrian Streetscape, Sidewalk and Corner Radius will need to be Improved to ADA and Public Works Specs
- 15.520.070(B)(1)(a)-5' Wide Planter Strip with Type C Landscaping along Pearl St
- 15.520.070(B)(1)(d)-5' Wide Planter Strip with Type D Landscaping with rebuilt 6-8' Fence Continuous along Northern Property Line, Allowable Break in Landscaping for Vehicular Access
- 15.530.030(D)(1)-For Buildings Visible from Street, Repetitive Window Pattern
 - (2)-Modulation With Building Material, Exterior Decks, Columns
 - (3)- Roof line Modulation, Broken up Intervals



IRC Prescriptive Code Path

Const. Type: VA

Occupancy: R-3

Total Building Area: 3,889 ft²

Seismic Category: C

Floor: Live Load 40 PSF- Dead Load 25 PSF

Roof: Live Load 50 PSF- Dead Load 25 PSF

Deck: Live Load 40 PSF- Dead Load 20 PSF

Foundation

R401.4.1-Assumed Undisturbed Ground at 1,500 PSF

Bearing Capacity

R403.1(1)-Footing Dimensions

R608-Foundation Wall

R403.1.6-Sill Plate Connection To Concrete

R506.1- 4" Floor Slab

R317.1- Pressure Treated Plates Used on Concrete

Framing

R602.3(5)- All Stud Spacing at 16" OC

Lumber Used in Accordance with R602

Table R602.3(1)- Wall Shear Nailing in Accordance w/ Line

30 & 36

Table R602.10.4-WSP,GB Sheathing

R602.10.5-All Wall Panels to be 48" Placed Vertically

R806.1-Ventilation Calculated

R807.1-Attic Access Given

Mechanical

Ventilation Specs Given

Life Safety

R302.3.1-Floor Ceiling Assembly 1 hr Rated, 1st Floor

Walls 1 hr Rated

R310-R310.2.5-Operational Egress Windows Shall be 5'x4'

Sliders,

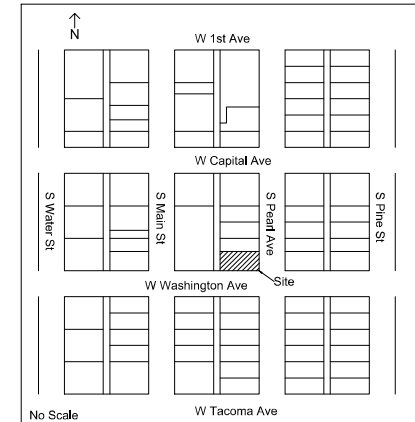
10 sq ft clear opening, 37" from Floor to Sill

R311.7.5-Treads shall be min. 10" and 7.75" Max Riser

R312.1-Pickets at 4" Spacing Creating Guard Rail

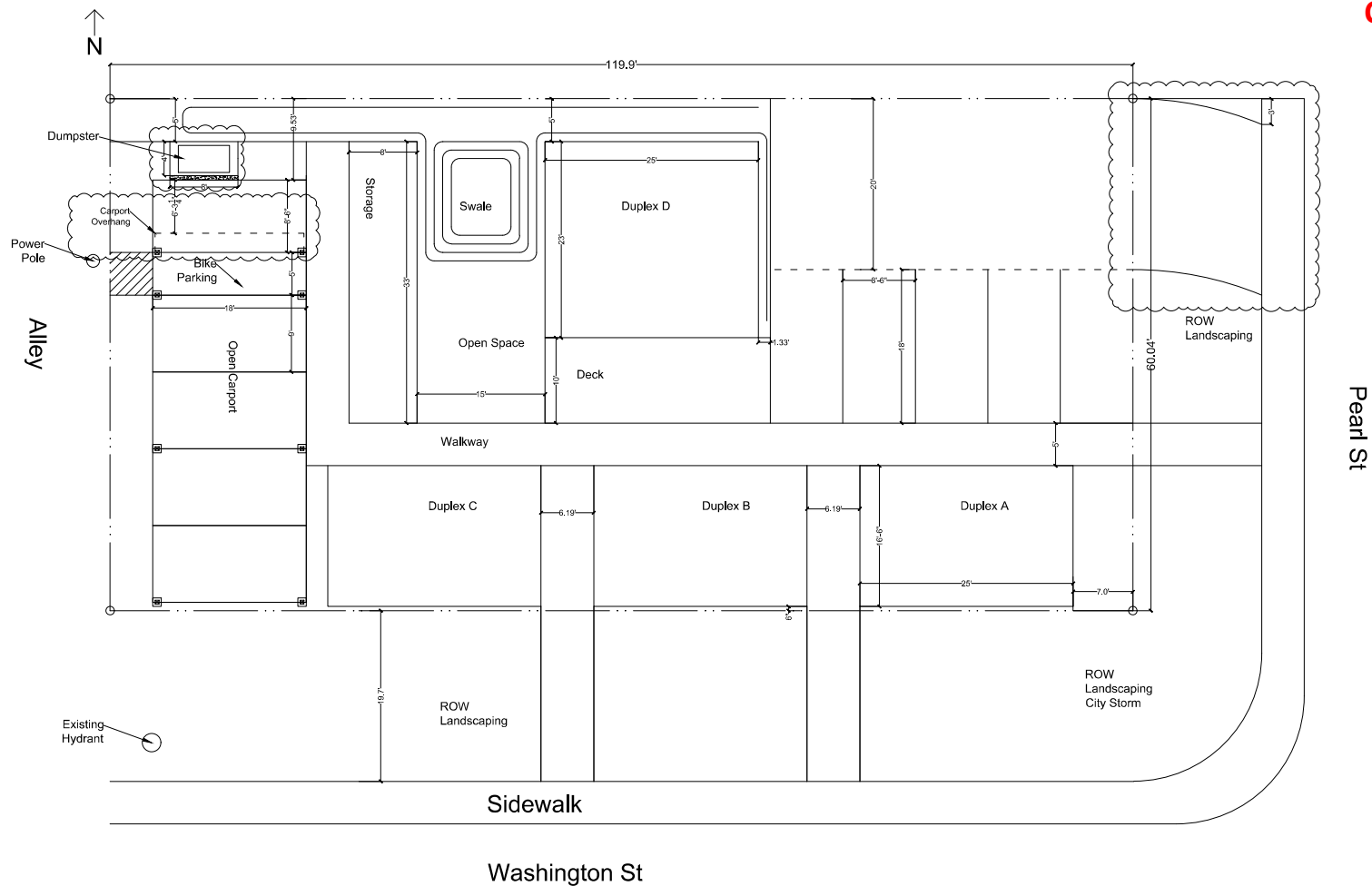
R314.3.4-Interconnected Smoke Detectors Supplied

IFC304-Dumpster with Lid Shall be Greater than 5' from Building



#	Date	Revision	Notes	Description	Date: 3/12/2024	Project	C
					By: Matt Stalder	Pearl Street Apartments	
					Contact: 509-929-4820 staldermw@gmail.com		
					2000 E Quartz Mtn Dr		
SCALE							

Reviewed for
building code
compliance
City of Ellensburg
Chuck Doan
6/27/2024



#	Date	Revision
1	3/11	Adjusted driveway location
1	3/11	Moved Dumpster
1	3/20	Moved Dumpster

Notes
Dumpster moved and carport shortened with non combustible wall between See A9 for detail

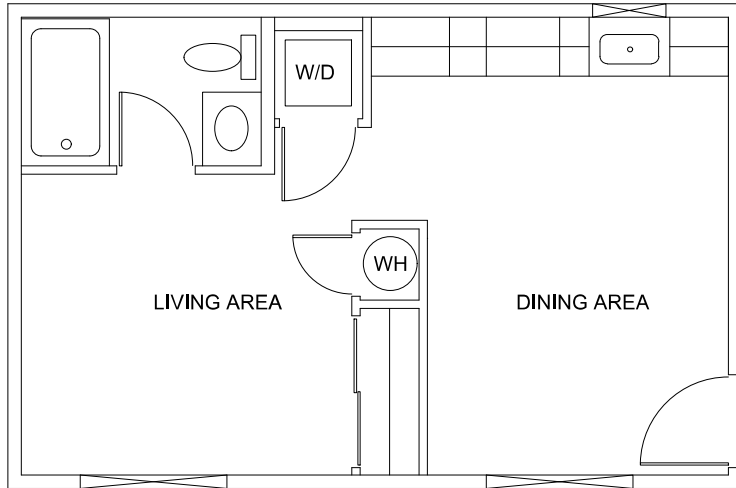
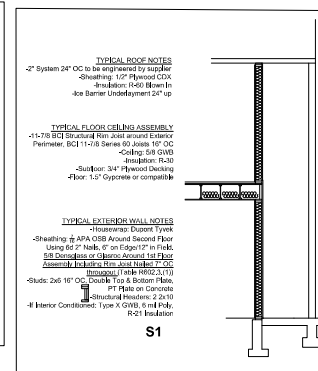
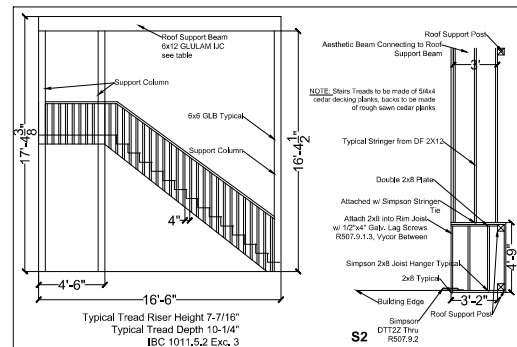
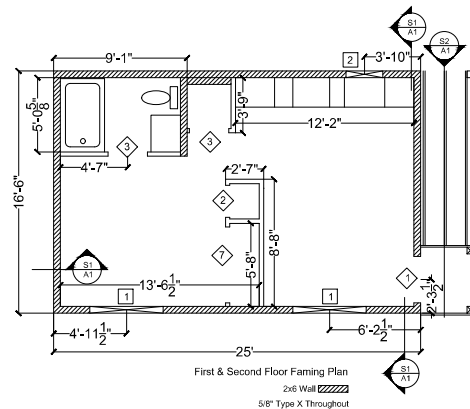
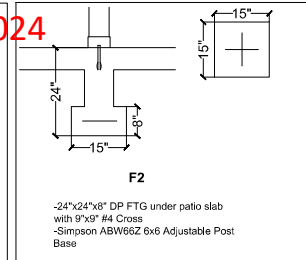
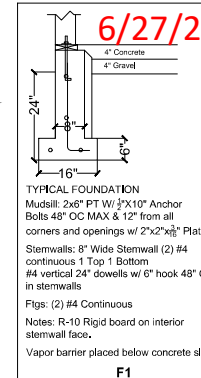
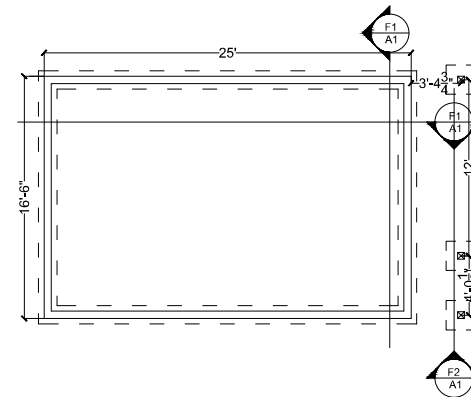
Description
Site Plan- See Engineered Civil Set for Details See Landscaping for Aesthetic Details

Date: 5/16/2024
By: Matt Stalder
Contact: 509-929-4820 staldermw@gmail.com 2000 E Quartz Mtn Dr

Project
Pearl Street Apartments

A0
SCALE 1:75

Chuck Doan
6/27/2024

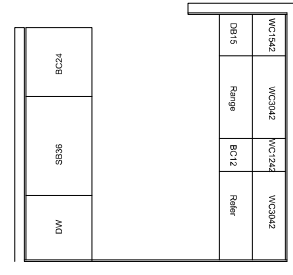
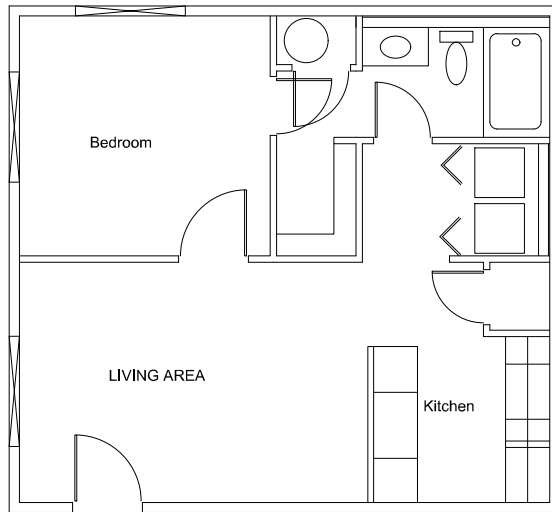

$$1/2"=1'-0"$$


EXTERIOR WALLS		1 HOUR FIRE	
GA FILE NO. WP-8105	GENERIC		
GYPSUM WALLBOARD, GYPSUM SHEATHING, WOOD STUDS			
EXTERIOR SIDE: One layer 4" x 8" x 5/8" type X gypsum sheathing applied parallel to & 4 wood studs 24" c/c with 1/2" galvanized endfrags 4" c/c at vertical joints and 7" c/c at intermediate studs and top and bottom plates. Joints of gypsum sheathing may be left unsealed. Exterior cladding to be attached through sheathing to studs. INTERIOR SIDE: One layer 5/8" type X gypsum wallboard, water-resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 60 coated nails 1 1/2" long, 12 DITF sheets, 10" x 4" x 5/8" (LOAD-BEARING)			
Thickness:	7 pf	Varies	
Approx. Weight:	100 psf	See WP 3610	
Fire Test:	UL 1035/F-47, A8, F-17, 65, 66	See UG 1209	
	UL 1713, 120, 5-20-70, 71	UL Design U214	

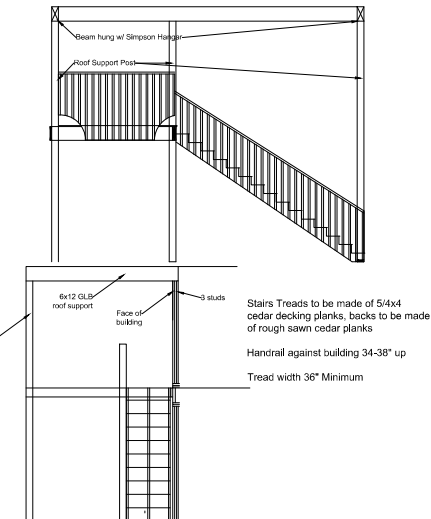
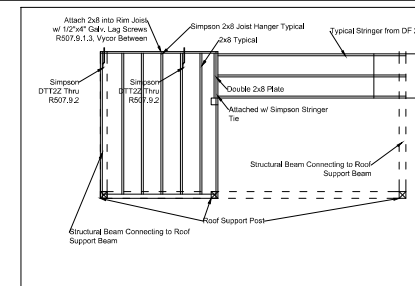
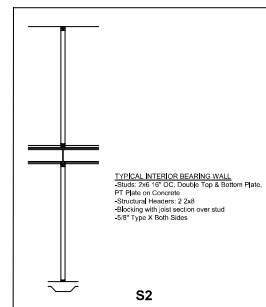
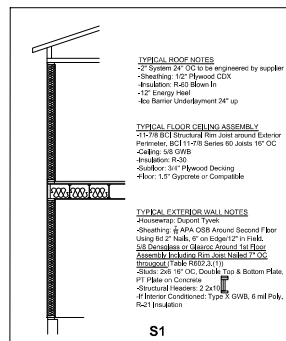
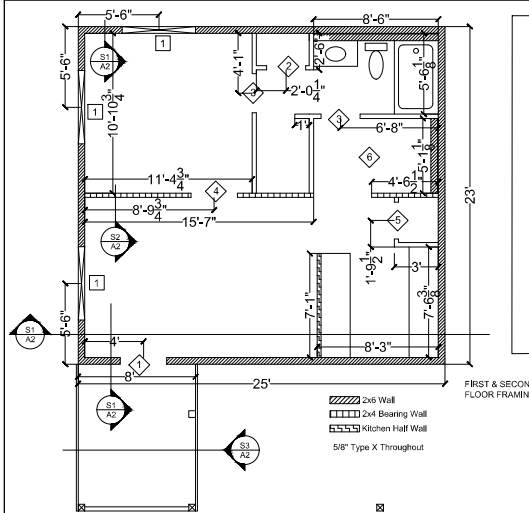
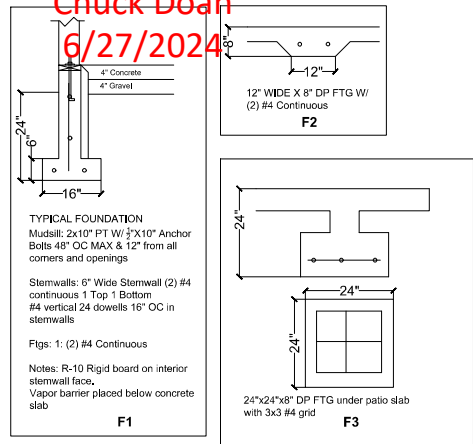
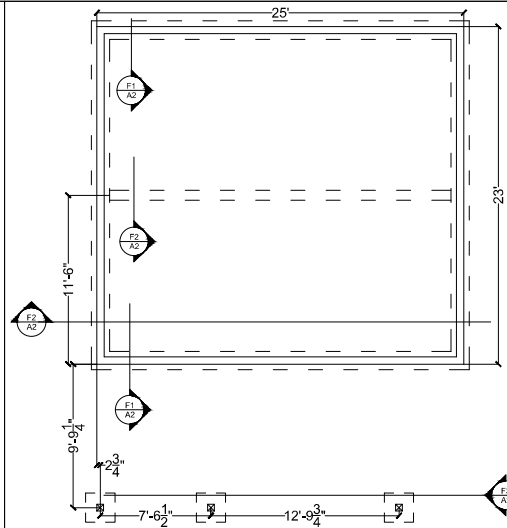
FLOOR-CEILING SYSTEMS, WOOD-FRAMED		
GA FILE NO. FC 5513	GENERIC	1 HOUR FIRE
LIGHTWEIGHT CONCRETE, PLYWOOD, WOOD JOISTS, OPTIMUM WALL BOARD Base layer 1/2" type X gypsum wallboard applied at edge angles and minimum 9 1/2" heavy end joints, with minimum 1 1/2" board < 1" edge lengths and minimum 1/8" joints, 24" w.c., with 1/8" Type X or G drywall screws 12" o.c., 1/2" Type X drywall screws wallboard applied at right angles to joists with 1/4" Type X or G drywall screws 12" o.c., at intermediate joints, 8" o.c., at end joints, and 1/2" Type X drywall screws 8" o.c. (based on base on other side of end joints, joists over 16" apart) Wood joists supporting 5/8" plywood with long edge T & G applied at right angles to joists with 1/4" corner nails, 1/2" lightweight concrete over end joists.		
Approx. Ceiling Height: Fire Test:		9' pf FM J.I. 3020-2, AC-09-19, FM Design FC-058

#	Date	Revision	Notes	Description	Date: 3/12/2024	Project	A1 SCALE 1/4"=1'-0"
1	3/11	Reduced Footprint to 16.5'x25'		Building A-C-Studio Duplex Plan	By: Matt Stalder	Pearl Street Apartments	
					Contact: 509-929-4820 staldermw@gmail.com		
					2000 E Quartz Mtn Dr		

Chuck Doan
6/27/2024



3/8"=1'-0"



#	Date	Revision

Notes

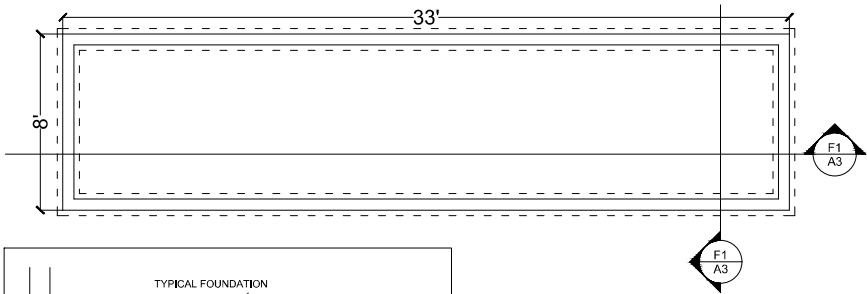
Description
Building D- 1-Bed Duplex Design

Date: 3/12/2024
By: Matt Stalder
Contact: 509-929-4820
staldermw@gmail.com
2000 E Quartz Mtn Dr

Project
Pearl Street Apartments

A2
SCALE 1/4"=1'-0"

Chuck Doan
6/27/2024



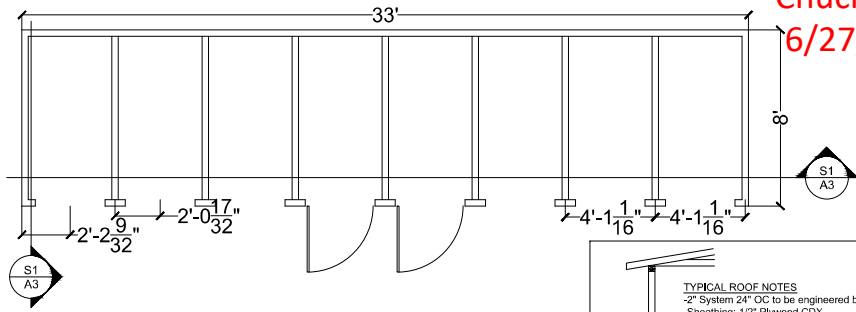
TYPICAL FOUNDATION
Mudslit: 2x6" PT W/ 5"x10" Anchor
Bolts 48" OC MAX & 12" from all
corners and openings w/ 2"x2"x8" Plate

Stemwalls: 6" Wide Stemwall (2) #4
continuous 1 Top 1 Bottom
#4 vertical 24" dowels w/ 3" hook 48" OC in stemwalls

Figs: (2) #4 Continuous

Vapor barrier placed below concrete slab

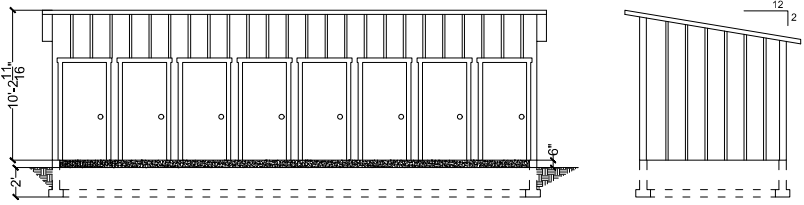
F1



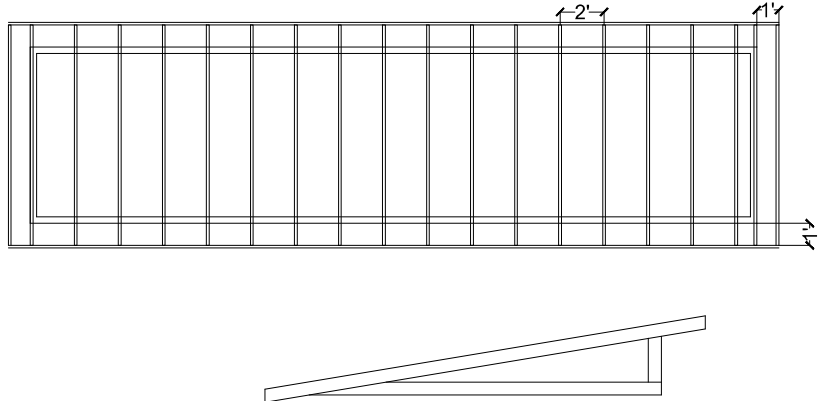
TYPICAL ROOF NOTES
-2" System 24" OC to be engineered by supplier
-Sheathing: 1/2" Plywood CDX
-Ice Barrier Underlayment 24" up

TYPICAL EXTERIOR WALL NOTES
-Housewrap: Dupont Tyvek
-Sheathing: # APA OSB
-Studs: 2x4 16" OC, Double Top & Bottom Plate,
PT Plate on Concrete
-Structural Headers: 2 2x10

S1



TYPICAL SIDING NOTES
-LP SmartTrim Board & Bat siding Typical
-Typical Door Codel exterior 3-0 R-H Swing



1/4"=1'-0"

#	Date	Revision

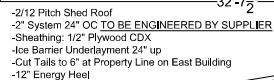
Notes

Description
Storage Unit Design

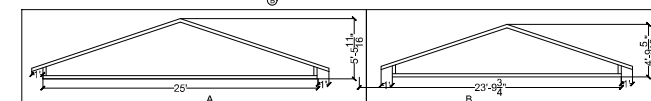
Date: 3/12/2024
By: Matt Stalder
Contact: 509-929-4820 staldermw@gmail.com 2000 E Quartz Mtn Dr

Project
Pearl Street Apartments

A3
SCALE 3/8"=1'-0"



- BCI 2" Rim Joist Around Perimeter
- 11-7/8" I Joists BCI Series 60 16" OC
- 6X6 Columns, 6x12 roof support beam
- Engineering to be done by supplier for joists, column and beam plans

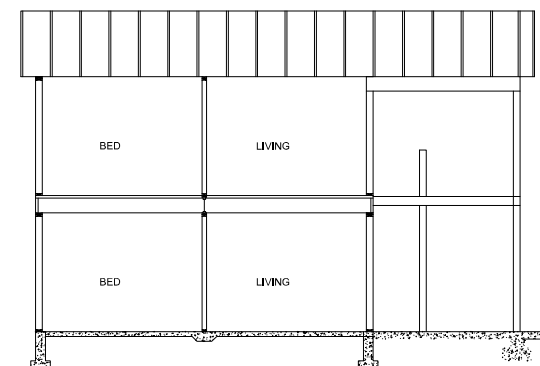


- 4/12 Pitch Shed Roof
- 2" System 24" OC TO BE ENGINEERED BY SUPPLIER
- Sheathing: 1/2" Plywood CDX
- Ice Barrier Underlayment 24" up
- 12" Energy Heal

- BCI 2" Rim Joist Around Perimeter
- 11-7/8" Joists BCI Series 60 16" OC
- 6X6 Columns, 6x12 roof support beam
- Engineering to be done by supplier for joists, column and beam plans

Building D 1-Bed Duplex Truss Plan

**Building A-C Studio
Duplex Cross Section**



Building D 1-Bed Duplex
Cross Section

#	Date	Revision

Notes

Description
Duplex Truss Plan/Cross Section

Date: 3/12/2024

By: Matt Stalder

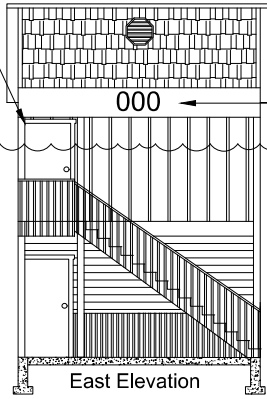
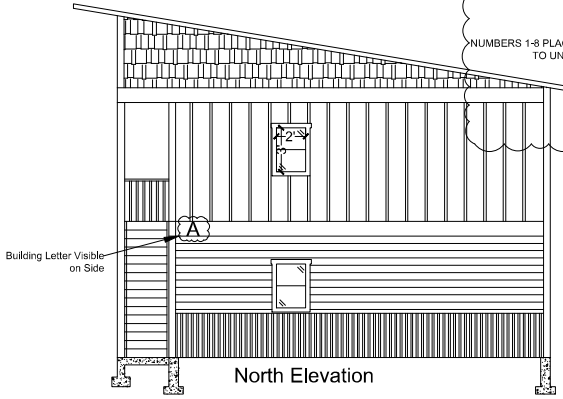
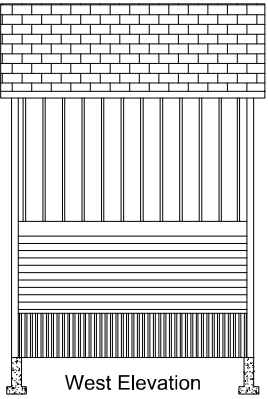
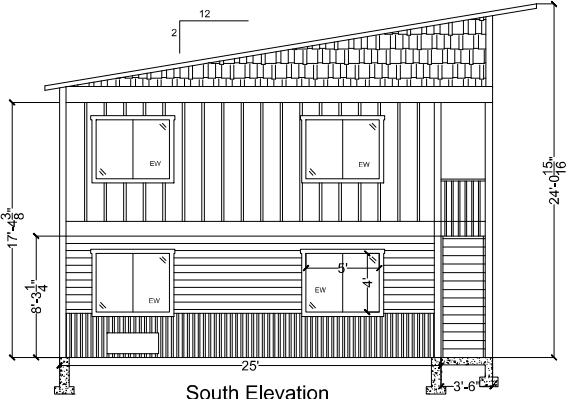
Contact: 509-929-4821
staldermw@gmail.com
2000 E Quartz Mtn Dr

	Project
	Pearl Street Apartments

A4

SCALE	1/4"=1'-0"
-------	------------

Chuck Doan
6/27/2024

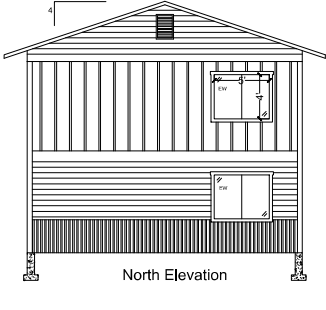
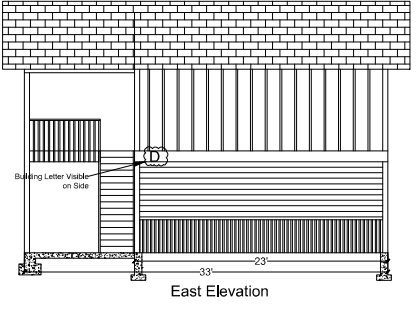
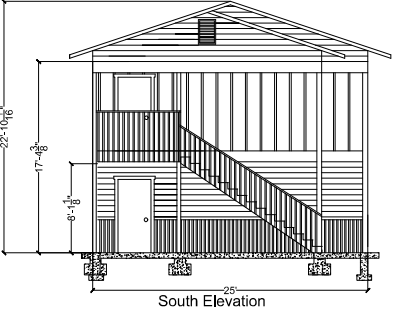


TYPICAL SIDING NOTES
-Hardi Plank lap siding above Corrugated Steel Skirting
-LP SmartTrim Board & Bat siding Typical above LP SmartTrim Bellyband
-LP SmartTrim on Corners, Doors and Windows

TYPICAL ROOF
-Ice Shield to be Fully Adhered to Membrane Extending from Fascia to 24" Inside face of Exterior Walls at all Eaves
-2x4 Venting Block Each
-Soffited Each Side
-Pabco Premier Comp. Shingles
-24" Octagon Cedar Vent Gable

Building A-C Studio Duplex

1/4"=1'-0"



Building D 1-Bed Duplex

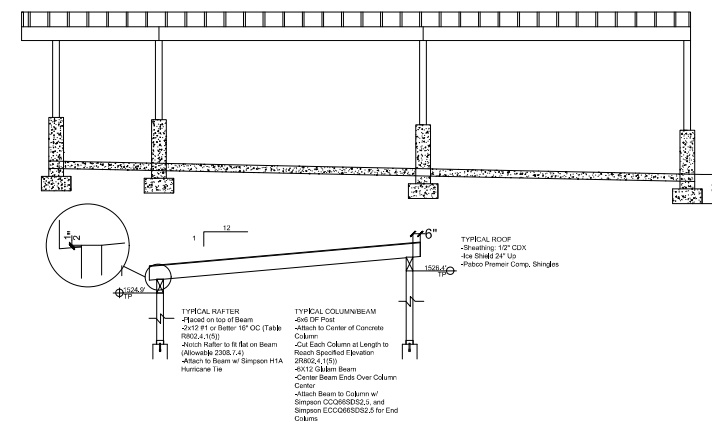
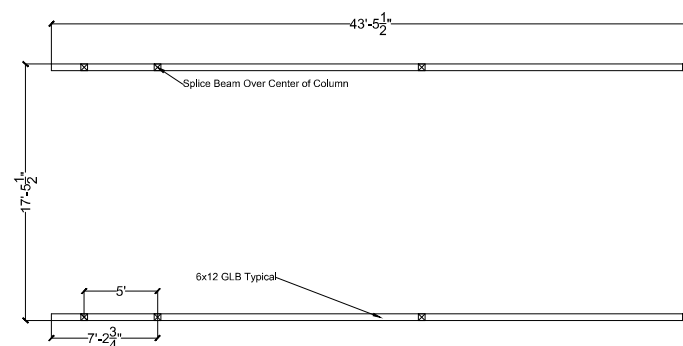
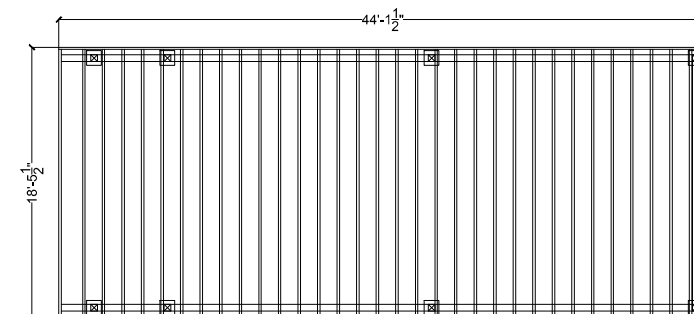
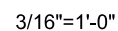
TYPICAL SIDING NOTES
-Hardi Plank lap siding above Corrugated Steel Skirting
-LP SmartTrim Board & Bat siding Typical above LP SmartTrim Bellyband
-LP SmartTrim on Corners, Doors and Windows

TYPICAL ROOF
-Ice Shield to be Fully Adhered to Membrane Extending from Fascia to 24" Inside face of Exterior Walls at all Eaves
-2x4 Venting Block Every Other
-Soffited Each Side
-Pabco Premier Comp. Shingles
-2x4 Venting
-14"x24" Cedar Vent Gable
-Cable Vent/Bird Blocks/Ridge Vent Total 8.1 sq ft (5.5 Required on a 1/150 ratio)

3/16"=1'-0"

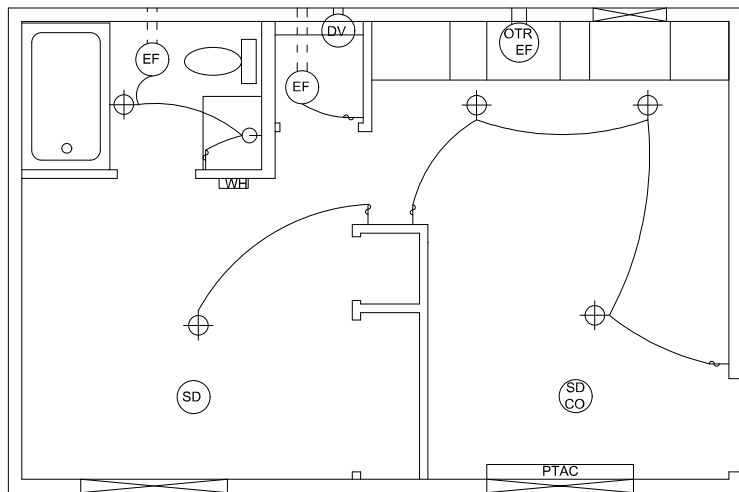
#	Date	Revision	Notes	Description	Date: 3/12/2024	Project	A5
1	3/11	Building A Studio Elevation Updated	16" Address numbers added to Building A facing Pearl St for readdressing property Building ID Letters Placed on Side	Elevations	By: Matt Stalder	Pearl Street Apartments	
					Contact: 509-929-4820 staldermw@gmail.com 2000 E Quartz Mtn Dr		

SCALE

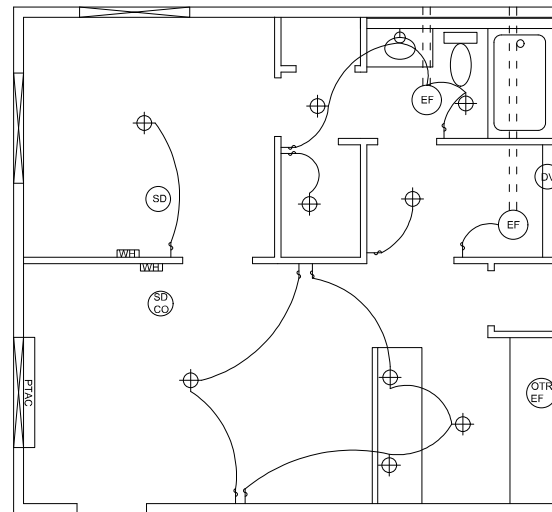


SCALE	1/4"=1'-0"
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Chuck Doan
6/27/2024



1/2"=1'-0"



3/8"=1'-0"

Ventilation Specs			
Area/ Appliance	CFM	Run Length	Duct
Dryer	Product CFM	<15 ft (35' max M1506.4.5)	4" 28 Gauge Metal (M1506.4.1-3)
Range Hood	100 Intermittent	<5 ft (Table M1506.2)	6" 28 Gauge Metal (M1505-1506)
Bathroom Exhaust	50 Intermittent	<10 ft (114' max M1506.2)	4" 28 Gauge Metal (M1505-1507)
Dryer Room	50 Intermittent	<10 ft (114' max M1506.2)	4" 28 Gauge Metal (M1505-1507)

Unit Ventilation		
Unit	Whole Unit CFM	Reference
Studio/ 1 Bed	Minimum 30 Intermittent	Table 1507.3.3(1)

Heating/Cooling	
Main Unit	Backup Heat
Trane Heat Pump PTAC	1 240V 2000W Cadet Wall Heater

Legend	
Symbol	Backup Heat
PTAC	PTAC Unit
WH	Cadet Wall Heater
EF	Exhaust Fan
PP	Over the Range Exhaust Fan
DO	Dryer Vent
SD	Smoke Detector
CO	Smoke/CO Detector

Water Sizing Calcs (Table A 103.1)			
Fixtures	Quantity	Private	Total
Shower Tub	2/8	4	8/32
Clothes Washer	2/8	4	8/32
Dishwasher	2/8	1.5	3/12
Kitchen Sink	2/8	1	2/8
Lavatory	2/8	1	2/8
Shower Head	2/8	2	4/16
Toilet	2/8	2	4/16
Total			31/124
Estimated Continuous Flow (GPM)			2045
Water Meter Size			1"

Drain Size UPC Ch. 7			
Fixtures	Quantity	Private	Total
Shower Tub	2/8	2	4/16
Clothes Washer	2/8	3	6/24
Kitchen Sink	2/8	1	2/8
Lavatory	2/8	1	2/8
Shower Head	2/8	2	4/16
Toilet	2/8	3	6/24
Total			24/96
Waste Main Size			4"6"

Door Schedule				
Call Out	Type	Width	Height	U-Factor
1	Exterior Fiberglass	3'-0"	6'-8"	.16
2	Interior Hall Core	2'-0"	6'-8"	N/A
3	Interior Hall Core	2'-6"	6'-8"	N/A
4	Interior Hall Core	3'-0"	6'-8"	N/A
5	Interior Hall Core	2'-4"	6'-8"	N/A
6	French Door	5'-0"	6'-8"	N/A
7	Slider	5'-0"	6'-8"	N/A

Window Schedule				
Call Out	Type	Width	Height	U-Factor
1	Slider	5'-0"	4'-0"	0.2or Better
2	Single Hung	2'-0"	3'-0"	0.2 or Better

Fenestration Calcs, Duplex A				
Call Out	Area	Count	Total Area	Penetration
1	20 ft²	6	120 ft²	1,664 ft²
2	6 ft²	2	12 ft²	1,473 ft²

Fenestration Calcs, Duplex B				
Call Out	Area	Count	Total Area	Penetration
1	20 ft²	4	80 ft²	1,473 ft²
2	6 ft²	2	12 ft²	1,473 ft²

PLUMBING/MECH/ELECT. NOTES

1. SLOPE ALL SEWERS @ 1/4" PER FOOT UNLESS APPROVED BY LOCAL JURISDICTION. LINES 4" AND LARGER MAY BE SLOPED AT 1/8" PER FOOT UPON APPROVAL OF LOCAL JURISDICTION AND COMPLYING WITH REDUCED FIXTURE UNIT CAPACITY PER THE UPC.
2. FOR THE PURPOSES OF CLEARNESS AND LEGIBILITY, DRAWINGS ARE DIAGRAMMATIC AND FOR DESIGN INTENT ONLY. CONTRACTOR MUST VERIFY ALL DIMENSIONS BY FIELD MEASUREMENT BEFORE BEGINNING ANY FABRICATION OR CONSTRUCTION.
3. ALL WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE CURRENT STATE AND LOCAL PLUMBING CODES AND ORDINANCES.
4. CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
5. COORDINATE EXACT LOCATION OF PIPING WITH OTHER TRADES.
6. ALL SOIL PIPING SHALL BE SCH 40 ABS OR PVC WITH SOLVENT FITTINGS OR DWV CAST IRON WITH NO HUB FITTINGS.
7. ALL VENT PIPING SHALL BE ABOVE FLOOD RIM LEVEL OF HIGHEST FIXTURE BEFORE CONNECTION TO COMMON VENTS.
8. HORIZONTAL DRAINAGE PIPE SHALL BE PROVIDED WITH A CLEANOUT AT ITS UPPER TERMINAL. AND EACH RUN OF PIPING THAT IS MORE THAN 100' IN TOTAL DEVELOPED LENGTH. CLEANOUTS SHALL BE PROVIDED IN A DRAINAGE LINE FOR EACH AGGREGATE HORIZONTAL CHANGE OF DIRECTION EXCEEDING ONE HUNDRED THIRTY FIVE DEGREES.
9. THE CONTRACTOR SHALL PROVIDE FIRE CAULKING AT ALL PIPING PENETRATIONS OF FIRE RATED ASSEMBLIES OR PROVIDE FIRE RATED SEALS FOR NON-RATED PLASTIC PIPING PENETRATIONS OF RATED ASSEMBLIES AS REQUIRED.
10. AN EXTERIOR LIGHT SHALL BE PROVIDED OVER EACH EXTERIOR LANDING AND STAIRCASE.

#	Date	Revision

Notes

Description
Mechanical/ Schedules

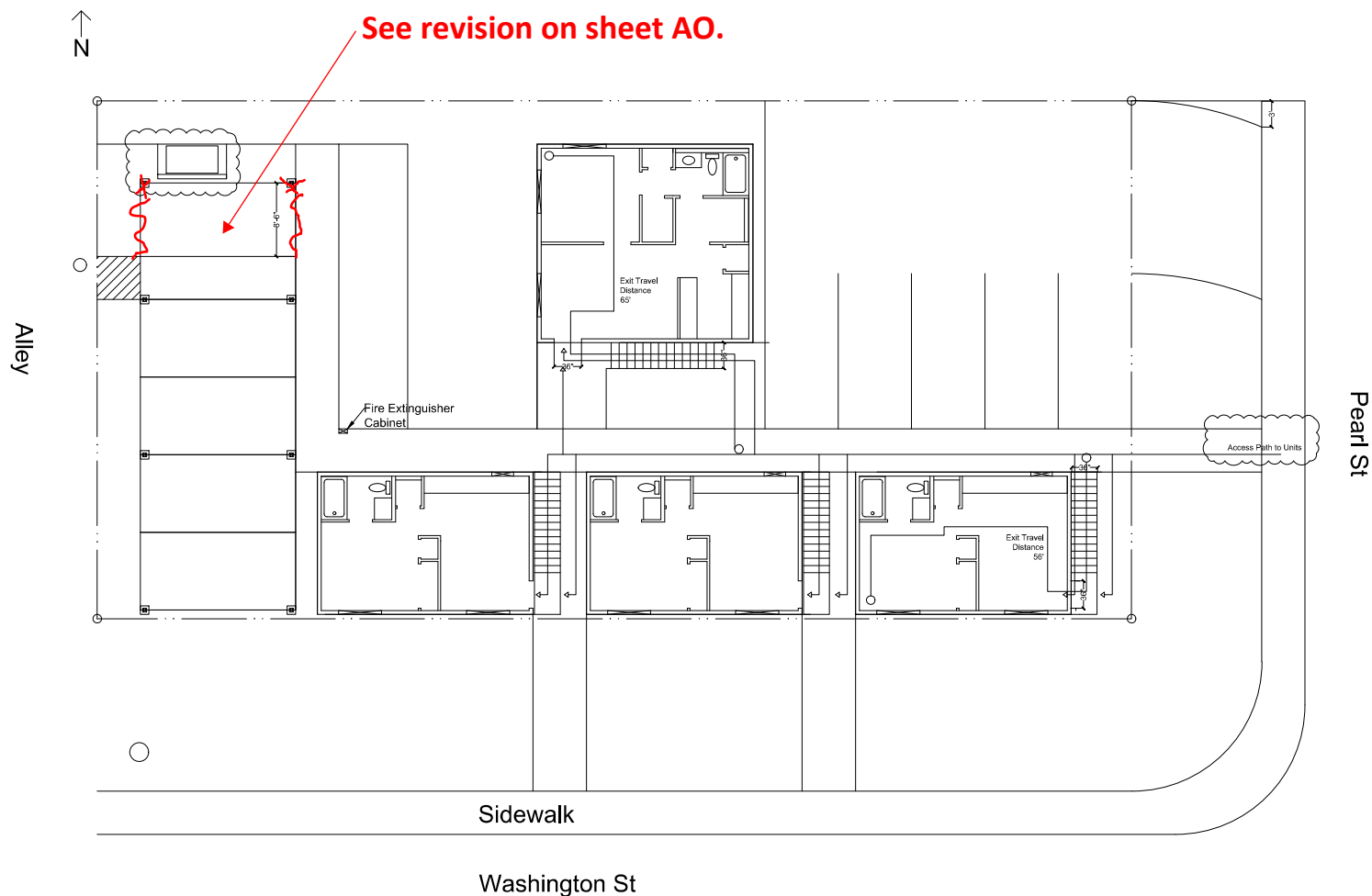
Date: 3/12/2024
By: Matt Stalder
Contact: 509-929-4820 staldermw@gmail.com 2000 E Quartz Mtn Dr

Project
Pearl Street Apartments

A7
SCALE

Reviewed for
building code
compliance

City of Ellensburg
Chuck Doan
6/27/2024



#	Date	Revision

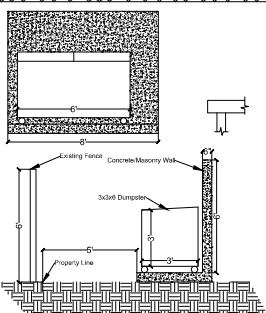
Notes

Description
Egress Plan

Date: 3/20/2024
By: Matt Stalder
Contact: 509-929-4820 staldermw@gmail.com 2000 E Quartz Mtn Dr

Project
Pearl Street Apartments

A8
SCALE 1:75



Dumpster Revision

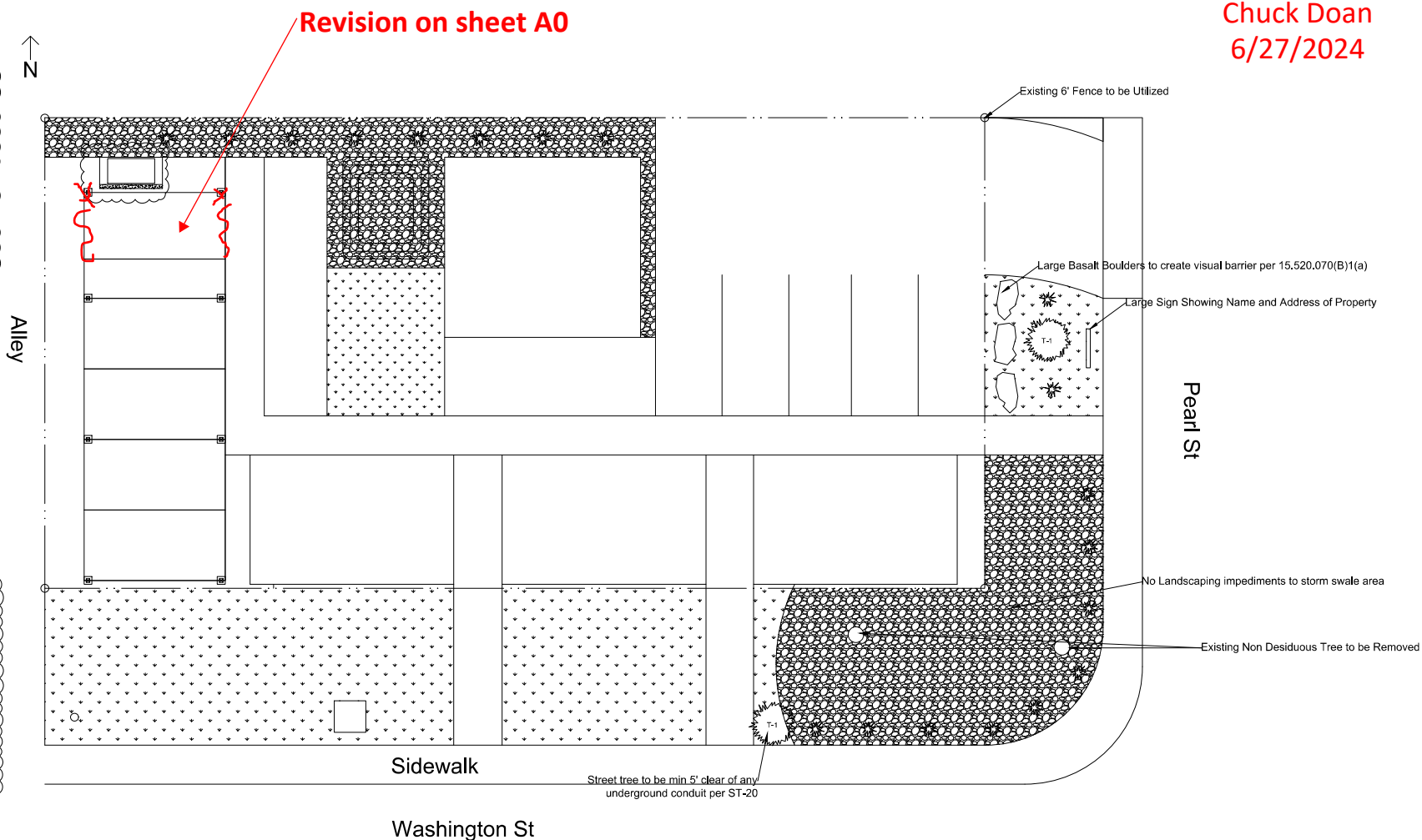
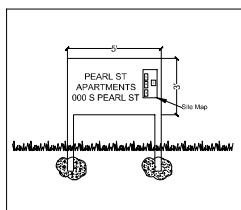
Legend

Tree Symbol	Description	Size	Qty
T-1	Acer Truncatum 'Platanoides' "Pacific Sunset Maple"	1-1/2 Gal	5

Shrub	Description	Size	Qty
E	Elmus Emuloides "Squireball"	1 Gal	7
S	Salvia Derris "Purple Sage"	1 Gal	7

Shrubs to be Alternating Type Every Other

Landscaping along Washington St to be shrub and grass cover only to avoid conflict with underground lines for City Energy except for specifically located street tree. Landscaping around street corner to be landscape rock to allow for proper drainage into storm swale.



#	Date	Revision
1	3/19	Adjusted Dumpster Location/Added Masonry Wall

Notes

Description
Landscape Plan

Date: 3/20/2024
By: Matt Stalder
Contact: 509-929-4820 staldermw@gmail.com 2000 E Quartz Mtn Dr

Project
Pearl Street Apartments

A9
SCALE 1:75



January 24, 2025

Susan Grindle, CEO
HopeSource
606 W. 3rd Ave.
Ellensburg, WA 98926

Dear Ms. Grindle,

The Ellensburg Downtown Association is in full support of HopeSource and their application for the Affordable Housing Grant. Our support of this project is an extension of our unwavering commitment to serving those in need within Kittitas County.

HopeSource's mission and vision align with our goals to create a safe, healthy, and thriving community. The proposed project builds on existing efforts to address the growing need for affordable housing, paired with essential support services that empower community members.

This comprehensive approach equips individuals with tools for sustainable well-being and strengthens the resilience of our community. Through our collaboration with HopeSource, we have seen the success of such initiatives in fostering self-sufficiency and positive outcomes for those we serve.

The Ellensburg Downtown Association is committed to collaborating with HopeSource in any capacity needed, in a shared effort to make Ellensburg an equitable place for all to live and gather. We fully support the success of this project and offer our complete endorsement of HopeSource's application for this grant.

Please contact me at Director@ellensburgdowntown.org or 509-962-6246 and if you require any further information or assistance.

Sincerely,

Teresa Chanes
Executive Director



509-962-6246



109 E. 3rd Ave #1
Ellensburg, WA 98926



Director@ellensburgdowntown.org



January 21st, 2025

Susan Grindle, CEO
HopeSource
606 W. 3rd Ave.
Ellensburg, WA 98926

Dear Ms. Grindle,

On behalf of the Kittitas County Chamber of Commerce, I am pleased to express support for HopeSource's grant application for the affordable housing project currently under construction at 211 S. Pearl Street.

This project, which consists of four two-story duplexes, two one-bedroom apartments, and six studio apartments, addresses the critical need for affordable housing in the community. With the inclusion of ten on-site parking spaces and a planned timeline to be lease-ready by the beginning of the fourth quarter this year, this initiative represents a timely and essential solution to housing challenges in Kittitas County.

The Chamber recognizes the significant impact this project will have in providing stable and accessible housing options for individuals and families in need. This type of development strengthens the foundation of our community by addressing housing insecurity and creating opportunities for residents to establish long-term stability and success.

We applaud HopeSource's commitment to this effort and its dedication to enhancing the quality of life in Kittitas County. If there is any additional information we can provide or insights we can share to support this important project, please do not hesitate to reach out to me directly at 509-925-2002 or amy@kittitascountychamber.com.

Sincerely,

President/CEO
Kittitas County Chamber of Commerce

609 N Main Street
Ellensburg, WA 98926
(888) 925-2204



CONNECT WITH US
KittitasCountyChamber.com
(509) 925-2002

Tenant Income Certification (TIC)

☐ Initial Certification ☐ Recertification ☐ Other: _____

EFFECTIVE DATE

MOVE-IN DATE

PART I. PROJECT INFORMATION

PROPERTY NAME		COUNTY	
PROPERTY ADDRESS		UNIT NUMBER	NO. OF BEDROOMS
HOUSEHOLD (HH) NAME	CURRENT HOUSEHOLD SIZE	IF TRANSFER, FROM WHICH UNIT NUMBER	

PART II. HOUSEHOLD MEMBERS

HH #	Last Name	First Name and Middle Initial	Date of Birth (mm/dd/yyyy)	Relationship to Head of Household	Student Status**	Last 4 digits of SSN***
1	(HEAD OF HOUSEHOLD)			H*	☐ FT ☐ PT ☐ N/A	
2					☐ FT ☐ PT ☐ N/A	
3					☐ FT ☐ PT ☐ N/A	
4					☐ FT ☐ PT ☐ N/A	
5					☐ FT ☐ PT ☐ N/A	
6					☐ FT ☐ PT ☐ N/A	
7					☐ FT ☐ PT ☐ N/A	

***H** = Head of Household; **S** = Spouse; **A** = Adult Co-Resident; **C** = Child; **F** = Foster Child/Adult; **L** = Live-In Aide; **O** = Other

****FT** = Full-Time; **PT** = Part-Time ***Only the last 4 digits of the **Social Security Number** are required.

PART III: GROSS ANNUAL INCOME (USE ANNUAL AMOUNTS)

HH #	(A) Employment	(B) Social Security/ Pensions	(C) Public Assistance	(D) Other Income
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
	\$	\$	\$	\$
Totals	\$	\$	\$	\$
Enter Total Income (E):				\$

PART IV: INCOME FROM ASSETS

HH #	(F) Description of Asset (Checking, Savings, CD, Trust, etc.)	(G) Current Asset or Dis- posed of for less than FMV	(H) Type of Asset (NNPP and/or Real Estate Property)	(I) Cash Value of Asset	(J) Type of Income (Actual or Imputed)	(K) Annual Income from Asset
						\$
						\$
						\$
						\$
						\$
						\$
						\$
						\$
						\$
						\$
						\$
						\$
						\$
						\$
						\$
Enter the Total Income from all Assets (L)						\$
[Add (E) +(L)] to calculate Total Annual Household Income from All Sources						\$

PART V. DETERMINATION OF INCOME ELIGIBILITY

**Total Annual Household Income
from All Sources**
From Part IV

\$

Current Income Limit per HH Size	\$
Household Income at Move-In	\$
Household Size at Move-In	

**Household
Meets Income
Restriction at:**

80%	70%
60%	50%
45%	40%
35%	30%
20%	

Recertification Only:

Designated Income
Limit x 140%:

Household income exceeds
140% at recertification:

☐ Yes ☐ No

NOTE: 20%, 70%, and 80% AMIs only
applicable for projects with Average
Income Test federal election.

PART VI: RENT

Tenant Rent: \$

Utility Allowance: \$

Rental Assistance: \$

Other Non-Optional/
Mandatory Fees: \$

Fee Description:

Gross Rent for Unit:

\$

Unit Meets Rent Restriction at:

80%	70%	60%
50%	45%	40%
35%	30%	20%

NOTE: 20%, 70%, and 80% AMIs only applicable for projects with Average Income Test federal election.

Is the source of rental assistance federal?

☐ Yes

☐ No

Be sure to choose the correct rental assistance Subsidy Type in WBARS.

PART VII: STUDENT STATUS

Are all occupants Full-Time Students?

☐ Yes ☐ No

If yes, select the exception below and attach the documentation:

☐ TANF assistance

☐ Previously in state foster care system

☐ Job Training Program

☐ Single parent/dependent child

☐ Married, filing jointly

PART VIII: PROGRAM TYPE

Mark the program(s) listed below (a. through e.) for which this household's unit will be counted toward the property's occupancy requirements. Indicate the household's income status as established by this certification/recertification.

a. Tax Credit	b. HOME	c. Tax-Exempt Bond	d. National HTF	e. _____
☐	☐	☐	☐	☐
See Part V above.		Income Limit: ☐ ≤ 50% AMGI ☐ ≤ 60% AMGI ☐ ≤ 80% AMGI ☐ OI**		Income Limit: ☐ _____ % ☐ _____ % ☐ OI**

** Upon recertification, household was determined over-income (OI) according to eligibility requirements of the program(s) marked above.

PART IX: STATE SPECIAL NEEDS COMMITMENTS MET BY HOUSEHOLD

☐ Persons with Disabilities

☐ Large Household

☐ Elderly

☐ Farm Worker

☐ Homeless

☐ Transitional

Note that households cannot be counted toward more than one Special Needs Commitment unless the project is 100% Elderly; or 75-100% Farmworker; or 75-100% Homeless.

SIGNATURE OF OWNER/REPRESENTATIVE

I certify, based on the representations herein and upon the proofs and documentation required to be submitted, that the individual(s) named in Part II of this form is/are eligible under the provisions of Section 42 of the Internal Revenue Code, as amended, and the Regulatory Agreement to live in a unit in this Project:

OWNER/REPRESENTATIVE NAME (PRINT)	OWNER/REPRESENTATIVE TITLE (PRINT)	EMAIL ADDRESS
OWNER/REPRESENTATIVE SIGNATURE		DATE (mm/dd/yyyy)

SIGNATURE OF APPLICANT(S)

By signing below, I understand that the Owner is relying on this information in filing their tax return and that a State Housing Finance Agency and the federal Internal Revenue Service (IRS) may review this information. I hereby swear that the information in Parts II, III and IV of this form is true and complete to the best of my knowledge as of the effective date of this certification:

HEAD OF HOUSEHOLD SIGNATURE	PRINT NAME	DATE (mm/dd/yyyy)
ADULT HOUSEHOLD MEMBER #2 SIGNATURE	PRINT NAME	DATE (mm/dd/yyyy)
ADULT HOUSEHOLD MEMBER #3 SIGNATURE	PRINT NAME	DATE (mm/dd/yyyy)
ADULT HOUSEHOLD MEMBER #4 SIGNATURE	PRINT NAME	DATE (mm/dd/yyyy)
ADULT HOUSEHOLD MEMBER #5 SIGNATURE	PRINT NAME	DATE (mm/dd/yyyy)

EMPLOYMENT VERIFICATION

THIS SECTION TO BE COMPLETED BY MANAGEMENT AND SIGNED BY RESIDENT

*This form must be mailed or faxed to the resident's employer by on-site personnel.
The resident cannot "hand carry" this form to his/her employer.*

TO: (Name & address of employer)

☐ 1st Request _____

☐ 2nd Request _____

☐ 3rd Request _____

Fax #: _____

Attn: _____

RE: _____

Applicant/Resident Name

Social Security Number

Unit # (if assigned)

I hereby authorize release of my employment information.

Signature of Applicant/Resident

Date

The individual named above is an applicant/resident of a housing program that requires verification of income. The information provided will remain confidential to satisfaction of that stated purpose only. Your prompt response is crucial and greatly appreciated.

Management Agent

Phone Number

Return Form To:

THIS SECTION TO BE COMPLETED BY EMPLOYER

➡ Please use **GROSS** amounts and do not leave any sections blank; enter zero "0" or "N/A." ⬅

Employee Name: _____ Job Title: _____

Presently Employed: ☐ Yes Date First Employed: _____ ☐ No Last Date of Employment: _____

Current **Gross** Wages/Salary: \$ _____ (check one below) Average # of regular hours per week: _____

☐ hourly ☐ weekly ☐ bi-weekly ☐ monthly ☐ semi-monthly ☐ yearly ☐ other: _____

Year-to-date **gross** earnings: \$ _____ from _____ through _____ # of Pay Periods included in YTD _____
(mm-dd-yy) (mm-dd-yy)

Overtime Rate: \$ _____ per hour Average # of overtime hours per week: _____

Shift Differential Rate: \$ _____ per hour Average # shift differential hours per week: _____

Commissions, bonuses, tips, other: \$ _____ (check one below) Included in Y-T-D figure above? ☐ Yes ☐ No

☐ hourly ☐ weekly ☐ bi-weekly ☐ monthly ☐ semi-monthly ☐ yearly ☐ other: _____

List any anticipated increase in the employee's rate of pay within the next 12 months: _____ Effective Date: _____

Does the employee participate in a 401K Retirement account? ☐ Yes ☐ No Employee can access the account? ☐ Yes ☐ No

If the employee work is seasonal or sporadic, please indicate the layoff period(s): _____

If no Social Security number was provided, did employer view picture identification? ☐ Yes ☐ No

Additional Remarks: _____

Employer's Signature

Employer's Printed Name and Title

Date

Employer (Company) Name

E-mail Address

Phone #

Fax #

NOTE: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency of the United States as to any matter within its jurisdiction.

PENSION VERIFICATION REQUEST

Property Name: _____ **Unit:** _____

The undersigned applicant has applied for a rental unit located in a project financed under a Washington State Housing Finance Commission multifamily rental housing program. Income statements of a prospective resident must be verified. Agency is to complete bottom portion.

This form must be mailed or faxed. DO NOT hand-carry this form.

TO: Name and Address of Plan Administrator:

FROM: Name and Address of Property:

The individual listed below has stated s/he is receiving benefits from your agency. Information provided will be used solely to determine eligibility for occupancy.

Applicant's Name: _____

Social Security Number: _____

My signature authorizes release of the requested information on this inquiry.

Signature of Applicant/Resident

Date

TO BE COMPLETED BY PENSION ADMINISTRATOR ONLY

Gross Monthly Amount of Pension: \$ _____

Date of Initial Award: _____

Effective Date of Current Amount: _____

Anticipated COLA? \$ _____

COLA Effective Date: _____

Medical Insurance Premiums Deducted from Gross Monthly Benefits: \$ _____

Is this a lifetime pension? ☐ Yes ☐ No

I hereby certify that the statements above are true and complete to the best of my knowledge.

Authorized Signature

Title

Date

Print Name

Phone Number

Kittitas County
MTSP-Income and Rent Limits
Effective 4/1/25
Median Income: \$ 107,700

Set-aside Percentage	1-person	2-person	3-person	4-person	5-person	6-person	7-person	8-person
20%	15080	17240	19400	21540	23280	25000	26720	28440
30%	22620	25860	29100	32310	34920	37500	40080	42660
35%	26390	30170	33950	37695	40740	43750	46760	49770
40%	30160	34480	38800	43080	46560	50000	53440	56880
45%	33930	38790	43650	48465	52380	56250	60120	63990
50%	37700	43100	48500	53850	58200	62500	66800	71100
60%	45240	51720	58200	64620	69840	75000	80160	85320
70%	52780	60340	67900	75390	81480	87500	93520	99540
80%	60320	68960	77600	86160	93120	100000	106880	113760

Set-aside Percentage	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
20%	377	404	485	560	625	689
30%	565	606	727	840	937	1034
35%	659	707	848	980	1093	1206
40%	754	808	970	1120	1250	1379
45%	848	909	1091	1260	1406	1551
50%	942	1010	1212	1400	1562	1723
60%	1131	1212	1455	1680	1875	2068
70%	1319	1414	1697	1960	2187	2413
80%	1508	1616	1940	2241	2500	2758