



CITY OF
Vancouver
WASHINGTON

2025 AHF Applicant Information Session

Hayley Woodbridge
Housing Project Coordinator
Economic Prosperity & Housing
January 22, 2025



Agenda

- Overview of the Affordable Housing Fund
- Eligibility Criteria & Program Requirements
- Program Updates
- Application process
- Questions





Affordable Housing Fund (AHF)

Largest local resource for affordable housing providing \$9.5 million annually (\$100 million from 2024 – 2033)

Goals:

Create and preserve affordable homes

Contribute to efforts to end homelessness

Enhance housing equity

Invest for impact



Affordable Housing Fund

Accomplishments from 2016 - Present

To date, the City has awarded **\$51.7 million** leveraged with **\$508.7 million** from other funding sources, to support:

**1,744 total
housing units**

**1,447 total
affordable
housing units**

**Rental
assistance for
1,921
households**

**Temporary
shelter for
1,204
households**



Project Eligibility

Eligible households & priority populations

Eligible Households:

- Income requirements
 - Up to 50% AMI for rental units and assistance
 - Up to 80% AMI for homeownership
- Live in the City of Vancouver

Priority populations:

1. Seniors (62+ years old)
2. Individuals and families experiencing homelessness
3. Families with children
4. Undocumented households
5. People with special needs, including:
 - Disabilities
 - Survivors of domestic violence
 - Behavioral and mental health challenges
 - Veterans



Project Eligibility

Eligible applicants & project types

Eligible Applicants:

- Nonprofit organizations
- For-profit developers
- Private property owners
- Public organizations
- Vancouver Housing Authority

Supported Project Types:

1. Housing Production and Preservation
2. Rental Assistance and Housing Services
3. Temporary Shelter
4. Homeownership Assistance



Program Requirements

By project type

Housing Production and Preservation:

- 20 – 40-year affordability period
- Projects must serve households earning up to 50% AMI
- Eligible activities:
 - New construction
 - Acquisition and/or rehabilitation of existing units
 - Preservation of expiring subsidized units

Homeownership Assistance:

- 20 – 40-year affordability period
- Projects must serve households earning up to 80% AMI
- Eligible activities:
 - Down payment assistance
 - Construction of affordable ownership units
 - Accessibility improvements and basic repairs



Program Requirements

By project type

Rental Assistance and Housing Services:

- Supports households earning up to 50% AMI.
- Eligible costs include:
 - Rent subsidies and arrears
 - Application fees, security deposits, and utility payments
 - Housing stabilization services

Temporary Shelter:

- Supports individuals or households experiencing homelessness
- Eligible costs include:
 - Building, maintaining, and/or operating shelters
 - Motel voucher programs
 - Rapid rehousing





Program Updates

- Rolling applications
- Adjustments to per-unit subsidies
- Changes to affordability period
- Use of funds in Urban Growth Area (UGA)
- Adjustments to application and scoring criteria



Application process

Rolling application

Pre-application:

- Available January 27 via Neighborly on AHF webpage:
Cityofvancouver.us/ahf
- Required information
 - Project type, description, and location
 - Estimated timeline and funding request
- Link to full application provided upon approval of pre-application

Important Notes:

- Accepted on a rolling basis and reviewed quarterly in order received
- Funding for rental assistance, temporary shelter, and homeownership may be limited based on current commitments



Application Process Timeline



Applications to be reviewed quarterly in order they are received



When to apply:

- Project beginning within 12 – 24 months
- Seeking local commitment to secure other funds
- Able to provide all application materials
 - Site control or clear path to site acquisition
 - Funding plan complete with identified sources and uses
 - Detailed project timeline



Questions?



cityofvancouver.us/ahf

