



AGENDA

CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE

**223 East 4th Street, Room 160
Port Angeles, Washington
February 3, 2023 – 9 a.m.**

Housing Solutions Committee meetings will also be available virtually at:

If you would like to participate in the meeting via Zoom audio only, call 253-215-8782 and use meeting ID: 875 561 7844 and passcode: 12345

If you would like to participate in the meeting via Zoom video conference, visit <https://zoom.us/j/8755617844> and use meeting ID: 875 561 7844 and passcode: 12345

This meeting can be viewed on a live stream at this link:

<https://www.clallamcountywa.gov/669/Live-Archived-Meetings-Online>

Public comment and questions can be directed to the Housing Director at 360-417-2478 or timothy.dalton@clallamcountywa.gov

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

PUBLIC COMMENT – Please limit comments to three minutes

APPROVAL OF MINUTES

- January 6, 2023

REPORTS AND PRESENTATIONS

- Update from Timothy Dalton
- Request for proposal committee update - Christy Smith and Sarah Martinez
- Goal 1 committee update - Colleen McAleer
- Legislative update – Commissioner Ozias

PUBLIC COMMENT – Please limit comments to three minutes

NEXT MEETING DATE – March 3, 2023 at 9 a.m.

ADJOURNMENT

Housing Solutions Committee

Draft Minutes

January 6, 2023

CLALLAM COUNTY HOUSING SOLUTIONS COMMITTEE MINUTES of January 6, 2023

MEETING OF THE HOUSING SOLUTIONS COMMITTEE (HS)

Chair Christy Smith called the meeting to order at 9 a.m., Friday, January 6, 2023. Also present were Randy Johnson, Shawn Washburn, Colleen McAleer, Sharon Maggard, Rod Fleck, Leslie Bond, Colleen Robinson, Cheri Tinker, Nathan West, Sara Martinez, Bruce Emery, Gregory McCarry, Shawn McCourt, Wendy Sisk, Michael Sivia and Lowell Rathbun. Kathy Morgan Caleb MaMahon and Glenn Ellis were excused.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: Johnson moved to approve the agenda as presented, Maggard seconded; motion carried

PUBLIC COMMENT

- Steve Workman, Port Angeles, commented on short term rentals

APPROVAL OF MINUTES

- Minutes – December 2, 2022

ACTION TAKEN: McAleer moved to approve the minutes as presented, McCarry seconded motion; motion carried

REPORTS AND PRESENTATIONS

- Housing Manager Position Update

Smith introduced Timothy Dalton the new Clallam County Housing Solution Manger. Dalton provided a brief work history and addressed housing. He noted that he plans to be in Port Angeles the week of January 9.

- Review results of retreat action teams-Paul Knox

Knox provided a report on the Housing Solutions Committee Retreat that was held on December 2, 2022. He briefly addressed the goals. HSC Members held discussion.

- Request for Proposal (RFP) report including timeline-Sarah Martinez and Christy Smith
Smith and Martinez briefed the HSC Members on the RFP timeline. Martinez reported that the RFP committee met in December to provide a draft timeline. She noted there needs to be an interlocal agreement between jurisdictions. HSC Members held discussion. Smith requested volunteers to read the RFP.

- Agency Self Report on Projects List-All

Smith briefed the HSC Members on the Four Near-Term Priority Projects list. She requested a project update from those who have a project listed. She mentioned that if there is a project missing on the list you can send her an email for it to be added.

- Next Steps from Goal 1 Team-Discussion

McAleer briefed the HSC Members. HSC Members held discussion. McAleer volunteered to lead the goal setting group.

PUBLIC COMMENT

- Steve Workman, Port Angeles, commented on Peninsula College housing
- Wendy Sisk, provided an update on All-View Motel Housing
- Cheri Tinker, provided an update on housing North Olympic Regional Veteran's Housing Network

HOUSING SOLUTIONS COMMITTEE
MINUTES of January 6, 2023
Page 2

- Luke Strong-Cvetich, Jamestown Tribe, introduced himself and commented on Tribal housing project
- Colleen McAleer, provided an update on grant program
- Jenny Oppelt, provided an update on Homelessness Task Force Committee request for proposals

NEXT MEETING DATE

- Next meeting is January 6, 2023 at 9 a.m.

ADJOURNMENT

- Meeting concluded at 10:11 a.m.

DRAFT

Housing Solutions Committee

Webinar

USDA Rural Development -

Housing Solutions in Rural

Recreation Communities

Webinar



(<http://www.elsevier.com/locate/jbiotec>)

Description	Environmental Protection Agency Office of Community Revitalization, U.S. Department of Agriculture – Rural Development (USDA-RD), and Housing and Urban Development (HUD) invite communities to join us as we host a webinar that will address housing in gateway communities.
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Topics covered:

1. Overview of USDA- Rural Development's (USDA-RD) funding opportunities and Housing and Urban Development's (HUD) federal programs to support housing projects.
2. King City, California – will provide unique strategies that meet housing demands in the Central Coast wine region near Pfeiffer Big Sur State Park.
3. Jackson Hole Community Housing Trust will outline the Public/Private Partnership with US Forest Service, National Park Service in Wyoming.

This webinar will be recorded, and a link provided to all registrants.

Time Feb 15, 2023 02:00 PM in Eastern Time (US and Canada)

* Required information

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Last Name *

Email Address *

Confirm Email Address *

State/Province *

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Organization *

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Housing Solutions Committee

Draft version

**Request for Proposals for
Affordable and Supportive Housing
Funding in Clallam County**

Request for Proposals for Affordable And Supportive Housing Funding in Clallam County

BACKGROUND

Permissible Uses of Funding

Funding must be distributed in accordance with RCW 82.14.530 and RCW 84.52.105.

1. A minimum of sixty percent of the proceeds must be used for the following purposes:
 - A. Constructing affordable housing, which may include new units of affordable housing within an existing structure, and facilities providing housing-related services, solely for eligible households (as defined below); or
 - B. Constructing mental and behavioral health-related facilities; or
 - C. Funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers.
2. The remaining proceeds may be used for the operation, delivery and evaluation of mental and behavioral health treatment programs and services or housing- related services.
3. No more than ten percent of the proceeds may be used to supplant existing local funds.
4. For purposes of this provision, “eligible households” means persons within any of the following population groups whose income is at or below sixty percent of median income:
 - o Persons with mental illness
 - o Veterans
 - o Senior citizens
 - o Homeless (or at-risk of being homeless) families with children
 - o Unaccompanied homeless youth or young adults
 - o Persons with disabilities
 - o Domestic violence survivors

Threshold requirements –

Any project not meeting requirements will not be evaluated.

Current funding available for CY2023

Affordable Housing Capital

Revenue Source	Purpose/Use of Funds	2023 Revenue Estimate	2023 RFP – Potential Amount Available	Notes
Affordable Housing Capital Funding				
1590	Local – affordable housing	\$1,266,000	\$1,266,000	To be used for Pipeline projects
1406	Local – affordable housing (pipeline)	\$151,000	\$151,000	
Total			\$1,417,000	Estimated

CAPITAL PROJECTS – 2023

Clallam County intends to make funding awards for the funding year 2023 based on recommendations from the Housing Solutions Committee in response to a Request for Proposal (RFP), published in February 2023. This collaborative, community- based process will identify projects through scoring criteria that will be recommended to the Clallam County Commissioners for capital funding. Additionally, the Housing Solutions Committee may make biannual recommendations. This allows selected projects to leverage additional funding during the pre-construction phase of development.

All funding awards are dependent on the availability of federal and state capital funding received by Clallam County.

PRIORITIES

- Projects that serve the sub-populations of seniors, youth and young adults, families, single adults or veterans with annual incomes of 60% or less of Area Median Income;
- Projects that create new or preserve existing permanent supporting housing, permanent housing, multi-family rental or home ownership units for literally homeless individuals and families;
- Within Fair Housing regulations, projects that promote Housing First principles and practices;
- Within Fair Housing regulations, projects that promote and incorporate racial equity principles and practices;
- Projects that promote growth of personal and family wealth, such as home ownership programs;

Other Priorities

- Projects which illustrate a need to leverage local funds to attract other federal, state, private or foundation funds.

Clallam County's 2023 Housing Solutions Committee (HSC) Consolidated RFP Draft Scoring Criteria

Selection Criteria

Responses will be ranked according to the criteria described below. All responsive proposals received by the time and date specified in this RFP shall be evaluated by the RFP Evaluation Panel based on the following criteria and weights:

Criteria #		Capital
1	Alignment with priorities. Direct impact on addressing RFP priorities.	15
2	Project Design. Clearly defined scope, goals and outcomes/performance measures	15
3	Budget. The total project cost is feasible.	15
4	Partnerships and Collaborations. Project formally collaborates with partner organizations to maximize impacts.	10
5	Supports Vulnerable and Historically Disadvantaged Populations. Project is accessible to persons with disabilities. Agency is actively engaging in processes aimed to reduce racial disparity in services, and staff. Agencies are providing training to ensure culturally competent services are provided to vulnerable and historically disadvantaged populations.	15
6	Management and Financial Capacity. Organization has the financial and operations capacity and systems in place to successfully manage the grant. Organization has experience providing similar program services or developing similar projects.	20
7	Responsive Application. All relevant questions answered and information is relevant and responsive to the question asked.	5
8	Timeliness. Ready to begin project on time and reasonable expectation to complete project on time.	15
9	Project Is Low-Barrier/Housing First.	
	• Not low barrier/housing first – 0 points • Low barrier/housing first or NA – 5 points	
10	•	
11	Past Compliance.	5
	• No audit or program monitoring finding (no program monitoring conducted - ok) – 5 points • Audit finding, no audit conducted or program monitoring finding – 0 points	
	Total Maximum Score (Total of average reviewer score plus administrative score)	120

Submission Requirements

All proposals must include the following elements. We reserve the right to disqualify any incomplete proposals.

- 1) Alignment with Priorities - (15 points) The proposal should describe outreach efforts and the level of community support, how the project aligns with the priorities of the Housing Solutions Committee and the principals of housing first.
- 2) Project Design – (15 points) The proposal should clearly describe the project design in detail and how it aligns with the priorities.
- 3) Budget – (15 points) Proposal must include Program or Project Budget which includes a complete breakdown of all funding sources already received or committed for this Program or Project, current operating budget for the project requesting the funding OR if a new project is proposed an operating Pro Forma for fifteen years.
- 4) Partnerships and Collaborations – (10 points)
- 5) Supports Vulnerable and Disadvantaged populations – (15 points) Proposal must provide evidence of populations to be served.
- 6) Management and Financial Capacity – (20 points) – Proposal should include narrative about management capacity, including past projects as examples, include prior year’s tax return or audited financial statements and the annual report for the previous year.
- 7) Responsive Application – (10 points) Complete proposal provided.
- 8) Timeliness – (15 points) Please provide a well-developed and thoughtful plan describing how you will approach this assignment and complete the purpose of the proposal. The proposal should describe the timeline for the project and immediacy of the need of funds, the remaining components to be secured before shovel ready, the plan for unfunded components, projected construction start date.

The proposal will be evaluated based on the clarity of proposal, completeness of the submission including required certifications and documentation and readiness to begin the Program or Project if funding is awarded.

PROPOSAL EVALUATION AND SELECTION PROCESS

General

The following procedure will be used to evaluate the proposals and select finalists. All complete eligible proposals received within the established deadline will be evaluated by the RFP Screening Panel.

RFP Screening Panel

The Housing Solutions Committee will establish a panel made up of members.

Proposal Evaluation

Applicants whose proposal is being considered for an award may be invited to make an oral presentation of their proposal to the Housing Solutions Committee. The HSC reserves the right to recommend funding for multiple contracts under this RFP or recommend funding for a portion of the requested amount at their discretion.

FUNDING PERIOD

The HSC is requesting proposals for Affordable and Supportive Housing Funds for the period []. Funding must be requested and used within each funding cycle. Each proposal requires the annual budget for the Project. Grantees will be required to submit Project progress and evaluation reports on a quarterly basis (every 3 months).

Proposal Deadline: []

Sealed proposals must be clearly marked on the outside of the envelope, "PROPOSAL – Affordable and Supportive Housing Funds." Mailing address for proposal is [

Thurston County Housing Pipeline Overview

Project Name	Agency	Pipeline Year	City	Type of Project	Total Units	# Units for Target Population	Cost per Unit	Total Budget	Target Population	Funding Use	ProForma
COMPLETE											
Golf Club	TCHA	2017	Lacey	Multi-family	6	4	\$195,000	\$1,500,000	WFH	Construction	Y
FFC Homes XI	FFC	2017	Oly/Lacey	Single Family Rental/PSH	3	3	\$150,000	\$450,000	Mentally Disabled	Acquisition	Y
Safe Healthy Affordable	Homes First	2018	County Wide	SRO/Oxford/Multi and Single Rental PSH	10	10	varies	varies	Low and Moderate income Individuals and families	Acquisition/ Rehab	Y
Deyoe Vista V	SPS Habitat	2018	Lacey	Single Family Own	8	8	\$142,500	\$1,140,000	Disabled, Mentally Ill, WFH Families and Singles, Disabled Vets	Construction	N/A
IN PROGRESS											
Martin Way	LIHI	2019	Olympia	Multi family	60	60	\$275,658	\$16,539,500	Homeless Families with Children, Homeless Adults, Homeless Vets, Disabled, WFH Families and Singles	Predevelopment/ Acquisition/ Rehab	Y
Pear Blossom 2	FSC	2019	Olympia	Multi Family	44	44	\$177,591	\$10,655,479	Homeless Families with Children PSH	Construction	N
SPS Deyoe Vista Phase VI	SPS Habitat	2020	Lacey	Single Family Own	8	8	\$189,500	\$1,516,000	Disabled, Mentally Ill, WFH Families and Singles, Disabled Vets	Construction	N/A
Fleetwood Apartments	LIHI	2020	Olympia	Multi family	43	43	\$34,247	\$1,472,645	Singles, including seniors	Rehab	Y
UPCOMING YEARS											
FFC Homes XII	FFC	2021	Oly/Lacey	Single Family Rental/PSH	3	3	\$156,000	\$468,000	Mentally Disabled	Acquisition	Y
La Mancha	Panza	2021	County	SRO/PSH	30	30	\$116,667	\$3,500,000	Homeless Adults	Predevelopment/ Construction	N
Olympia Crest Phase III	HATC	2022	Olympia	Multi Family	24	15	\$264,325	\$6,343,820	Low income households	Construction	
Martin Way Phase II	LIHI	2022	Olympia	Multi Family	60	60	\$2,333,333	\$14,000,000	Homeless individuals, Low income households	Construction	N
Sequoia Landing	HATC	2023	Tumwater	Multi family	8	8	\$247,070	\$1,976,563	WFH	Construction	Y
Yelm Longmire	SPS Habitat	2023	Yelm	Single Family Home Ownership	8	8	\$201,184	\$1,609,472	WFH Families and Singles, Disabled Vets	Construction	N

Housing Solutions Committee

Marked-up version

**Request for Proposals for
Affordable and Supportive Housing
Funding in Clallam County**

Request for Proposals for Affordable And Supportive Housing Funding

Regional Housing Council 2021 Proposed Funding Priorities and Scoring Criteria

1. Human Services Fund RFP
 - a. Funding Priorities
2. Affordable Housing and Homeless Services RFP
 - a. Funding Priorities—Homeless Services
 - b. Set-Asides—Homeless Services
 - c. 2163 Funding Amount—Homeless Services
 - d. Funding Priorities—Capital Projects
3. Affordable Housing Capital Pipeline RFI
 - a. Funding Priorities
4. Scoring Criteria and Review Teams

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Commented [CS2R1]: Copy from Homeless Task Force

HUMAN SERVICES FUND (HSF)

Jurisdiction	2020	2021
Thurston	\$86,053	\$95,540
Lacey	\$63,197	\$66,375
Olympia	\$95,930	\$104,737
Tumwater	\$32,300	\$36,260
Subtotal HSF	\$277,481	\$302,912
Less 10% for County Admin	<\$27,748>	<\$30,291>
Total Available from HSF to Award	\$249,733	\$272,621

Commented [SM3]: Removing this entire section since it applies to the 2163/2060 and this is currently awarded through another RFP - if at some point we want to combine the RFP's we can.

PROPOSED FUNDING PRIORITY

Programs that meet the basic needs of at-risk populations. For the RHC, basic human needs include:

- Food and meals.** A range of efforts to assist vulnerable populations access food and nutrition. For example, this may include both prepared meals, food distribution, and gardens.
- Child care.** Short-term child care to allow a parent to attend appointments, job interviews, or other needed services, for example.
- Personal hygiene.** Personal hygiene products provided to vulnerable or homeless populations. For example, this may include items such as shampoo, toothpaste, soap, toilet paper, deodorant, feminine hygiene products, diapers, infant supplies, household cleaning supplies, and more.
- Emergency needs.** Generally, includes financial support for one-time emergencies that are not covered under another eligible category. For example, these may include items such as car repair assistance, clothing, cold weather survival gear, school supplies, items needed for employment, gas cards, and more.

AFFORDABLE HOUSING AND HOMELESS SERVICES

Revenue Source	Purpose/Use of Funds	2021 Revenue Estimate	2021 RFP—Amount Available	Notes
Homeless Services Funding				
CHG	State—Homeless services	\$800,000	\$800,000	Estimate based on 2020 award
HEN	State—Housing and Essential Needs	\$1,700,000	\$1,700,000	Estimate based on 2020 award
2163	Local—Homeless services	\$3,000,000	\$3.0-3.7 million	See options below
Total		\$5,500,000	\$6.2-6.4 million	Estimated

THURSTON COUNTY HOMELESS HOUSING AND SERVICES PRIORITY

The Regional Housing Council (RHC) selected the following priority for homeless housing and services programs funded with 2163 and/or CHG funds for the 2021 funding round. Priorities for capital projects, funded by HOME and/or 2060 are identified by placement in the Capital Pipeline.

Uncommitted Funding Priorities

Homeless housing and services projects that have the following characteristics will be scored as having greater “importance to the community” and therefore have a higher probability of receiving an award. A project that meets a priority is NOT guaranteed funding. Conversely, a project that does not meet a priority, is not prohibited from receiving funding, if it is an eligible project under a funding source.

- Projects that are of highest importance to the community are those that pro-actively and directly work to reduce the number of persons experiencing homelessness and that work to reduce/eliminate racial disparities within the Homeless Crisis Response System in Thurston County, as identified in the 5-Year Homeless Crisis Response Plan. Projects that maintain or expand capacity in the following project categories will be prioritized for funding (all categories are of equal priority), while seeking to maintain a proportional balance of funding between populations (single adults, youth, families, seniors and veterans):
 - Emergency Shelter
 - Operations for Permanent Supportive Housing
 - Outreach
 - Rapid Rehousing

Committed Funding Priorities

The RHC has set aside a portion of available 2163 funds to support specific types of projects that are either required by the Consolidated Homeless Grant program as part of an effective homeless crisis response system or reflect prioritized types of projects. Thurston County is accepting applications for use of funds that address the following categories of activities:

Coordinated Entry

Thurston County will make funding available to implement a coordinated entry (CE) program that complies with HUD and the Washington Department of Commerce Coordinated Entry Policy and Procedure guidelines. The county intends to contract with one lead agency who will be responsible to the county for the implementation and day to day operations of CE, fiscal responsibility for all subcontractors, and all reporting requirements for the program. The lead agency may, but is not required to, have additional subcontractors support the implementation of CE. Applicants should include in its proposed budget an allocation for diversion activities that are available to any qualified agency that diverts households from the homeless system.

Housing Basic Needs

Thurston County intends to award funds for programs that assist persons below 50% Area Median Income (AMI) to maintain their current housing situation to prevent a loss of housing or to obtain a permanent housing solution. For the RHC, housing basic needs include:

1. **Rent assistance.** Generally, a one-time payment to cover a shortfall in rent to prevent eviction.
2. **Utility assistance.** Generally, a one-time payment of utility bills or fees to maintain or reinstate utilities that are necessary for health and safety, such as gas, electric or water.
3. **Emergency Home Repair.** Urgent home repairs necessary for health and safety, and continued occupancy of housing.
4. **Fees and Deposits to Secure Housing.** Security deposit support, credit and application fees and other upfront costs to defer the cost of obtaining rental housing.

Cold Weather Shelter

Thurston County intends to award funds for programs that provide overnight emergency shelter beds during the cold weather season of November 1, 2021 through April 31, 2022. It is expected that separate contracts will be awarded for cold weather shelters serving single adults, youth (ages 18-24 years of age), and families.

Hazardous Weather Shelter

Thurston County intends to award funds for programs that provide services during hazardous or dangerous weather events as defined in the Thurston County Hazardous Weather Plan. Contracts will be for 12 months, as hazardous or dangerous weather may occur outside of the cold weather season. Services may include providing shelter in place survival supplies to

unsheltered persons during hazardous or dangerous weather events, or it may include providing staff and operations support to expand shelter capacity during a County-declared event.

By and For Organizations

The Washington State Department of Commerce has issued new draft guidelines for the Consolidated Homeless Grant program. Thurston County, as a condition of its CHG contract with the State, complies with these guidelines. The draft guidelines require that Thurston County contract at least 5% of its annual (local and state awarded) total document recording fee funds to "By and For" service providers for outreach to their communities about how to access the homeless crisis response system. Thurston County intends to make a good faith effort to comply with the draft guideline and award 5% of its expected CHG grant and 2163 document recording fee funds to By and For Organizations for outreach activities. As the CHG guidelines are finalized, Thurston County may make adjustments to its plans to allow for compliance with final Commerce CHG guidelines.

By and For Organizations are operated by and for the community they serve. Their primary mission and history is serving a specific community and they are culturally based, directed, and substantially controlled by individuals from the population they serve. At the core of their programs, the organizations embody the community's central cultural values. These communities may include ethnic and racial minorities; immigrants and refugees; individuals who identify as LGBTQ+, individuals with disabilities or who are deaf; and Native Americans.

Areas of Emphasis

The application scoring criteria for both uncommitted and committed funding priorities reflect areas of emphasis for Thurston County. Application scores may be increased by projects that have the following characteristics and therefore have a higher probability of receiving an award. A project that scores high in one or more areas of emphasis is NOT guaranteed funding.

- Projects that have been operational for more than 12 months and that maintain or expand an existing service in Thurston County for persons experiencing homelessness or those at risk of homelessness.
- Projects that employ a low barrier/housing first approach.
- Projects that have a record of strong programmatic and financial performance.

Proposed 2163 Set Asides for 2021

	2020	2021- Proposed	Length of Award	Notes
Coordinated Entry	\$250,000	\$250,000	2 years	Includes \$25,000 for funding for diversion
Housing Basic Needs	\$160,000	\$200,000+	2 years	
Cold and Hazardous Weather	\$250,000	\$250,000	1 year	
By and For Organization		\$190,000	2 years	Estimated. New requirement from Dept of Commerce
Point in Time Count	\$25,000	\$25,000	1 year	Not included in RFP
Emergency Funds	\$125,000	\$200,000	1 year	Not included in RFP
Homeless Coordinator	\$115,000	\$115,000	1 year	Not included in RFP
Racial Equity Technical Assistance		\$150,000	1 year	Not included in RFP
Totals	\$925,000	\$1.38 million		

Proposed Options for 2163 Funding Levels

Issue: 2163 Revenue collections for Program Year 2019 and 2020 have far surpassed initial projections. Based on current collections projected through August 2021, we expect to have a fund balance to allocate of approximately \$1.5 million.

Question: How should the RHC allocate this available funding?

Option 1: Award all funds through RFP process. Additional funds are spread across the next two years.

2021-2022: RFP (and set-asides) \$3.7 million

2022-2023: \$3.7 million for year 2 of contracts and set-asides

Option 2: Set aside a portion of funds for an RHC identified project. The exact amount to RFP can be adjusted based on amount needed for RHC project.

2021-2022: RFP (and set-asides) \$3.0 million

2022-2023: \$3.0 million for year 2 of contracts and set-asides

2021: RHC identified project: \$1.5 million. Depending on the project, issue a separate RFP to solicit proposals to implement the identified project.

BACKGROUND

Permissible Uses of Funding

Funding must be distributed in accordance with RCW 82.14.530 and RCW 84.52.105.

1. A minimum of sixty percent of the proceeds must be used for the following purposes:

A. Constructing affordable housing, which may include new units of affordable housing within an existing structure, and facilities providing housing-related services, solely for eligible households (as defined below); or

B. Constructing mental and behavioral health-related facilities; or

C. Funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers.

2. The remaining proceeds may be used for the operation, delivery and evaluation of mental and behavioral health treatment programs and services or housing-related services.

3. No more than ten percent of the proceeds may be used to supplant existing local funds.

4. For purposes of this provision, "eligible households" means persons within any of the following population groups whose income is at or below sixty percent of median income:

o Persons with mental illness

o Veterans

o Senior citizens

o Homeless (or at-risk of being homeless) families with children

o Unaccompanied homeless youth or young adults

o Persons with disabilities

o Domestic violence survivors

Threshold requirements –

Any project not meeting requirements will not be evaluated.

Current funding available for CY2023

Affordable Housing Capital

Revenue Source	Purpose/Use of Funds	20231 Revenue Estimate	20231 RFP – Potential Amount Available	Notes
Affordable Housing Capital Funding				
HOME1590	Federal Local – affordable housing (pipeline)	\$700,000,266,000	\$700,000,266,000	To be used for Pipeline projects (Estimate based on 2020 award)

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Commented [CS4]: Need clarification on how 1590 Funds being collected by city of PA will be allocated. Interlocal agreements need to be completed between Municipalities.

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Commented [SM5]: HB 1590 is RCW 82.14.530. Legal should confirm RCW 84.52.105 for HB1406

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Commented [CS6]: Add and acquiring?

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Commented [SM7]: This is the requirements for HB1590 - HB1406 allows use up to 80% of AMI - we need to determine if the HSC wants to bifurcate the funding to allow a portion to be used for households up to 80% of AMI

Commented [CS8R7]: Should this be one RFP or two

Commented [NW9]: I believe the City of PA's approach was more limited than the full breadth of 1590 options. Does not require a change here but stating for awareness.

Commented [CS10]: Are there further requirements we want to place on these funds? Geography?

Commented [CS11]: List what we won't fund and be specific about what is eligible

Commented [SM12]: Does the County run on a fiscal or calendar year?

Commented [CS13R12]: I believe it's July 1

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20601406	Local – affordable housing (pipeline)	\$500,000151,000	\$700,000151,000	\$500,000-projected + \$200,000-fund-balance (preliminary)
Total			\$1,400,0001,417,000	Estimated

CAPITAL PROJECTS – 20231

Thurston-Clallam County intends to make funding awards for the funding year 20231 based on recommendations from the Thurston-Thrives Affordable Housing Team Housing Solutions Committee in response to a Request for Information-Proposal (RFP), published in November-July/February 2018/2023. This collaborative, community- based process will identify two projects per year for placement on an Affordable Housing Capital “Pipeline” through scoring criteria that will be recommended to the Clallam County Commissioners for capital funding. Through an annual RFI process, projects are identified and placed into the Pipeline to be awarded priority funding in 3 years. Additionally, the Housing Solutions Committee may make biannual recommendations. This allows selected projects to leverage additional funding during the pre-construction phase of development. During the funding year for which a project has been selected, the project organization is required to respond to a Request for Proposals to submit a complete application to the County for final review and approval.

Thurston County reserves the right to withdraw an organization’s placement on the pipeline at any time if insufficient progress was made during the pre-development phase, if an application does not meet Thurston County priorities or if the project is unable to comply with federal and state requirements and timelines.

All funding awards are dependent on the availability of federal and state capital funding received by Thurston-Clallam County. Projects placed into the pipeline in 2018 and designated for 2021 funding are required to submit an application during this funding award cycle for final review and consideration.

Thurston County has been informed that one of the selected Pipeline projects for 2021 will not move forward this year, creating an opportunity for an eligible affordable housing project to be placed into the pipeline for 2021 funding through this RFP process. If sufficient funding is available and high-quality proposals are received, a third project may be awarded. The priorities for capital projects are:

- Direct available affordable housing funds to capital projects for new unit creation and preservation of units including PSH, PH, multi-family rental and home ownership for literally homeless individuals and families.
- Projects that target households with income at or below 60% of area median income.
- Support capital funding for affordable housing projects that promote growth of personal and family wealth — such as home ownership programs

Commented [SM14]: We may want to consider a bi-annual process to allow for greater funds to accumulate.

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- Ensure priority capital and affordable housing projects are proportionally dispersed with a racially equitable lens/process across all sub-populations (Seniors, Youth and Young Adults, Families, Single Adults, Veterans)

The funding availability for these designated capital projects does NOT include funds set aside for Community Housing Development Organizations (CHDO), as defined by the HOME Investment Partnership Program. CHDO-eligible applicants may apply for CHDO set aside funds authorized under this RFP.

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REQUEST FOR INFORMATION PRIORITIES

For projects to be placed on the Capital Pipeline for funding in 2024.

Priorities

Projects that have the following characteristics will be scored higher under the category of "Priority Need for Type of Housing/Population Served" and therefore have a higher probability of receiving placement on the Pipeline. A project that meets a priority is NOT guaranteed placement. Conversely, a project that does not meet a priority, may be selected for placement, although it is unlikely. Highest priorities are all of equal importance.

Highest Priorities

- Projects that serve the sub-populations of seniors, youth and young adults, families, single adults or veterans with annual incomes of 60% or less of Area Median Income;
- Projects that create new or preserve existing permanent supporting housing, permanent housing, multi-family rental or home ownership units for literally homeless individuals and families;
- Within Fair Housing regulations, projects that promote Housing First principles and practices;
- Within Fair Housing regulations, projects that promote and incorporate racial equity principles and practices;
- Projects that promote growth of personal and family wealth, such as home ownership programs;

Other Priorities

- Projects which illustrate a need to leverage local funds to attract other federal, state, private or foundation funds.

Commented [NW15]: We should define which agencies Fair Housing regulations and cite a link in a footnote

Commented [NW16]:

Commented [NW17R16]:

Commented [SM18]: Need to collectively determine priorities with group, and ensure they meet the statute requirements

Commented [CS19R18]: Take to Housing Solutions for agreement

Commented [CS20R18]: Need to establish a common language around terms like "work force housing" and Housing First and Fair Housing.

Commented [NW21]: A major advantage to this local funding is the fact that there are limited strings attached. I'd feel better leaving out the word federal. To be clear that does not make leveraging federal against the rules or cause such a project to be scored lower.

**Thurston-Clallam County's 20231 Regional Housing CouncilHousing Solutions
Committee (RHCHSC) Consolidated RFP Draft
Scoring Criteria**

Selection Criteria

Responses will be ranked according to the criteria described below. All responsive proposals received by the time and date specified in this RFP shall be evaluated by the RFP Evaluation Panel based on the following criteria and weights:

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Criteria #		Capital
1	Importance to the Community Alignment with priorities. Direct impact on addressing RFP priorities. For HSF, this is basic needs priorities. For Housing/ Homeless Services, this is connection to the RFP priority.	25 15
2	Project Design. Clearly defined scope, goals and outcomes/performance measures	15
3	Cost-Effectiveness Budget. The total project cost is appropriate feasible for the expected impact.	15
4	Partnerships and Collaborations. Project formally collaborates with partner organizations to maximize impacts.	10
5	Supports Vulnerable and Historically Disadvantaged Populations. Project is accessible to persons with disabilities. Agency is actively engaging in processes aimed to reduce racial disparity in services, and staff. Agencies are providing training to ensure culturally competent services are provided to vulnerable and historically disadvantaged populations.	20 15
6	Management and Financial Capacity. Organization has the financial and operations capacity and systems in place to successfully manage the grant. Organization has experience providing similar program services or developing similar projects.	20 5
7	Responsive Application. All relevant questions answered and information is relevant and responsive to the question asked.	5
8	Staff Capacity. Evidence of qualified staff and capacity to manage project	10
98	Timeliness. Ready to begin project on time and reasonable expectation to complete project on time.	10 15
109	Project Is Low-Barrier/Housing First. - Not low barrier/housing first – 0 points - Low barrier/housing first or NA – 5 points	
1110	Existing Service. Program operational on or before February 28, 2020 – 5 points Program started operations on or after March 1, 2020 – 0 points	

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Commented [CS22]: Ensure future financial feasibility?

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RFP Screening Panel

The Housing Solutions Committee will establish a panel made up of members...

Proposal Evaluation

Applicants whose proposal is being considered for an award may be invited to make an oral presentation of their proposal to the Housing Solutions Committee. The HSC reserves the right to recommend funding for multiple contracts under this RFP or recommend funding for a portion of the requested amount at their discretion.

FUNDING PERIOD

The HSC is requesting proposals for Affordable and Supportive Housing Funds for the period [].
Funding must be requested and used within each funding cycle. ~~There is no carryover of unused funds into the next funding year.~~ Each proposal requires the annual budget for the Project. Grantees will be required to submit Project progress and evaluation reports on a quarterly basis (every 3 months).

Proposal Deadline: []

Sealed proposals must be clearly marked on the outside of the envelope, "PROPOSAL – Affordable and Supportive Housing Funds." Mailing address for proposal is [].

Commented [SM26]: Need some language here regarding the review committee being non-interested parties who have no affiliation with the applicants

Commented [NW27]: I agree with Sarah, any involvement by interested parties will undermine appearance of fairness. A odd group of 5-7 people would be ideal.

Commented [NW28]: Should we also have a statement made that dependent on eligibility we reserve the right to fund none?

Commented [SM29]: Need to define this

Commented [NW30]: If a great project is incomplete and carry over/rolling of funds is needed I would recommend the City amend its budget to carry the funds forward. However, it should not impact projects awarded in the future year and any extension should be an exception and not standard practice.

Commented [NW31]: I suggest an entirely digital submittal via a file transfer site or email. I also anticipate additional County template language here that aligns with other RFP processes.

2021 RFI Scoring Criteria

Thurston County staff will review applications to ensure minimum eligibility requirements are met. This will include a threshold review to ensure applications specify and include the minimum criteria listed under Agency Eligibility for Funding Schedule Consideration. The Thurston Thrives Housing Action Team's Affordable Housing Team (AHT) will review applications and make recommendations to Thurston County's independent review committee who will review and rate applications and provide recommendations to the Regional Housing Council (RHC) Steering Committee. The RHC will make a final determination of projects placed on the funding schedule.

The Regional Housing Council has identified racial equity and the need to address racial disparities in housing as a top priority. The Regional Housing Council is carefully contemplating how best to incorporate this priority into its work without causing undue and unintended harm. For this reason, the scoring criteria does not reflect this as a separate priority, but it may be considered while evaluating a project under the importance to community criterion.

Scoring Criteria—Pipeline RFI Responses	Maximum Points
Meets Priority Need for Type of Housing/Population Served: Clearly defined project that will meet stated priority need identified in the RFI for type of housing developed.	30
Number of Units Created or Preserved: Based on total number of actual units to be developed by the project. All units with 1 bedroom will be scored with 1 point. All 2+ bedroom units will be scored at 1-25 points. The total unit score will be the sum of the points associated with 1 bedroom units and those associated with 2+ bedroom units rounded to the nearest whole number and then scored according to the below point distribution. For example, a 40 unit project offering 3 one-bedroom units, 4 two-bedroom units and 3 three-bedroom units would receive a score of 8 points ((3*1=3 points for 1 bedroom units) + (7*1.25=8.75 points for 2+ bedroom units)= 11.75 units) 12 units would be scored 8 points: 1 unit—1 point 2 units—2 points 3 units—3 points 4 units—4 points 5-8 units—6 points 9-14 units—8 points 15-20 units—10 points 21-25 units—12 points 26-35 units—14 points Over 35 units—15 points	15

Amount of Leverage: Awarded funds represent X percentage of total project costs. $(\\$400,000^{\wedge} / \text{total project cost} * 100 = \text{Percentage})$ 1-10%—15 points 10-1%—20%—12 points 20-1%—30%—10 points 30-1%—40%—8 points 40-1%—50%—6 points 50-1%—75%—3 points 75-1—99.9%—1 point 100%—0 points [^]\$400,000 will be used as a default to represent the estimate of the funding award	15
Strength of Development Team: Demonstrated experience in developing and operating affordable housing.	15
Project Feasibility— —Reasonableness of financing timeline and expectation to secure full financing by September 2024 (0-5 points) —Reasonableness of development timeline and ability to comply with HOME expenditure deadline— (0-5 points) • Expectation to start construction within 12 months of award (by September 2025) • Expectation to complete project within 18 months of award (by March 2027) • Expectation to fully lease up rental units within 6 months of construction completion and sell homeownership units within 9 months of completion. —Reasonableness of identifying/securing land or property (0-5 points)	15
Responsiveness of Information: All relevant questions answered and information is complete and responsive to the questions asked and provide a reasonable level of detail.	10
Total Score	100

APPLICATION REVIEW TEAMS

Human Services Fund and Housing Basic Needs	Homeless Services	Capital (RFP and RFI)
Joan Cathey—Tumwater Carolyn Cox—Lacey JW Foster—Yelm Dani Madrone—Olympia Carolina Mejia—Thurston County	Jessica Brandt—Lacey Carrie Hennen—Thurston Keylee Marineau—Thurston Brad Medrud—Tumwater Cary Retlin—Olympia Teal Russell or Olivia Salazar de Breaux—Olympia Michael Ambrogi or Katrina VanEvery—TRPC	Jessica Brandt—Lacey Keylee Marineau—Thurston Brad Medrud—Tumwater Cary Retlin—Olympia Jacinda Steltjes—Thurston Teal Russell or Olivia Salazar de Breaux—Olympia Michael Ambrogi or Katrina VanEvery—TRPC

Thurston County Housing Pipeline Overview

Project Name	Agency	Pipeline Year	City	Type of Project	Total Units	# Units for Target Population	Cost per Unit	Total Budget	Target Population	Funding Use	ProForma
COMPLETE											
Golf Club	TCHA	2017	Lacey	Multi-family	6	4	\$195,000	\$1,500,000	WFH	Construction	Y
FFC Homes XI	FFC	2017	Oly/Lacey	Single Family Rental/PSH	3	3	\$150,000	\$450,000	Mentally Disabled	Acquisition	Y
Safe Healthy Affordable	Homes First	2018	County Wide	SRO/Oxford/Multi and Single Rental PSH	10	10	varies	varies	Low and Moderate income Individuals and families	Acquisition/ Rehab	Y
Deyoe Vista V	SPS Habitat	2018	Lacey	Single Family Own	8	8	\$142,500	\$1,140,000	Disabled, Mentally Ill, WFH Families and Singles, Disabled Vets	Construction	N/A
IN PROGRESS											
Martin Way	UHI	2019	Olympia	Multi family	60	60	\$275,658	\$16,539,500	Homeless Families with Children, Homeless Adults, Homeless Vets, Disabled, WFH Families and Singles	Predevelopment/ Acquisition/ Rehab	Y
Pear Blossom 2	FSC	2019	Olympia	Multi Family	44	44	\$177,591	\$10,655,479	Homeless Families with Children PSH	Construction	N
SPS Deyoe Vista Phase VI	SPS Habitat	2020	Lacey	Single Family Own	8	8	\$189,500	\$1,516,000	Disabled, Mentally Ill, WFH Families and Singles, Disabled Vets	Construction	N/A
Fleetwood Apartments	UHI	2020	Olympia	Multi family	43	43	\$34,247	\$1,472,645	Singles, including seniors	Rehab	Y
UPCOMING YEARS											
FFC Homes XII	FFC	2021	Oly/Lacey	Single Family Rental/PSH	3	3	\$156,000	\$468,000	Mentally Disabled	Acquisition	Y
La Mancha	Panza	2021	County	SRO/PSH	30	30	\$116,667	\$3,500,000	Homeless Adults	Predevelopment/ Construction	N
Olympia Crest Phase III	HATC	2022	Olympia	Multi Family	24	15	\$264,325	\$6,343,820	Low income households	Construction	
Martin Way Phase II	UHI	2022	Olympia	Multi Family	60	60	\$2,333,333	\$14,000,000	Homeless individuals, Low income households	Construction	N
Sequoia Landing	HATC	2023	Tumwater	Multi family	8	8	\$247,070	\$1,976,563	WFH	Construction	Y
Yelm Longmire	SPS Habitat	2023	Yelm	Single Family Home Ownership	8	8	\$201,184	\$1,609,472	WFH Families and Singles, Disabled Vets	Construction	N

Commented [SM32]: Thoughts on this table for the RFP?
I think it is better used as a tool for determining funds available - a tool for the committee separate from the RFP.

Housing Solutions Committee

Affordable Housing 2060 Emergency Fund Application Instructions and Guidelines 2022 Clallam County



**Affordable Housing 2060 Emergency Fund
Application Instructions & Guidelines 2022
Clallam County**

APPLICATION INSTRUCTIONS – GENERAL GUIDELINES

Applications must be received at the Clallam County Health & Human Services Offices, 111 East 3rd Street, 2nd Floor, Port Angeles WA 98362 between January 5, 2022 and December 1, 2022.

In January of 2021 a Request for Proposals (RFP) was released for Affordable Housing & Homeless Housing and Assistance Funds for the funding period of July 1, 2021 through June 30, 2023. A total of \$170,000.00 was available in Affordable Housing 2060 funds over the two year funding cycle (\$85,000.00 per calendar year). A total of \$149,624.00 was received in requests through proposals and the same amount was awarded. This left \$20,376.00 in available Affordable Housing 2060 funding.

During the presentation of funding recommendations, the Homelessness Task Force (HTF) requested an Emergency Fund be created for the remaining Affordable Housing 2060 dollars. Upon review of the Affordable Housing 2060 fund reserve, \$19,624.00 was added to the Affordable Housing 2060 Emergency Fund for a total of \$40,000.00.

Due to the HTF meeting on a quarterly basis and the timeliness of emergencies the HTF requested the Affordable Housing 2060 Emergency Fund be processed through the Health and Human Services department to assist in expediting the process. Once an application for the Affordable Housing 2060 Emergency Fund is received by Health and Human Services it will be reviewed by the Behavioral Health and Homeless Program Coordinator and Deputy Director. Staff may communicate directly with the applicant to clarify any aspects of the application. If an application is determined to be appropriate use of the fund and an appropriate emergency (see details of **Permissible Uses of Funding** on page 3) applicants will be notified by Health and Human Services staff of the acceptance or denial of their application. Applications that are not deemed as an emergency or appropriate use of funding will be denied.

The application for Affordable Housing 2060 Emergency Funds can be found here: <http://www.clallam.net/HHS/> and will be accepted between January 5, 2022 and December 1, 2022 while funds remain. In the event Affordable Housing 2060 Emergency Funds are fully spent, the application will close. In the event that Affordable Housing 2060 Emergency Funds are not scheduled to be fully spent by December 2, 2022, the remaining funds will be reviewed and a new application may be made available.

Available Funding: \$40,000.00.

Submit the application to:

Clallam County Health & Human Services
Attn: Behavioral Health & Homelessness Program Coordinator
111 E 3rd Street, 2nd Floor
Port Angeles WA 98362

All applications must include:

- One (1) original
- Two (2) copies
- ATTACHMENT A – Application Summary
- ATTACHMENT B – Narrative Template
- ATTACHMENT C – Project Budget Form
- Electronic word version of the proposal must be sent to Jenny Oppelt at joppelt@co.clallam.wa.us

Documents delivered to other offices and received late by the Health & Human Services Office will not be considered nor will ones only received by e-mail. Submittals made in an incorrect format will not be considered.

Contract Requirement – In order to be a recipient of Affordable Housing Funds, a contract is required between Clallam County and the receiving Agency/applicant.

Reporting – Recipients are required to submit project progress reports with billing invoices.

AFFORDABLE HOUSING FUNDS (2060)

In 2002, the State Legislature enacted SHB 2060 [RCW 36.22.178], an Act relating to funds for operating and maintenance of low-income housing projects and for innovative housing demonstration projects. The Clallam County Commissioners have named this fund the Clallam County Affordable Housing Fund. The County Commissioners will make all final funding decisions.

Permissible Uses of Funding

Funding must be distributed for programs and services as written in the local homeless housing plan <http://www.clallam.net/HHS/HTF/index.html> or as outlined in SHB 2060 (RCW 36.22.178) which are:

Eligible activities:

- a. Acquisition, construction, or rehabilitation of housing projects or units within housing projects that are affordable to very-low income persons with incomes at or below fifty percent of the area median income;
- b. Supporting building operating and maintenance costs of housing projects or units within housing projects eligible to receive Washington State Housing Trust Funds, that are affordable to very low-income persons with incomes at or below fifty percent of the area median income, and that require a supplement to rent income to cover ongoing operating expenses;
- c. Rental assistance vouchers for housing projects or units within housing projects that are affordable to very low-income persons with incomes at or below fifty percent of the median income, to be administered by a local public housing authority or other local organization that has an existing rental assistance voucher program, consistent with or similar to the United States Department of Housing and Urban Development's Section 8 rental assistance voucher program standards;
- d. Operating costs for emergency shelters and licensed overnight youth shelters;

Funds generated by SHB 2060 (RCW 36.22.178) may not be used for salaries and benefits. Additionally, these funds cannot be used for construction of new housing if at any time the vacancy rate for available low-income housing within the county rises above 10%.

For the use of the application for the Affordable Housing 2060 Emergency Fund an *emergency* is defined as but not limited to a serious, unexpected, and possibly dangerous situation requiring rapid action. An emergency may impact the safety of a program such that it prohibits the program from continuing services without rapid action.

**AFFORDABLE HOUSING 2060 EMERGENCY FUND
APPLICATION SUMMARY**

Organization Name: _____

Proposal Title: _____

Proposal Summary:

Requested Funds Amount: \$ _____

Matching/In-kind Funds Amount: \$ _____

Representative Contact Information:

Name, Title: _____

Mailing Address: _____

Phone(s): _____

Email: _____

This agency is: (please select one of the following)

- ☐ Non-profit organization defined by Section 501(c)(3) of the Internal Revenue Code
- ☐ For-profit entity
- ☐ Public housing authority
- ☐ Government entity

Federal Tax ID Number: _____

Signature	Print Name	Title	Date
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**AFFORDABLE HOUSING 2060 EMERGENCY FUND
NARRATIVE**

1. PROJECT DESCRIPTION

Name of Project:

Amount Requested: \$

Project Timeline: Start Date
Completion Date

Provide a brief description of the project:

- A. Describe the emergency that is causing the need for Affordable Housing Emergency Funding:
- B. Describe which goal(s) and priorities of the local homeless plan, legislative activities, and/or Homeless Task Force priorities your project addresses:
- C. Discuss how the goals of this project will reduce or eliminate homelessness in Clallam County:
- D. Describe how you verify that units provided by your project will be affordable for households with incomes at or below fifty percent of the area median income:

2. IMPACT OF FUNDS

- A. Describe how project outcomes will be measured:
- B. Are you using any matching funds? If yes, what is the source:
- C. Discuss how this project will be sustained after these funds are exhausted:
- D. Describe the impact of receiving only a portion of the requested funds:

- E. If you received funding in 2021-2023 from Affordable Housing (2060) funds or Homeless Housing and Assistance (2163) funds for this same project, briefly describe the impact the requested funds will have on these projects:

3. AGENCY CAPABILITY

- A. Describe your agency's ability (infrastructure, staff, etc.) to carry out this project:
- B. If this is a collaborative project, identify the other partners involved, their role, and your role. If you are partnering with another agency/agencies, *attach their letter of commitment*.

4. BUDGET

Please include a budget narrative that is descriptive or helpful to explain your proposed expenditures in Attachment D.

**Affordable Housing (2060)
Emergency Fund Budget**

PROJECT BUDGET FORM				
Agency Name: _____		Project Name: _____		
Enter the Associated Cost of your Project				
Acquisition	Proposed Cost	Requested Funds	Matching Funds	Comments
Describe				
Describe				
Describe				
Describe				
SUBTOTAL	\$ -	\$ -	\$ -	
Construction	Proposed Cost	Requested Funds	Matching Funds	Comments
Describe				
Describe				
Describe				
Describe				
SUBTOTAL	\$ -	\$ -	\$ -	
Renovation	Proposed Cost	Requested Funds	Matching Funds	Comments

Describe				
Describe				
Describe				
Describe				
Describe				
SUBTOTAL	\$ -	\$ -	\$ -	
Design/Architecture	Proposed Cost	Requested Funds	Matching Funds	Comments
Describe				
Describe				
Describe				
Describe				
Describe				
SUBTOTAL	\$ -	\$ -	\$ -	
Development Costs	Proposed Cost	Requested Funds	Matching Funds	Comments
Describe				
Describe				
Describe				
Describe				
Describe				
SUBTOTAL	\$ -	\$ -	\$ -	
TOTAL	\$ -	\$ -	\$ -	

Housing Solutions Committee

Goal 1 Committee Update

Team 1 Goal Update January 2023

Out of the nine recommendations to increase and diversify the housing supply, the following four modified recommendations have been selected as the most valuable and viable options for this group's first steps in achieving this goal. These recommendations include:

1. Perform a multi-faceted, county wide, housing analysis to identify barriers or “choke points” in housing creation. Potential work products to be created include:
 - SWOT analysis of housing production
 - Recommendations to local jurisdictions on how to reduce requirements and streamline permitting processes
 - Feasibility studies on various size housing projects across jurisdictions
 - Cost analysis of housing production to determine and compare costs of state mandated regulations and other market forces versus local regulations; to see what level of impact local regulations have on cost.
2. Develop and highlight options and or funding to reduce/subsidize housing-related infrastructure costs
 - Use existing future land use maps to identify target areas for infrastructure improvement and zoning changes.
 - Identify and act on funding opportunities to subsidize sewer/water to large buildable parcels; and
 - Create matrix with funding/financing options for private, nonprofit and government sectors.
3. Establish a county-level land bank to identify existing underused public land that has development potential and acquire other strategic properties for development. Additionally, the land bank would:
 - Seek conversion of underutilized commercial properties and buildings; and
 - Identify areas appropriate for the expansion of mobile home parks (with stipulations around a reasonable land lease increase annually); and
 - Establish pipeline for preparing properties for development.
4. In pursuit of the above goals, the Housing Solutions committee should engage the for-profit building community in developing housing solutions. This would include, but not be limited to the following actions:
 - Engage major developers and employers in seeking housing solutions;
 - Foster brain-trust/mentorship opportunities leveraging existing and retired builders;
 - Utilize a multidisciplinary group of professionals including builders, planners, financiers, and others to inform the HSC on best practices and practical steps to increase housing supply; and
 - Use land bank properties to initiate mixed use/income developments with income requirements.

Housing Solutions Committee

Legislative Update

Legislative Update Commissioner Ozias:

Bills that may be of interest to the Housing Solutions Committee include:

HB 1046, which would increase the median income limit to 80% for public housing authorities; as of 01/24 this bill is already scheduled for a second hearing in front of the Housing Committee.

HB 1133, which speaks to ADU regulations outside of Urban Growth Areas; sponsors include both Rep. Chapman and Rep. Tharinger.

HB 1149, which outlines the \$4 billion in bonds that the Governor is advocating to finance capital projects and programs that address housing insecurity. As of 01/24 this bill is still early in process, but given the Governor's support and the scope of the potential investment it will be key to understand the trajectory.