Skyway $5 Million Fund for Affordable Housing
Request for Proposals (RFP) Summary

RFP Release Date	January 19, 2022
RFP Due Date	By 1:00 p.m. PST on Monday, March 28, 2022
RFP Coordinator	Joanna Armstrong, DCHS Contract Specialist DCHScontracts@kingcounty.gov
Maximum Award Amount	$2.5 million per project
How to Apply	Applications can be submitted through ZoomGrants at: https://www.zoomgrants.com/zgf/Skyway5M Or via email to: DCHSContracts@kingcounty.gov

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

RFP Summary

The purpose of this RFP is to invest $5 million in support of Equitable, Community-Driven Affordable Housing Development located in the Skyway-West Hill (SWH) neighborhood.

Building on years of community organizing, Skyway advocates worked with Councilmember Zahilay to secure $5 million in King County's 2021-2022 Biennial Budget in the Housing and Community Development Fund for affordable housing in SWH. King County's Department of Community and Human Services (DCHS) and SWH residents worked closely together over several months to develop this RFP.

Primary Objectives for the Skyway $5 Million Fund for Affordable Housing:

- Invest in new affordable housing in SWH for residents vulnerable to displacement and community members who have been displaced.

- Align new affordable housing investments with the [Skyway-West Hill and North Highline Anti-displacement Strategies Report](#) recommendations.

- Invest in equitable and community-driven development projects that build wealth and financial stability in historically underserved communities.

- Provide seed funding to community-driven, affordable housing projects in the early stages of development and support **Community Based Organizations (CBO)** conducting **Predevelopment** and **Acquisition,** and/or **Construction** activities.

Who Can 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**. An applicant must meet the minimum requirements listed below to be considered for an award under this RFP.

1. **The applicant is a nonprofit organization that meets at least one of the following criteria:**
   a. CBO located in SWH;
   b. CBO with a history of providing programs or services specifically designed to serve SWH residents; or
   c. A nonprofit developer or organization working in partnership with a CBO located in SWH or with a history of providing programs or services specifically designed to serve SWH residents.

2. **The proposed project must be an affordable housing Capital Project that includes income-restricted housing for the following income levels:**
   a. For affordable rental housing: units must serve households with incomes at or below 60 percent of King County's **Area Median Income (AMI).**
   b. For affordable homeownership: units must serve households with incomes between 50-80 percent AMI.
   c. [View King County's 2021 AMI and rent levels as published by the US Department of Housing and Urban Development](#).

3. **The location* of the proposed affordable housing project will be in the SWH area of King County.** [View a map of the eligible area.](#)
   Applicants do not need to have a site identified or site control to be eligible to apply.

4. **The applicant must have a record demonstrating organizational racial and social equity values.**

Fund Uses & Amounts

Awards can be made for:

1) Predevelopment, up to a $500,000 maximum per project
2) Acquisition and/or Construction, up to a $2,000,000 maximum per project

Applicants can apply for one use, or for both Predevelopment and Acquisition and/or Construction, for a maximum $2,500,000 per project. King County anticipates funding two to

three projects total in this RFP and intends to support at least one affordable homeownership project and at least one affordable rental project. Further details on eligible uses can be found in the RFP Guidelines in the Library tab of ZoomGrants.

Proposal & Scoring

The proposal consists of a Basic Information section, Proposal Questions with narrative responses, and Attachments. The proposal components and scoring rubric are explained in detail in the RFP Application which can be found in the Library tab of ZoomGrants.

Info Sessions for Live Questions & Answers

DCHS will host two online info sessions to provide information to potential applicants about the RFP and answer any questions. Use the links below to register for the sessions:

Monday January 24, 2022	**Wednesday January 26, 2022**
3:00 - 4:00 p.m.	**11:00 a.m. - 12:00 p.m.**
https://bit.ly/3pNqsjE	**https://bit.ly/3pNqsjE**

Questions or Feedback about the RFP

Questions or feedback about the RFP can be submitted through the "Contact Admin" tab in **ZoomGrants**, or by emailing the RFP Coordinator at DCHSContracts@kingcounty.gov. Questions or feedback should be submitted by the date and time indicated in the RFP Timeline to make sure DCHS has enough time to respond.

Language Access

If you need the RFP materials in a language other than English, or would like to submit your proposal in a language other than English, please email the RFP Coordinator at DCHSContracts@kingcounty.gov with your request.

RFP Grant Writing Consultant Assistance

DCHS is partnering with **Communities Rise** to offer applicants at minimum one hour of grant writing assistance on their proposal materials. This support is specifically for applicants that serve communities impacted by systemic oppression and do not have the internal capacity to hire a grant writer or have staff dedicated to grant writing.

To sign up for Grant Writing Consultant Assistance complete the online intake form by **Monday, March 14, 2022**: https://communities-rise.org/nonprofit-cbo-services/skyway-rfp-support/

For More Information

This document only provides a general summary of the RFP. Applicants are advised to thoroughly review the RFP Guidelines, Application, Glossary, and FAQs which are located in the Library tab at **https://www.zoomgrants.com/zgf/Skyway5M**. Applicants are also responsible for regularly checking ZoomGrants for any updates, clarifications or amendments to this RFP.