
Rural TA Requests

Process:

Applications should be submitted via email to RuralTA@gsaffordablehousing.com.

Applications will be reviewed quarterly.

Criteria:

1. **Geography.** The team will strive for half of the projects to be in Eastern WA and half in Western WA, but in no case will less than 30% be in either Eastern or Western WA.
2. **Sponsor Capacity.** The team will look at whether the proposed sponsor has the capacity to sponsor a project without significant organizational development assistance. In converse, the team will look at whether the sponsor is in need of TA assistance, as evidenced by completion of affordable housing developments without TA recently, unless it is a new program area for the sponsor.
3. **Community Need.** The team will look at how the community ranks as far as need, taking into consideration OSPI homeless student data and recent HTF funded projects in proximity to the community for multifamily projects, and the WCRER's Housing Affordability Index for home ownership projects. Unique factors can be considered, for example, resort communities that have little access to housing for workers, or areas with AMIs far below the state average.
4. **Access to TA Resources.** If the application is from an area or for a project type better served by the Office of Rural and Farmworker Housing or by Sea Mar, two other TA providers, they will be referred on.
5. **Collaborative's Capacity To Take the Project.** New projects will only be accepted if a member of the Collaborative, or other partner subconsultant, has the skills and availability to provide the TA.
6. **Local Government Support.** Priority will be given to areas where the local government is providing support in the form of donating surplus land, rezoning to support the project, and funding the effort.
7. **Sponsor Matching Funds.** Sponsors will have to fund pre-development beyond the scope of the TA, including purchase of land, site due diligence, preparing state funding applications, and in the case of home ownership programs expanding access to mortgages or DPA staff time dedicated to the creation and implementation of the program. Sponsors that commit resources for these items at time of application will be prioritized.
8. **Diversity Equity and Inclusion:** A main focus of the rural TA Program is to reach communities and populations traditionally under served by housing assistance. Sponsor organizations with staff and board members that reflect the diversity of the communities they serve will be prioritized. Projects that benefit the diversity of the community need will also be ranked higher.



Rural TA Application

Organization: _____ Date: _____

Contact Name: _____ Phone: _____

Email: _____ Service Area: _____

Summary of Project Concept (attach additional pages if needed):

Organizational Capacity: Does the organization own, or has it developed, affordable housing in the past? Please describe in detail (attach additional pages if needed).



Please Attach:

- 3 Years of Organizational Financials
- List Board of Directors, including affiliation and length of service on the Board
- List Staff Members including length of time on staff of the organization.

Opportunity to explain any issues on the financials or board and staff history:

Diversity, Equity and Inclusion (DEI): How does your staff and Board reflect the people you serve? How does the target population to be served by the project reflect the overall community population? Please include any DEI statements and/or plans from your organization.

Community Need: Describe the need for this type of housing in your community. What makes your community need unique or more extensive than other rural communities in WA State.

TA Request. What type of assistance do you need to be successful?

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| <input type="checkbox"/> Project Feasibility | <input type="checkbox"/> Down Payment Assistance Lending Program Development |
| <input type="checkbox"/> Site Selection | <input type="checkbox"/> Housing Counseling and/or Loan Packaging Program Development |
| <input type="checkbox"/> Design Concept | <input type="checkbox"/> Homeownership New Construction Program Development |
| <input type="checkbox"/> Local Approvals | <input type="checkbox"/> Community Land Trust Program Development |
| <input type="checkbox"/> Securing Matching Funds | <input type="checkbox"/> Homeowner Rehabilitation Program Development |
| <input type="checkbox"/> Homeless Service Plans | |



Additional requests beyond these selections:

Local Government Support:

Does your local jurisdiction and your county support this effort? Please describe.

What tangible support is the local government providing – surplus land, zoning or other land use changes, funding?



What funding or land resources is your organization bringing to the effort?

Cash committed? _____

Land committed? _____

Other?

With your initial program concept, what number of units do you anticipate creating and on what timeline?

Below are the performance measures for the TA program. Explain how your project will move toward or achieve these outcomes.

1. The number of low-income housing projects well positioned for competitive funding rounds under the housing trust fund program or other capital financing programs
2. The success of such project applications in obtaining capital financing awards
3. The development of new affordable housing units in rural communities