**Displaced Tenants Fund**

**SUMMARY INFORMATION**

**ANNOUNCEMENT DATE:** March 25th, 2019

**PROPOSAL** **DEADLINE:** May 10th, 2019

**DESCRIPTION:** One time grants to support innovative models of affordable housing and capacity building strategies that are in line with the fund’s values and six key result areas (described in detail on page 2): Affordability, Community Ownership, Tenant Enfranchisement, Disability Justice, Housing for People who are Houseless, and Environmental Justice

**GRANT TYPES:** Applicants can submit up to one proposal per category. The maximum that any one applicant can receive is $1 million.

1. Capital level funding for affordable housing development projects that have site control (Up to $1 million can be requested)
2. Capital level funding for maintenance or rehabilitation of existing affordable housing projects (Up to $500K can be requested)
3. Capacity level funding for projects in the pre-development phase that strengthen community ownership over land and housing (Up to $250K can be requested)

**DURATION:** Finalist site visits will be in July. Grant announcements will be made in August. Funds will be distributed between Sept - October 2019. Grant funding must be used by December 2021.

**ELIGIBILITY:** 501c3 organizations (or organizations with a 501c3 fiscal sponsorship) working in the city of Seattle.

**INFO SESSIONS:** April 3rd & April 9th

**CONTACT:** Forquestions & information contact Yasmeen Perez, Fund Consultant at tenantsfund@socialjusticefund.org

**2019 Funding Cycle**

**REQUEST FOR PROPOSALS**

The Displaced Tenants Fund for Housing Justice & Affordability (Displaced Tenants Fund for short) is a partnership between the Displaced Tenants for Accountability & Transparency (DTAT) and Social Justice Fund Northwest (SJF). The fund seeks to increase high quality, affordable, accessible, environmentally sustainable, and community-controlled housing for low-income tenants in the city of Seattle.

We are currently inviting proposals from community-led efforts to create and maintain affordable housing as well as groups developing strategies for community-control of land and housing that align with the values and key results areas of the Displaced Tenant Fund.

**ORIGINS OF THE FUND**

In 2013, a private developer bought two affordable housing apartment complexes in north Seattle and began to transform them into market rate units. As eviction proceedings began, many of the low-income tenants in the buildings organized to prevent their displacement with the support of the Tenants Union of Washington. Although the tenants were ultimately unable to stop the evictions, they formed lasting bonds in their activism and created the Displaced Tenants for Accountability and Transparency (DTAT).

DTAT filed a lawsuit against the developer and won a multi-million dollar settlement in 2015. As part of the settlement, the money is designated for supporting affordable housing activities in the city of Seattle. DTAT partnered with SJF to create a Donor Advised Fund with the settlement money now known as the **Displaced Tenants Fund for Housing Justice & Affordability**.

The fund’s core **values** are:

* **AFFORDABILITY:** We value creating and maintaining high quality affordable, low-barrier housing for households making between 0-45% of the Area Median Income, including for people transitioning from being houseless, community members who are formerly incarcerated, and those with eviction records.
* **DEMOCRACY & EQUITY:** We believe solutions to displacement and the lack of affordable housing must be lead by and accountable to those most impacted by housing displacement, specifically communities of color, immigrant & refugee communities, poor communities, people with disabilities, LGBTQ communities, houseless communities, and the formerly incarcerated.
* **LASTING IMPACT:** We value projects that make systemic change and provide long-term community benefits. We support innovative projects that can serve as models for replication.
* **ACCESSIBILITY & DISABILITY JUSTICE:** As housing for people with disabilities is under threat, we believe that more housing should engage and take leadership from people with disabilities in the decision making and design processes and go beyond the minimum requirements for ADA accessible units to provide universal accessibility, customized design, supportive, and truly affordable housing for people with disabilities.
* **TENANT LEADERSHIP:** We support affordable housing in which low-income tenants have leadership and decision making power in the design process, oversight of housing management, and governance of their housing communities. In addition to supporting housing that employ models of tenant leadership and enfranchisement, the Displaced Tenants Fund is committed to modeling tenant leadership in the grantmaking process of this fund.

In 2016, the Displaced Tenants Fund for Housing Justice & Affordability conducted the first round of grantmaking and distributed $450K to support community based affordable housing development, education, and community organizing efforts. You can read more about the recipients of the first round of funding at: <https://bit.ly/2EYcL90>

**APPLICANT ELIGIBILITY**

Eligible projects must be based in and benefit communities in the city of Seattle. Applicants must be a 501c3 organization or fiscally sponsored by a 501c3 organization. Eligible projects will address at least three of the six key result areas listed below. If you are applying for capital funds, Housing Affordability for Low-Income Tenants should be one of the three key results areas your project addresses. If you are applying for capacity building funding, Community Ownership of Land and Housing should be one of key results area your proposal addresses.

**SIX KEY RESULTS AREAS**

**Eligible projects will address at least three of the six key result areas listed below.**

1. **Housing Affordability for low-income tenants**: Create or maintain long-term affordable housing in the city of Seattle for those making between 0-45% of [Area Median Income](https://www.seattle.gov/Documents/Departments/Housing/PropertyManagers/IncomeRentLimits/2018%20Rent%20and%20Income%20Limits.pdf).
2. **Community Ownership of Land and Housing:** Institutionalize democratic control of land and housing, support racially and economically inclusive ownership and access to place-based assets, and/or support cooperative land and housing activities. Examples may include but are not limited to: limited equity cooperatives, community land trusts, resident owned communities, land banks, and community benefit agreements.
3. **Tenant Enfranchisement**: Employ models of tenant leadership and tenant enfranchisement in decision making, building management, and governance of land and housing activities, including the day to day governance of affordable housing communities. Examples may include but are not limited to: resident councils, tenant-led boards, cooperative management structures, and tenant-landlord agreements that institute structures of accountability to tenants.
4. **Disability Justice**: Provide affordable, accessible, and supportive housing for people with disabilities and people who are aging. In particular, design affordable housing using a disability justice framework and centering leadership from people with disabilities in the planning and design process, decision making, and governance of such housing.[[1]](#footnote-1) Examples may include but are not limited to: universal design, community integration, and co-housing models.
5. **Housing for People who are Houseless:** Quickly and effectively provide transitional and long-term supportive housing for people who are houseless and center leadership from currently and formerly houseless people in the planning process, decision making, and governance of such housing.
6. **Environmental Justice**: Provide innovative environmentally sustainable design and emphasize accountability, democratic practices, equitable treatment, health and wellness, and self-determination for communities of color and low-income communities who are disproportionately affected by environmental racism. Sustainability here refers to implementation of known or innovative strategies for energy and water efficiency, building design and placement relative to the surrounding community, selection of high-quality, low-carbon footprint materials and building techniques, etc. An environmental justice approach would include sustainable design that goes beyond just concern for conservation and impacts on the natural or built environment to also includes design choices that increase the health and wellness of the people in the community and the environments in which they live and play in a culturally competent manner. Examples may include but are not limited to: sustainable design coupled with access to green space, community gardens and food growing infrastructures, community-kitchens, infrastructure to support use of non-car transportation options, solar energy that generates income for operating costs or subsidizes tenant utilities, etc.

**GRANT TYPES**

The Displaced Tenants Fund for Housing Justice & Affordability intends to provide both capital and capacity building funding. Applicants can submit up to one proposal for each grant category. If you are submitting multiple applications, the maximum that any one applicant can receive is $1 million.

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| --- |
| **CATEGORY 1: CAPITAL FUNDING** |
| A capital project is defined as one that leads to the creation or renovation of the built environment. There are two types of capital requests that we will consider:1. Capital level funding for new development projects that create affordable housing (Up to $1 million can be requested)
2. Capital level funding for maintenance or rehabilitation of existing affordable housing projects (Up to $500K can be requested)

**Eligible uses:** Tenants Fund capital grants are intended for projects that already have site control. Funds may be used for land acquisition costs as well as construction costs related to the rehabilitation, renovation or creation of housing projects.  |

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| **CATEGORY 2: CAPACITY BUILDING FUNDING** |
| Capacity building projects are defined as ones that increase an organization’s ability, skills, or experience to successfully create development projects that specifically model and strengthen community ownership of land and housing and can help create inclusive, participatory, and sustainable economies built on locally-rooted, broad-based ownership of place-based assets.[[2]](#footnote-2) We will consider capacity requests for:1. Capacity level funding for projects in the predevelopment phase that model community-led strategies and strengthen community ownership over land and housing (up to $250K may be requested)

**Eligible uses:** Capacity building grants are intended to support development projects that do not yet have site control and/or have expenses related to community engagement and accountability processes that need financial support.For example, funds can be used to hire consultants, conduct research, or pay for staff time to lead accountable and effective community engagement processes and participatory design processes, etc.  |

**FUNDS AVAILABLE**The Displaced Tenants Fund will disburse between $1.25 million - $2.4 million in 2019. The total amount will depend on the need displayed in the grant applications and the discretion of the grantmaking committee. We anticipate that this will be a competitive process. We hope to make 1-2 grants in each grant type category.

**DECISION PROCESS & TIMELINE**

Proposals received by the deadline will be considered by a community grantmaking committee. The committee will use a social justice values driven grantmaking process modeled after Social Justice Fund’s Giving Project programs. Finalists will be invited to conduct an in-person site visit with members of the grantmaking committee (in July) and may be asked to submit additional information and supplemental materials at that time. Grant awards will be announced in August. Grant funds will be disbursed in Sept-October 2019. Annual year-end reports will be required plus additional light monitoring of project phases and status if determined necessary. All monitoring requirements will be described in detail in the grant agreement.

**SCORING & EVALUATION SYSTEM**

Application materials will be evaluated based on the following scoring rubric. Scores are not the sole determinant of whether an applicant will receive a grant but play a big role in identifying consensus and priorities within the grantmaking committee.

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| --- | --- | --- | --- |
| **ASPECT OF APPLICATION** | **SCORE** | **HIGH SCORE** | **LOW SCORE** |
| **PROJECT IMPACT & RESULTS** | (0-5) x 7 | * Proposal shows a clear connection between the project and the fund’s values
* Proposal describes realistic and measurable outcomes that advance at least three of the six key result areas
* Proposal describes how the project will provide long term benefits to the community
* Project can serve as an innovative model in regard to community ownership, affordability, and/or accessibility
 | * Proposal has a limited logical connection to the fund’s values
* Project is really only committed to one key result area and other result areas are tacked on in an effort to fit the application
* The community benefit is short term
* Project lacks innovation
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| **EQUITY** | (0-5) x 5 | * Applicant demonstrates leadership by - and accountability to - communities most impacted by displacement, specifically communities of color, immigrant & refugee communities, poor communities, people with disabilities, LGBTQ communities, houseless communities, and those who are formerly incarcerated
* Project demonstrates effort to maximize the creation of affordable low barrier housing for households making 0-45% AMI
 | * Applicant is not led by or accountable to communities most impacted by displacement
* Proposal describes a minimal effort to create affordable low barrier housing for households making 0-45% AMI
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| **COMMUNITY ENGAGEMENT** | (0-5) x 3 | * Applicant is an organization led by the community the project will serve
* Applicant has experience facilitating effective community engagement processes or is partnering with a community based organization who does
* Proposal demonstrates a clear strategy for community engagement at all levels of the process and accountability to the community in which the project will be built/housed
* Project plan is clearly tied to addressing needs and benefits identified by the community it is trying to serve
 | * Applicant organization is not led by the community the project will serve
* Applicant lacks experience facilitating community engagement processes and is not working with a community based partner who does
* Proposal lacks a clear plan for how to engage community in all levels of the process, does not display accountability to the community in which the project will be built/housed
* Project plan is disconnected from or lacks knowledge of the needs and benefits desired by the community it is trying to serve
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| **DEVELOPMENT EXPERIENCE**(note: partnership is not a requirement but will be evaluated in terms of development experience) | (0-5) x 3 | * Applicant has successfully led a development project before
* Applicant may lack development experience but is strategically utilizing relationships with experienced partners, staff, or technical assistants
* Applicant may lack development experience but the proposed project has been in development for some time and the work already completed on the project demonstrates preparation and readiness
* Project timeline reflects realistic and achievable benchmarks
 | * Applicant lacks development experience and proposed project is in nascent conceptual phase
* Applicant does not have relationships with more experienced non-profits and lacks knowledge of where to seek support and technical assistance
* Project timeline does not reflect realistic and achievable benchmarks
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| **ACCESS****TO FUNDING**  | (0-5) x 2 | * Applicant is engaged in raising money from additional funding sources
* While applicant and/or project has additional funding sources, they face barriers to more mainstream sources of funding because of the values centered nature of their project
 | * Applicant is not pursuing additional funding sources or has very limited additional funding prospects
* Applicant and/or project is a strong fit for other mainstream sources of funding and does not face barriers in accessing this funding
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**EXTRA CREDIT**

In addition to the evaluation rubric above, applications will receive extra credit points for every funding priority they meet:

* Organizational leadership (i.e. board of directors or other leadership body) is 51% or more people of color (2 pts)
* Project has clear leadership from people with disabilities or is accountable to a leadership body that is 51% or more people with disabilities (2 pts)
* While our criteria states that we are looking for organizations that provide affordable housing for households making 0-45% AMI, we will award extra credit to projects that go beyond this and provide affordable housing for households making **0-30%AMI** (2pt)
* Provide low-barrier housing to people with criminal records, bad credit history, and eviction records (2pt)
* Project is located in a high risk displacement neighborhood as defined by the [City of Seattle’s Growth & Equity Report](https://www.seattle.gov/dpd/cs/groups/pan/%40pan/documents/web_informational/p2273984.pdf) (map of high risk displacement areas is on page 16) (2pt)

**HOW TO SUBMIT**

The RFP & Application can be downloaded online at: <https://socialjusticefund.org/displaced-tenants-fund-2019/> . Proposals and all attachments should be emailed in PDF form to tenantsfund@socialjusticefund.org no later than **5pm on Thursday May 10th, 2019**. Subject line should begin with “Tenants Fund Application” followed by the organization’s name. The application narrative should be no longer than 6 pages using 12pt font single spaced.

**INFO SESSIONS**

We encourage prospective grantees to attend one of our webinar Information Sessions if possible, though it is not required. Information sessions will take place via webinar and it is recommended that you join by video if possible. **You must RSVP to receive the webinar login information. Please** [**RSVP HERE**](https://goo.gl/forms/9umFMdNG2O43bpHC3)

1. Wednesday, April 3rd from 9am-10am PT
2. Tuesday, April 9th from 11:00am-12:00pm PT

If you are unable to attend an info session and have specific questions, please email Yasmeen Perez, Fund Consultant at tenantsfund@socialjusticefund.org to set up a short 15 minute phone call.

**DISPLACED TENANTS FUND APPLICATION**

**Directions**: Proposals must be sent by email to [tenantsfund@socialjusticefund.org](http://tenantsfund@socialjusticefund.org) **no later than 5 p.m. on Thursday, May 10th, 2019**. Email subject line start with “Tenants Fund Application” followed by the name of your organization. Proposals received after this time and date will not be considered. The proposal narrative should be no longer than 6 pages using 12pt font, single spaced. Please submit your entire application including cover sheet, proposal narrative and attachments in PDF form.

**APPLICATION COVER SHEET**

**Applicant Information**

Applicant Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Location Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Street City ST Zip

Contact Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Title:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Website: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ EIN:\* \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\* If Applicant is fiscally sponsored, please include complete the information below:

Fiscal Sponsor Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contact Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Title:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Fiscal Sponsor EIN:\* \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Year Org was founded:\_\_\_\_\_\_\_\_\_\_\_\_\_

**Project Information**

Project Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Grant Category:

❒ Capital Grant: Affordable housing development

❒ Capital Grant: Affordable housing maintenance/renovation

❒ Capacity Building

Where will the project be located? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Total estimated cost of project: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Amount you are seeking from the Displaced Tenants Fund: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Timeframe in which you expect to spend Displaced Tenants Fund funding: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

How many total units of housing will this project provide? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

How many units will be affordable for households making 0-45% AMI? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

How many units will be affordable for households making 0-30% AMI? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Please describe the rent charges for units affordable for households making 0-45% AMI:

Will this housing project allow people with criminal records, bad credit history, and eviction records to rent or purchase? If so, briefly describe the application and approval process people with criminal records, bad credit history, and eviction records will go through. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**Proposal Narrative Questions:** Please submit a Proposal Narrative that is no longer than 6 pages, that addresses the questions below to the best of your ability.

1. Applicant Mission statement.
2. Describe the project for which you are seeking funding. Be sure to include the vision for the project and how it emerged, what stage your project is in now, how many units of housing will be created/maintained and the rent charges, which constituencies the project will serve and why, and specifically what Tenants Fund funding will do for the project.
3. Describe how this project has or plans to engage the community the project serves? In what ways do community members, specifically those most impacted by displacement and those who will be served by the project, participate and have decision making power in the planning and design process, development process, and operating of the building?
4. Describe how this project addresses at least three of the 6 Key Results Areas described in the Displaced Tenants fund RFP (pages 2 & 3). If your project addresses more than three, please note all key result areas that your project addresses and go into detail on the three that are most important to the project. *If you are applying for capital funds, Housing Affordability for Low-Income Tenants should be one of the three key results areas your project addresses. If you are applying for capacity building funding, Community Ownership of Land and Housing should be one of three key results area your proposal addresses.*
5. If this project involves a partnership, list all partners on this project and describe their role. How do you hold each other accountable?
6. What other funders are providing support for this project? Please list those who have committed support and additional sources of funding you are seeking.

**Required Attachments:** Please email in PDF form. You can access and download all Tenants Fund templates at <https://socialjusticefund.org/displaced-tenants-fund-2019/> :

* IRS Tax Exempt Statement for Applicant or Fiscal Agent
* Annual Operations Budget for Current Fiscal Year (please use your own format)
* Project Budget (use Tenants Fund template)
* Organizational Diversity Chart (use Tenants Fund template)
* Project timeline by quarter (use Tenants Fund template)
* Extra Credit Explanation Form ((use Tenants Fund template)
1. As described by activist and organizer Mia Mingus, Disability Justice is “…a multi issue political understanding of disability and ableism, moving away from a rights based equality model and beyond just access, to a framework that centers justice and wholeness for all disabled people and communities.” More information about disability justice can be found at  <https://leavingevidence.wordpress.com/2011/02/12/changing-the-framework-disability-justice/>. Disability Justice as defined by activist Patty Berne can be found at <http://sinsinvalid.org/blog/disability-justice-a-working-draft-by-patty-berne> including 10 principles of Disability Justice. [↑](#footnote-ref-1)
2. Adapted from “Community Control of Land & Housing: Exploring Strategies for Combating Displacement, Expanding Ownership, and Building Community Wealth” by Jarrid Green, with Thomas M. Hannah, published by the Democracy Center [↑](#footnote-ref-2)