

Housing Stability Program (HSP)

Affordable and Supportive Housing Funding Allocation

Thara Johnson
Sabrina Velarde
Community Development

Lindsay Masters
Patrick Tippy
A Regional Coalition for Housing (ARCH)

January 28, 2025



Direction

Consider directing staff to return with legislation approving funding allocation for the Fall 2024 HSP Capital and Operating & Maintenance/Services Funding Recommendations.



Agenda

1. Housing Stability Program (HSP) Background

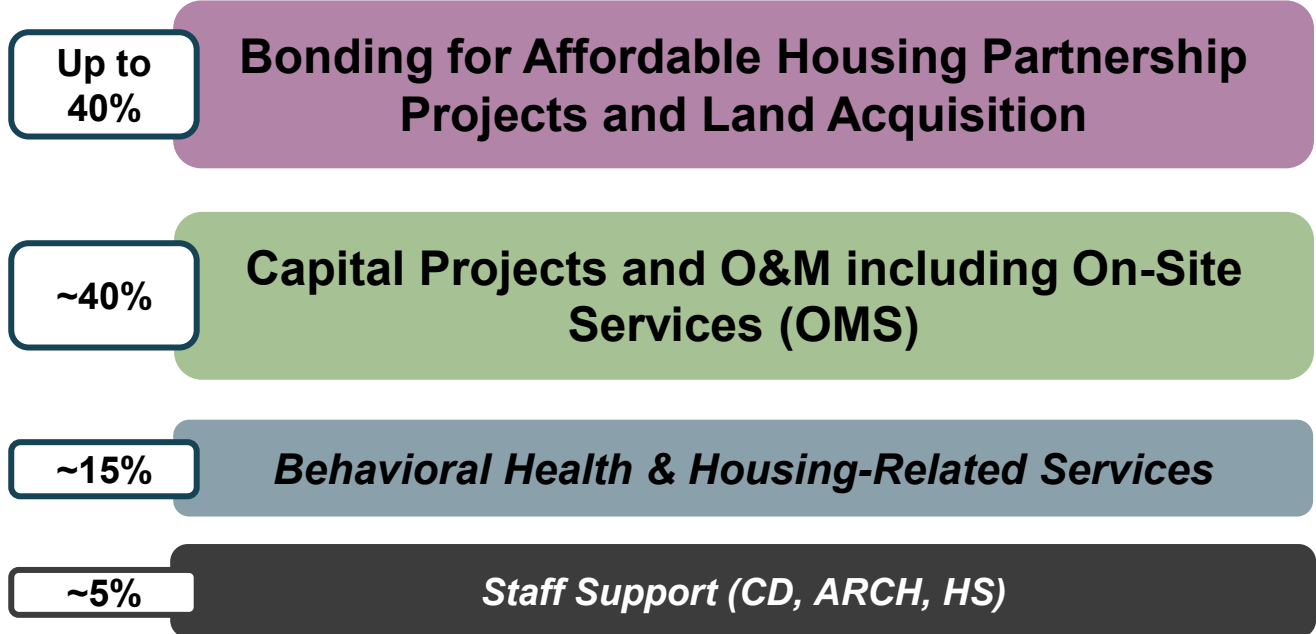
- HSP Framework
- Capital & Operations & Maintenance/Services (OMS)
- Award Cycle
- Requests & Awards to Date
- Evaluation Criteria

2. Recommendation

3. Direction



Housing Stability Program Framework



July 2022: City Council approved program framework with funding allocations, priorities, process and evaluation criteria

Annual Revenue: \$10.2M in 2024

Capital and Operations & Maintenance/Services Funding

Funding Uses:

- Acquisition and construction
- Operations, maintenance, and services for new units of affordable housing serving eligible populations

Council Funding Priorities:

- Prevent homelessness and housing instability
- 0-30 percent AMI
- Vulnerable, underserved populations

Process:

- Annual RFP coordinated with other funding sources
- City of Bellevue/ARCH partnership



2024 Capital and Operations & Maintenance/Services Award Cycle

Jan - Feb '24

Council approved \$15M award for **three** projects.

June-Aug '24

2024 RFP Release, \$10M available

Sept-Dec '24

Application deadline, review period, and staff recommendation development

Jan - Feb '25

Council review and approval

You
are
here



HSP Capital/OMS Investment Summary

\$23.4M
Capital & OMS

467
Units

190
HSP Units



HSP Evaluation Criteria



Alignment with **council priorities** and RCW requirements



Feasibility and cost effectiveness



Ability to secure other sources of **leverage**



Experience of project sponsor



Adequacy of management plan, support **services**



Relevance to **local needs** and plans, geographic distribution



Project **readiness** (Permitting, zoning status)



Addressing **equity** to marginalized communities



Committed partnership to develop the project



Summary of 2024 Applications

Project Name	Applicant Org.	Total Units	# HSP Units	2024 HSP OMS Request (annual)	2024 HSP Capital Request	2024 Bellevue CIP Request	2024 ARCH Request
Amani	Congolese Integration Network (CIN)	5	4	\$ 67,530	\$ 1,305,798	\$ -	\$ -
Altaire 118	SRM	46	28	\$ 378,168	\$ 5,356,807	\$ 2,000,000	\$ 1,000,000
Catalina	Shelter Resources	96	24	\$ -	\$ 5,750,000	\$ 9,580,358	\$ 1,000,000
Total		147	56	\$ 445,698	\$12,412,605	\$11,580,358	\$2,000,000

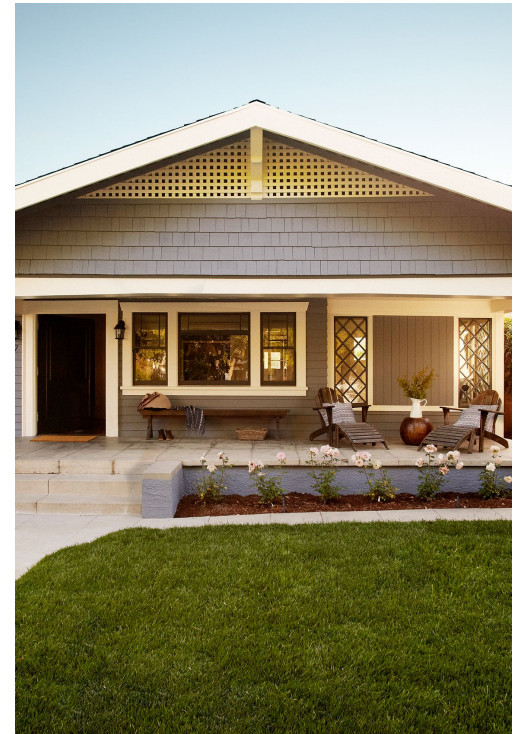
Withdrawn: Crossroads Apartments, Low Income Housing Institute

- **Units:** 108 Total; 65 HSP
- **Requests:** \$10M HSP Capital; \$8.2M CIP; \$1M ARCH

Recommendation: Amani, CIN

Capital Recommendation	\$1.3M recoverable grant
OMS Recommendation	\$67,530 per year for 5 years

- **Affordability:** 0-30% AMI
- **Unit Mix:** Transitional Housing
- **HSP Units:** 5 units
- **Other Project Notes:** Acquisition of existing single-family home to serve refugee/asylum seekers and single-parent households exiting homelessness with young children.
- **On-site Services:** Live-in, linguistically and culturally appropriate, case manager; CIN wrap-around services



2024 Round Investment Snapshot

ARCH Housing Trust Fund (HTF) & Other ARCH Members

\$5.2M in capital awards

246 total units

Funded by all ARCH cities, Bellevue accounts for 34% of 2024 awards

Housing Stability Program (HSP)

\$1.3M in capital awards

\$67,530 in OMS awards

Fully funded by Bellevue via HB 1590 collection

Combined Investment

Total ARCH & City of Bellevue investment: \$6.5M

Total of 251 units (71 in Bellevue, 28% of units)



Direction

Consider directing staff to return with legislation approving funding allocation for the Fall 2024 HSP Capital and Operating & Maintenance/Services Funding Recommendations.

