



Affordable Housing Opportunity Submission Form

Thank you for submitting your Affordable Housing Opportunity (AHO) form to the Local Investing Opportunities Network (LION) of East Jefferson County, WA. LION “creates opportunities for local businesses, nonprofits, and citizens to network, build prosperous local businesses, invest money in our community, and help build a more resilient and sustainable economy in East Jefferson County.”

Supporting a resilient and sustainable economy extends to having people who work in a community be able to afford to live there. We seek to connect LION members with people who are interested in providing housing or purchasing housing that is affordable for people who live and work in East Jefferson County. This submission enables such connections.

We encourage you to seek financing from other sources before submitting this application. The capacity of LION lenders is limited and is best matched with borrowers needing less than \$75K of financing, who may not qualify for conventional financing, and/or may need a bridge loan. Since 2021 LION members have provided financing for eight affordable housing projects. Loan interest rates typically are 5%-6% but may be larger or smaller. Loan durations are less than 10 years. Financing often involves two or more LION members. Further information about LION’s affordable housing track maybe found at

https://drive.google.com/drive/folders/19jf6_gPa0KZkL15XShsKK409QNznrZ6n

Please note that we only consider submissions for East Jefferson County, WA residents or soon to be residents. We only consider affordable housing opportunities serving low to middle income households. If you are a business or nonprofit involved in affordable housing, please make a [Business Opportunity](#) submission.

LION does not participate in housing opportunities as a group. Rather, LION provides the opportunity for individual LION members to meet with home and property owners, or prospective owners, to develop relationships that may or may not result in loans. This form is the first step in introducing you and your opportunity to our membership. Once our members have met you through this form, they will then contact you, at their own discretion, should they be interested in learning more about this opportunity. You may be asked to give a brief presentation to a group of potential lenders. Your opportunity will be treated as confidential by LION members, unless you give explicit permission for the opportunity to be shared.

Please complete this fillable PDF form and submit it electronically to the e-mail address below. Alternatively, you may print this form, complete it by hand, scan and submit electronically to lion.housing@l2020.org. If you need any assistance, contact admin@edcteamjefferson.org.

Note that LION members will expect that your project is well thought through, including financial aspects. They will be reluctant to respond to a project where the plans are hazy or in the formative stages. If you are unsure if this is the right time to apply, reach out to admin@edcteamjefferson.org

PERSONAL INFORMATION

Name of Submitter: _____

Name of Co-Submitter: _____

Mailing Address: _____

Telephone: _____ Mobile

Other Telephone: _____ Mobile

Submitter Email Address: _____

Co-Submitter Email Address: _____

Tell us about yourselves, e.g.

- How long have you lived in Jefferson County?
- Tell us about your employment or retirement
- If you are proposing to be a homeowner, what is your current housing situation?
- If you are proposing to be a landlord, what motivates you to create affordable housing?
- Include anything you would like us to know about you such as hobbies, favorite places...

You may submit an attachment if more space is needed.

Property Information:

Physical address: _____

Parcel number (optional): _____

Zoning (optional): _____

Are you the current owner of this property? Yes No

Description of Property: Include a general description of the property where the proposed housing will be located, e.g. existing buildings, access, proximity to neighbors, terrain, or other items of note. You may submit pictures or sketches as attachments (PDF preferred).

You may submit an attachment if more space is needed.

Project Information

Please give a brief description of your proposed project. If you want to submit pictures or sketches, attachments are welcome (PDF preferred).

You may submit an attachment if more space is needed.

Please let us know if you have been in contact with any architects, builders, or other professionals relevant to your project.

You may submit an attachment if more space is needed.

Financing:

What is the total budget for your project?

What amount of that budget do you anticipate will need to be financed?

Please tell us if you have explored other sources of financing including commercial lenders, and whether you could qualify for a commercial loan now or in the future.

You may submit an attachment if more space is needed.

Code Compliance

Home or property owners are responsible for complying with City or County building codes. Please tell us about your awareness of code requirements relevant to your project, and if you foresee any issues in complying with them.

You may submit an attachment if more space is needed.

Housing Expenses

A widely accepted guideline is that a household should not spend more than 30% of its gross income on housing including rent or debt servicing, utilities, and insurance.

If you will be the owner and occupier of this housing, please tell us whether you have developed a pro forma budget for this project and your monthly housing expenses, and what portion of your monthly gross income will be spent on housing.

You may submit an attachment if more space is needed.

If you will be the owner and landlord of this housing, please tell us what your expected rental rate will be and what utilities are included. For context the Area Median Family Income (AMFI) published by HUD for Jefferson County in 2026 is: Household of 1 - \$59,950; Household of 2 - \$68,500; Household of 4 - \$85,600. LION members are interested in creating affordable housing for households earning 50% to 150% of the AMFI.

You may submit an attachment if more space is needed.

Please List Two Local References:

Name #1: _____

Telephone: _____ Email Address: _____

Name #2: _____

Telephone: _____ Email Address: _____

Other information:

Do you give LION members permission to share this Affordable Housing Opportunity with non-LION members?

Yes Comments

No

If there is sufficient interest among the members, are you open to presenting your Affordable Housing Opportunity to LION members through an online meeting?

Yes Comments

No

How did you hear about the LION Affordable Housing Opportunity track?

If there is anything else you would like to tell us, please use the space below.

You may submit an attachment if more space is needed.

LION DISCLOSURE and LEGAL DISCLAIMER:

LION members must conform to WA consumer lending regulations if they make loans to individuals for affordable housing and are exempt from Federal regulations. State regulations limit individual LION members to five or less loans to home or property owners in a calendar year. Interest rates must not exceed the WA usury rate limit of 12%. If the loan is made with a promissory note that is not secured by real property, they are exempt from other state regulations but should apply for a [Third-Party Consumer License Lending Waiver](#). If the loan is secured by real property (i.e., there is a lien on the property) then LION members are not exempt from state lending regulations, although a waiver can be requested. It is highly recommended that the lender and borrower engage an attorney if the loan is to be secured by real property.

LION offers no legal, investment, or financial advice, nor does LION itself solicit, offer, or recommend any housing opportunities. LION provides basic forms for the purpose of providing information about local lending opportunities for local affordable housing to its members, but LION does not represent these forms to be anything more than general identifying information to facilitate personal introduction. Any actual information and documentation required for any financing transaction is the sole responsibility of the individuals or other organizations directly involved, and of any appropriate professionals deemed necessary to affect such transactions.

LION does not participate in any negotiations or solicitations for lending transactions, nor does it participate in the housing lending transactions themselves. LION exists solely to facilitate networking between local home and property owners and interested LION members.

The fact that LION may facilitate submissions and/or distributions of information from individuals and other organizations should not be construed as any sort of endorsement or approval of such submissions by LION or its members. LION does not process submissions beyond receiving them, checking them for basic identifying information, verifying that the proposed project falls within the scope that LION members accept, and forwarding them to the LION members. LION distributes Affordable Housing Opportunity submissions to its members according to instructions received by the submitting individuals and/or entities and is made without qualification of any kind by LION itself.

Prospective investors, lenders or financiers should not construe LION as providing legal, tax or financial advice. Each prospective lender, investor or financier should consult his or her own professional advisors as to the legal, tax, financial or other matters relevant to the suitability of any lending or financing transaction or transaction documentation for that lender.

Your Agreement:

1. I hereby give the Local Investing Opportunities Network ("LION") permission to circulate this Affordable Housing Opportunity among LION members.
2. I acknowledge that the confidentiality of submitted documents is not guaranteed, even if requested; and
3. I acknowledge, understand, and agree to the terms of the LION Legal Disclaimer (above). I hereby release LION and its members from liability to the fullest extent of the law.

Submitter Signature

Checking the box below your printed name substitutes for signing here.

Submitter Printed Name

Co-Submitter Signature

Checking the box below your printed name substitutes for signing here.

Co-Submitter Printed Name

Date: _____

**THANK YOU FOR CONSIDERING AND SUBMITTING THIS AFFORDABLE HOUSING
OPPORTUNITY FORM TO LION MEMBERS.**