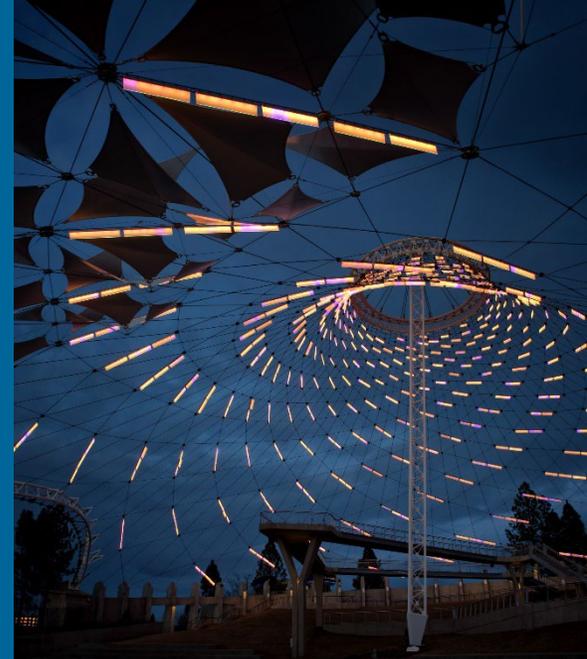




# HOME Recommendations

March 16, 2026



# HOME Requests for Funding Proposals

- HHS released the HOME PY26 NOFO in November of 2025 with an estimated \$2.7 million in available funds with an original closing date of January 30, 2026, which was later extended until February 9th, 2026.
  - This NOFO was also revised to include \$885,000 in PY2023 HOME funds that were released back to the City from St Johns II as they did not receive HTF, and the capital stack was not completed in time to meet the PY23 timeline.
- The HHS Affordable Housing committee reviewed applications after staff completed threshold review.
  - 6 applications were received totaling \$2,685,000 in requested funds.
  - The AH Committee recommended 5 projects for funding totaling \$2,456,950

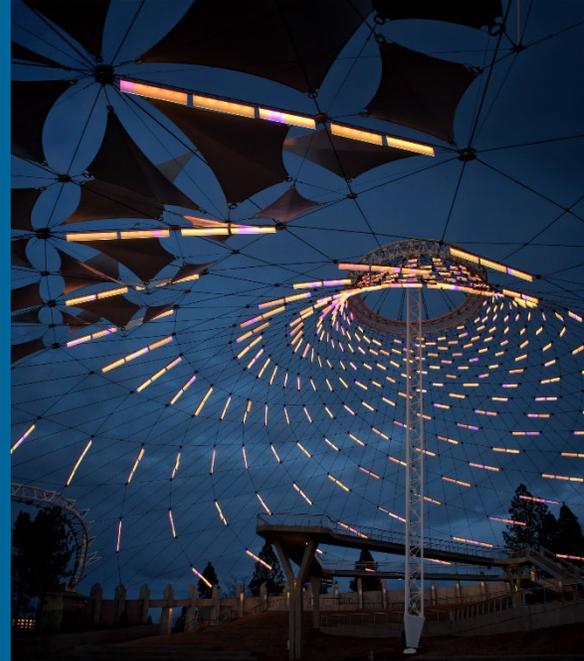


# HOME RFP Recommendations

Organization	Name	Project Desc	Population Served	AMI Served	Total Project Units	City Assisted Units	Total Cost Per Total Units	Total Cost Per City Unit	Total Res Dev Cost	Funding Requested	Funding Approved
Proclaim Liberty	Bethany Village	22 units of new construction for households earning 60% AMI or less.	Extremely-low and low income households	50%	22	4	\$505,527	\$297,750	\$11,121,605	\$1,191,000	\$1,191,000
VOA	Alexandria's House Rehab	Total roof replacement (including tear-off); deck, ramp and door installation; reline waste line to City sewer; and painting the building exterior.	Pregnant and parenting youth, young adult mothers	30%	6	6	\$60,833	\$60,833	\$365,000	\$365,000	\$341,025
Take Up The Cause	Beloved Sunset Apartments Rehab	Critical building systems repairs including sewer and roof replacements.	low income households	50%	58	58	\$6,072	\$6,072	\$364,700	\$352,200	\$352,200
Trinity Transitional Housing	Maxwell House Rehabilitation	Building system upgrades, interior and exterior repairs, safety and code-related improvements, and other eligible capital improvements identified through property assessment	Households in recovery	50%	4	4	\$39,250	\$39,250	\$610,900	\$157,000	\$152,725
Konstantin Vasilenko	South Crystal Ridge	New construction of two attached townhomes, with four units total.	Homeless, at risk of becoming homeless, migrant population	50%	4	2	\$420,000	\$210,000	\$1,680,000	\$420,000	\$420,000
Foundation For the Challenged	FFC Homes XV	Purchase and then rehab two 3 BDR single family homes and convert them into six individual group homes units for individuals with developmental disabilities (IDD)	IDD	30%	6	6	\$359,877	\$33,333	\$2,159,263	\$200,000	\$0



# Revised HEART Recommendation





# HEART Fund

## HEART Fund Summary

YEAR	Revenue	Expenditure
2021	3,670,218	0.00
2022	7,338,283	59,920
2023	7,484,089	2,661,093
2024	7,559,071	6,948,507
2025	6,894,985	3,499,911*
TOTALS	32,946,646	13,169,431

\*subject to change

Cash balance approximately \$19 million.

Accounting for contracts, available balance is approximately \$4.8 million.



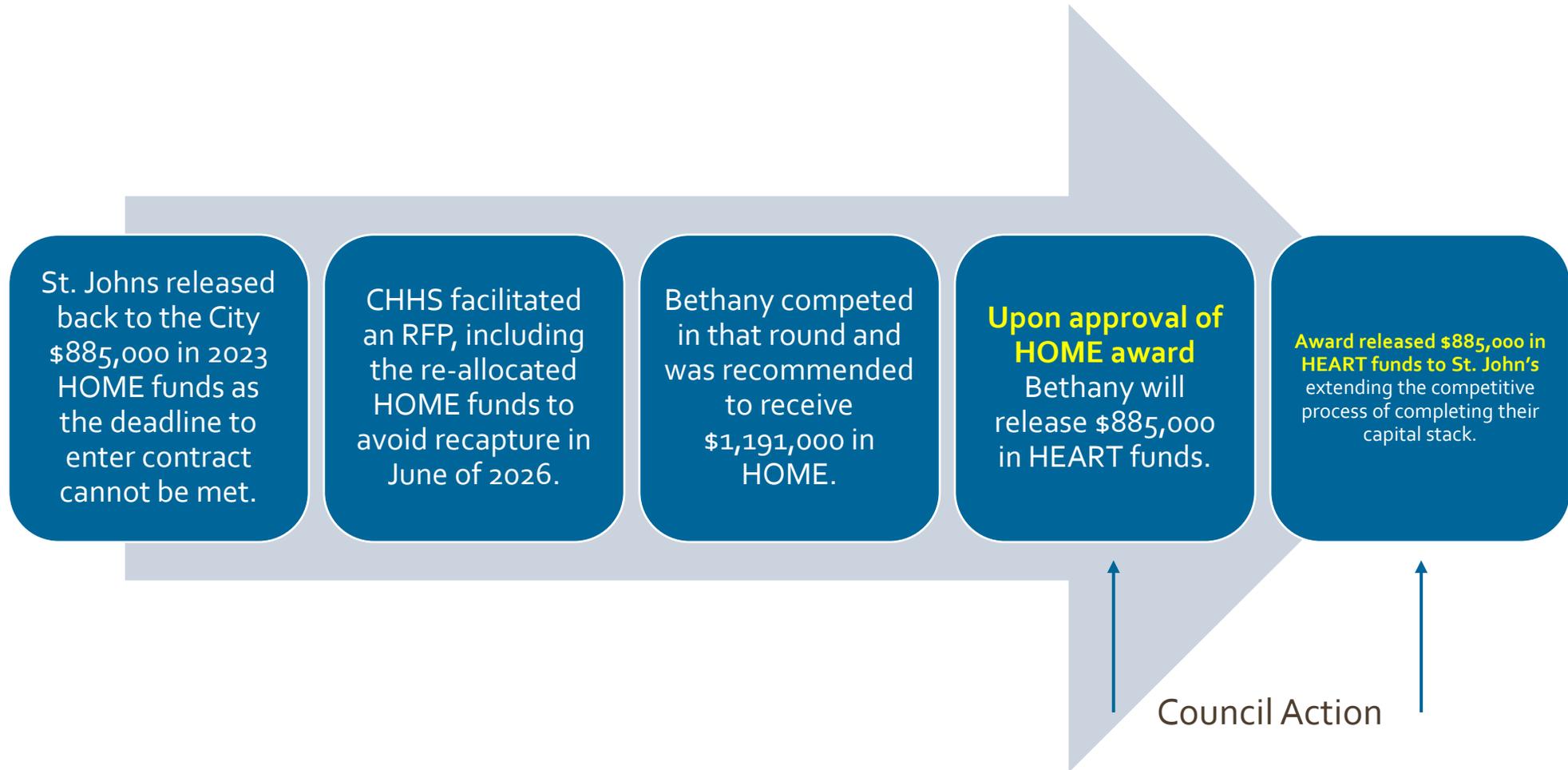
# Project & Funding Summary

Bethany Village by Proclaim Liberty		West gth by St Johns Two	
2024 HOME	\$2,142,111.00	2023 HOME	\$2,015,000.00
2025 HEART	\$885,00.00	2024 HEART	\$1,546,233.00
Total City Funds	\$3,027,111	Total City Funds	\$3,561,233
Type	New Construction	Type	New Construction
Population Served	Families/Households with children	Population Served	Seniors at 60% AMI
Total Project Cost	\$8,708,011	Total Project Cost	\$11,448,455
Total Units	22	Total Units	35
City Assisted Units	17	City Assisted Units	18

# Summary

- **Between 2023 & 2025 the City of Spokane awarded \$6,588,334 in affordable housing funds to two different projects via competitively bid funding rounds.**
  - Affordable housing projects receive a commitment letter, upon approval from Council, the letter lists the documents the City must receive for a contract to be executed.
    - Most related to today's request is the completed capital stack documents. **We do not issue a contract for funds until the project moves into actual development and financing is complete.**
    - **The commitment letters provided by the City are critical for local affordable housing developers** to compete for additional capital resources.
- We are asking City Council to approve two requests by resolutions:
  - These requests do not:
    - Award funds outside of a competitive process
    - Change contract requirements or project scope
  - These requests do:
    - Ensure funds are spent timely on competitively bid projects
    - Maintains commitments allowing for capital stacks to continue being built

# Current State





# Council Action

- Two Resolutions are before Council for action:
  - The first, approves the recommendation of the recently competed HOME RFP to award the 2023 funds to the Bethany Project (and other projects awarded via the funding round).
    - Upon completion of final documents from Bethany the City will enter in contract for the HOME funds ASAP.
    - We are requesting an exception to timeline to approve this on March 30th, 2026, by vote to meet construction timelines.
  - The second, approves the recommendation to commit HEART Funds to St. Johns.
    - If final documents are not received by St Johns by the deadline of approximately March 2027 the HEART funds will be released to the City for future competition.
    - We are not requesting an exception to timeline to approve this, resulting in a Council vote on April 13, 2026.

Bethany Project	St John's
\$3,333,111 in HOME Funds	\$1,130,000 in HOME Funds
\$0.00 in HEART Funds	\$2,431,223 in HEART Funds
Net Change: \$306,000	Net Change: \$0.00



# Questions

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