



Capital Needs Assessment (C.N.A.), Architects & Scope of Work

Pacific Northwest Rural Rental Housing
Preservation Academy

Marty Miller, Office of Rural and Farmworker
Housing

Capital Needs Assessment

What is a Capital Needs
Assessment or C.N.A.

Accessibility and the 504
Transition Plan

Selecting a C.N.A.
Provider

Why is a C.N.A. important?

- Scope of Work
- Rents
- Reserve Analysis

Capital Needs Assessment

C.N.A. Provider

Versus

Project Architect

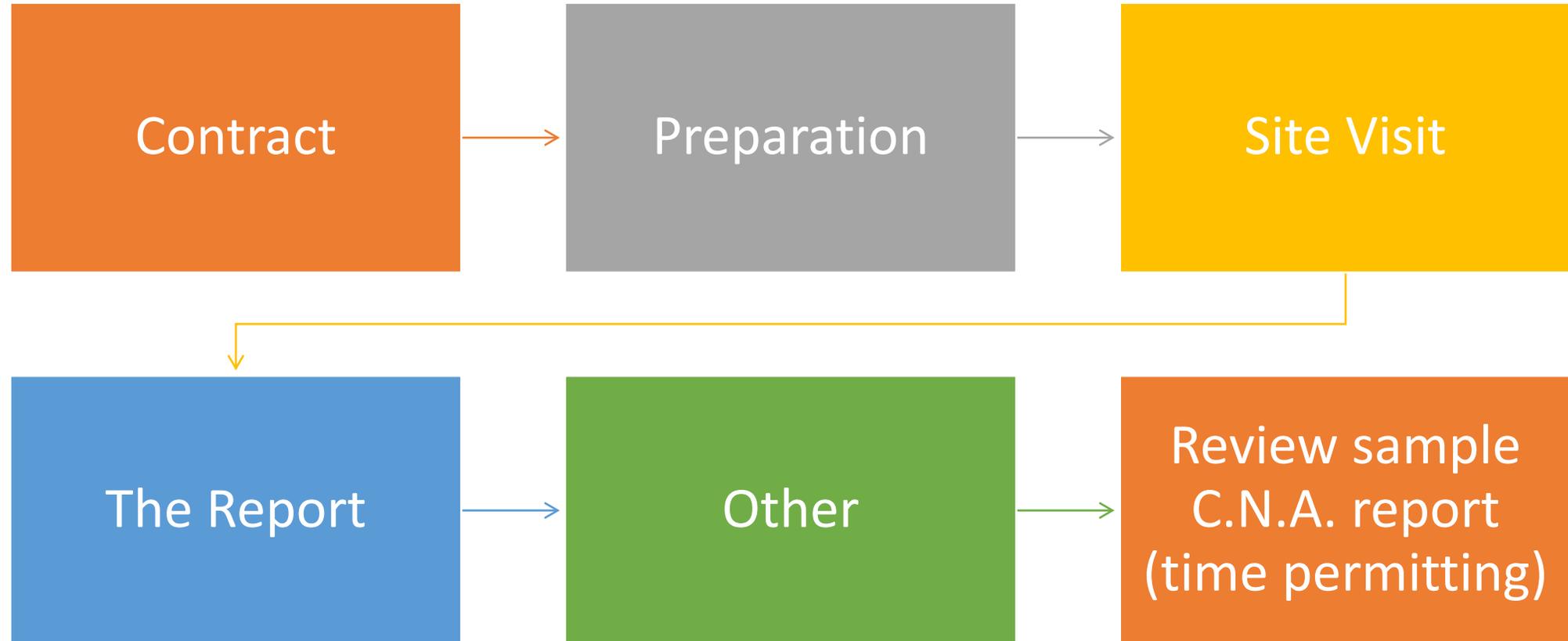


Questions?

Capital Needs
Assessment (C.N.A.)
Or CAN, if auto-
correct gets you!

Mark King, AIA
Principal, ZBA
Architecture

Today's presentation covers:



Contract: USDA Unnumbered Letter (UL)

Dated
November 27,
2017

Scope of Work,
Acquisition,
Rehab, Other

Owner's Intent

Preparation: 48-hour notice

Age of work
completed at the
property

Availability of
Plans

The Site Visit



INCLUDE USDA RD REP



INCLUDE PROJECT
ARCHITECT IF POSSIBLE



LADDER FOR ATTIC
ACCESS

The Report



Project Architect

- Review of C.N.A.
- Rehab Scope of Work

Other

Lead

Asbestos

Plumbing

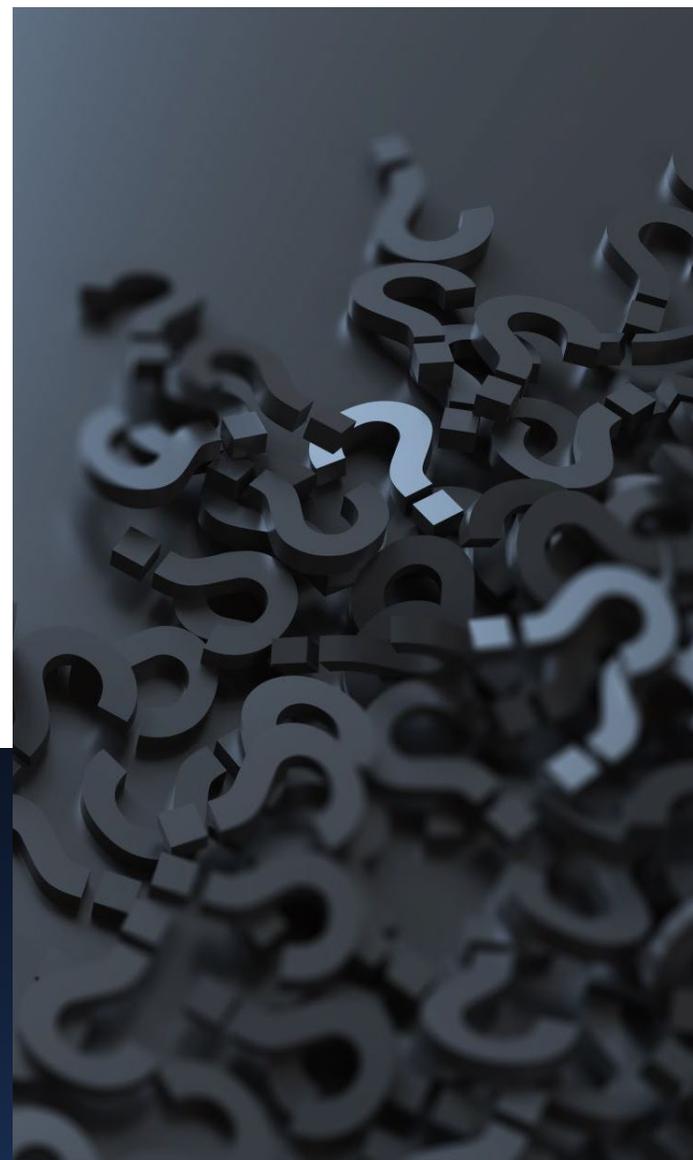
Methamphetamine

Review Sample Report



Time permitting

Questions?





WASHINGTON STATE
HOUSING FINANCE
COMMISSION

Washington State Housing Finance Commission Sustainable Energy Trust

Eli Lieberman

Senior Sustainable Energy Coordinator

June 23, 2021



Who Are We



- We provide lower-cost financing via:
 - Tax-exempt bonds
 - Federal tax credits
 - Mortgage-backed securities
 - **Revolving loan funds**





Evolution of Energy Programs



SUSTAINABLE ENERGY PROGRAM

In 2009, the legislature granted WSHFC the authority to accept and approve qualified energy projects for financing (RCW.43.180.260)

- Early focus on clean energy
First project: Swauk Wind
- Qualified Energy Conservation Bonds (QECCB)
- Creation of the SET



Sustainable Energy Trust

The Sustainable Energy Trust (SET) is a **revolving loan fund** that provides financing for energy-efficiency or renewable energy projects.

Key SET facts and figures:

- Term lengths up to 10 years
- Interest rates between **one and five** percent
- Loan amounts up to \$1,000,000
- Three eligible project types: **single-family, multifamily, and clean energy**



Sustainable
Energy Trust

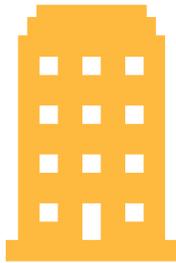


Eligible Project Types



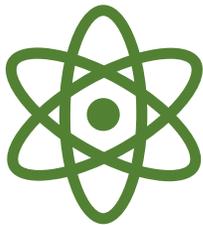
New construction of single family homes

- Developers only
- Must exceed WA energy codes by 15%



Energy retrofits for multifamily housing and nonprofit facilities

- Reduce utility consumption by at least 10%
- Ideally structure loans so energy savings > debt service
- On-bill payment where available

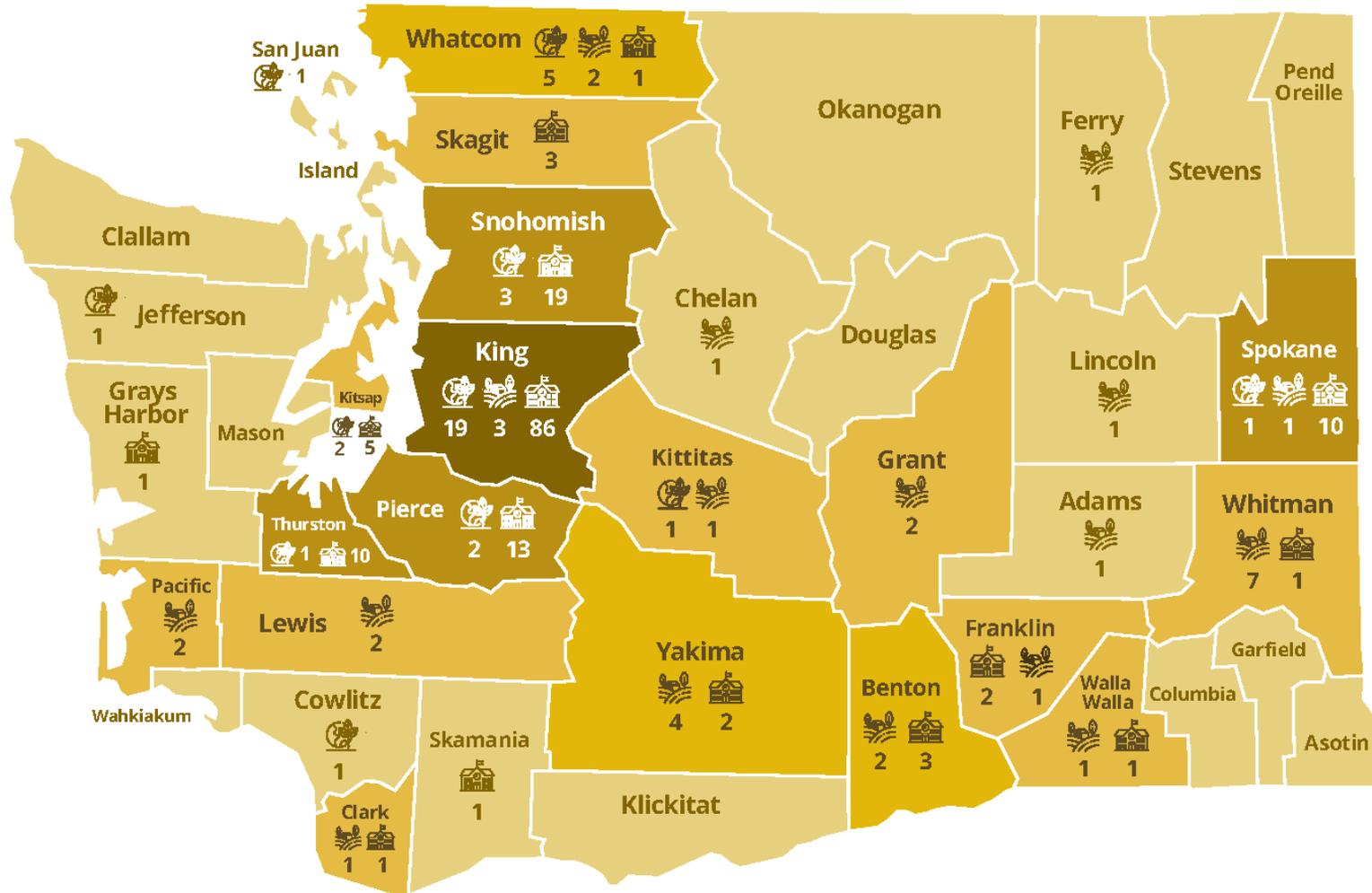


Clean Energy Projects

- Wind, solar, biodigesters, biomass, combined heat and power
- Not available for single-family



Projects



33 ENERGY PROJECTS



163 NONPROFIT FACILITIES

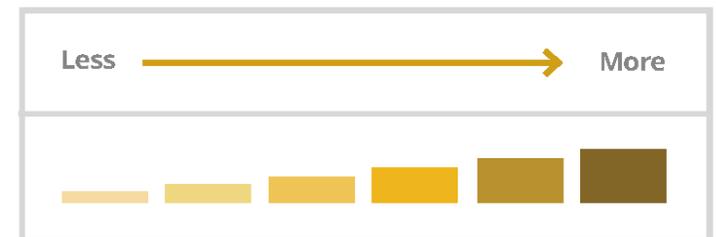


33 FARMS



through June 30, 2019

Impact Measure



SET Case Studies



Nonprofit Facilities: Valley Cities



The SET helped finance the renovation of Valley Cities' new inpatient facility for substance use rehabilitation in Seattle.

Highlights:

- \$1,000,000 loan
- LEED certified HVAC system and LED lighting
- Exceeds state energy codes by at least 10%
- 70% less energy consumption compared to similar facilities

“These steps to improve energy efficiency will certainly help Valley Cities through the long term with lower operating costs and thus lower prices for the people we help.”

*--Shekh Ali, Acting CEO/CFO
Valley Cities Counseling & Consultation*



Multifamily Housing: David Colwell



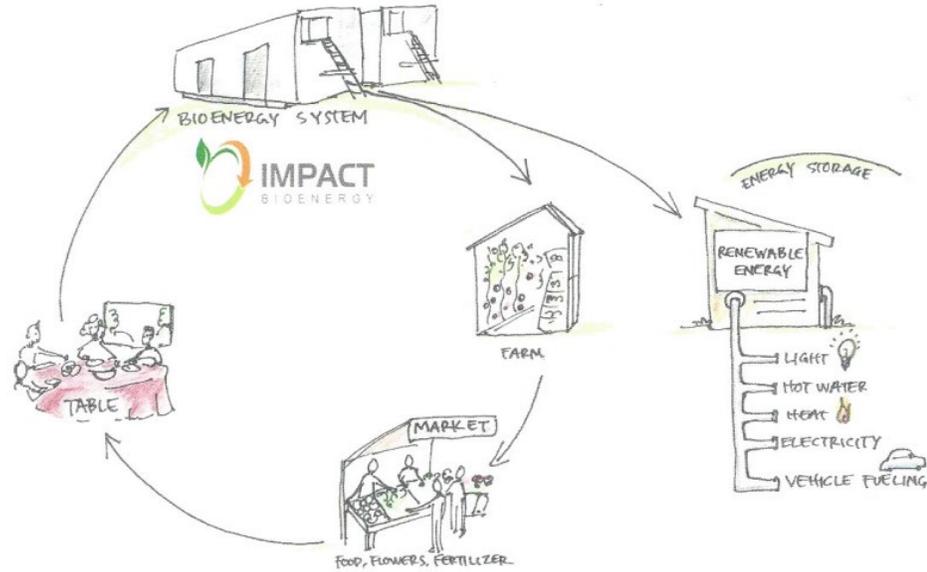
Plymouth Housing's 112-unit David Colwell Building was built in 2000 and in need of upgrades throughout the common area and individual units.

Highlights:

- \$300,000 SET Loan
- Water heater, HVAC replacement, and lighting upgrades
- Estimated 27% reduction in utility costs



Finnriver's Biodigester



The SET helps farms and rural Washington with lost cost financing for biodigesters, which break down food waste to generate renewable natural gas and liquid organic fertilizer

Finnriver Cidery Biodigester:

- Will break down apples leftover from the cidery process to generate renewable natural gas.
- Renewable natural gas will preheat the cider pasteurizers, which will save Finnriver money and reduce their climate impact
- Organic fertilizer will be distributed to local farmers





Innovation

The SET prides itself on staying flexible as new technologies or financial strategies become available. If you have an idea on how the SET can help rural development, please reach out and we can discuss feasibility.



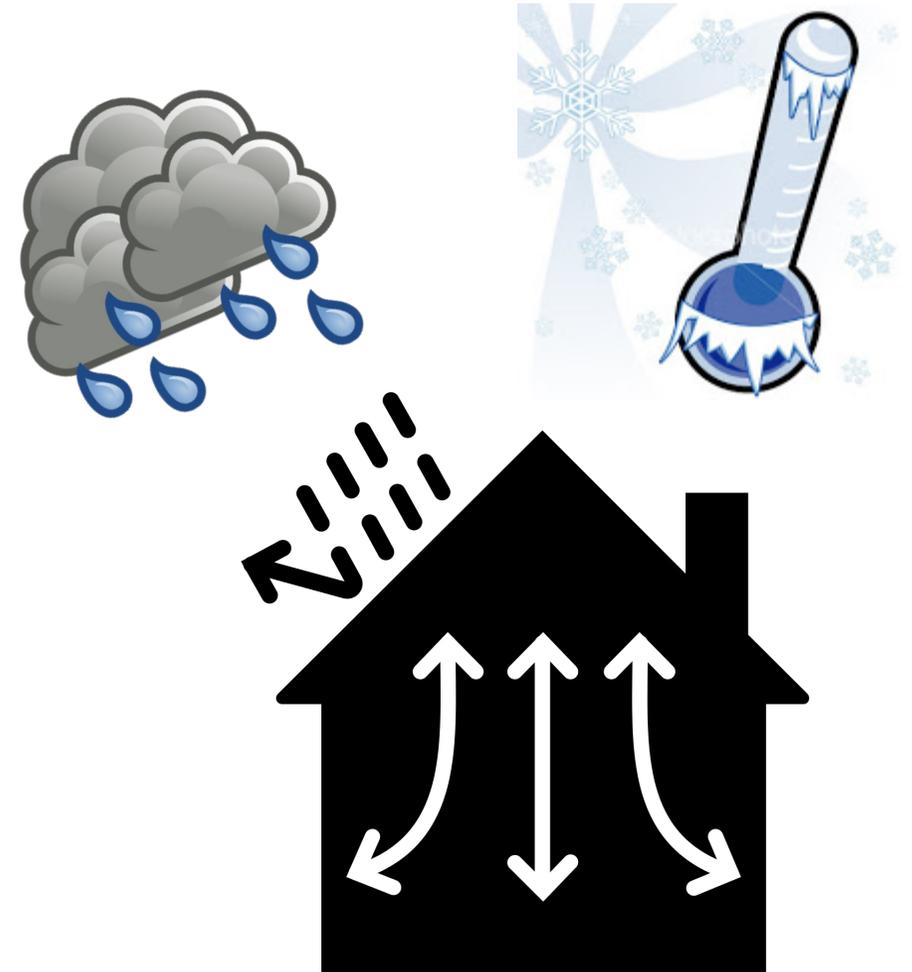


**Energy Efficiency Changes to 2022
Acq/Rehab Bond / Tax Credit
Program Policies**



Weatherization and Ventilation

- Projects complying with the residential provisions of the Washington State Energy Code are required to implement the “Deemed Measures List” from ESDS Section 5.01b
- If the project is not required, or planning to, upgrade the ventilation system to the latest version of the Washington Mechanical Code, then at a minimum it must achieve ASHRAE 62.2-2019 or 2015 Washington State Mechanical Code

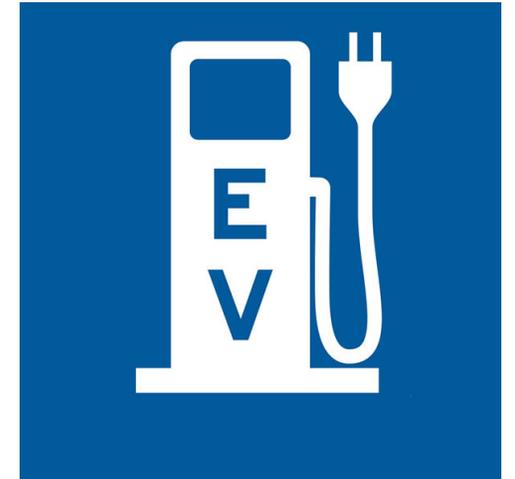




New Rehab Points

Healthy Living, Solar, and EV chargers

- ESDS 7.08C Provide Balanced Ventilation with HRV/ERV and wildfire smoke filters – 5 points
- ESDS 5.09 Heat Pumps – 5 points
- Solar: 0.42 kWh/SF/year or higher – 3 points
- EV charging stations for at least 5% of parking spaces – 2 points



Questions?

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