

January 13, 2025

To: City Council

Re: Gap Funding Discretionary Request – Community Capital Investment Program (CCIP)
Affordable Housing Capital Fund

Village on Eastbrook – Housing Catalyst
Windtrail Park – CARE Communities

The Affordable Housing Board (AHB) advises City Council on matters pertaining to affordable housing topics to concern of the city. Based on our review of the following requests, the AHB recommends that Council:

- **Approve Housing Catalyst's request for \$1.2 million of CCIP Affordable Housing Capital Funds** to support the Village on Eastbrook project, replacing a \$1.2 million City-administered CDBG/HOME award received in 2024. This replacement with local funds ensures the project can proceed efficiently without additional costs and project delays associated with federal Build America Buy America (BABA) requirements.
- **Approve CARE Communities request for additional assistance for the amount of \$950,000 of CCIP Affordable Housing Capital Funds** to offset unanticipated additional costs associated with BABA compliance for the Windtrail Park Apartments Rehabilitation project.

The AHB supports advancing these projects with CCIP funding as the City continues to navigate the impacts of federal policy on our local affordable housing development.

Thank you for your consideration,

Jorja Whyte

Member of the Affordable Housing Board
On Behalf of the Affordable Housing Board