



Home Fund Advisory Board

Approval of 2021 Home Fund Construction Request for Proposals

Agenda Date: 1/14/2021
Agenda Item Number: 6.C
File Number: 21-0048

Type: decision **Version:** 1 **Status:** Passed

Title

Approval of 2021 Home Fund Construction Request for Proposals

Recommended Action

Move to approve the 2021 Home Fund Request for Proposal process and direct staff to solicit applications for the 2021 funding round.

Report

Issue:

Review, discuss and authorize staff to proceed with finalization of the 2021 Request for Proposals process for Home Fund affordable housing construction grants.

Staff Contact:

Cary Retlin, Home Fund Manager, Executive, 360.790.1986.

Presenter(s):

Cary Retlin, City of Olympia

Background and Analysis:

This funding round will be the third for the Olympia Home Fund. In 2019 Council set the goal of using the Home Fund to support the construction of 300 units of supportive housing in five years. In the Home Fund's first two years this Board has overseen funding two projects that will contribute 128 units toward the 300 goal. That is exciting progress that is unlikely to be sustained. Construction dollars (primarily through tax credits) and operational funding (like project-based housing vouchers) will limit the amount of supportive housing units that can be built and supported in future years.

This year's scoring criteria and application is generally similar to the 2020 Request for Proposal (RFP) documents (staff made minor changes to the application but did not change the scoring criteria). Last year Home Fund began requiring that applicants use the state's Combined Funder Application Spreadsheet since applicants provided inconsistent budget information when you reviewed applications in 2019.

There are two projects listed on the Thurston County Pipeline that were mentioned at the October meeting that could apply these funds and plan to provide permanent supportive housing: Martin Way

Phase II and La Mancha. Projects are not required to be in the pipeline to apply for Home Funds, so it is possible that other affordable housing developments not on that list may also apply.

Staff will post this RFP on the city website and will solicit known affordable housing operators and affordable housing developers through an email list based on past applications to the City of Olympia and Thurston County.

Neighborhood/Community Interests (if known):

Affordable housing development and siting of publicly subsidized housing is of high interest to businesses and neighborhoods.

Options:

Approve the draft 2021 Home Fund RFP

Direct staff to make changes to the draft 2021 Home Fund RFP

Take other action (taking other action may delay posting of the Home Fund RFP)

Financial Impact:

This year there is \$700,000 available for the Home Fund Construction Award in 2021.

There are only \$700,000 available because funds accumulated in 2018 that were awarded in 2019 and 2020, because one more year of debt service for the 2828 Martin Way property purchase also comes out of this year's Home Fund capital budget, and because sales tax revenue is currently lower than previously projected in 2021.

Award year	Amount Available	Project Purpose
2019	\$1.1 million	Single adult supportive housing and shelter
2020	\$1 million	Family and DV survivor supportive housing
2021	\$700,000	TBD through this process

Attachments:

2021 Home Fund RFP Draft

2020 Home Fund RFP

Thurston County Pipeline

Washington State Combined Funders Application