

Synopsis

Washington State Department of Commerce MODULAR CONSTRUCTION HOUSING

1. **Purpose:** To provide capital funding for new affordable housing projects using MODULAR construction that will move people from homelessness into secure housing.
2. **HUD Definition of Homeless**
 - a. Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) Has a primary nighttime residence that is a public or private place not meant for human habitation; (ii) Is living in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or (iii) Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution
 - b. Individual or family who will imminently lose their primary nighttime residence, provided that: (i) Residence will be lost within 14 days of the date of application for homeless assistance; (ii) No subsequent residence has been identified; and (iii) The individual or family lacks the resources or support networks needed to obtain other permanent housing
 - c. Unaccompanied youth under 25 years of age, or families with Category 3 children and youth, who do not otherwise qualify as homeless under this definition, but who: (i) Are defined as homeless under the other listed federal statutes; (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to the homeless assistance application; (iii) Have experienced persistent instability as measured by two moves or more during in the preceding 60 days; and (iv) Can be expected to continue in such status for an extended period of time due to special needs or barriers
 - d. Any individual or family who: (i) Is fleeing, or is attempting to flee, domestic violence; (ii) Has no other residence; and (iii) Lacks the resources or support networks to obtain other permanent housing
3. **Application Deadline:** 9/1/2020
4. **Available Funding:** \$10,000,000 + \$5,200,000 for Ultra High Energy Efficiency (UHEE) housing
5. **Request Limits:** None. You may request up to \$10,000,000
6. **Caps:** \$200,000 per housing unit; \$250,000 if applying for UHEE
7. **Match Requirements:** 1:1
8. **Rental Projects Only**
9. **Scoring:**
 - a. Timely and complete submittal
 - b. Eligible Applicant
 - i. Tribes or non-profit organizations, local housing authorities or local governments
 - ii. Recent (5-7 years) and relevant (Housing Trust Fund) experience

- c. Eligible Activities
 - i. New Construction
 - ii. Serving Homeless only
- d. Maximum Funding Limits
 - i. No more than \$200,000 per unit
 - ii. Rental only
- e. Readiness to Proceed
 - i. Location must be under control of applicant at time of application
 - ii. Services available
 - 1. Applicant must provide services or evidence of partnership
 - 2. Evergreen Sustainable Development Standard (must meet HTF Handbook Section 207.2)
- f. Populations that **may** be considered for scoring purposes:
 - i. Permanent supportive housing
 - ii. Housing for people with developmental disabilities
 - iii. Low-income and special needs populations in need of housing.