2020 Housing Capital RFP Recommendations: JRC Review

Background:

The JRC provides advice and recommendations for two sources of funding awarded to housing capital projects: Federal **HOME Investment Partnerships (HOME)** funds and **Regional Affordable Housing Program (RAHP)** funds. HOME funds are reviewed by the King County Consortium; RAHP funds are reviewed by the Consortium and the City of Seattle. Available 2020 capital funds for these two sources are estimated as follows:

HOME	$ 6,400,028
HOME CHDO (Community Home Development Organization)	$ 1,109,412
RAHP - Seattle	$ 511,612
RAHP - Non-Seattle	$ 917,473
HOME & RAHP Total	**$ 8,938,525**

HOME & RAHP Eligible Uses and Priorities:
The King County Housing Finance Program (HFP) published a request for proposal (RFP) on August 6 including the availability of HOME and RAHP funding, among other sources, that may be used for housing capital projects. The eligible uses and priorities published in the RFP for homeless/extremely low-income/affordable housing for RAHP and HOME funds are as follows:

RAHP Eligible Uses:

- Households with incomes at or below 50% AMI
- RAHP can be used to serve households who are homeless or who have special needs

HOME Eligible Uses:

- Households with incomes at or below 60% AMI (up to 80% AMI for home ownership projects)
- Up to 15% of the HOME funds will be awarded to a qualified Community Housing Development Organization

HOME and RAHP Priorities:

- Set aside a majority of units (50% or more) for homeless individuals and families and participate in CEA
- Serve special needs populations such as (but not limited to) households with mental illness, disabled and/or developmentally disabled who are also experiencing homelessness
- Provide access to case management and behavioral health services
- Leverage other resources for both the construction and operations of the project, including social services expenses

JRC Action Needed: Concur with or provide alternate recommendations for the 2020 housing capital project recommendations using HOME and RAHP funds. Specific funding recommendations will be provided at the 12/3/20 meeting.

All 21 applications received are eligible for either RAHP and/or HOME funds. The full project application list is included below, and all project review memos are attached in the packet for JRC review.

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2020 King County HFP Capital Funding Round Projects

Memo #	Sponsor	Project	City/Region	KC Council District	KC Request	Units	Priority Types	Population	AMI Range	Tax Credit Type	Eligible Funding
1	BRIDGE Housing Corporation	North Seattle College Veterans Housing	Seattle	4	$ 4,369,000	74	TOD	Veterans	50% - 60%	4%	RAHP, TOD, VSHSL
2	Chief Seattle Club	Sacred Medicine House	Seattle	1	$ 750,000	120	H/AH, TOD	Developmentally disabled, mental illness, homeless, general	≤30% - 50%	9%	2331, MIDD, RAHP
3	CHS & FAME - Equity Alliance of Washington	Elizabeth Thomas Homes	Seattle	2	$ 1,000,000	122	H/AH, TOD	Developmentally disabled, general workforce*	50% - 60%	4%	MIDD, TOD, RAHP, VSHSL
4	Community Roots Housing	White Center HUB	Unincorporated	8	$ 9,000,000	76	H/AH, TOD	General workforce*	30% - 60%	4%	HOME, TOD
5	Community Roots Housing	YouthCare South Annex	Seattle	8	$ 2,597,164	87	H/AH, SC	Chronically homeless youth & adults, general workforce	≤30% - 50%	4%	2331, RAHP, TOD, VSHSL
6	Downtown Emergency Service Center	DESC Burien	Burien	8	$ 7,547,068	95	H/AH, SC	Chronically homeless	≤30% - 50%	9%	HOME, MIDD, VSHSL
7	First AME Housing Association	Bryant Manor	Seattle	2	$ 1,000,000	97	H/AH	Developmentally disabled, general workforce*	30% - 50%	4%	RAHP
8	Friends of Youth	New Ground Kirkland	Kirkland	6	$ 1,766,500	24	H/AH, TOD	Young adults	50% - 60%	-	RAHP, TOD
9	Habitat for Humanity SKC	Habitat for Humanity - Burien	Burien	8	$ 3,000,000	20	HO	General workforce	≤80%	-	HOME, VSHSL
10	HomeSight	HomeSight Home Purchase Assistance	SKC	-	$ 800,000	17	HO	Veterans, vulnerable populations	≤80%	-	HOME, VSHSL
11	Horizon Housing Alliance	Polaris at Eastgate	Bellevue	6	$ 8,000,000	354	H/AH, TOD	Developmentally disabled, general workforce*	≤60%	4%	HOME, TOD
12	Imagine Housing	Samma Senior Apartments	Bothell	1	$ 5,350,000	76	TOD, SC	Seniors, developmentally disabled	≤50%	4%	HOME, RAHP, TOD, VSHSL
13	King County Housing Authority	Rainier View Mobile Home Park Expansion	Black Diamond	9	$ 580,618	17	HO	General workforce	≤80%	-	HOME, RAHP
14	Multi-Service Center	Redondo Heights	Federal Way	7	$ 3,000,000	334	TOD	Physically disabled, general*	50% - 60%	4%	HOME, RAHP, TOD
15	Mt. Zion Housing Development	Mount Zion Senior Housing at 19th	Seattle	2	$ 1,000,000	61	H/AH, TOD	Seniors, veterans, developmentally disabled	30% - 60%	-	MIDD, RAHP, TOD, VSHSL
16	Parkview Services	Parkview Homes XV	Kenmore	1	$ 250,000	4	SC	Developmentally disabled, chronic mental illness	≤30%	-	HOME, MIDD, RAHP
17	Plymouth Housing	Eastgate PSH	Bellevue	6	$ 5,703,705	95	H/AH, SC	Homeless, developmentally disabled, CMI	≤30% - 50%	9%	2331, HOME, MIDD, RAHP, TOD, VSHSL
18	RAYDO (Sons of Haiti)	Waters Estates	Renton	5	$ 6,182,210	49	H/AH, SC	Veterans, developmentally disabled, homeless	≤30% - 50%	9%	2331, RAHP, VSHSL, TOD
19	Renton Housing Authority	Sunset Gardens LLLP	Renton	9	$ 3,000,000	76	H/AH, SC	Homeless, veterans, seniors	30% - 50%	9%	2331, HOME, RAHP, VSHSL
20	SCIDpda	North Lot - Building A	Seattle	2	$ 1,000,000	160	TOD	General workforce*	50% - 60%	4%	RAHP, TOD, VSHSL
21	YWCA Seattle| King | Snohomish	Fifth & Seneca Building	Seattle	4	$ 1,000,000	114	H/AH, SC	Homeless, developmentally disabled	≤50%	4%	2331, RAHP, TOD
					$ 66,896,265	**2072**		*Large family rentals			

Project Type Priority	Key
Homeless/Extremely Low-Income/Affordable Housing	H/AH
System-Connected Housing	SC
Transit-Oriented Development	TOD
Homeownership Development	HO

Funding Source	Key
2331 Document Recording Fee	2331
HOME Funds	HOME
Mental Illness and Drug Dependency Fund	MIDD
Regional Affordable Housing Program	RAHP
Transit-Oriented Development Funds	TOD
Veterans, Seniors, and Human Services Levy	VSHSL