## Explanation of Washington State Housing Finance Commission’s Special-Needs Housing Commitments

### (Verify with your property’s Regulatory Agreement [RA])

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| Elderly                  | a. 55 or older  
b. 62 or older  
c. RD or HUD Definition | a. Age 55, one person per household  
b. 62 and older only, all residents  
c. Elderly or Disabled per agreement | Same rules as initial lease-up | No code necessary. Note that the Elderly Commitment can be paired with any other Special-Needs Commitment because Elderly covers 100% of the project. |
| Disabled                 | One qualifying resident per Household. Disabled resident may occupy a Market rate unit. (No double-counting D and L.) | Disabled only | 30-day rule when below threshold | (D) 10% or 20% Disabled set-aside |
| Large Household          | 3 or more BR’s; 4 or more individuals, not necessarily related. (No double-counting D and L.) | Large Household only | 30-day rule when below threshold | (L) 10% or 20% Large Household set-aside |
| Farmworker               | For definitions and additional explanations, see Farm Work Household Initial Certification and Farm Work Reference forms on our website at http://www.wshfc.org/managers/forms-RC.htm  
Farmworker properties are required to complete a Farm Work Move-In Report. Form is available from our website at http://www.wshfc.org/managers/forms-tc.htm#farm. | Farmworker only | 30-day rule when below threshold | (F) 75% or More Farmworker set-aside  
(FL) 75% or more Farmworker property with Large Household set-aside  
(FD) 100% Farmworker property with Disabled set-aside (Properties with OID number 01-and prior only - check Regulatory Agreement)  
(FH) 75% or more Farmworker property with Homeless set-aside |
Properties with Transitional/Homeless units must complete a Homeless/Transitional Report. Form is available at: http://www.wshfc.org/managers/forms-tc.htm | Transitional only | Transitional only | (T) Transitional Building  
(TD) 75% or more Transitional property with Disabled set-aside  
(TL) 75% or more Transitional property with Large Household set-aside |
Properties with Transitional/Homeless units must complete a Homeless/Transitional Report (see above). | Homeless only | Homeless only | (H) 10% or 20% or 75% Homeless set-aside  
(HD) 75% or more Homeless property with Disabled set-aside  
(HL) 75% or more Homeless property with Large Household set-aside |


Note that all Special-Needs Commitments (with the exception of Transitional) are considered to be “once qualified, always qualified,” as long as at least one member of the originally qualified household continues to reside in the unit.

If your property does not have enough households to meet "D", "L" or "F" Commitments at the end of the reporting period, you must complete a Vacancy Report with your annual report materials. This form is available on our web site at: http://www.wshfc.org/managers/forms-tc.htm#vacancy