



SOUTH KING HOUSING AND HOMELESSNESS PARTNERS

Housing Capital Fund – Notice of Intent to Apply

Applicants are required to schedule a pre-application meeting held no later than August 16, 2024 and to submit an intent to apply form in advance of the required pre-application meeting to identify and discuss potential issues. **Pre-application meetings will be held between May 6 and August 16, 2024.** To set up a pre-application meeting, please email Dorsol Plants at dplants@skhhp.org. We look forward to hearing about your projects!

Please respond to all 15 of the following questions to inform SKHHP of your intent to apply to the 2024 SKHHP Housing Capital Fund and submit in advance of your scheduled pre-application meeting.

APPLICANT INFORMATION

PROJECT NAME: _____

AMOUNT REQUESTED: _____

APPLICANT NAME: _____

APPLICANT PHONE NUMBER: _____

APPLICANT EMAIL ADDRESS: _____

1. Please identify the lead contact to work with SKHHP staff to schedule a REQUIRED pre-funding application meeting for your organization.

NAME: _____ **TITLE:** _____

ORGANIZATION: _____

PHONE: _____ **EMAIL:** _____

2. If applicable, please identify the development consultant, years of experience, current projects, name of the project lead, and their email address and phone number.

PROJECT SUMMARY INFORMATION

3. Please list the project address, including City, State, and zip code.

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP CODE:** _____

4. Project Type (Check All That Apply)

Rental

Homeownership

Transit-Oriented Development

Homeless Housing

4% Low Income Housing Tax Credit

9% Low Income Housing Tax Credit

Equitable Community-Drive Affordable Housing

Other: _____

5. Activity Type (Check All That Apply)

Acquisition

Rehabilitation

New Construction

Redevelopment

Preservation

Expiring Tax Credit Property

Mobile Home Park

Preservation

Mixed Used

Other: _____

6. Please provide a brief narrative summary of the proposed project, including the location, project type, target population, number of units and their affordability, parking requirements, any non- residential uses such as commercial or community space, estimated completion date, and any challenges for the project.

SITE AND RELOCATION INFORMATION

7. If site control has been established, please indicate the form of site control by checking below. "Site control" is widely used in the development community to indicate the rights to acquire or lease sites. If site control is not established, please briefly explain in "other" category.

Deed

Purchase

Contract

Purchase Option

Lease

Lease Option

Other: _____

8. What is the zoning of the project site, and is the proposed project consistent with that zoning? If not, where is the project in the re-zone process?

9. Is relocation anticipated for the project? (Check All That Apply)

Permanent

Temporary

Residential

Commercial

No relocation

Other: _____

PRIORITY AND POPULATION

10. Which SKHHP Housing Capital Fund priority, if any, does this project meet? Priorities are listed in alphabetical order. (Check All That Apply)

Collaboration. Project sponsors working in collaboration/partnership with local community-based organizations are a high priority.

Community Connections and Engagement. Project sponsors that demonstrate connections and direct experience with populations they are proposing to serve, and proven success in community engagement and involvement in decision-making are a high priority.

Disproportionate Impact. Projects that ensure housing proactively meets the needs of and is available to populations most disproportionately impacted by housing costs while complying with applicable tax revenue restrictions and with relevant federal, state, and local fair housing laws.

Economic Opportunity. Projects that support the advancement of economic opportunity are a high priority. This includes proximity to transit, commercial cores, and connections to workforce development and other services that promote upward mobility, including, but not limited to childcare centers, higher education institutions, and libraries.

Extremely Low Income and Supportive Housing. Proposals that provide rental housing for individuals and families earning 0-30% AMI and proposals that incorporate supportive services are a high priority.

Geographic Equity. The SKHHP Housing Capital Fund has a long-term objective to produce housing across SKHHP member jurisdictions through the creation of a broad distribution in the location of all types of affordable housing over time to maximize choice for individuals and families seeking affordable homes within SKHHP's geographic purview.

Homeownership. Projects that are able to provide homeownership opportunities for individuals and families earning up to 60% AMI or 80% AMI pending all funding jurisdictions have adopted any needed amendments to enabling legislation granting this as an allowable use per the passage of SB 6173 (2024).

Leverage of Private and Public Investment. SKHHP encourages project sponsors to pursue private and public investment that provides maximum leverage of local resources. Projects that already have funding secured and/or leverage private and public investment are a high priority.

Preservation. Projects that preserve affordable housing through acquisition and/or rehabilitation are a high priority. This includes housing units with expiring affordability requirements, income-restricted properties, and residential rental properties that are affordable to households earning up to 60% AMI, but do not have affordability requirements (naturally occurring affordable housing).

Racial Equity. SKHHP encourages proposals that advance racial equity through strategies that intentionally dismantle the racially disparate impacts of our current housing system and that interrupt cyclical generational poverty. Strategies may include but are not limited to: preserving communities at risk of displacement; creating project partnerships that give voice and ownership to communities of color; affirmatively marketing new housing opportunities to populations disproportionately experiencing cost burden and housing insecurity; and addressing historic inequities in access to homeownership.

Transit-Oriented Development. Projects located within ½ mile of an existing or planned high-capacity transit station, defined as fixed rail (light rail or Sounder train), bus rapid transit, or other high frequency bus stop are a high priority. Transit-oriented development is designed to support dense, walkable communities that increase access to employment, services, and other opportunities.

11. Please describe the population(s) that will be served by the proposed project.

12. Please briefly describe the proposed services anticipated at the project site serving the population(s) indicated above.

13. Please indicate if any of the following operating and/or service subsidies have been approved and/or will be requested for your project. Please do not leave any blanks, enter '0' if the source is not expected.

Section 8 Vouchers: _____

Operating support, rental assistance, and supportive services: \$ _____

MIDD Behavioral Health Fund: \$ _____

Foundational Community Support (FCS) funding: \$ _____

Veteran Affairs Supportive Housing (VASH) funding: \$ _____

Other funding: \$ _____

14. NUMBER OF UNITS BY AFFORDABILITY AND UNIT TYPE. Please enter your project's information in the yellow-highlighted cells.

Unit Type	30%	35%	40%	45%	50%	60%	80%	Mgr	>80%	Total
Studios										
One Bedroom										
Two Bedroom										
Three Bedroom										
Four Bedroom										
Five Bedroom										
Total										

15. LIKELY FUNDING SOURCES AND USES. Please enter your project's information in the yellow highlighted cells.

Sources

SKHHP HCF	
King County	
LIHTC Equity 4%	
LIHTC Equity 9%	
Residential Debt/Bonds	
Commercial Debt	
State HTF	
Capital Campaign	
New Markets Tax Equity	
Deferred Developer Fee	
Other	
Total	

Uses

Acquisition	
Construction	
Professional Fees	
Developer Fee	
Other Development Costs	
Total	