



King County Housing Finance Program (HFP) 2025 Housing Finance Capital Funding Round

BACKGROUND

The Housing Finance Program (HFP) administers funds for the development and preservation of affordable housing throughout King County. HFP intends to offer approximately \$27.4 million in its 2025 Request for Proposals (RFP) for capital funding for the acquisition, new construction, and/or preservation of affordable housing. The 2025 RFP will include multiple capital fund sources and provides a streamlined application process for applicants by using the Combined Funders Application, the consensus application for all public funders. HFP will evaluate applications for eligibility across multiple fund sources and offer support to applicants through pre-application information sessions. Additional resources for affordable housing development are listed below and updates will be provided on the [website](#).

FUNDING SOURCES IN THE 2025 CAPITAL FUNDING FOR AFFORDABLE HOUSING RFP

- Jail Divestment Funds – Seattle Only (\$5,000,000)
- Behavioral Health Sales Tax (MIDD) (Approximately \$2,400,000)
- Veterans, Seniors, and Human Services Levy (Approximately \$2,400,000)
- Short-term lodging bonds – for Equitable Community Driven Development (Approximately \$2,400,000)
- Regional Affordable housing Program (RAHP) (approximately \$900,000)
- Transit Oriented Development (TOD) funds 2025
 - East King County (\$5.8M)
 - Specific Project Allocations (\$8.5M)

Revenue projections and fund sources may be updated before the RFP release in July. HFP is reviewing existing projects experiencing delays and considering whether current commitments need to be increased (e.g. Gap funding). Requests typically far exceed available sources, and HFP reserves the right to shift allocation strategies.

If funds remain unallocated after meeting the housing priorities identified below, King County reserves the right to fund other affordable project types, such as family-sized general affordable housing, homeless housing, or other homeownership projects. In addition, applicants who submit more than one application will be asked to prioritize one project for consideration in the 2025 funding round.



2025 ANTICIPATED RFP SCHEDULE

May - June	<ol style="list-style-type: none"> 1. Pre-application materials released May 6, 2025 2. Individual Pre-application meetings will be scheduled for new applicants if requested 3. Submit Intent to Apply through July 1st 4. Four Public information sessions will be held. See dates below. <ol style="list-style-type: none"> a. Thursday, May 22, 10:00am-12:00pm Teams link to join meeting Meeting ID: 276 794 274 599 7 Passcode: pM7Bu3eo b. Friday, June 6, 1:00pm-3:00pm Teams link to join meeting Meeting ID: 257 434 196 660 Passcode: Qx69iy2q c. Friday, June 13, 2:00pm-4:00pm Teams link to join meeting Meeting ID: 210 845 435 684 Passcode: TF9Vh3M5 d. Wednesday, June 18 2:00pm-4:00pm Teams link to join meeting Meeting ID: 221 148 204 929 Passcode: 5YB9K5W4
Late July	Request for Proposals (RFP) Published
Early September	Applications Due
September - November	Review by HFP project managers
October - November	Applicant clarification questions via email and/or interviews
Mid November	Advisory Committee meeting
Early December	Final presentation to Joint Recommendations Committee
Mid December	Final decisions by DCHS Director
Early March	Award Letters and Notification 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 1st; however, applicants are encouraged to submit as soon as possible. To submit the 2025 Intent to Apply form, please visit the following ZoomGrants program webpage: [Application Form \(https://www.zoomgrants.com/gprop2.asp?donorid=2209&rfpid=5678\)](https://www.zoomgrants.com/gprop2.asp?donorid=2209&rfpid=5678).

We encourage all interested applicants to submit an Intent to Apply. The information submitted will help our Housing Finance Program staff understand your project and may inform updates to the RFP. Submitting an Intent to Apply will also ensure that your organization receives ongoing communication with updates about upcoming RFPs.

2025 PRIORITIES

HFP will prioritize the following project types and projects serving the following populations. In many cases, specific funds are restricted to these project types and populations, but HFP encourages applicants to submit an Intent to Apply even if your project does not meet any of these specific priorities.

Jail Divestment:

The Housing Finance Program will offer \$5 million for potential Seattle projects that support youth and young adults from disproportionately incarcerated communities for community-based housing or health services that can contribute to diversion from youth incarceration. **Eligible uses of these funds include capital costs for new affordable housing projects or community spaces within new affordable housing project(s) that help divert youth and young adults from the legal system.** The goal is to divest from incarceration and increase community-based supports for disproportionately incarcerated racial-ethnic and gender diverse communities.

Homeless/Extremely Low-Income Housing:

Projects that expand the number of permanent supportive housing units, particularly for chronically homeless households. Homeless housing projects should reflect Housing First practices and an appropriate level of staffing and services. Homeless housing projects will be required to use the Coordinated Entry (CE) system. Projects funded under this priority are expected to include a minimum of 50% of the units for households experiencing homelessness. Projects will be prioritized that:

- Create or retain housing units for high-need households, prioritizing chronically homeless households, to access permanent supportive housing.
- Projects that provide a moving-on strategy that assists people who have achieved stability in Permanent Supportive Housing (PSH) or permanent housing with supports to maintain housing stability with fewer supports.
- Serve individuals or families with behavioral health and/or substance use conditions.
- Demonstrate strong racial equity outcomes.

Veterans:

Projects serving populations prioritized in the 2024-2029 (Veterans, Seniors and Human Services (VSHSL) Levy. Eligible populations for 2025 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. The TOD program continues to receive a lot of interest from applicants, and a diversity of projects have been funded to date. HFP will design the 2025 RFP to identify eligible projects that satisfy the following requirements:

1. East King County (ARCH): \$5,800,000 (of the \$8 million appropriated) is available for projects located in East King County in jurisdictions that are members of A Regional Coalition for Housing (ARCH). HFP awarded two projects that were ready to proceed in the 2024 funding round.
2. 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. County Council also enabled the Executive to reallocate these funds to another "project, location or category," if the Executive determines that the

projects are “infeasible, unduly delayed, ineligible, or achievable with less county moneys or if another project can create affordable housing meeting the requirements of this expenditure restriction faster.”

Two notable TOD solicitations will be available in 2025 from Sound Transit and Metro for Federal Way and Burien, respectively. See below for more information.

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.

Equitable Community Driven Affordable Housing Development:

Projects will prioritize funds for equitable, community driven affordable housing development in King County to mitigate displacement pressures and ensure that historically marginalized communities have access to affordable housing investments. Priority supports the creation of affordable housing developed by and in collaboration with communities facing displacement pressures and communities that have historically experienced policies that limit opportunities for people of color. Projects led by impacted communities, conceived, and created through an inclusive community engagement process, and driven by a place-based community-based organization (CBO) will be prioritized. The CBO would play a lead role in long-term community stewardship of the project as partner, operator, or owner. Additionally, this priority will fund organizations working to advance economic and racial equity in communities at high risk of displacement. *The geographic order for this priority is:* 1) projects in unincorporated King County, and 2) projects in incorporated areas of King County. Projects will serve low-income households under 80% of the AMI, with priority for below 60% for affordable rentals and 50-80% for affordable homeownership.

Disabilities:

Projects serving households that include an individual or individuals with disabilities.

EVALUATION CRITERIA

The submitted 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) Leverage of other public and private sources
- 4) Organizational capacity: financial and experience
- 5) Readiness, and
- 6) Additional considerations include the appropriate geographic distribution of available funding and other funding support.

ADDITIONAL FUND SOURCES

The following fund sources will support affordable housing capital uses but will likely be administered through separate requests for proposals later in 2025-2026 and are listed here for your awareness.

Interested parties should submit an Intent to Apply by July 1st to indicate interest in these funds also.

- **King County Equitable Development Initiative (KC EDI)***
 - Short-term lodging bonds for Housing - \$4,500,000
 - Transit Oriented Development (TOD) Bonds for Housing- \$5,000,000
- **Preservation: Up to \$3.9 million in TOD funding**

- HFP will solicit proposals to fund: 1) the renovation or preservation of King County supported affordable housing within one-half mile of a transit station and/or 2) distressed TOD eligible projects.
- **King County Metro, Burien Site RFP**– For information about the upcoming Request for Proposals which includes up to \$7,000,000 of HFP TOD funding, contact: Sarah Lovell, Transit Oriented Development Program Manager, slovell@kingcounty.gov.
- **Sound Transit, Federal Way Site RFP** – For information about the upcoming Request for Proposals, which includes up to \$10,000,000 of HFP TOD funding, contact: Matthew Mateo, RFP Manager, matthew.mateo@soundtransit.org, 206-689-4782.

*Please note: The KC EDI funding round will be designed and administered in collaboration with the KC EDI Interim Advisory Board.

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, 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.

NDAP: The Neighborhood Drainage Assistance Program (NDAP) resolves stormwater related flooding, erosion, and sedimentation problems on private property in unincorporated King County. The NDAP can design and fund projects to build new drainage systems or repair existing drainage systems. Technical assistance is also available for questions about construction, permitting, and storm drainage.

The NDAP targets problems beyond the control of private home and business owners. For example, nearby activities may change how stormwater impacts a property, older drainage systems may have reached the end of their service life, or emergency actions may be needed to restore emergency access to a property or prevent future, significant damage.