

# 2026 Capital Funding for Affordable Housing

## *King County Housing Finance Program (HFP)*

### Summary of what's in this document:

- The 2026 Housing Capital funding round will be limited to:
  - A) NEW projects in Shoreline or Kenmore, and
  - B) Projects that have received prior King County capital awards but have funding gaps preventing them from executing contracts are eligible to apply for additional funding for those projects.
- Roughly \$12m may be available for addressing gaps if projects meet qualifications, and \$10 million is available for project(s) in Shoreline or Kenmore.
- The application process commences in June with a public meeting (June 18<sup>th</sup>). Applicants must submit an Intent to Apply before July 8, and HFP will release the official RFP in mid-July.
- There are additional capital resources available for affordable housing developments for community facilities through DCHS and stormwater management through King County Water and Land Resources Division.

### Actions needed from you:

- Review your housing project pipeline to check eligibility for funding.
- Join the pre-application meeting on June 18<sup>th</sup> and prepare for the application process.

### Introduction

The Housing Finance Program (HFP) administers funds for the development and preservation of affordable housing throughout King County. HFP is prioritizing its limited housing capital resources to projects previously awarded King County capital funding. There is one exception to this pre-requisite: the funding round will be open to all Transit-Oriented Development (TOD) eligible projects in Kenmore or Shoreline.

The 2026 RFP includes multiple capital fund sources and provides a streamlined application process for applicants by using the Combined Funders Application, which is utilized by all public funders. HFP will evaluate applications for eligibility across multiple fund sources and offer support to applicants through pre-application meetings. Additional resources for affordable housing development are listed below, and updates will be provided on the website.

## Available Funding

Fund Source / Approximate Amount Available*	Eligibility
<b>Behavioral Health Sales Tax (MIDD)</b> ○ \$200,000	Limited to projects previously awarded King County capital funding through: <ul style="list-style-type: none"> <li>• Council appropriation</li> <li>• Prior award of HFP funding, including:               <ul style="list-style-type: none"> <li>○ Competitive Annual Funding Award,</li> <li>○ Interim Loan,</li> <li>○ Predevelopment Award, or</li> <li>○ Joint solicitation with Sound Transit or Metro</li> </ul> </li> </ul> <p><i>*Projects must still be in the predevelopment stage and have not contracted with King County for capital funding.</i></p>
<b>Veterans, Seniors, and Human Services Levy</b> ○ \$2M (Veterans)	
<b>Regional Affordable Housing Program (RAHP)</b> ○ \$1.2M	
<b>Transit Oriented Development (TOD) funds 2025</b> ○ \$1M for Equitable Development Initiative (EDI) ○ \$2.5M for TOD sites in North King County ○ \$2.5M for TOD sites in areas with “Prior County Appropriations”	
<b>HOME Investments Partnership Program (HOME) (outside Seattle)</b> ○ \$2.8M	
<b>Transit Oriented Development (TOD) funds 2025</b> ○ \$10M	Projects that are new <u>or</u> were previously awarded King County capital funding <u>and</u> are in Kenmore or Shoreline.

\*Amounts above are approximations; revenue projections and fund sources may be updated before the RFP release in July. Requests typically far exceed available sources, and HFP reserves the right to shift allocation strategies.

## RFP Process

### Anticipated Timeline

May - July

1. Pre-application materials released June 16, 2026
2. Public information session will be held:  
 June 18, 2026, 3:00 - 4:30pm  
[Teams link to join meeting](#)  
 Meeting ID: 237 663 271 318 655 Passcode: 3Dd24ye2
3. Submit Intent to Apply in Agiloft through July 8, 2026

Late July

Request for Proposals (RFP) Published

Mid-September	Applications Due
September - November	Review Process
Mid December	Final funding recommendations to the DCHS Decision Team
January	Funding recommendation letters emailed out

## Intent to Apply

**Applicants are encouraged to submit an Intent to Apply form for each project that may be requesting HFP funds this year.** Submission deadline is July 8, 2026; however, applicants are encouraged to submit as soon as possible. Submitting an Intent to Apply ensures that your organization receives ongoing communication with updates about the upcoming RFP.

To submit the 2026 Intent to Apply form, please create an Agiloft account and download required material. When completed, submit your Intent to Apply via Agiloft. If you do not have a DCHS Agiloft account, instructions for creating an Agiloft profile can be found [here](#). To access the RFP (late July) with an Agiloft login, go to Solicitation and look for King County Housing Finance Program 2026 Capital Funding.

## 2026 Priorities

HFP strives to advance housing that addresses the spectrum of housing needs in King County. Projects must meet eligibility requirements for individual fund sources to qualify for investment (described above). If HFP receives multiple eligible applications, the following priorities will apply when evaluating applications:

### Permanent Housing for People Exiting Homelessness

Projects that expand the number of permanent supportive housing units, particularly for chronically homeless households. Housing serving people exiting homelessness will be required to reflect Housing First practices and an appropriate level of staffing and services.

### Veterans

Projects serving populations prioritized in the 2024-2029 Veterans, Seniors and Human Services (VSHSL) Levy. Eligible populations for 2026 are veterans, defined as households with a member who has served as either an active duty, national guard member or a reservist member of the U.S. armed forces.

### Transit-Oriented Development (TOD)

HFP prioritizes housing that is close to transit and enjoys extensive partnerships with Sound Transit and King County Metro. Projects must meet the TOD regulations (restricted to sites within ½ mile of transit stop with a priority for High-Capacity Transit locations) and pay the 2% loan origination fee and annual 1% simple interest payments. In 2026, the only funding

available for new projects (without prior awards of King County funding), will be restricted to TOD eligible sites located in Shoreline or Kenmore. (Note: projects previously awarded King County capital funding are also eligible for TOD funding for EDI or in specific geographies.)

## Equitable Development

Equitable Development means community-driven affordable housing developments that mitigate displacement pressures and ensure that historically marginalized communities have access to Affordable Housing investments. To meet this priority, projects must be conceived and created through an inclusive community engagement process, and the applicant (lead or co-applicant) must be a Community-Based Organization (CBO) led by and for an Impacted Community. The CBO must play a lead role in long-term community stewardship of the project and have shared decision-making authority over major project decisions. Projects must align with the EDI values outlined in the [King County EDI Phase 2 Implementation Plan](#).

## Persons with Disabilities

Affordable Housing developments designed, or otherwise intended to, include individuals with disabilities.

## Homeownership Development

Projects that expand the capacity of homeownership opportunities to King County residents who can become homeowners, be stably housed, and avoid intergenerational poverty.

## Evaluation Criteria

Applications will be evaluated by a review team selected by DCHS. The review will be based on a multi-layer review of the project Applications, evaluating the project and the sponsor with the following criteria:

1. How well the proposed housing model meets the County's priorities established in the RFP;
2. Financial feasibility;
3. In non-PSH projects, the inclusion of large household units (2BR or larger).;
4. Leverage of other public and private sources;
5. Organizational capacity, financial health, and experience of sponsor, consultants, and partners;
6. Readiness of the project, specifically the ability to obtain permits and funding in a timely manner; and
7. Additional considerations include the appropriate geographic distribution of available funding and other funding support.

## Additional Fund Sources

### Portfolio Preservation

At this time, DCHS has paused the solicitation for the Portfolio Preservation solicitation. In 2025, HFP announced that \$3.5M of TOD funding was set aside for this purpose. The solicitation is on hold until further notice. If the solicitation moves forward, HFP will announce it to its stakeholders and property management contacts in WBARs. Interested parties are welcome to email [housing.finance@kingcounty.gov](mailto:housing.finance@kingcounty.gov) to be added to the email distribution list.

### Best Starts for Kids Capital Priority 4

The DCHS Best Starts for Kids Capital Priority 4 solicitation will award approximately \$9.1M in funding to youth service and childcare-focused capital and planning projects co-located with multiuse affordable family or youth housing facilities. The solicitation will likely be released in late summer 2026 (subject to change). Interested parties should check the DCHS Funding Opportunities webpage and the [Best Starts' Funding Opportunities blog page](#) for announcements or to subscribe to the email distribution list.

### Community Development Block Grant Program (Non-housing Capital)

The DCHS Community Development Program solicitation will award approximately \$1M in federal Community Development Block Grant (CDBG) funding to public infrastructure, community facilities, and parks serving low-moderate income persons. The pre-application period will occur in May 2026, with the application period in June 2026. Because it must go through Congressional and HUD process, the funds will not be available until summer of 2027 at the earliest. Full details on the King County CDBG Program Goals can be found in the [Consolidated Plan](#). Interested parties should check the DCHS Funding Opportunities webpage and the [Community Development Program](#) page for announcements.

## Additional Information

### King County Water and Land Resources Division Resources

King County Water and Land Resources Division would like to support enhanced stormwater management solutions beyond current regulatory requirements that result in increased greenspace, walkability, climate preparedness, and other public health outcomes in communities. King County can offer technical assistance to help find stormwater management solutions that maximize the potential for affordable housing, stormwater management, increased trees and greenspace, neighborhood walkability, and other community benefits associated with future development. Please contact Blair Scott, [Blair.Scott@kingcounty.gov](mailto:Blair.Scott@kingcounty.gov), for more information.

King County currently offers the following programming advancing these goals:

**Stormwater Retrofits** King County is identifying opportunities and resources to modernize existing stormwater runoff facilities in addition to going beyond King County code requirements for managing stormwater associated with new and re-development. King County's stormwater program facilitates management of currently uncontrolled runoff through implementation of new facilities and retrofit of existing underperforming stormwater drainage systems.

**RainScapes** The King County RainScapes program partners with home and business owners to fund and install green stormwater infrastructure (GSI) features, like rain gardens, cisterns, and native plant landscaping, on their property.

This program is for properties in unincorporated King County, where there are currently little or no built-in rainwater runoff control features. GSI allows us to tackle flooding and water quality problems in these areas while bringing extra benefits to property owners and communities. GSI is a great tool for property owners who want to beautify their landscaping and property, save money, and help prevent flooding and water pollution