



Housing Action Subcommittee

Thursday, March 20, 2025

9:30 AM-11:00 AM

Tribal Conference Room – City Hall Lobby

Virtual meeting information below

TIMES GIVEN ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE

	Land Acknowledgement + Welcome
9:30 – 9:35	Land Acknowledgement
9:35 – 9:40	Introductions + Announcements
	Public Comment
3 min. per speaker	Members of the public are invited to speak on any topic related to the Housing Action Subcommittee
	Housing Action Subcommittee Work Session:
9:40 – 10:00	Comprehensive Plan Periodic Update: Racially Disparate Impacts Analysis <ul style="list-style-type: none"> ➤ Presentation by City of Spokane Senior Planner Maren Murphy
10:00 – 10:30	Shaping Spokane Together: Accessible Housing <ul style="list-style-type: none"> ➤ Presentation by Michelle Pappas
10:30 – 11:00	1590 Status Report <ul style="list-style-type: none"> ➤ Inclement Weather Emergency Shelter Surge Beds Update ➤ Affordable Housing Development and Tenant Based Rental Assistance RFP PY 2025-2026

VIRTUAL MEETING INFORMATION:	MICROSOFT TEAMS VIRTUAL MEETING LINK: CLICK HERE TO JOIN THE MEETING NOW Meeting ID: 236 775 340 57 Passcode: 9pZ6RU9Q	DIAL IN BY PHONE: +1 424-566-7556,,866675536# United States, Beverly Hills Find a local number Phone conference ID: 866 675 536#
	----- Join on a video conferencing device Tenant key: cityofspokane@m.webex.com Video ID: 118 231 372 6	

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:	The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Council Briefing Center in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6237, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or mpiccolo@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7 1 1. Please contact us forty-eight (48) hours before the meeting date.
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Affordable Housing Development and Tenant Based Rental Assistance RFP PY 2025-2026

Funding Source	Estimated Amount	Eligible Activities	AMI/Population Requirements
1406	\$1,000,000.00	Acquisition, new construction, homeownership	60% AMI for new units; 80% for homeownership
1590	\$5,000,000.00	Acquisition, new construction, homeownership, rehabilitation <u>resulting in new units</u>	60% AMI for all activities; Must serve: Persons with disabilities including 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; Domestic violence survivors.
HOME	\$1,131,870.00	Acquisition, new construction, rehabilitation	50% AMI or less
HOME CHDO	\$224,153.00		Certified CHDO
HOME-ARP TBRA	\$500,000.00	Tenant Based Rental Assistance to include rental assistance, security deposit payments, utility deposit assistance, costs of inspection, costs of income verifications	No AMI requirement; Must serve: Veterans; Persons who are homeless or at-risk of being homeless, including families with children; Unaccompanied homeless youth or young adults; Those fleeing domestic violence, human trafficking, Other as defined in CPD 21-10.

SOURCE: [2025 Affordable Housing Program RFP](https://static.spokanecity.org/documents/chhs/funding-opportunities/chhs/2025-03-06/2025-affordable-housing-rfp.pdf)
<https://static.spokanecity.org/documents/chhs/funding-opportunities/chhs/2025-03-06/2025-affordable-housing-rfp.pdf>

FUNDING ALLOCATION SCHEDULE

(Subject to change without notice)

Activity/Process	Date
RFP Advance Notice sent out via e-mail	March 3, 2025
Public Notice of Funding Availability	March 6, 2025
Applications Available	March 6, 2025
Individual Technical Assistance meetings available*	March 20 – April 25, 2025
Technical Assistance Virtual Workshops*	March 19, 2025
Applications Due 5:00 pm	May 5, 2025
Acknowledgement Letter sent to all applicants	May 8, 2025
Staff reviews	May 6 – May 19, 2025
Affordable Housing Committee application review	May 19 – June 9, 2025
Affordable Housing Committee funding recommendations	June 10, 2025
CHHS Board reviews funding recommendations	July 2, 2025
CHHS Board recommendations presented to Council Committee	July 14, 2025
City Council approval of funding recommendations	July 28, 2025
Applicants notified of funding decisions	August 1, 2025

***Applicants must attend either the technical assistance workshop or an individual technical assistance meeting before submitting an application. Applications will be rejected if the applicant does not participate in a technical assistance session.**

STAFF CONTACTS

Heather Page, HCD Program Manager	hpage@spokanecity.org	509-625-6578
John Gammal, HOME Program Administrator	jgammal@spokanecity.org	509-625-6056
Arielle Anderson, Director	arielleanderson@spokanecity.org	509-625-6055

SOURCE: [2025 Affordable Housing Program RFP](https://static.spokanecity.org/documents/chhs/funding-opportunities/chhs/2025-03-06/2025-affordable-housing-rfp.pdf)
<https://static.spokanecity.org/documents/chhs/funding-opportunities/chhs/2025-03-06/2025-affordable-housing-rfp.pdf>

**CITY of SPOKANE 2024 AHP PROGRAM INCOME AND RENT LIMITS
HOME, 1406/1590**

SOURCE: HUD
MSA: SPOKANE, WA
EFFECTIVE DATE: JUNE 01, 2024
FY 2024 MEDIAN INCOME: \$97,900



2024 INCOME LIMITS

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
AREA MEDIAN INCOME	(100% AMI)	68,500	78,300	88,100	97,900	105,800	113,600	121,400	129,200
LOW-INCOME	(80% AMI)	54,800	62,650	70,500	78,300	84,550	90,850	97,100	103,400
PROJECT SPECIFIC	(60% AMI)	41,100	46,980	52,860	58,740	63,480	68,160	72,840	77,520
VERY LOW-INCOME	(50% AMI)	34,250	39,150	44,050	48,950	52,900	56,800	60,700	64,600
PROJECT SPECIFIC	(40% AMI)	27,400	31,320	35,240	39,160	42,320	45,440	48,560	51,680
PROJECT SPECIFIC	(35% AMI)	23,970	27,400	30,830	34,260	37,030	39,760	42,490	45,220
EXTREMELY LOW-INCOME	(30% AMI)	20,550	23,500	26,450	29,350	31,700	34,050	36,400	38,750

2024 RENT LIMITS

	SRO●	EFFICIENCY	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	6 BEDROOM
FAIR MARKET RENT (FMR)**	667	890	1012	1304	1835	2131	2451	2770
30 OF 65 RENT (HIGH HOME RENT)		*890	*1012	*1304	1470	1621	1770	1919
30 OF 60 RENT		*890	*1012	*1304	1527	1704	1879	2055
30 OF 50 RENT (LOW HOME RENT)		856	917	1101	1273	1420	1566	1713
30 OF 40 RENT		685	734	881	1018	1136	1253	1370
30 OF 35 RENT		599	642	770	891	994	1096	1199
30 OF 30 RENT		513	550	661	763	851	939	1027

●HOME rent for an SRO is 75% of the Efficiency Fair Market Rent.

*Calculate AMI for a more than 9-person household by adding 8% for each member over 4-person AMI (e.g., 9person is 140% of 4-person AMI).

**Although HUD's rent calculation exceeds FMR for this unit, HOME regulations do not allow rents to exceed FMR. Consequently, this rent is capped at FMR.

***Calculate FMR for more than 4 Br by adding 15% to the 4 Br FMR for each additional Br size (e.g., 6 Br FMR is 130% of 4 Br FMR).

SOURCE: [2024 HOME Rent and Income Limits](#)

<https://static.spokanecity.org/documents/chhs/programs/homeinvestment/2024-home-rent-and-income-limits.pdf>

**CITY OF SPOKANE 2024 AHP PROGRAM
HOMEOWNERSHIP SALES PRICE LIMITS
CDBG, HOME, 1406/1590**



SOURCE: HUD

MSA: SPOKANE, WA

EFFECTIVE DATE: SEPTEMBER 1, 2024

UNADJUSTED MEDIAN VALUE: \$380,000 EXISTING HOMES; \$406,382 NEW CONSTRUCTION

Existing Homes Purchase Price Limits

1 UNIT	2 UNITS	3 UNITS	4 UNITS	*5 UNITS	*6 UNITS
\$361,000	\$462,000	\$560,000	\$693,000	\$863,790	\$1,068,560

New Homes Purchase Price Limits

1 UNIT	2 UNITS	3 UNITS	4 UNITS	*5 UNITS	*6 UNITS
\$386,000	\$494,000	\$598,000	\$741,000	\$922,540	\$1,142,560

** Contact City staff for price limits of dwellings with more than 6 units.

SOURCE: [2025 Affordable Housing Program RFP](#)

<https://static.spokanecity.org/documents/chhs/funding-opportunities/chhs/2025-03-06/2025-affordable-housing-rfp.pdf>

