



Affordable Workforce Housing Opportunity Submission Form

Thank you for submitting your Affordable Workforce Housing Opportunity 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”.

This submission enables an opportunity for home and property owners to network with potential local lenders. We seek to connect LION members with people who are interested in providing affordable housing opportunities for the East Jefferson County workforce. Supporting a resilient and sustainable economy extends to having people who work here able to afford to live here.

We encourage you to seek conventional commercial financing before submitting this application. The capacity of LION lenders is limited and is best matched with borrowers needing smaller amounts of financing, who may not qualify for conventional financing and/or may need a bridge loan. Since 2008 LION members have provided financing to at least 112 local entities, mostly with unsecured promissory notes. Loan interests typically ranged from 5% to 6% and durations averaged 5.5 years. 79% of the loans of individual LION members were for \$25K or less. Many financing opportunities involved two or more LION members.

Please note that we only consider local housing submissions for East Jefferson County, WA. We only consider affordable housing opportunities for low to middle income households. If you are a business 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 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 if there is enough interest. 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. Do not hesitate to reach out to the contact listed below with any questions about LION, the Affordable Workforce Housing Opportunity submission process, or if you are having difficulty submitting the form. If you would like to have a conversation via phone, you may request one via email.

LION contact by email is lion.housing@l2020.org

Personal Contact Information:

Name of Submitter: _____

Name of Co-Submitter: _____

Mailing Address: _____

Telephone: _____ Mobile Yes No

Other Telephone: _____ Mobile Yes No

Submitter Email Address: _____

Co-Submitter Email Address: _____

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 such as: existing buildings, access, proximity to neighbors, terrain, or other items of note. You may submit pictures or sketches as attachments (PDF preferred).

Project Information

Which of these types of housing additions or conversions best describes your proposed project:

Homeshare: Converting rooms within my existing home to share/rent with individuals or families. There will be indoor areas that may be shared including bathroom, kitchen, living and dining areas, etc.

Room to Let: A separate sleeping room with access to a private or shared bathroom.

Attached Accessory Dwelling Unit (AADU): A self-contained living unit¹ (like an apartment) within the primary residence.

Detached Accessory Dwelling Unit (DADU): A self-contained living unit¹ in a separate structure on the same property as the primary residence.

Tiny home.

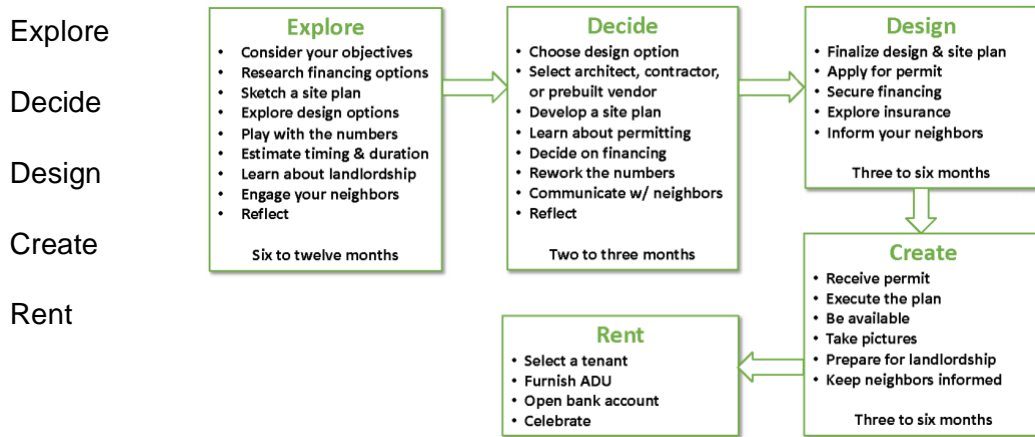
Other: please describe below.

Please give a brief description of your proposed project. You may submit pictures or sketches as attachments (PDF preferred).

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

¹ "Self-contained" means the unit includes both bathroom and kitchen facilities as well as sleeping and eating areas.

Referring to the project roadmap figure, which step best describes the current phase of your project?



Financing:

What total budget do you have in mind for your project?

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

Please tell us if you have spoken with commercial lenders² and whether you could qualify for a commercial loan now or in the future.

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.

² See the [Local Lenders List](#) on the HSN ADU webpage.

Affordable Housing Opportunity for People Who Work Locally:

A widely accepted guideline is that a household should not spend more than 30% of its gross income on housing (for renters this includes rent and utilities). The Area Median Family Income (AMFI) published by HUD for families in Jefferson County in 2022 is \$73,900. Although the workforce spans a wide range of household incomes, affordable housing efforts are generally targeted at AMFIs less than 150%. Taking the minimum wage earner for the lower limit and 150% of the AMFI as an upper limit, affordable monthly housing costs would range from \$821 to \$2721 for the local workforce. Please describe how your project will contribute to affordable housing for people who work locally (e.g. what rent you might expect to charge).

Please List Two Local References:

Name #1: _____

Telephone: _____ Email Address: _____

Name #2: _____

Telephone: _____ Email Address: _____

Other information:

As part of exploring local lending for your housing opportunity, there is useful information on the Housing Solutions Network website <https://housingsolutionsnetwork.org> under Learn, Engage or Build. Please indicate which of the following you have accessed.

[Our Community Challenge](#)

[Affordable Housing 101](#)

[ADU webpage](#) (ABC's and 123s of ADUs, ADU calculator, etc.)

[A Roadmap to Home-Sharing](#)

[How to be a Good Landlord video](#)

[Permit Navigator videos](#)

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

Yes

No

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

Yes

No

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

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

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 examine or otherwise consider submissions beyond simply receiving them, checking them for basic identifying information, and forwarding them to the LION members. LION distributes Affordable Workforce 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 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 WORKFORCE HOUSING OPPORTUNITY FORM TO LION MEMBERS.