



City of Spokane Integrated Capital Management



PIES Committee - July 2026

Nate Sulya





General Facility Charge (GFC) Rule Update



GFC Rule Background

- Public Rule 5200-25-01 and Resolution 2025-0059 established general facility charge incentives
- Must be for affordable housing projects
 - Income restrictions, length of affordability

GFC Rule Update

- Permissive waiver - sets covenant to 40 years to better align with external funding / monitoring sources
- Clarifies incentives cannot stack
- Clarifies Developer Services Center administers the rule



Connecting Housing to Infrastructure Program aka CHIP



CHIP Grants Background

- CHIP is a Dept. of Commerce program
- Helps pay for utility related infrastructure improvements for affordable housing projects
- Only available to cities/towns, counties, and public utility districts
 - These entities can partner with local organizations to develop projects

CHIP Grants Qualifications

- At least 25% of units must serve 80% area median income
- Must maintain this affordability for a minimum of 25 years

CHIP Grants – Spokane’s Past Awards

Award Year	Project	CHIP Amount Awarded
2023	Liberty Park Terrace Ph 2	\$684,460
2024	Hifumi En	\$1,354,188
2025	Wellness Properties Intergenerational Affordable Housing Project	\$340,000
2026	Bethany Redevelopment	\$939,204
2026	315 9th Sr Affordable Housing	\$945,446
2026	Habitat Riverton	\$336,432
2026	Take Up the Cause	\$17,700
2026	Ben Burr and Threshold	\$1,000,000
2026	Spokane Rise Apartments	\$289,000
	Total	\$5,906,430



CHIP Applications

- Webinar on Thursday, 7/16
- Applications open Monday, 7/20
- More info <https://www.commerce.wa.gov/growth-management/housing-planning/chip/>
- Contact Nate if interested in applying - nsulya@Spokanecity.org

Questions/Comments:

Nate Email

nsulya@spokanecity.org

GFC webpage

<https://my.spokanecity.org/publicworks/general-facilities-charges/>

CHIP Grants

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