

# Skyway \$5 Million Fund for Affordable Housing

## Request for Proposals (RFP) FAQs

<b>RFP Release Date</b>	January 19, 2022
<b>RFP Due Date</b>	By 1:00 p.m. PST on Monday, March 28, 2022
<b>RFP Coordinator</b>	Joanna Armstrong , Contracts Specialist <a href="mailto:DCHSContracts@kingcounty.gov">DCHSContracts@kingcounty.gov</a>
<b>Maximum Award Amount</b>	\$2.5 million per project
<b>How to Apply</b>	Submit Application through ZoomGrants at: <a href="https://www.zoomgrants.com/zgf/Skyway5M">https://www.zoomgrants.com/zgf/Skyway5M</a> Or via email to: <a href="mailto:DCHSContracts@kingcounty.gov">DCHSContracts@kingcounty.gov</a>

Please note: Glossary terms are capitalized and bolded the first time they appear in the document.



## RFP Frequently Asked Questions (FAQs)

### Q: What will this RFP not fund?

The Skyway \$5M Fund for Affordable Housing will not fund the following:

- For-profit companies without a nonprofit **Community Based Organization (CBO)** partner;
- Individuals;
- Operating costs;
- Capital projects that do not include **Affordable Housing** with income restricted units as described in the RFP's Minimum Requirements; and
- Affordable housing projects located outside of Skyway-West Hill (SWH).

### Q: Who should apply to this RFP?

The following is not an exhaustive list of possible applicants, but illustrates the intended audience for this RFP:

- **Example 1: A CBO located in or with strong ties to SWH that is looking for a site.** The CBO is led by and for SWH community members at highest risk for **Displacement**, such as Black, Indigenous, and people of color (BIPOC), Queer and Trans BIPOC (QTBIPOC), renters, and/or low-income households. The CBO has done inclusive community-led planning around anti-displacement and has a clear and compelling vision for an affordable housing project. The CBO is seeking resources to find and identify potential sites and conduct **Feasibility and Due Diligence** studies to assess and acquire the best site for their project.
- **Example 2: A CBO located in or with strong ties to SWH that has Site Control.** The CBO serves SWH community members at highest risk for displacement, such as BIPOC, QTBIPOC, renters, and/or low-income households. The CBO has been leading an inclusive community-led planning process around redeveloping a site that they own into affordable housing. The CBO has a clear and compelling vision for their project and is seeking resources to assess feasibility and complete their site planning and **Predevelopment** work.
- **Example 3: A values driven nonprofit affordable housing developer is working in partnership with a CBO located in or with strong ties to SWH and is looking for a site.** The CBO serves SWH community members at highest risk for displacement, such as BIPOC, QTBIPOC, renters, and/or low-income households. The CBO and the nonprofit developer have conducted inclusive community-led planning and have a clear and compelling vision for an affordable housing project. The partners are in the process of developing an equitable partnership agreement and ownership structure. The partnership is interested in several parcels and is seeking resources to assess and acquire the best site for their project.

**Q: Does our organization need to have Site Control to be eligible to apply?**

DCHS welcomes proposals from applicants at any stage of their affordable housing project including projects that have not yet identified a site or obtained site control. However, an applicant must meet the Minimum Requirements listed in the RFP to be considered for an award.

**Q: Does our organization need to have prior development experience or a development consultant or partner to apply?**

Applicants do not need to have prior development experience to be eligible to apply and applicants can apply with or without a development consultant or partner. A partnership with a developer and/or development consultant will be a necessary step for a community-driven project, but it is okay if a CBO has not identified a development partner at the time of submitting their proposal.

If a CBO is in a partnership or currently exploring a partnership with a developer or development consultant, it will be important to demonstrate in your proposal how the partnership process has, or is intentionally creating, an equitable (as defined by the applicant and their partners)

partnership agreement and ownership structure in which the CBO has decision making power and an ownership stake (if that is desired by the CBO).

**Q: Should we answer the application questions for the entire vision of the project we are proposing or just the stages of the project we are requesting funding for?**

Both, read questions carefully. Where not specified, please respond to the entirety of the project vision.

**Q: If we receive a Predevelopment award but do not use the full amount awarded to us, what would happen to the remaining Predevelopment funds?**

Any unused Predevelopment funds that were awarded to your organization can be reallocated and used for Acquisition and/or Construction costs related to the same project.

**Q: If we receive an Acquisition award but are able to get a site donated or transferred for very low-cost, what would happen to the remaining Acquisition funds?**

Any unused funds awarded to your project for Acquisition could be reallocated and used for Construction costs related to the same project.