



REQUEST FOR PROPOSAL

Oregon-Washington RACE Initiative Supportive Housing Lab 2024-2025

CSH is pleased to announce a Request for Proposal to select a group of eight capacity building grant recipients who together will form our inaugural cohort of the Oregon-Washington 'Redesigning Access by Centering Equity' (RACE) Initiative Supportive Housing Lab. The Oregon Washington RACE Initiative Supportive Housing Lab (OR WA-RISHL) is designed to encourage participation of housing organizations led by Black, Indigenous and People of Color (BIPOC). The OR WA-RISHL will provide participants with financial support, needs assessment consulting, and technical assistance to build their capacity, internal infrastructure, resources, and sustainability to increase the supply of supportive housing in Oregon and Washington.

CSH will select a cohort of eight Oregon and Washington-based developers, each of whom will be awarded a grant of \$20,000. The eight grantees will gather virtually for a series of co-learning and peer support sessions as a group of development partners who share a common goal of expanding supportive housing production. Together, they will deepen their organizational capacity as they pursue individual supportive housing projects.

Background and Introduction

[CSH's RACE Initiative](#) is aimed at encouraging BIPOC-led developer's organizational capacity to develop and operate high quality [supportive housing](#). CSH designed the RACE Initiative to holistically address systemic racism in the supportive housing industry. The RACE Initiative's goals are to:

- Increase the number of loans and investments provided by CSH to BIPOC-led groups,
- Increase the proportion of CSH's overall lending investment offered to BIPOC-led groups,
- Make resources and tools available to BIPOC-led developers through personalized trainings, and one-on-one technical assistance,
- Advance policies that reduce barriers for BIPOC-led developers to access critical financing resources needed to fund, develop, maintain, and operate supportive housing in the long term.

Oregon and Washington RACE Initiative Offering

CSH is launching the RACE Initiative in Oregon and Washington through two components: Capacity Building Grants and a Co-Learning Cohort.

The purpose of the Capacity Building Grants is to increase the organizational capacity of BIPOC supportive housing developers in Oregon and Washington so that they successfully design and implement a quality Supportive Housing development. Grant funds can be used to support general capacity building, including staff costs to plan and execute the project, engaging development consultants with Supportive Housing expertise related costs necessary to move the project to successfully compete for permanent financing. The following overview outlines the allocation, selection, eligibility, outcomes, and reporting requirements for this award.

Award Allocation

The Capacity Building grants will be disbursed in late 2024. CSH anticipates making half of the grants in each state but will determine the final allocation. In addition to receiving a \$20,000 award, grantees will engage in a Co-Learning Cohort, will be eligible for direct technical assistance provided by CSH, and will have access to the [RACE Initiative's loan products](#), as facilitated through a separate application and underwriting process.

Co-Learning Cohort

In early 2025, CSH will launch the Co-Learning Cohort sessions for Oregon and Washington grantees, aimed at enhancing their organizational capacity, internal infrastructure, and resources necessary to increase the supply of supportive housing in Oregon and Washington. Selected participants must attend four 2-hour co-learning and peer support sessions and gain access to direct technical assistance. Once the cohort is selected, CSH will engage grantees to assess their needs and inform the development of session agendas. With the knowledge that BIPOC developers are supported through various financial and capacity building efforts throughout Oregon and Washington, CSH will coordinate with Housing Finance Agencies, Health Care Authorities and other system partners to leverage existing supports and statewide initiatives that support BIPOC developers.

Selection Process

Applications will be competitively evaluated by a scoring panel comprised of CSH staff representing various areas of expertise. Incomplete applications or applications submitted after the application deadline will not be considered in the scoring process.

Scoring Criteria:

- Ability to meet RACE Initiative eligibility (see **Eligibility** section below)
- Willingness and ability to integrate equity strategies and to use lived expertise of homelessness in the planning and on-going operations of supportive housing development
- Familiarity and experience of development team in housing development, serving system-impacted populations, being culturally specific/culturally responsive (please see attached addendum for definition), and/or interest in Supportive Housing in OR and WA

- Level of impact on the use of grant funds to the development project and development team
- Project feasibility and compatibility with existing community plans; special consideration for the targeted location and percentage of supportive units in the project

Scoring Matrix:	
RACE Initiative Eligibility Criteria	• Max 3 points
Willingness to integrate equity strategies and lived of homelessness in planning activities	• Max 9 points
Organizational experience and cultural responsiveness	• Max 6 points
Level of impact of the use of grant funds to the development project and development team	• Max 3 points
Project description, feasibility, total # of units and percentage of supportive housing units	• Max 3 points
Total Points Possible: 24 points	

Eligibility

Participants will be competitively selected and scored using the following eligibility criteria:

- Have at least one housing project in development or operations, **or** intend to plan a supportive housing project (e.g., through participation in an upcoming [Oregon Supportive Housing Institute](#) or [Washington Supportive Housing Institute](#))

RACE Initiative Eligibility Criteria:

- Nonprofit Developers: Must meet AT LEAST TWO of the following criteria:
 - CEO/President identifies as BIPOC
 - At least 50% of its board identifies as BIPOC
 - At least 50% of senior staff identifies as BIPOC

For nonprofit developers where two of the three are not currently met, please indicate the time frame and how the organization is working towards meeting the target in the submission.

- For-profit Developers:
 - More than 50% of the company’s ownership identifies as BIPOC

Expected Outcomes

The OR WA-RISHL program aims to produce quality supportive housing projects with models that integrate lived expertise of homelessness and other system impacts and meet the needs of populations in Oregon and Washington. This program seeks to encourage BIPOC developers’ organizational capacity to deliver high quality supportive housing projects through the creation of more intentional housing options supported by robust partnerships between developers, property managers and services providers as well as the people and communities in which they serve.

Compliance Requirements

Prior to receiving grant disbursement, selected cohort and award recipients must provide the following documentation:

- W9 and ACH information.
- Entity Organizational Documents (501(c)3 status or Articles of Incorporation, if applicable).
- Letter of community support.
- General Liability & Worker Compensation Insurance Coverage (Declaration Page).
- Audited financial statements for two years or Unaudited financial statement for current year if audited financials not available. Waivers are available. CSH will work with awarded entities on alternates.
- Demographic Board and staff composition (for grantee analysis).
- Short organizational description of activities and experience that relates to grant goals.
- *All other documentation requested by the Funder as necessary*

Reporting Requirements

After grant is awarded and after completing co-learning cohort participation, Grantee shall submit a one-page written report to CSH which shall be signed by an appropriate officer of the Grantee and shall contain a description of how the Grant was used, how the Grant was valuable to Grantee, and an update on the status of the Project. The written report will be limited to 500 words.

Timeline and Process

The anticipated scheduled for capacity building grants and co-learning cohort activities in 2024-2025 is as follows:

October 2024	<ul style="list-style-type: none"> • RFP Goes Live October 2, 2024 • Informational Webinar [optional] October 16, 2024, 10 to 10:45 am; Register here • <u>Deadline for application submission October 30, 2024</u>
November-December 2024	<ul style="list-style-type: none"> • Select and notify cohort; • Cohort grantees complete and review full grant application with CSH staff
January to February 2025	<ul style="list-style-type: none"> • Anticipated disbursement of grant awards
Early Spring through Fall 2025	<ul style="list-style-type: none"> • OR WA RACE Initiative Supportive Housing Lab Co-Learning Sessions 1 through 4, 2-hrs each [VIRTUAL]; • Technical assistance by CSH
February to March 2026	<ul style="list-style-type: none"> • Grantee reports due to CSH

Submitting an Application

RFP response/applications are due Wednesday October 30th, 2024 by 11:59 p.m. PST. The application must be completed in its entirety. Incomplete or late applications will not be considered. The Application Review Team will evaluate all proposals and anticipate notifying applicants of their selection in December 2024.

Submit an electronic copy of the RFP response/application and any attachments in PDF format to CSH by email to: rae.trotta@csh.org. You will receive confirmation that your application has been received; if you do not receive confirmation of receipt within 1-2 days of sending, please send an email to rae.trotta@csh.org.

Grant Support

CSH's OR WA-RISHL 2024-2025 is supported by the [U.S. Bank Foundation](#).

Questions

If you have questions about this opportunity, please contact:

Rae Trotta (they/them) | CSH Senior Program Manager, Pacific Northwest
rae.trotta@csh.org | 503-719-3153

An informational webinar will be held on October 16th, 10 to 10:45 a.m. for prospective respondents to this application. Click [here](#) to register for the webinar.

Addendum

Definition of ‘Culturally Specific/Culturally Responsive Organizations’

* Adapted from Curry-Stevens, Ann, Marie-Elena Reyes & Coalition of Communities of Color (2014).
Protocol for Culturally Responsive Organizations

Culturally Responsive Organization: means an entity that comprehensively addresses power relationships throughout the organization, from the types of services it provides and how it maximizes language accessibility to its human resources practices-who it hires, how they are skilled, prepared and held accountable, to its cultural norms, its governance structures and policies, and its track record in addressing conflicts and dynamics of inclusion and exclusion, to its relationships with racial groups in the region, including its responsiveness to expectations. A Culturally Responsive Organization is one that is dynamic, on a committed path to improvement and one that is hardwired to be responsive to the interests of Communities of Color, service users of color and staff of color. Culturally responsive organizations hire and train culturally and linguistically diverse staff to meet the needs of the diverse communities they serve. *

Culturally Specific Organization: an entity that provides services to a cultural community and the entity has the following characteristics:

Majority of members and/or clients must be from a particular community of color;

Organizational environment is culturally focused, and the community being served recognizes it as a culturally-specific entity that provides culturally and linguistically responsive services;

Majority of staff must be from the community being served, and the majority of the leadership (defined to collectively include board members and management positions) must be from the community being served;

The entity has a track record of successful community engagement and involvement with the community being served; and

The community being served recognizes the entity as advancing the best interests of the community and engaging in policy advocacy on behalf of the community being served.*