Note: Projects outside King and Snohomish Counties must select a minimum of 20 points below to apply for the Bond/Tax Program. Projects located in King and Snohomish Counties must select a minimum of 25 points. Please review the Bond/Tax Credit Policies for further information about the below criteria.

4.1 Cost Efficient Development 10 points
- ≥ 2.5% of the limits ......................................................... 1 point
- ≥ 5% of the limits .......................................................... 2 points
- ≥ 7.5% of the limits ......................................................... 3 points
- ≥ 10% of the limits .......................................................... 4 points
- ≥ 12.5% of the limits ......................................................... 5 points
- ≥ 15% of the limits ......................................................... 6 points
- ≥ 17.5% of the limits ....................................................... 7 points
- ≥ 20% of the limits ......................................................... 8 points
- ≥ 22.5% of the limits ....................................................... 9 points
- ≥ 25% of the limits ....................................................... 10 points

4.2 Additional LIH Commitment - King/Snohomish Only 6 points
- 70% of the housing units at 60% AMI, 30% at 50% AMI ............................................... 2 points
- 50% of the housing units at 60% AMI, 50% at 50% AMI ............................................... 4 points
- 30% of the housing units at 60% AMI, 70% at 50% AMI ............................................... 6 points

4.3 Housing Commitments for Priority Populations 2 points
- A total of 20% of the total housing units set aside for Large Households .................... 2 points
- 100% of housing units set aside for Seniors ................................................................. 2 points

4.4 Overcoming Historic & Systemic Barriers BIPOC Developers 8 points
For Sole Entity Sponsors
- Sole Entity Sponsor (For-Profit) > 50% BIPOC Ownership ........................................... 8 points
  OR
- Sole Entity Sponsor (Nonprofit) > 50% BIPOC Board ..................................................... 5 points
- Sole Entity Sponsor (Nonprofit) BIPOC ED or CEO ..................................................... 3 points
For Partnerships
- BIPOC entity > 50% ownership in the general partner ................................................. 8 points
  OR
- BIPOC entity ≤ 50% ownership in the general partner and > 40% developer fee to BIPOC and has significant role in development decision making ........................................ 6 points

4.5 Projects that are By and For the Community 18 points
4.5.1 CBO Ownership
- CBO is a Majority Owner or Sole Sponsor ................................................................. 8 points
  OR
- CBO is Minority Owner with Year 15 option ............................................................ 4 points
- CBO is 1st in waterfall for Deferred Developer Fee ............................................... 2 points
- Partnership with terms ......................................................................................... 2 points

4.5.2 CBO Inclusion
- Sponsor or an entity in GP qualifies as a CBO ......................................................... 5 points
  OR
- CBO Partner Beneficial Relationship ................................................................. 3 points
- CBO brings value to tenants ............................................................................. 1 point
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- CBO capacity building.................................................................1 point

4.5.3.1 Community Engagement Process
- Sponsor provided resources to CBO for community engagement..................................................2 points
OR
- Sponsor conducts community engagement using toolkit .................................................................1 point
OR
- Sponsor documents engagement process which meets/exceeds toolkit......................................1 point

4.5.3.2 Application of Community Engagement
- Community results implemented in development........................................................................2 points
- A service provider partnership results from community input.......................................................1 point

4.6 Donation in Support of Local Nonprofit Programs 2 points
- 10 bps (0.1%) of bond amount or $20,000, whichever is greater..................................................2 points

4.7 Property Type 1/3 points
- Adaptive Reuse Site........................................................................1 point
- Historic Tax Credits.........................................................................1 point
- Brownfield Site...............................................................................3 points

4.8-9 Energy Efficiency, Healthy Living, & Renewable Energy 10/14 points

4.8 New Construction 10 points
- Solar Option....................................................................................3 points
- Energy Efficient Building.................................................................5 points
- Electric Vehicle Charging Stations....................................................2 points

4.9 Rehabs 14 points
- Solar Option....................................................................................3 points
- Heat Pump Option ........................................................................5 points
- Balanced Ventilation with Wildfire Smoke Filters Option......................5 points
- Electric Vehicle Charging Station Option........................................1 point

4.10 Combo Properties 5 points
- Combo Property (9% tax credits)......................................................5 points

4.11 Rehabilitation of Major Systems 30 points
10 points per system – 30 points max
- Plumbing
- Electrical
- Heating, ventilation, and air conditioning
- Elevators
- Seismic Upgrades
- Other system(s) with preapproval

https://wshfc.org/mhcf/4percent/mfhapp.htm
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