Request for Proposals for
Seattle Housing Authority Levy vouchers and
Office of Housing Operations and Maintenance Funding Application –
Release Date: February 12th, 2020

Seattle Housing Authority (SHA) and the Office of Housing are requesting proposals from non-profit housing providers seeking Seattle Housing Levy vouchers and Office of Housing Operations and Maintenance funding for 30% and below area median income housing units supported with capital from the Office of Housing and the 2016 Seattle Housing Levy. SHA and OH are issuing up to 300 project-based vouchers and $42,000,000 in Operations and Maintenance funding over the course of the 7 year Levy. In this RFP, SHA is issuing up to 120 vouchers and OH is issuing up to 150 units of O&M at $2,500 per unit. A fraction of SHA vouchers issued through this RFP will include Mainstream and HUD-VASH vouchers.

Each interested applicant should review the Office of Housing Administrative and Financial Plan and 24 CFR 983 and the SHA HCV Administrative Plan for program intent and requirements.

SHA and OH will select an application partner based upon the following information:

Proposal Content:

1. Scoring Criteria (a)–The proposal must include a description of the proposed project including: (1) the address; (2) the location by census tract; (3) the total number of buildings; (4) total number of units by bedroom size in each building; (5) the number and bedroom sizes of Levy-Voucher units in each building; and (6) the target population, if any, of any non-Levy-Voucher units.

2. Scoring Criteria (b) – The proposal must state when the project units will be ready for occupancy. Preference will be given to Levy funded housing that will be ready for occupancy by homeless or at-risk of homelessness clients within 180 days of the selection date and notification of award. Notification(s) of award will be sent out 60 days after the application deadline.

3. Scoring Criteria (c) - The proposal must describe enhanced property management, operating and supportive services needs of the project. Units receiving the subsidies must be rent restricted to serve those at 30% of the Area Median Income and below. Preference will be given to units currently serving homeless and formerly homeless individuals or families. If any additional operations and/or services are proposed to be provided by the project owner, the source of funding for those services should be identified, as well as the status of the funding commitment for those operations and/or services. Supportive services must reflect the specific needs of the target population the project plans to assist.

4. Scoring Criteria (d) – The proposal must include the experience of the developer and/or owner of the project units in the management and development of supportive housing unit for veterans, homeless, elderly and/or disabled families. For SHA vouchers, preference will be given to projects that illustrate ample capacity to serve Mainstream and HUD-VASH eligible individuals and families. Applicants should review attached eligibility criteria for the Mainstream program. Applicants should visit https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/vash for more information about the HUD-VASH program.
Projects will be rated and prioritized based on 1) the ability to provide housing in the shortest period, the need for this operating and/or project-based subsidy and 2) alignment of other operating resources within the building.

Proposals must include a 2-4 page memo addressing criteria and Forms 8A, 8B, 8C, 8D, 8E from the Combined Funders Application Form.

All proposals must be submitted by 12 p.m. on, February 27, 2020. Proposals should be sent as pdf files to Laurie Olson, laurie.olson@seattle.gov and Mark LaBrayere, Mark.LaBrayere@seattlehousing.org.