

CITY COUNCIL AGENDA TOPIC

Resolution authorizing Housing Stability Program funding in the amount of \$1,305,798 in capital funds and \$67,590 per year for five years, for operations, maintenance, and services, for the Amani Home Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the Project and execute necessary documents consistent with approved conditions.

Thara Johnson, Planning Director, 452-4087

Sabrina Velarde, Housing Stability Program Coordinator, 229-6511

Community Development Department

Lindsay Masters, Executive Director, 861-3677

Patrick Tippy, Investments Manager, 305-5364

A Regional Coalition for Housing (ARCH)

EXECUTIVE SUMMARY**ACTION**

As directed by Council on January 28, 2025, this Resolution adopts the Fall 2024 Housing Stability Program (HSP) affordable and supportive housing funding recommendation and authorizes disbursement from revenues collected under Revised Code of Washington 82.14.530 (HB 1590) amounting to a total of \$1,643,748, including \$1,305,798 in capital and \$67,590 per year, for five years for operations, maintenance, and services (OMS) to the Amani Home project. ARCH will serve as the City's designee with respect to any agreement for the Amani Home project.

RECOMMENDATION

Move to adopt Resolution No. 10506

BACKGROUND/ANALYSIS

On January 28, the City Council directed staff to return with legislation at a future meeting to consider approval of up to a total of \$1,643,748, including \$1,305,798 in capital funds and \$67,590 in annual operations, maintenance, and services (OMS) funds for a five-year term to the Congolese Integration Network in support of Amani Home.

This project is funded by the Housing Stability Program (HSP). On October 12, 2020, Council approved Resolution No. 9826, which allows the City to collect up to 0.1 percent sales and use tax for housing and related services under RCW 82.14.530. The legislation as adopted by the State focuses on specific and often marginalized populations. It mandates that a majority of the revenues collected serve individuals whose income is at or below 60 percent of the area median income of the county where the tax is imposed.

On July 5, 2022, Council approved a framework for the use of Housing Stability Program funds. The

framework includes:

- Up to 40 percent for housing partnership projects and land acquisition, with exploration of bonding.
- Approximately 40 percent for capital projects and operations and maintenance costs, including on-site services.
- Approximately 15 percent for behavioral health and housing-related services.
- Approximately 5 percent for the administration and oversight of the program.

Since its inception, the Housing Stability Program has invested a total of \$23.4 million in just capital and OMS funds supporting five affordable housing developments and facilitating the creation of 467 affordable units in the City of Bellevue, 192 of which are HSP-supported units. The Fall 2024 HSP request for proposals received four applications. Summaries of these projects, the review process, and staff recommendations were presented to Council on January 28, 2025. Council's direction aligned with staff's recommendation to fund one application, the Congolese Integration Network's request of up to a total of \$1,643,748, including \$1,305,798 in capital funds and \$67,590 per year, for five years for OMS.

Housing Stability Program capital funding will support the Congolese Integration Network's acquisition of a five-bedroom single-family home to operate as transitional housing, serving families recently immigrated who are experiencing homelessness. The target population is five households earning less than 30 percent of the area median income who will live in single bedrooms.

Ongoing OMS funding will support an onsite, culturally and linguistically appropriate case manager. As a transitional housing program, this program will serve rotating households, ultimately benefiting many more than five households. Participants will also benefit from an up to two-year transition period while helping them move on to more permanent housing.

To ensure compliance with RCW 82.14.530 and effective monitoring, funding for the Amani Home project will be subject to both Standard Capital/OMS Award Conditions and Special Conditions. See Attachment A, Amani Home Project Funding Conditions.

POLICY & FISCAL IMPACTS

Policy Impact

The 2024 HSP funding recommendation furthers the work in Bellevue to implement the 2017 Affordable Housing Strategy, 2024 Comprehensive Plan, and upcoming update to the Affordable Housing Strategy – launched in November 2024. This funding recommendation recognizes the urgent need in the City to increase investments in the production, preservation, and ongoing operation and maintenance of affordable housing and related services.

Fiscal Impact

The proposed Fall 2024 HSP Affordable and Supportive Housing funding legislation will authorize the allocation of funding. The HSP has sufficient balance to cover the recommended expenditures. There is sufficient funding in the adopted 2025-2026 budget to cover these costs.

OPTIONS

1. Adopt the Resolution authorizing Housing Stability Program funding in the amount of \$1,305,798 in capital funds and \$67,590 per year for five years, for operations, maintenance, and services, for the Amani Home Project; approving conditions for funding recommended by staff; and authorizing the City Manager to enter into agreements for the Project and execute necessary documents consistent with approved conditions.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. Amani Home Project Funding Conditions
Proposed Resolution No. 10506

AVAILABLE IN COUNCIL LIBRARY

HB 1590 Interest Statement