



Roosevelt TOD Transaction

June 28, 2018

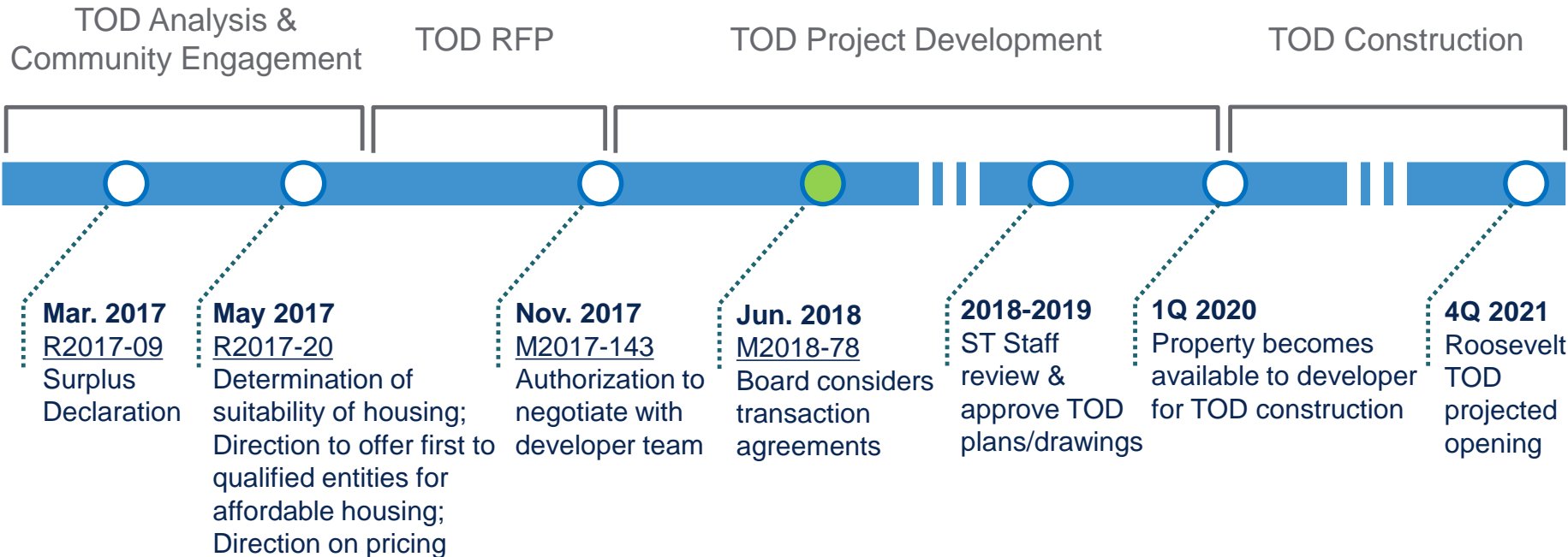
 **SOUNDTRANSIT**

Roosevelt Overview



- 1.2 acres of TOD property currently used for construction staging
- Property is adjacent North Headhouse
- Federal interest in property
- 2020 TOD construction starts
- 2021 Revenue service starts; anticipated TOD construction completion

Roosevelt Process Overview



Roosevelt Process Overview

Assess

- Property identified for TOD after station construction staging is complete
- TOD analysis completed on possible development programs, property valuation, and site constraints
- Strong city and community support of significant affordable housing on site
- Sound Transit declared the property suitable for housing development

Procurement

- Sound Transit decided to offer property to qualified entities at discount for affordable housing
- Seattle Office of Housing pre-committed \$15 million for affordable housing at property
- Sound Transit and Seattle Office of Housing issued joint RFP
- Joint venture of Bellwether Housing / Mercy Housing NW selected for negotiations

Transaction

- A joint development agreement will govern development rights during TOD pre-development through construction
- Covenants and easements to protect Sound Transit's on-going interests in property
- Transaction requires FTA approval
- Developer will advance TOD project design, secure financing, and seek approval on permits from Sound Transit and City of Seattle prior to closing on property

Key Business Terms



Category	Agreement
Housing units	At least 230 units
Total housing units affordable	100% of units at or below 60% AMI
Deeper affordability	At least 20% of units below 60% AMI
Family sized units	At least 20% of units sized 2+ bedrooms
Active street-level uses	At least 12,000 SF of commercial space, excluding daycare space; not regulating daycare in agreement
Sustainability	Designed to meet or exceed Washington State Evergreen Standard
Sale price	\$6,750,000 with \$130,000 in sale proceeds held in escrow for environmental work, if encountered, otherwise released to ST
Termination	Performance milestones, including those related to land use approvals, financing, and transaction closing

Next Steps

3Q 2018

- Request FTA joint development approval on transaction
- CEO executes agreements upon FTA approval

On-going

- Developer continues to advance project designs and pursues additional financing
- Sound Transit staff review and approval of project designs

