



City of Bellevue



HB 1590 Affordable and Supportive Housing

Capital Funding Allocations

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Direction

Direct staff to return with an ordinance approving funding allocation for the Fall 2021 Affordable and Supportive Housing Capital Funding Recommendations.

AGENDA



HB 1590 Background



RFP Process and Priorities



Funding Recommendations

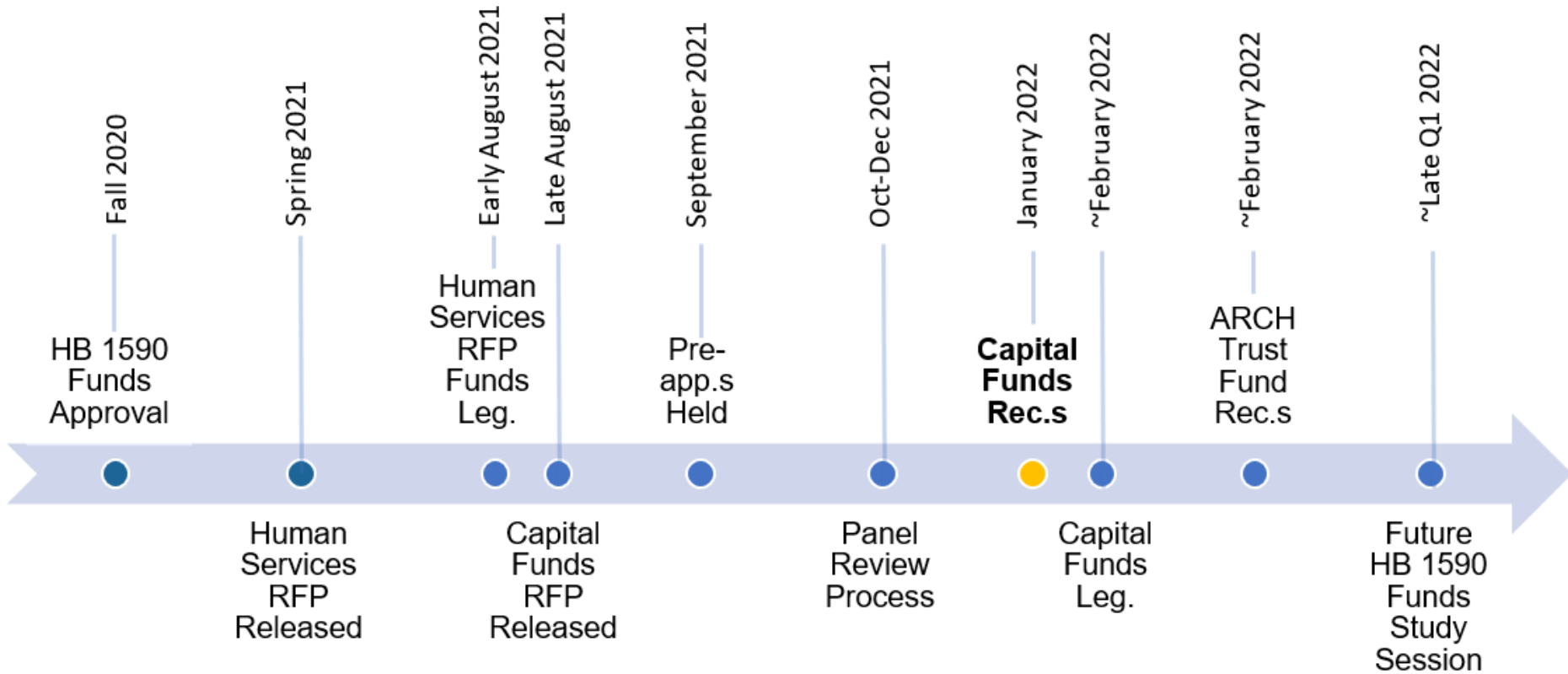


Looking Forward

HB 1590 Background



HB 1590 Timeline



State Framework for HB 1590 Funds

At least 60% of the funding must be spent on facilities and programs that serve specific populations at or below 60% AMI:

Construction or Acquiring

- Affordable housing
- Housing-related services
- Behavioral health-related facilities
- Land for these purposes

Operations and Maintenance

- New affordable housing
- Housing-related programs
- New evaluation and treatment centers

No more than 40% may be spent on:

Operation, delivery, or evaluation of

- Behavioral health treatment programs and services
- Housing-related services



Eligible Populations

- Persons with behavioral health disabilities;
- Veterans;
- Senior citizens;
- Persons who are homeless or at risk of being homeless, including families with children;
- Unaccompanied homeless youth or young adults;
- Persons with disabilities; or
- Domestic violence survivors.

In addition, funds must serve households earning at or below 60% AMI





RFP Process + Priorities

Year 1 Process

- Spring 2021 Human Services RFP resulted in Council approval of \$1.66 million distribution in August
- ARCH Trust Fund recommendations will be before Council later this quarter
- Ongoing work on future of HB 1590 funds will be before Council late this quarter
 - Any remaining funds from Fall 2021 RFP would feed into 2022 HB 1590 funds



Funding Priorities

- Extensive criteria list as discussed with Council was used in evaluation matrix
- In addition, three priorities were emphasized:



Address and prevent homelessness and housing instability



Address households earning 0-30% AMI



Focus on underserved, vulnerable residents in Bellevue

Review Panel Process

- Application analysis and underwriting by ARCH staff
- Interdepartmental review panel:
ARCH,
City Manager's Office (Homelessness Outreach Coordinator),
Community Development,
Parks and Community Services (Human Services), +
Development Services
- Funding coordination with ARCH Trust Fund and WA State public funders
- Panel met four times through Fall '21



Funding Recommendations



Recommendation: Fund

Applicant	LifeWire
Project Name	Hope Starts Here
Funding Request	\$2.0 million
Funding Recommendation	Up to \$1.6 million

- The project meets the requirements and priorities for Bellevue HB 1590 funding
- LifeWire has received additional funding, narrowing the gap to \$1.6 million at most
- This recommendation includes a buffer. The total distribution as recommended could be under \$1.6 million.

LifeWire: Hope Starts Here

- \$2,000,000 requested (secured grant)
- Rehabilitation of existing property into 25 affordable units for domestic violence survivors
- Majority of apartments for households earning 0-30% AMI, remainder for up to 50% AMI
- Consolidation of existing programs into improved location with private apartments
- On-site support services funded through separate funding source
- 2022 expected completion



Recommendation: Reapply/Not Yet Fund

Applicant	Imagine Housing	DASH
Project Name	132nd Avenue Redevelopment	Evergreen Court/Glendale Redevelopment
Funding Request	\$100,000	\$1.0 million
Funding Recommendation	\$0	\$0

- Exciting projects in early planning stages
- Additional time and collaboration will help clarify firm commitments to HB 1590 target populations consistent with the requirements of the statute and Council priorities— City and ARCH will be active partners
- Both projects are encouraged to reapply

Looking Forward

- Successful first year of program: takeaways will inform future HB 1590 framework
- Positive collaboration between City, ARCH, and public funders
- Applicants/partners now aware of 1590 program and can anticipate this funding source
- Proactive planning and partnership will help to grow the project pipeline
- Tracking future balance between funding priorities, site control issues, and other barriers





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