

ANTICIPATED COVID-19 IMPACTS TO LOCAL AFFORDABLE HOUSING FUNDING SOURCES

Current as of May 8, 2020

Region	Source	Type of Revenue	Total Estimated Capital per Year (5-yr average of 2012-2017)*	COVID-19-Related Impacts to Revenues	Population Served	Notes
CAPITAL						
Washington State Housing Finance Commission (WSHFC)	9% Low-income Housing Tax Credit (LIHTC)	Federal Tax credit - generates equity from investors	\$61,500,000	Potential decrease in value of credit	Households at or below 60% Area Median Income (AMI) - Priority for homeless populations 30% AMI & below	Full equity amount
WSHFC	4% LIHTC	Federal Tax credit - generates equity from investors	\$163,500,000	Potential decrease in value of credit	Households at or below 60% AMI	Full equity amount
State	Housing Trust Fund (HTF)	Mix of State Capital Revenue and Federal funds - National Housing Trust Fund and HOME	\$12,000,000	Unclear given mix of fund sources	Population specific buckets dictated in the capital budget cycle - past several years, CMI, seniors, homeless, disabled, veterans etc.	
East King County	A Regional Coalition for Housing (ARCH) HTF	Contributions of Member Cities	\$4,700,000	Unclear	-	
Cities	City of Seattle - Various	Voter-approved Housing Levy, Inclusionary Zoning/Bonus payments, Mandatory Housing Affordability payments, City-owned property, HB 1406, REET II, Federal HOME and CDBG funds	TBD, see Notes	Unclear	Households at or below 60% AMI for rental housing, low- and moderate income households for homeownership, income-eligible households at or below 80% AMI for home repair and weatherization programs	City of Seattle budget remains dynamic. Seattle Office of Housing (OH) will continue to use federal resources to support and champion for more affordable housing, will continue to advocate for production amid budget restructuring, and will support ongoing operations of buildings in OH portfolio.

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Cities	House Bill 1406	State Sales Tax "Credit"	TBD	Unclear	New resource	
King County (KC)	Lodging/Stadium	Hotel/Motel Tax	\$7,500,000	Significant decrease	Households between 30% to 80% AMI for projects located within a 1/2 mile of high capacity transit	
KC	Mental Illness and Drug Dependency (MIDD)	Sales Tax	\$2,000,000	Decrease	Households with mental illness and /or substance abuse issues with incomes at or below 30% AMI	
KC	Veterans, Seniors, and Human Services Levy (VSHSL)	Property Tax	\$2,500,000	Stable	Split into 3 buckets: Seniors, Veterans and vulnerable population, addressing barriers to accessing or maintaining stable housing	
KC	Document Recording Fee (DRF) & Regional Affordable Housing Program (RAHP)	Document Recording Fee	\$2,300,000	Unclear, but stable so far	Households with incomes at or below 40% AMI with greatest barriers to securing and remaining in permanent housing with high serve needs and chronically homeless; Households at or below 50% AMI, funds can be used for households who are homeless or have special needs	
KC	HOME	Federal Grant	\$2,000,000	Stable	Households up to 60% AMI for rental and up to 80% for homeownership; 15% of funds reserved for a Community Housing Development Organization (CHDO)	
KC	Airbnb	Short-term Lodging Tax	TBD	Unclear	New resource	
KC	House Bill 1406	State Sales Tax "Credit"	TBD	Unclear	New resource	

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SERVICES FOR PERMANENT SUPPORTIVE HOUSING						
State	Consolidated Homeless Grant (CHG)	State Document Recording Fees	\$700,000	Unclear, but stable so far	This is new as of mid-2019; PSH for homeless families with children	
KC	DRF	King County Homeless Document Recording Fees	\$5,500,000	Unclear, but stable so far	This is an average; Annual 5-year awards; operating and services for PSH with priority on Chronically Homeless	
HOMELESSNESS PREVENTION AND DIVERSION						
KC	Youth and Family Homelessness Prevention Initiative (YFHPI) and Best Start for Kids (BSK)	Property Tax	\$1,800,000	Stable	Case management program serving households at imminent risk of becoming homeless; funds help families not lose their homes and stabilize	

* Based on Regional Affordable Housing Task Force (RAHTF) report data (Average of 2012-2017)

FEDERAL COVID-19 RECOVERY RESOURCES ALLOCATED TO KING COUNTY JURISDICTIONS

Current as of May 8, 2020

Region	Funding Source Name	Source	Amount	Population/ Uses	Notes
KC Consortium	Community Development Block Grant - Coronavirus (CDBG-CV) (Formula)	Federal CARES Act	\$3,343,731	Low and moderate Income, Typically not used for housing, but rental assistance is an eligible use. Also potential small business support. Must be COVID-related.	Total includes \$1.3M in pass-through funding for Redmond, Renton, Shoreline, Kirkland, and Burien. Remainder is ~\$2M. Additional CDBG-CV may be allocated to KC by HUD based on COVID impacts.
Auburn	CDBG-CV (Formula)	Federal CARES Act	\$371,805	See previous	Anticipate action plan amendment the week of 5/18
Bellevue	CDBG-CV (Formula)	Federal CARES Act	\$489,623	See previous	
Federal Way	CDBG-CV (Formula)	Federal CARES Act	\$432,622	See previous	
Kent City	CDBG-CV (Formula)	Federal CARES Act	\$670,541	See previous	
Seattle	CDBG-CV (Formula)	Federal CARES Act	\$14,000,000	See previous	Approximate totals. \$4 M for rental assistance programs for low- to moderate-income households at risk of eviction, homeless prevention, and/or homelessness programs that serve low-income persons diagnosed with HIV/AIDS; \$7.0M for meals and food delivery programs; \$1.5M for small business stabilization; \$1.4M for future COVID response actions
TOTAL			\$19,308,322		

LOCAL GOVERNMENT COVID-19 RESPONSE FOR RENTERS

Current as of May 8, 2020

Information in this table is publicly available and may be incomplete. Information was compiled by staff from South King Housing and Homelessness Partners (SKHHP); Sound Cities Association (SCA); Housing Interjurisdictional Team (HIJT), and King County Council. Please note that many cities have responded to COVID-19 by expanding supports in a broad range of categories, including food assistance, isolation and quarantine sites, and hygiene stations. The table below only includes city and County actions related to rental assistance and tenant protections and does not account for already-budgeted rental assistance funds.

Government	Rental Assistance	Tenant Protections
COUNTY		
King County	\$1.5 million administered through United Way of King County for those earning 50% AMI or below and facing COVID-related impacts	-
CITIES		
Auburn	-	Temporary moratorium on residential late payment fees; Mayor Backus signed emergency proclamations that will put a moratorium on commercial evictions.
Bellevue	\$450,000 distributed equally to five human services agencies serving Bellevue for emergency rental assistance and eviction prevention. The funds came from a city council contingency fund. Catholic Community Services, Hopelink, LifeWire, Salvation Army, and Solid Ground.	-
Burien	-	Request state and federal elected officials impose immediate moratorium on rent and mortgage; Residential tenant eviction moratorium; ban on late fees; writing letter to all rental properties notifying them of Governor's Executive Order.
Covington	Allocated all HB 1406 funds collected in 2020 to rental assistance. Year to date (reported at 4/28/20 Council meeting) they had collected \$3,214.36 and they project collection of \$43,678 for the full year, based on 2018 sales tax. The yearly projection will likely be less than projected due to the current COVID economy.	-
Duvall	Working on a contract with Hopelink to distribute the City's HB 1406 dollars, which would include rental assistance.	-
Enumclaw	Through one local nonprofit, provided additional \$10,000 in rental assistance over what was previously budgeted for 2020.	-
Federal Way	-	Moratorium on rental late fees.

LOCAL GOVERNMENT COVID-19 RESPONSE FOR RENTERS

Current as of May 8, 2020

Government	Rental Assistance	Tenant Protections
Issaquah	\$100,000 for emergency rental and mortgage assistance. The funds are available through two community-based organizations (Issaquah Community Services and St. Vincent de Paul).	Mayoral proclamation restricting late fees or charges due to delinquent rent.
Kenmore	\$10,000 to Hopelink for rental assistance. In late April, the Council approved an additional \$50,000 for human services, and rental assistance was specifically mentioned as a possible use. At that same meeting, Council asked that a future agenda include discussion of requiring landlords to provide an additional six months to tenants after the end of the moratorium to pay back rent. This will come back to Council, likely at the May 11 meeting, with additional information about how the moratorium fits with State proclamation requirements.	Residential tenant eviction and late fee moratorium until 5/4.
Kirkland	\$100,000 given to five community organizations to administer rental assistance: (Attain Housing \$10,000; Eastside Legal Assistance Program \$25,000; Hopelink \$30,000; LifeWire \$10,000; Muslim Community Resource Center \$25,000).	-
Maple Valley	\$50,000 in rental/mortgage assistance to support residents. The funds are being administered through the Maple Valley Food Bank and Vine Maple Place.	-
Redmond	On 5/5, the Parks and Human Services Council Committee of the Whole considered a recommendation to use \$100,000 of HB 1406 funds for rental assistance. Possible Council action will occur on June 2 nd . \$50,000 for rental assistance for Muslim Community Resource Center to administer.	Mayoral proposal for moratorium on charges for delinquent rent payment and other assistance. No late fees for residential, mobile home and commercial tenants through May 7th. Encouraging landlords to provide grace periods and payment plans for tenants. Requesting the Governor to take additional steps, including extending the current moratorium on evictions, and extending it to mobile home and commercial tenants, and providing mortgage relief.
Renton	-	Emergency order supporting State moratorium on residential evictions.
Sammamish	City Council is considering additional funding for non-profits affected by COVID-19 to administer rental assistance.	-
SeaTac	-	Council action on AB 5441 supporting eviction moratorium (4/14).

LOCAL GOVERNMENT COVID-19 RESPONSE FOR RENTERS

Current as of May 8, 2020

Government	Rental Assistance	Tenant Protections
Seattle	\$1 million administered through United Way of King County for those earning 50% AMI or below and facing COVID-related impacts; \$4M for rental assistance programs for low- to moderate-income households at risk of eviction, homeless prevention, and/or homelessness programs that serve low-income persons diagnosed with HIV/AIDS.	Residential tenant eviction moratorium, ban on rent increases, and ban on late fees and charges for non-payment until June 4. Defense for evictions for 6 months after June 4.
Shoreline	-	Council discussed temporary moratorium on evictions for action March 30 (4/23).
Tukwila	\$17,200 of HB 1406 funds allocated monthly for rental assistance for about three months.	Adopted a resolution prohibiting residential evictions and no late fees or other charges due to late payment of rent to occur during the moratorium (4/23).