



WASHINGTON STATE
HOUSING FINANCE
COMMISSION



Bond/Credit Program: Long-Term Strategy



2022 and Beyond: **Reorienting for Values and Outcomes**

- **Overview of Values**
- **New Allocation Process**
- **Discussion Points**
- **Next Steps**



Value #1: Racial Justice and Equity

Finance more projects

- BY people of color
- FOR communities of color





Value #2: Resource Alignment

Coordinate with other public funders to help them achieve their federal, state and local goals





Value #3: Geographic Balance

Ensure equitable access
to resources to meet
affordable housing needs
around the state





Value #4: Maintain/Preserve Existing Affordable Housing

Important to keep affordable units, both in our portfolio and in federal programs like Section 8 and Rural Development





Value #5: Efficient Use of Resources

Prioritize projects that produce the most affordable housing to serve lower-income residents





Expressing the Values in Outcomes

Targets:

- We will ensure that a certain percentage of projects we fund are:
 - Acquisition-rehab (instead of new production)
 - Financed with public funding
 - Outside King and Snohomish counties

Point Ranking (highest points go to):

- By or for people of color
- Greater cost-efficiency



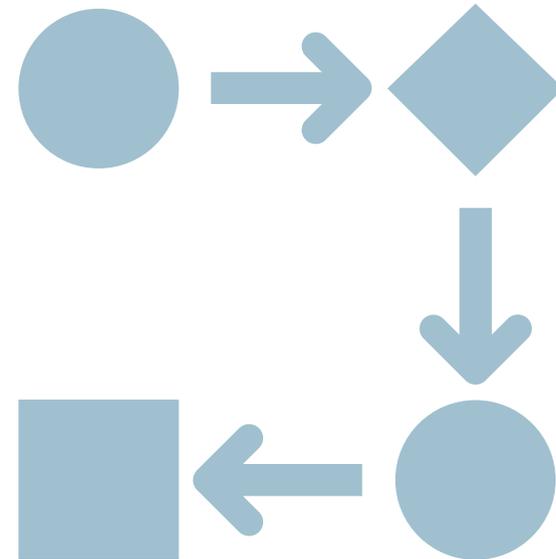
Past Criteria: How We Have Allocated Bond Cap So Far

Project	Location	Points	Projects earn points on 24 criteria
Shady Lane Apartments	Everett	88	Projects ranked by points
The Towers	Lynnwood	88	
Pine Village	Spokane	86	
Community Place II	Lynnwood	84	<u>Available bond cap</u>
Wildflower Ridge	Federal Way	80	
Bishop Haven	Bellingham	78	
Mountainview Apartments	Seattle	77	



New Allocation Process:

- **One round in 2022**
- **Intent to Apply encouraged**
- **Require more up front**
- **Streamline criteria**
- **Compare like projects**
- **Meet floors and ceilings of spending in target areas**





1

Bond Capacity
Application Pool

2

New Production

Acquisition/Rehabilitation

3

Public Leverage

No Public Leverage

Public Leverage

No Public Leverage

4



Seattle/King
County



Balance of State



King/Snohomish
County



Balance of State



Seattle/King
County



Balance of State



King/Snohomish
County

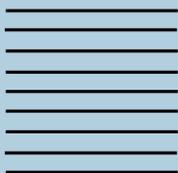


Balance of State

5

(Ranked by
priorities/
outcomes)

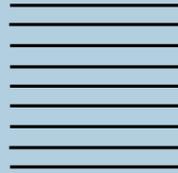
List 1



List 2



List 3



List 4



List 5



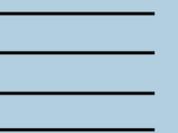
List 6



List 7



List 8





6 Apply Targets and Adjust List

List 1

List 2

List 3

List 4

List 5

List 6

List 7

List 8

15-25% Acq-Rehab

50-60% Public Leverage

40% Outside Seattle/King/Snohomish

Acquisition/Rehabilitation
(Adding vs. Preserving)

Public Leverage
(Alignment of Resources)

Balance of State
(Geographic Balance)

Lists 5 - 8

Lists 1, 2, 5, 6

Lists 2, 4, 6, 8

Last: Fill in with remaining projects and adjust again



For Discussion

- Sponsor limits
- Cost efficiency
- By/for BIPOC
- Direct allocations to PDAs and Sound Transit Projects (?)





Next Steps

- **Stakeholder Meetings**
 - **June 3: Thresholds & Points**
 - **June 10: New Acq/Rehab Policies**
- **Public Comment via Email/Survey**
- **July: Back to Commission**

