Existing Policy	Proposed Changes	Rationale
NEW – Program Values	Although the Commission reviews and makes minor modifications to our 9% LIHTC policies each year, we have not made significant changes since 2012, when we implemented geographic pools and prioritized housing for the homeless. We are now evaluating our programs, policies and allocation methodology through a race and equity lens and seeking to create a more intentional, inclusive process. The first step is to clarify our values and the outcomes we seek to achieve. Below are the core values that will drive our LIHTC policy and allocation decision: • Advance Racial Equity • Align Resources • Meet Affordable Housing Needs Everywhere • Ensure High-Quality and Affordable Housing for Residents in the Long Term • Use Our Limited Resources Efficiently • Prioritize Populations Who Most Need Help • Foster Healthy and Sustainable Homes in a Changing Climate For more information on the Commission's 9% Program Values, visit: 9% Tax Credit Program Values Statement	The Program Values Statement should be more directly tied to the Program Policies and easily accessible.
3.2.7. TDC Per Unit Limit Schedule	To be able to be as responsive as possible in a volatile cost environment, the Commission will publish a TDC per Unit Limit Schedule to its website rather than have it set in policy. <table><tr><td></td><td>Studio</td><td>One Bedroom</td><td>Two Bedroom</td><td>Three Bedroom</td><td>Four + Bedroom</td></tr><tr><td>2022 King/Seattle*</td><td>$317,700</td><td>$367,800</td><td>$390,800</td><td>$438,300</td><td>$482,800</td></tr><tr><td>2022 Pierce/Snohomish/Clark*</td><td>$305,800</td><td>$356,700</td><td>$377,800</td><td>$425,100</td><td>$468,300</td></tr><tr><td>2022 Metro*</td><td>$274,200</td><td>$309,300</td><td>$338,500</td><td>$390,600</td><td>$430,200</td></tr><tr><td>2022 Balance of State△</td><td>$193,300</td><td>$217,700</td><td>$246,700</td><td>$320,500</td><td>$352,700</td></tr></table>	TDC limits are now published at a different time than the Program Policies. To avoid confusion with "outdated" schedules in Program Policies, language that directs applicants to the appropriate webpage will further clarify the current TDC limits in effect.

Existing Policy	Proposed Changes	Rationale

6.3 Housing Commitments for Priority Populations	Points will be awarded based upon the Applicant's Commitment in the Application to provide housing units for the populations listed below in the following manner:
	• Housing Commitment providing a minimum percentage of the total housing units as Supportive Housing for the Homeless is worth 25 or 35 allocation points.
	    ▪ Seattle/King – minimum of 75% required
	    ▪ Metro and Non-Metro - minimum of 25% required
	    ▪ ~~Non-Metro – minimum of 50% required~~
	    OR
	• The following Housing Commitments are worth 10 allocation points each. A maximum of two options may be selected for a total of 20 points.
	    ▪ Provide a minimum of 20% of the total housing units as Housing for Farmworkers
	    ▪ Provide a minimum of 20% of the total housing units as Housing for Large Households
	    ▪ Provide a minimum 20% of the total housing units as Housing for Persons w/ Disabilities
	    ▪ Provide a minimum of 20% of the total housing units as Housing for the Homeless
	    ▪ Provide an Elderly Housing Project
	
	Applicants may not combine the Supportive Housing for the Homeless Commitment with any of the other options. Under #2 above, Applicants may select no more than two priority populations for a maximum score of 20 points. The selection under #2 cannot be for the same priority population; for example, an Applicant may not select 20% Large Household twice to achieve 20 points for a 40% Large Household set-aside.
	
	To receive points for Housing Commitments for Priority Populations, the Applicant must agree to comply with all the requirements and conditions described in this section, as applicable.
		Encourages greater diversity of project types in Non-Metro pool, while still prioritizing Housing for the Homeless.

6.3.1 Housing for the Homeless	Points will be awarded based on the Applicant's Commitment to provide low-income housing units for Homeless households (the "Housing for the Homeless Commitment").
	In providing Housing for the Homeless, the Applicant may select only one of these options:
	• Permanent Supportive Housing for the Homeless
	    ▪ Metro and Non-Metro Geographic Pool – 25 Points
	    ▪ Seattle/King ~~All other Geographic Pools~~ – 35 Points
	• 20% Permanent Housing for the Homeless – 10 Points
	• 20% Transitional Housing for the Homeless – 10 Points
		See above.

Existing Policy	Proposed Changes	Rationale
	(continued) Each unit must be set-aside to serve Homeless households as defined under the Stewart B. McKinney Homeless Assistance Act or under RCW 43.185c010(3) and must provide supportive services designed to promote self-sufficiency, meeting the needs of the target population. Any household initially qualifying as Homeless counts toward the Homeless Set-Aside Commitment for as long as the household remains in the project.	
6.20 Eventual Tenant Ownership	Incentive points in this category are suspended for this application cycle pending an evaluation and update of program policies and procedures for eventual tenant ownership projects. Applicants interested in eventual tenant ownership after the initial 15-year Compliance Period must contact the Commission prior to the application date to determine whether or not the project meets the intent of this criterion. Two points will be awarded to Projects that are intended for eventual tenant ownership after the initial 15-year compliance period. Intent to convert must be expressed in a clear and comprehensive plan at the time of the Application in a manner satisfactory to the Commission. The eventual tenant ownership plan must be unique to the specific project and must address the following: • Financial and programmatic structure • Timing of ownership transfer • All lienholder interests • Eligibility and selection process for potential owners • Homeowner education, down payment assistance, and other programs that the sponsor will provide to assist the potential homeowners. The project development team must also demonstrate capacity for designing, developing and implementing the eventual ownership program. The project sponsor must prove capacity for managing the program successfully. Applicants choosing these points are encouraged to approach the Commission prior to the application date to determine whether or not the project meets the intent of this criterion.	The first batch of projects that elected to do eventual tenant ownership and received 2 points at the time of application are at the point of needing to develop and document how they plan to convert units. The AMC Division is working through the implementation of converting units to homeownership, which is proving to be challenging. The Commission is evaluating ETO as a program option and determining how to update its program, policies and procedures going forward to successfully support households moving to homeownership. Therefore, incentive points will be suspended pending evaluation findings and recommendations.

Existing Policy	Proposed Changes	Rationale
NEW - Health in Housing	Five points will be awarded to projects that have a documented partnership evidenced by a Memorandum of Understanding (MOU) with a healthcare provider or health/hospital system to provide a substantial benefit to the project and/or its residents. Examples could include but are not limited to the healthcare provider or health/hospital system providing: • a meaningful contribution to offset the total project cost (including donation of land and/or funding) • health care services (medical/physical health) on site that are available to the residents. For more information on the Commission's Healthy Housing, Healthy Communities (H3C) Partnership Initiative, visit: WSHFC MHCF HC3 Applicants interested in claiming points in the Health in Housing point category must contact the Commission prior to the application date to determine whether or not the project meets the intent of this criterion.	Encourages collaboration among healthcare, housing, and homeless sectors to drive innovative responses to the health, housing, and equitable needs in communities. Supports the development of healthcare and housing financed projects.