



# Housing Action Subcommittee

Thursday, March 19, 2026

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**

	<b>Land Acknowledgement + Welcome</b>	
9:30AM – 9:35AM 9:35AM – 9:40AM	<ul style="list-style-type: none"> <li>➤ Land Acknowledgement</li> <li>➤ Introductions + Announcements</li> </ul>	
	<b>Public Comment</b>	
3 MINS. PER SPEAKER	Members of the public are invited to speak on any topic related to the Housing Action Subcommittee	
	<b>Housing Action Subcommittee Work Session:</b>	
9:40AM – 10:10AM 10:10AM – 10:30AM 10:30AM – 10:50AM 10:50AM – 11:00AM	<p>“Renters’ Right to Cooling” Ordinance</p> <p>Experience Matters “Camping Ban Experience”</p> <p>RES 2026-0015 Resolution on HEART Funding Priorities for FY 2026</p> <p><a href="#">2026 HEART Development Funding for Affordable Housing and Behavioral Health Facilities RFP</a></p> <p><a href="#">2026 State Legislative Outcomes</a></p> <p>Barriers to Building Round Table Update</p>	
<b>VIRTUAL MEETING INFORMATION:</b>	<p><b>MICROSOFT TEAMS VIRTUAL MEETING LINK:</b></p> <p><a href="#">CLICK HERE TO JOIN THE MEETING NOW</a></p> <p>Meeting ID: 279 373 020 781 20</p> <p>Passcode: 4fs3w88Y</p> <p>-----</p> <p>Join on a video conferencing device</p> <p>Tenant key: cityofspokane@m.webex.com</p> <p>Video ID: 119 734 944 3</p>	<p><b>DIAL IN BY PHONE:</b></p> <p><a href="#">+1 424-566-7556,,787775630#</a> United States, Beverly Hills</p> <p><a href="#">Find a local number</a></p> <p>Phone conference ID: 787 775 630#</p>
<b>AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION:</b>	<p>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.</p>	

**DRAFT**

**3/3/26**

This draft ordinance was created by the Gonzaga Environmental & Climate Law Clinic and the Gonzaga Institute for Climate, Water, and the Environment. It is based on the bill introduced in the Oregon State Senate (SB54). Refer to "[Local Cooling Requirements to Protect Individuals from the Health Effects of Extreme Heat in Living Spaces](#)" for a recent survey of jurisdictions that have provided similar protections. Refer also to the talking points provided by the Climate Institute.

Questions or comments can be directed to [ClimateInstitute@gonzaga.edu](mailto:ClimateInstitute@gonzaga.edu).

ORDINANCE NO \_\_\_\_\_

An Ordinance creating a condition of habitability for residential tenants and requiring that cooling be provided by January 1, 2031; amending section 10.57.140, enacting a new section 10.57.175 of Chapter 10.57 and repealing Section 10.57.170 of the Spokane Municipal Code.

**WHEREAS**, according to the memorandum "Spokane Climate Impacts and Climate Justice," average annual temperatures in Spokane have increased by 2°F since 1950 and peak August temperatures have risen 3.5°F since 1979; and

**WHEREAS**, according to the same memorandum, summer temperatures are projected to increase by another 3.6°F by 2049; and

**WHEREAS**, according to the 2023 report "In the Hot Seat" by the University of Washington Climate Impacts Group, Washington state is expected to see an increase in extreme heat days, a projected average of 20-30 extreme heat days annually by the 2050s compared to the average of three extreme heat days per year between 1971 and 2021; and

**WHEREAS**, extreme heat can cause illness and death; and

**WHEREAS**, the 2021 Northwest Heat Dome resulted in at least 19 heat-related deaths and over 300 people seeking medical treatment for heat related illness in Spokane County; and

**WHEREAS**, extreme heat is the number one weather-related cause of death in the U.S., killing more people most years than hurricanes, floods, and tornadoes combined; and

**WHEREAS**, poor outdoor air quality due to wildfire smoke often prevents residents from safely opening windows for cooling, making indoor cooling essential to maintaining the health and safety of Spokane residents; and

**WHEREAS**, establishing performance-based cooling requirements ensures that all landlords operate under fair and consistent habitability standards; and

**WHEREAS**, according to Spokane’s “Climate Risk and Vulnerability Assessment” the elderly and youth are particularly vulnerable to health impacts resulting from extreme heat; and

**WHEREAS**, RCW 59.18.0160 requires a residential landlord to “keep the premises fit for human habitation”; and

**WHEREAS**, just as heating is an essential service to maintain habitability in the winter months, cooling is an essential service to maintain habitability in the summer months.

**NOW, THEREFORE**, the City of Spokane does ordain:

**Section 1.** Chapter 10.57.140 is amended to read as follows:

**Section 10.57.140 Private Right of Action**

- A. Any person or class of persons who claim to have been injured by a violation of sections 10.57.020(H), 10.57.110, 10.57.120, 10.57.130, 10.57.160, ~~((10.57.170))~~ 10.57.175, or 10.57.180 may commence a civil action in Superior Court, not later than three (3) years after the occurrence of the alleged violation to obtain relief with respect to such violation. Upon prevailing, such aggrieved person may be awarded reasonable attorneys’ fees and costs, and such other legal and equitable relief as appropriate to remedy the violation including, without limitation, the payment of compensatory damages, a penalty of up to \$500, and injunctive relief.
- B. If a landlord fails to comply with the requirements of sections 10.57.020(H), 10.57.110, 10.57.120, 10.57.130, 10.57.160, ~~((10.57.170))~~ 10.57.175, or 10.57.180. and such failure was not caused by the tenant, the tenant may terminate the rental agreement by written notice pursuant to law.

**Section 2.** Chapter 10.57.170 entitled “Portable Cooling Devices” is repealed.

**Section 3.** There is enacted a new section 10.57.175 of the Spokane Municipal Code to read as follows:

**Section 10.57.175 Cooling and Tenancy Habitability**

A. The definitions in section 10.57.005 apply to the terms this section unless a different meaning is provided in this section. In addition, for purposes of this section, the following terms are defined:

1. "Cooling" means central air conditioning, an air-source or ground-source heat pump, passive cooling design and techniques, or a portable air conditioning device that is provided by the landlord, capable of cooling and maintaining an indoor temperature in each bedroom of the dwelling that does not exceed 80 degrees Fahrenheit.
2. "Indoor temperature" means the ambient temperature of indoor bedroom spaces as measured at a point three feet from above the floor and two feet from exterior walls.
3. "Portable cooling device" means an air conditioner or evaporative cooler, including a device mounted in a window or that is designed to sit on the floor, but not including a device whose installation or use requires alteration to the dwelling unit.

B. A landlord may not prohibit or restrict a tenant from installing or using a portable cooling device of the tenant's choosing, unless:

1. The dwelling already has a permanently installed and fully operational heat pump that can maintain adequate cooling in each bedroom of the dwelling unit, or
2. The installation or use of the device would:
  - a. Violate building codes or state or federal law;
  - b. Violate the device manufacturer's written safety guidelines for the device;
  - c. Significantly damages the premises beyond the normal wear and tear or render the premises uninhabitable; or
  - d. If the device would be installed in a window, and:
    - i. The window is a necessary egress from the dwelling unit;
    - ii. The device would interfere with the tenant's ability to lock a window that is accessible from outside;
    - iii. The device requires the use of brackets or other hardware that would damage or void the warranty of the window or frame, puncture the envelope of the building or otherwise cause significant damages;
    - iv. The restrictions require that the device be adequately drained to prevent damage to the dwelling unit or building; or
    - v. The restrictions require that the device be installed in a manner that prevents risk of falling; or

- vi. Require an electrical supply to power the device that cannot be accommodated by the existing power service to the building, dwelling unit, or circuit.
  - e. In addition to the requirements in subsection (b)(1) of this section, the landlord may also require that the portable cooling device be:
    - I. Installed or removed by the landlord or landlord's agent; or
    - II. Subject to inspection or servicing by the landlord or landlord's agent. A landlord must provide at least 48 hours' notice prior to any inspection
  - f. A landlord is not liable for any interruption in electrical service resulting from the installation of a portable cooling device installed by a tenant, including interruptions caused by an electrical supply's inability to accommodate use of a portable cooling device
- D. Effective January 1, 2031, every dwelling unit governed by this chapter shall have adequate cooling in each bedroom of the dwelling unit. A dwelling unit without adequate cooling shall be deemed uninhabitable.
- E. Effective January 1, 2031, if a dwelling or bedroom is inhabitable under this section, a tenant may provide a written notice of the defect given to the landlord pursuant to RCW 59.18.070. For purposes of this section, a lack of adequate cooling shall constitute a defective condition that is imminently hazardous to life under RCW 59.18.070(1). If, after receipt of written notice and expiration of the applicable period of time set forth in RCW 59.18.070(1), the landlord fails to remedy the defective condition, the tenant may
  - 1. Terminate the rental agreement and quit the premises upon written notice to the landlord without further obligation under the rental agreement, in which case the tenant shall be (a) discharged from payment of rent for any period following the termination date, and (b) entitled to a pro rata refund of any prepaid rent, and (c) shall receive a full and specific statement of the basis for retaining any of the deposit together with any refund due in accordance with RCW 59.18.280; and
  - 2. May pursue any other remedies set forth in this chapter or state law; and
  - 3. May install a cooling device(s) and deduct the cost from their normal rent through the process outlined in RCW 59.18.100.
- F. After the effective date of this ordinance, and notwithstanding the provisions of subsection B(2)(a)–(c) above, a tenant may install and deduct the cost of portable cooling devices from normal rent if their dwelling unit reaches an ambient indoor

temperature at or exceeding 90 degrees Fahrenheit, and the tenant provides 24 hours of notice.

- G. A landlord of any dwelling for which building permits for its construction were issued on or after January 1, 2027], shall provide cooling via adequate cooling methods or facilities that:
  - 1. Provide cooling in each bedroom of the dwelling unit;
  - 2. Conform to applicable law at the time of installation and are maintained in good working order; and
  - 3. May include central air conditioning, an air-source or ground-source heat pump, passive cooling design and techniques, a portable air conditioning device capable of filtering PM2.5 smoke particles that is provided by the landlord or other devices or methods that can maintain a temperature that does not exceed 80 degrees Fahrenheit.
- I. A landlord is immune from liability for any claim for damages, injury or death caused by a portable cooling device installed by the tenant.
- J. A landlord who must limit or restrict the installation of portable cooling devices for a building shall prioritize allowing the use of devices for individuals who require a device to accommodate a disability.
- K. All new leases signed after the effective date of this ordinance shall notify tenants of their rights, responsibilities, and restrictions related to installation and operation of a portable cooling device.
- L. Nothing in this ordinance shall be construed to limit the responsibilities of landlords to provide reasonable accommodations under existing state and federal law.
- M. Inspections of residential rental property will include inspection to ensure adequate cooling is provided. A landlord that fails to comply with the provision of cooling consistent with this chapter may be denied licensure consistent with SMC 10.57.020.

**Section 4. Severability.** If any section, subsection, sentence, clause, phrase or word of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance.

**Section 5. Clerical Errors.** Upon approval by the city attorney, the city clerk is authorized to make necessary corrections to this ordinance, including scrivener's errors or clerical mistakes; references to other local, state, or federal laws, rules, or regulations; or numbering or referencing of ordinances or their sections and subsections.

PASSED by the City Council on \_\_\_\_\_

\_\_\_\_\_  
Council President

Attest:

Approved as to form:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Effective Date

# EXPERIENCE MATTERS



## CAMPING BAN EXPERIENCE

THE CAMPING BAN IMPACT PORTAL TO CAPTURE  
REAL-TIME IMPACTS OF ENFORCEMENT ON  
INDIVIDUALS AND COMMUNITIES.

IF YOU OR SOMEONE YOU KNOW WOULD LIKE TO  
SHARE A STORY, WE WELCOME AND HONOR THOSE  
VOICES. USE THE THE QR CODE BELOW

STORY TELLING WORKSHOPS AND QUARTERLY MEETINGS  
WILL BE SCHEDULED SOON.





## Camping Ban Experience Survey

1. What has been your experience with the Camping Ban? (enforced after 27<sup>th</sup>)

---

---

---

---

---

---

---

2. Have you had contact with the police?

- Yes
- No

3. Officer's name(s) and badge # (if you know it)

4. Have you been issued a citation(s) for camping or staying in a vehicle (obstructing public property)?

- Yes, one citation
- Yes, more than one citation
- No

5. If you answered more than 1, please list the number below

---

6. When police contacted you, were there social service workers with police, or did social service workers connect with you before police?

- Yes and I was offered services and declined, then the police issued a citation later
- Yes and there were no services available, and the police issued a citation later
- Yes, and I was offered services and declined and moved from this location
- No and I moved from this location
- No and I was not issued a citation
- Other \_\_\_\_\_

---

7. If other was your answer, please explain below:

---

---

---



8. Do you have a disability?

- Yes
- No

9. If yes on disability? Please check all that apply.

- Physical disability
- Mental health
- Substance use
- Chronic illness
- Terminal illness
- Developmental disability
- Other

10. If other was your answer, please explain below.

11. Where were you issued the citation? Neighborhood (closest streets or landmarks if possible)

---

12. When were you issued the citation? (time of day estimation is ok)

---

13. How long have you been experiencing Homelessness ( on and of or continuously)

- Less than a month
- 1-6 months
- 7-12 months
- 1-3 years
- More than 3 years
- More than 5 years

14. Have you been evicted in the last two years? If so, who was your landlord

---

15. Did you have a housing voucher before you were evicted?

- Yes
- No

16. Are there any specific challenges preventing you from accessing shelter or housing?

---

---

---



17. Are you connected to services or housing? (Please list)

---

---

18. Which of the following resources do you need the most right now? (Select all that apply)

- Affordable housing/rental assistance
- Food/meals
- Health Care (Medical/Dental/Vision)
- Mental Health Services
- Substance Abuse Treatment
- Job Training/Employment Assistance
- Identification (ID, Birth Certificate, Social Security Card, etc)
- Transportation
- Access to showers/restrooms/laundry
- Mail service
- Other

19. Is there anything else you want people to know?

---

---

---

---

---

---

# EXPERIENCE MATTERS

## CAMPING BAN EXPERIENCE

THE CAMPING BAN IMPACT PORTAL TO CAPTURE REAL-TIME IMPACTS OF ENFORCEMENT ON INDIVIDUALS AND COMMUNITIES.

IF YOU OR SOMEONE YOU KNOW WOULD LIKE TO SHARE A STORY, WE WELCOME AND HONOR THOSE VOICES. USE THE THE QR CODE BELOW

STORY TELLING WORKSHOPS AND QUARTERLY MEETINGS WILL BE SCHEDULED SOON.



# EXPERIENCE MATTERS

## CAMPING BAN EXPERIENCE

THE CAMPING BAN IMPACT PORTAL TO CAPTURE REAL-TIME IMPACTS OF ENFORCEMENT ON INDIVIDUALS AND COMMUNITIES.

IF YOU OR SOMEONE YOU KNOW WOULD LIKE TO SHARE A STORY, WE WELCOME AND HONOR THOSE VOICES. USE THE THE QR CODE BELOW

STORY TELLING WORKSHOPS AND QUARTERLY MEETINGS WILL BE SCHEDULED SOON.



# EXPERIENCE MATTERS

## CAMPING BAN EXPERIENCE

THE CAMPING BAN IMPACT PORTAL TO CAPTURE REAL-TIME IMPACTS OF ENFORCEMENT ON INDIVIDUALS AND COMMUNITIES.

IF YOU OR SOMEONE YOU KNOW WOULD LIKE TO SHARE A STORY, WE WELCOME AND HONOR THOSE VOICES. USE THE THE QR CODE BELOW

STORY TELLING WORKSHOPS AND QUARTERLY MEETINGS WILL BE SCHEDULED SOON.



# EXPERIENCE MATTERS

## CAMPING BAN EXPERIENCE

THE CAMPING BAN IMPACT PORTAL TO CAPTURE REAL-TIME IMPACTS OF ENFORCEMENT ON INDIVIDUALS AND COMMUNITIES.

IF YOU OR SOMEONE YOU KNOW WOULD LIKE TO SHARE A STORY, WE WELCOME AND HONOR THOSE VOICES. USE THE THE QR CODE BELOW

STORY TELLING WORKSHOPS AND QUARTERLY MEETINGS WILL BE SCHEDULED SOON.



## RESOLUTION NO. 2026-0015

A resolution identifying and establishing the Spokane City Council's 2026 priorities for the use of HEART funding collected under the HEART sales and use tax for housing and housing related supportive services.

WHEREAS, the Spokane City Council adopted Ordinance C35982 in 2020 establishing a sales and use tax for housing and housing related supportive services, as authorized in 2019 by the Washington State Legislature via House Bill 1590, now codified as RCW 82.14.530; and

WHEREAS, Ordinance C35982 also established Council's funding priorities and established the Housing Action Subcommittee as an advisory committee to review applications and provide recommendations to the City Council on the use of 1590 funds derived from the tax and periodically report on the effectiveness of the allocation of those dollars; and

WHEREAS, the Spokane City Council passed Ordinance C36732 in 2025, which repealed the previously established funding priorities as set forth by Council in 2020 and in 2023 and codified in SMC 08.07C.030(C); and

WHEREAS, Ordinance C36732 renamed the 1590 fund as the "HEART Fund"; and

WHEREAS, Ordinance C36732 updated the mechanism for annually identifying and establishing Council's funding priorities for HEART funds by providing that Council is to adopt a resolution, no later than March 1 of each year, identifying any objective priority or priorities the Council seeks to achieve by projects and services recommended for award of HEART funds; and

WHEREAS, the Spokane City Council intends to set forth their 2026 funding priorities for the sales and use tax for HEART funds in this resolution; and

WHEREAS, the Spokane City Council directs that all Requests For Proposals and subsequent distributions of HEART funds reflect *all* legally eligible uses of HEART funding, that they encourage any project or service applying for funding to apply for any eligible use as defined in SMC 08.07C.030 and consistent with RCW 82.14.530 (2); and

WHEREAS, SMC 08.07C.030 states that a minimum of seventy percent (70%) of the revenue collected under the HEART tax annually shall be used for the following purposes, with a specific preference for occupant ownership of housing units, including, without limitation, cooperatively-owned multi-family projects:

1. Grants, loans, or projects to construct or acquire affordable housing, which may include emergency, transitional, and supportive housing and new units of affordable housing within an existing structure, and facilities providing housing-related services or acquiring land for these purposes; or
2. Grants, loans, or projects to construct or acquire behavioral health-related facilities, or acquiring land for these purposes; or
3. Funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers.
4. The affordable housing and facilities providing housing-related programs in 08.07C.030(A)(1) may only be provided to persons within any of the following population groups whose income is at or below sixty percent of the median income of Spokane County:
  - a. Persons with behavioral health disabilities; or
  - b. Veterans;
  - c. Senior citizens;
  - d. Persons who are homeless or at-risk of being homeless, including families with children;
  - e. Unaccompanied homeless youth or young adults;
  - f. Persons with disabilities; or
  - g. Domestic violence survivors; and

WHEREAS, the remainder of the moneys collected under the HEART tax must be used for:

1. The operation, delivery, or evaluation of mental and behavioral health treatment programs and services or housing-related services, with the overall objective of helping to maintain housing stability, or
2. The Legal Services and Relocation Fund, in the amounts and for the purposes set forth in section 07.08 158 of the Spokane Municipal Code; and;

WHEREAS, the Spokane City Council also intends for the Requests For Proposals scoring committee to give priority to applications which meet the following goals:

1. Constructing mixed-use housing;
2. Constructing new units of affordable housing;
3. Creating permanently affordable housing, defined as maintaining affordability for households earning up to 60% of AMI for at least forty (40) years for rental housing and for at least twenty-five (25) years for owner- occupied housing;
4. Addressing the racial wealth gap through increasing homeownership for populations that have historically been subject to discrimination in housing markets or housing policy;
5. Distributing attainable housing throughout the city, in a variety of neighborhoods and in closer proximity to services such as parks and open space, schools, and grocery stores;
6. Constructing units that are safe and accessible, regardless of age, physical ability or stature; and
7. Have projects that include anti-displacement strategies;
8. Constructing or rehabilitating new units of affordable housing, that would break ground for construction and/or be “move-in ready” within 18 months;
9. Constructing new units of affordable housing that allow for occupant homeownership, rent-to-own leases, or cooperatively owned multi-family projects; and
10. The provider must document a realistic and achievable capital stack strategy that identifies prospective follow-on funding sources, including Housing Trust Fund opportunities, and provides evidence of alignment with eligibility criteria, application timelines, and project readiness benchmarks; and

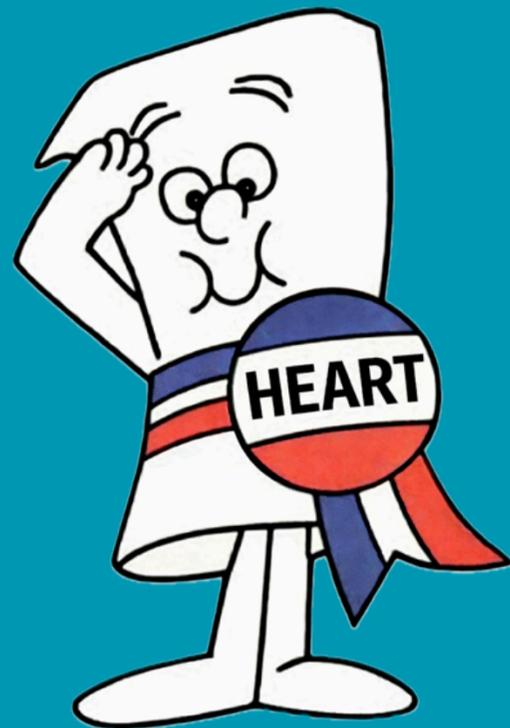
WHEREAS, the Spokane City Council further intends to set as a priority that a minimum of 80% of the 70% of revenue earmarked for capital expenses, ought to exclusively fund affordable housing projects and not behavioral health projects; and

NOW, THEREFORE, BE IT RESOLVED that the Spokane City Council does set forth, identify and establish its Fiscal Year 2026 HEART funding priorities, and directs that all eligible uses of HEART funds to be included in any Requests for Proposals, and, to the extent feasible, all the priorities listed above be reflected in the subsequent distributions of HEART funds.

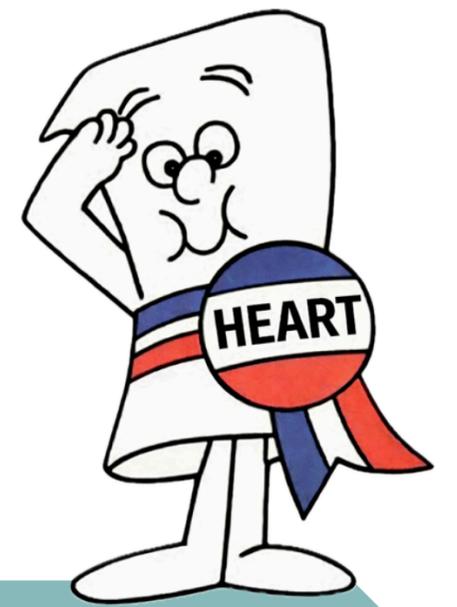
ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2026.

# RES 2026-0015 SUMMARY

**ALL ELIGIBLE USES OF HEART  
FUNDING SHOULD BE INCLUDED IN  
ANY HEART FUNDING REQUESTS  
FOR PROPOSALS IN 2026**



# WILKERSON AMENDMENT SUMMARY



## #1

ADDITIONAL AFFORDABLE  
HOUSING FOCUSED PRIORITIES

## #2

AFFORDABLE HOUSING  
MINIMUM CAPITAL PERCENTAGE

# AFFORDABLE HOUSING FOCUSED PRIORITIES

- 1. CONSTRUCTING MIXED-USE HOUSING**
- 2. CONSTRUCTING NEW UNITS OF AFFORDABLE HOUSING**
- 3. CREATING PERMANENTLY AFFORDABLE HOUSING, DEFINED AS MAINTAINING AFFORDABILITY FOR HOUSEHOLDS EARNING UP TO 60% OF AMI FOR AT LEAST FORTY (40) YEARS FOR RENTAL HOUSING AND FOR AT LEAST TWENTY-FIVE (25) YEARS FOR OWNER- OCCUPIED HOUSING**
- 4. ADDRESSING THE RACIAL WEALTH GAP THROUGH INCREASING HOMEOWNERSHIP FOR POPULATIONS THAT HAVE HISTORICALLY BEEN SUBJECT TO DISCRIMINATION IN HOUSING MARKETS OR HOUSING POLICY**
- 5. DISTRIBUTING ATTAINABLE HOUSING THROUGHOUT THE CITY, IN A VARIETY OF NEIGHBORHOODS AND IN CLOSER PROXIMITY TO SERVICES SUCH AS PARKS AND OPEN SPACE, SCHOOLS, AND GROCERY STORES**

- 7. PROJECTS WHICH INCLUDE ANTI-DISPLACEMENT STRATEGIES**
- 8. CONSTRUCTING OR REHABILITATING NEW UNITS OF AFFORDABLE HOUSING, THAT WOULD BREAK GROUND FOR CONSTRUCTION AND/OR BE “MOVE-IN READY” WITHIN 18 MONTHS.**
- 9. CONSTRUCTING NEW UNITS OF AFFORDABLE HOUSING THAT ALLOW FOR OCCUPANT HOMEOWNERSHIP, RENT-TO-OWN LEASES, OR COOPERATIVELY-OWNED MULTI-FAMILY PROJECTS.**
- 10. THE PROVIDER MUST DOCUMENT A REALISTIC AND ACHIEVABLE CAPITAL STACK STRATEGY THAT IDENTIFIES PROSPECTIVE FOLLOW-ON FUNDING SOURCES, INCLUDING HOUSING TRUST FUND OPPORTUNITIES, AND PROVIDES EVIDENCE OF ALIGNMENT WITH ELIGIBILITY CRITERIA, APPLICATION TIMELINES, AND PROJECT READINESS BENCHMARKS**

**70 %  
CAPITAL**

**CONSTRUCTION  
ACQUISITION  
OPERATIONS  
MAINTENANCE**

**AFFORDABLE  
HOUSING**

**FACILITIES WITH  
SERVICES**

**30 %  
SERVICES**

**OPERATION  
DELIVERY  
EVALUATION**

**HOUSING SERVICES**

**BEHAVIORAL HEALTH SERVICES**



# AFFORDABLE HOUSING MINIMUM CAPITAL PERCENTAGE

**70 %  
CAPITAL**

**CONSTRUCTION  
ACQUISITION  
OPERATIONS  
MAINTENANCE**

**AFFORDABLE  
HOUSING**

**FACILITIES WITH  
SERVICES**

**MINIMUM OF 80% FOR AFFORDABLE HOUSING**