

Policy Applies to Geographic Pools as Follows:

~~Seattle/King~~

Metro

Non-Metro

Policy Number: 3.2.2 and 3.2.3

Title: TDC Geographic Pools

Proposed Modification:

Propose moving Clark County into the TDC Limit Category with Pierce and Snohomish, creating the Pierce/Snohomish/Clark TDC Limit Category

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Policy Applies to Geographic Pools as Follows:

Seattle/King

Metro

Non-Metro

Policy Number: 3.2.7

Title: Total Development Costs

Proposed Modification:

Based upon third-party data from Engineering News Record (ENR), propose a nine-percent (9%) increase in TDC Limits in the Seattle/King and Pierce/Snohomish/Clark TDC Limit Areas. Propose a three-percent (3%) for Metro and Balance of State TDC Limit Areas as set forth below:

	Studio	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
2019 Sea/King	\$259,533	\$300,380	\$319,196	\$357,978	\$394,343
9% Increase	\$23,358	\$27,034	\$28,728	\$32,218	\$35,491
2020 TDC Limit	\$282,891	\$327,414	\$347,924	\$390,196	\$429,834
2019 Pierce/Sno/Clark*	\$249,769	\$291,367	\$308,560	\$347,238	\$382,514
9% Increase	\$22,479	\$26,223	\$27,770	\$31,251	\$34,426
2020 TDC Limit	\$272,248	\$317,590	\$336,330	\$378,489	\$416,940
2019 Metro	\$241,635	\$272,613	\$298,315	\$344,210	\$379,176
3% Increase	\$7,249	\$8,178	\$8,949	\$10,326	\$11,375
2020 TDC Limit	\$248,884	\$280,791	\$307,264	\$354,536	\$390,551
2019 BoS	\$175,251	\$197,320	\$223,661	\$290,517	\$319,689
3% Increase	\$5,258	\$5,920	\$6,710	\$8,716	\$9,591
2020 TDC Limit	\$180,509	\$203,240	\$230,371	\$299,233	\$329,280

* Inclusion of Clark County in this Group is Contingent on Acceptance of Suggested Policy Change adding Clark County

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Policy Applies to Geographic Pools as Follows:

~~Seattle/King~~

Metro

~~Non-Metro~~

Policy Number: 6.3.1

Title: Housing for the Homeless

Proposed Modification:

Proposing a change in the points awarded for Homeless-Permanent Supportive Housing in the Metro Pool only. The number of points awarded will be twenty-five (25) points.

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Policy Applies to Geographic Pools as Follows:

Seattle/King

Metro

Non-Metro

Policy Number: 6.3.2

Title: Farmworker Housing

Proposed Modification:

Propose changing the definition of Farmworker to remove language regarding AMI requirements as follows:

Farmworker means a household whose Income is derived from farmwork in an amount not less than \$3,000 per year ~~and which, at the time of initial occupancy at the project, has an income at or below 50% of the area median gross income.~~

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Policy Applies to Geographic Pools as Follows:

Seattle/King

Metro

Non-Metro

Policy Number: 6.7

Title: Cost Containment Incentive

Proposed Modification:

Modification of TDC Limit Point.

Currently, one (1) point is awarded to a project that is below its appropriate TDC Limit at the time of application. The points available under this policy will be increased to a possible six (6) points as follows:

- One (1) point for being under the appropriate TDC limit; or
- Three (3) points for being more than five (5) percent under the appropriate TDC limit; or
- Six (6) points for being more than ten (10) percent under the appropriate TDC limit.
- NOTE: These points are not cumulative.

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Policy Applies to Geographic Pools as Follows:

Seattle/King

Metro

Non-Metro

Policy Number: 6.7

Title: Cost Containment Incentive

Proposed Modification:

Modification of Median Square Footage Point.

Currently, one (1) point is awarded to a project based on how they compare to the median cost per square foot in its TDC Limit Area. It is proposed that the single point be increased to two (2) points.

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Policy Applies to Geographic Pools as Follows:

Seattle/King

Metro

Non-Metro

Policy Number: Glossary

Title: Farmworker Housing

Proposed Modification:

Propose changing the definition of Farmworker to remove language regarding AMI requirements as follows:

Farmworker means a household whose Income is derived from farmwork in an amount not less than \$3,000 per year ~~and which, at the time of initial occupancy at the project, has an income at or below 50% of the area median gross income.~~

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