

Thank you for joining us!
We will get started shortly. Please introduce yourself
in the meeting chat (name & organization).

Information Session

**2025 Capital Funding
for Affordable Housing Round**

King County Housing Finance Program (HFP)

Version 2

Presentation Updated on June 3, 2025

 King County

DCHS

Department of Community
and Human Services

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About DCHS

DCHS reaches nearly **440,000** community members annually through the services it provides.

The services and programs DCHS invest in consist of behavioral health treatment, affordable housing and related services, childcare resources, services for kids and families, education and employment for youth and young adults, veteran services, senior supports, and inclusive resources for people with intellectual and developmental disabilities. These direct investments are part of King County's efforts to create a welcoming community where every person can thrive.

DCHS currently employs **620 staff**, with total approved **Full-Time Employees (FTEs) of 655**.

MISSION

Provide equitable opportunities for people to be healthy, happy, and connected to community.

VISION

The Department of Community and Human Services supports and maintains vital communities, families and individuals. The field of human services exists to undo and mitigate unjust structures that historically—and currently—allocate benefit and burden in ways that favor some and disfavor others.

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Welcome & Purpose

The purpose of today's meeting is to:

- ❖ Provide information about the HFP's 2025 Funding Round including:

- Preapplication Phase
- Funding
- Eligibility, Readiness, Evaluation
- RFP Schedule

- ❖ Q&A:

- Provide time to hear and respond to questions from potential applicants
(All questions and answers will be posted on the HFP website.)
- **Break-Outs** (Staff will be available to meet with you to discuss your project specifically.)



Break-Outs

During the second portion of the session staff will be available to meet with you to discuss your project specifically.

- If you're interested, please put in the chat your Organization Name and the Attendees that should participate in the break-out. If you specifically want to discuss the Equitable Development Initiative, put "EDI", or "Homeownership" or "Multifamily". Must pick one topic.
- Organizations will have 10-15 minutes with Staff representatives
- Given the limitations – only 8-12 groups may be accommodated during this time period.
- Staff will moderate the discussions and coordinate
- Follow up will be limited. Those unable to be scheduled will get priority consideration at the next Information Session.

Staff Introductions

Nate Lichti, Housing Capital Investment Manager

Tina Ilvonen, Housing Finance Program (HFP) Manager

HFP Team:

Spencer Fain

Drea Foster

Jewels Foster

Michelle Lambert

Joseph Maverick

Debbi Trosvig

Yasmeen Perez, Equitable Development Program Manager

RFP Lead: Leslie Miller, Contracts and Procurement Unit - lemiller@kingcounty.gov

King County's Housing Finance Program

»»» What We Do

The Housing Finance Program (HFP) invests in affordable housing development and preservation throughout the region. The developments meet the diverse housing needs of communities and span the full scope of affordable housing types.

In 2024, HFP awarded over **\$26 million** to nine affordable housing developments across King County, generating **848 new rental homes**, **66 renovated rental units**, and **25 new homeownership units** over the next five years.

Since 2019:

- 5600 units of affordable housing
- 57 projects
- 29 zip codes
- \$300M in affordable housing funds

2025 Pre-Application Process

- This year we are not requiring a pre-application meeting as an eligibility requirement to apply for funding.
- Pre-application meetings strongly encouraged for first-time applicants.
- Applicants are invited to submit an Intent to Apply for each project. *Forms due in [ZoomGrants](#) by July 1*
- Four virtual information sessions prior to the 2025 Capital Funding for Affordable Housing round: *May 22, June 6, 13, & 18*

2025 Anticipated RFP Schedule

Event	Date
Intent to Apply (ZoomGrants submittal)	May 6 -July 1
Information Sessions (4)	May 22, June 6, 13, 18
RFP Published	Late July
Bidder's Conference (Q&A)	Early August
Applications due (ZoomGrants submittal)	Early September
Review by HFP	September-November
Applicant clarification question emails begin	October
Final Decisions	Mid-December
Notification letters mailed	Early March (2026)

2025 Funding Priorities

- Homelessness & extremely low-income housing
- Jail divestment
- Veterans
- Transit oriented development (TOD)
- Homeownership opportunities
- Equitable community driven development
- Disabilities



2025 Funding Sources



Source	Estimate*
Jail Divestment Funds	\$5M
Behavioral Health Sale Tax -MIDD	\$2.4M
Veterans and Human Services Levy (VSHSL)	\$2.4M
Equitable Community Driven Development (Bonds)	\$2.4M
Equitable Development Initiative (Bonds)	\$9.5M
Regional Affordable Housing Program (RAHP)	\$900K
2025 TOD Funds East King County	\$5.8M
2025 TOD Specific Project Allocations	\$8.5M
HOME (Federal)	\$2M
Total	\$38.9M

*All Amounts Subject to Change before Release of the Official Request for Proposals

Fund Source Use/Eligibility

Jail Divestment Funds (Seattle Only)

- To divest from incarceration and increase community-based supports for youth and young adults from disproportionately incarcerated racial-ethnic and gender diverse communities.
- Housing must be paired with services that help divert from incarceration and the legal system.

Behavioral Health Sales Tax (MIDD)

- Households $\leq 30\%$ AMI with chronic mental illness and substance abuse issues who are homeless or are being discharged from institutional settings.

VSHSL

- Veterans: Defined by the VSHSL as anyone who has served at least one day in the U.S. military, including households with a member who has served as either an active duty or a reservist member of the U.S. military or National Guard. (does not align with federal programming definitions)
- Rental and homeownership projects are eligible.

Fund Source Use/Eligibility

RAHP

- Households with incomes at or below 50% AMI.
- Households who are homeless or who have special needs.
- Geographically allocated North/East-South-Seattle

2025 TOD

- East King County (ARCH):
 - Projects located in East King County in jurisdictions that are members of A Regional Coalition for Housing (ARCH).
- Project specific allocations:
 - King County Council allocated \$19.1 million to eight organizations.
 - Four organizations received conditional funding approval based on existing applications.
 - The remaining \$8.5 million is reserved for four additional organizations, who must apply in the 2025 RFP round to undergo underwriting.

Fund Source Use/Eligibility

Equitable Community Driven Development - Short-term Lodging Bonds - \$2.4M

King County Equitable Development Initiative (KC EDI)- Short-term Lodging Bonds & TOD Bonds - \$9.5M



- Projects that support creation of Affordable Housing developed by and for communities facing displacement pressures and communities that have historically experienced policies that limit opportunities for people of color.
 - Led by impacted communities, conceived, and created through an inclusive community engagement process, and driven by a place-based CBO will be prioritized.
 - Led by organizations with a history of working to advance economic and racial equity in communities at high risk of displacement.
- Geographic order for this priority is: 1) projects in unincorporated King County, and 2) projects in incorporated areas of King County.
- Households <80% of the AMI, with priority for:
 - Below 60% for affordable rentals
 - 50-80% for affordable homeownership.

Additional KC EDI criteria and priorities are under development

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Eligible Applicants

Organizations are eligible to apply under this RFP:

- Non-profit organizations
- Public Housing and Public Development Authorities

Partnerships are encouraged to produce the greatest public benefit by ensuring appropriate housing and supportive services for the target population:

Examples-Local governments, public housing authorities, other nonprofit housing developers, for-profit developers, CBOs, and service providers



Eligible Housing Types & Uses of Funds

Acquisition of a site for permanent affordable housing

Construction of permanent low-income rental housing units

Acquisition and rehabilitation of existing housing units that will be made permanently affordable

Construction of permanent non-time limited rental housing units with supportive services

Construction or acquisition and rehabilitation for sale of homeownership housing units

Development Costs including developer fees

Relocation costs

Site improvements

Capitalized replacement and/or operating reserves

Project Readiness

- **Site Control:** Property is owned by the applicant, or a purchase agreement is secured.
- **Environmental Assessment** (Phase I, etc.)
- **Market Demand Analysis** (Market Study completed)
- **Verified Zoning** of the site for the proposed project
- **Relocation plan** for existing tenants (if applicable)
- **Consultants, Architects and Development teams** are established to complete all feasibility analysis
- **Construction anticipated to start by December 2026** (within 12 months estimated award date)
- **All proposed funding sources have been identified** and can be secured in the next twelve months.



King County Evaluation



Can this sponsor successfully develop and operate this project?



Does this project meet King County's program equity, affordability, population and place goals in the RFP?

Demonstrated community support and need



Is this project consistent with local plans?

Readiness of the project- ability to obtain permits and funding in a timely manner



Is the project financially feasible and sustainable?

Leveraging of other public and private sources



Is there sufficient demand for this housing? The ability to serve a variety of household sizes.

2025 Funding Strategy

The 2025 RFP is likely going to be very competitive and limited based on restrictions to fund sources.

The most competitive projects will meet one or more of the criteria*:

- 1) Identified by project in the 2025 County Budget as a Set-Aside in the TOD Section;
- 2) Eligible for Equitable Development Initiative Funding;
- 3) Awardee or 2025 Applicant to ARCH, and eligible for Eastside TOD funding;
- 4) Proposing Jail Diversion oriented project in Seattle; or
- 5) Prior Recipient of HFP Funds and in need of gap funding.

*HFP has not set threshold criteria and projects may be eligible if one of these are not met.

Other 2025 Funding

Preservation

- Up to \$3.9M in TOD funding
- KC supported affordable housing \leq ½ mile of transit station or distressed TOD eligible projects

King County Metro, Burien Site RFP

- Up to \$7,000,000 of HFP TOD funding

Sound Transit, Federal Way Site RFP

- Up to \$10,000,000 of HFP TOD funding [Project website](#) for more details on the sites
Please visit [Sound Transit's online vendor portal](#) for more info and to sign up for notifications when the RFP is released.

Q&A Session

- Questions & Answers will be posted on the King County HFP website
- **Use the Teams "Raise Hand" feature to ask a question.**
Please introduce yourself before asking your question (name/organization)
- **Didn't get to ask your question or have to leave early?**
Questions may be submitted in writing to housing.finance@kingcounty.gov until June 30th, 2025
- Join for another Information Session with Break-Out Rooms
 - Friday, June 6, 1:00pm-3:00pm
 - Friday, June 13, 2:00pm-4:00pm
 - Wednesday, June 18 2:00pm-4:00pm



Department of Community
and Human Services



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