



WASHINGTON STATE
HOUSING FINANCE
COMMISSION

Opening doors to a better life

9% Tax Credit Program: 2027 Proposed Policy Changes & Engagement Summary

Interested Party Meeting June 29, 2026

Multifamily Housing & Community Facilities Division

Agenda

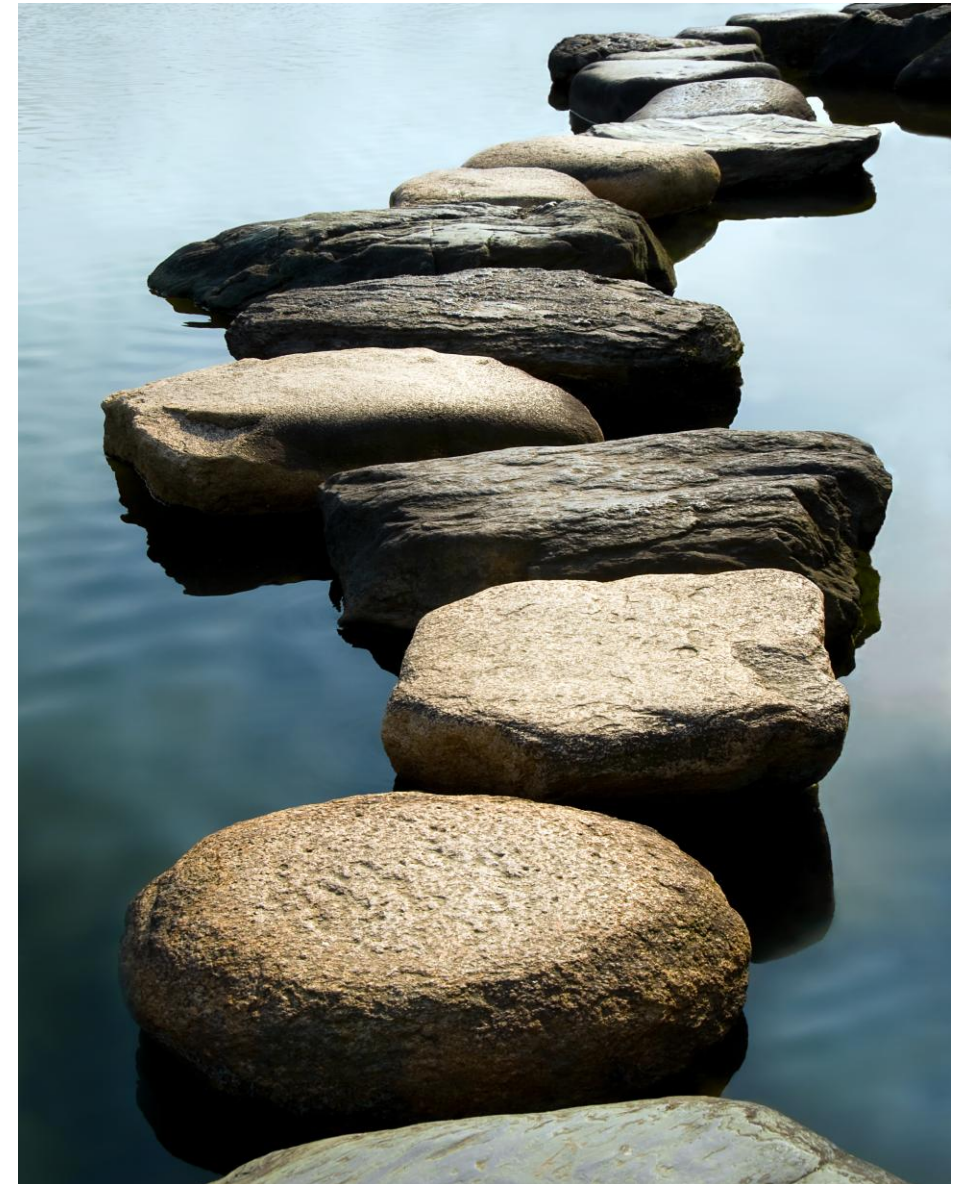
Previous Engagement Sessions Recap

Proposed 2027 Policy Changes

Questions and Discussion

2027 Application Timeline

Continued Work Ahead



Summary of Pool Engagement

How we engaged

- Statewide Interested Parties meeting (January); geographic-pool-specific meetings (March & April).
- Individual partner discussions and received written comments

Themes we heard

Across geographic pools:

- Broad support for deep affordability goals;
- Strong interest in added flexibility;
- Questions on balancing PSH vs. non-PSH;
- A need for longer implementation runway on big changes.

Recommended Two-Prong Approach

Continued Work: Affordability & Priority Populations

- Continue developing ideas
- Scenario testing with external partners
- Continued policy analysis and refinement
- Additional engagement
- Incorporate Tribal considerations
- Development of implementation-ready recommendations

Continued engagement- implement next cycle

Ready Now: 2027 Policy Updates

- Allocation Criteria Point Minimum:
 - King County adjustment ONLY
- Additional Low-Income Use Period
- Job Center
- TOD
- Energy

Five ready-now updates are proposed for the 2027 cycle:

- **Allocation Criteria Point Minimum:** King County adjustment only
- **Additional Low-Income Use Period:** extended affordability incentives
- **TOD:** align with Commerce's framework; expand eligibility to Metro
- **Job Centers:** refresh designations with newest employment data
- **Energy Efficiency Modeling:** additional narrative required for projects subject to Clean Building Performance Standards

Proposed Change: King County Allocation Criteria Point Minimum

Proposal: Reduce **Seattle/King** point minimum from 164 points to 160 points

Rationale: Acknowledges challenges to secure necessary operating/service funding and PBRA to support feasible PSH projects.

Maintains competition and application flexibility in years when PSH projects are not present in the Seattle/King pool.



Additional Low-Income Use Period



Proposal: Establish de-facto 40-year affordability threshold and provide incentives for projects committing to extended affordability up to 60 years.

Rationale: Updates scoring structure to distinguish between baseline affordability commitments and projects providing extended affordability.

Proposed Change: Additional Low-Income Use Period

Current: maximum of 44 points for 37 years of affordability, every project selects the maximum.

Proposed: 24 points for minimum of 40 years, 1 point for each year beyond 40 up to 60 years.

	Additional Low-Income Housing Use Period	Total Project Compliance Period	Points
<i>Proposed Min</i>	25 years	40 years	24
<i>Proposed Mid</i>	35 years	50 years	34
<i>Proposed Max</i>	45 years	60 years	44

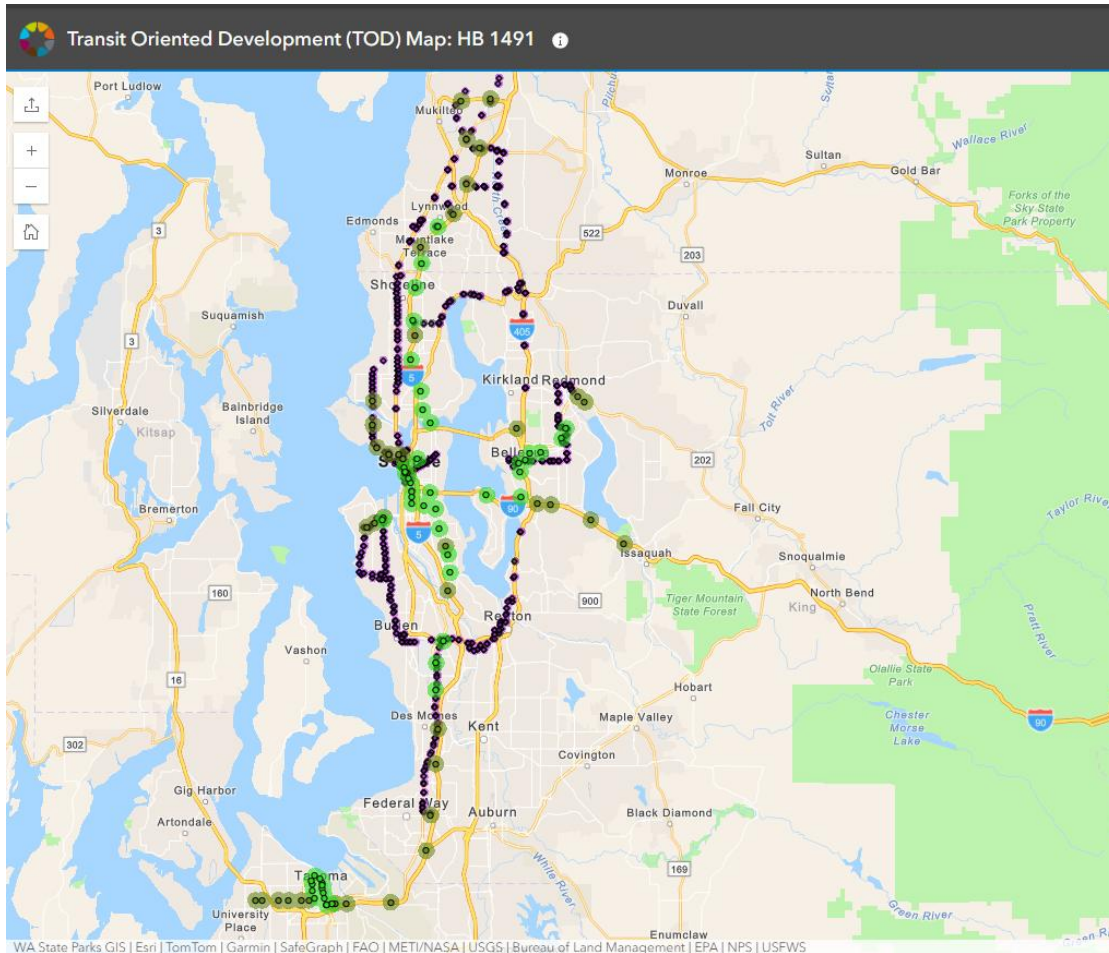
Proposed Change: Job Centers (Metro and Non-Metro)



Proposal: Update charts to reflect newest data available from 2019-2023 period (still 1 point and maintains 5-mile radius)

Rationale: Updates job center designations using the most recent employment data available and better reflects current job growth patterns

Proposed Change: Transit Oriented Development (King and Metro)



Proposal: Align with Commerce's TOD framework and [mapping tool](#); currently in King County, **expanding to Metro** (still 1 point)

Rationale: Creates consistency across public funder programs, reflects transit expansion beyond King County, improves documentation of transit proximity

- Do you need any clarification on what's being proposed?
- What raises questions for your organization?
- Are there adjustments you would suggest to fine tune something proposed?
- What would make these changes easier to work with?

Next Steps: 9% Program 2027 Application Timeline

- Additional comments/feedback due by end of day July 6th
- Seek Board approval July 23rd
- Following approval, publish approved policies and application materials in beginning of August
- Pre-approvals/waivers due early September
- Applications due early November

Affordability and populations-served work is continuing:

- Including scenario testing with partners
- Incorporating Tribal considerations
- Refining proposals
- Future engagement activities over the next several months

Goal is to have draft policy proposals by the end of the year for approval early in 2027, giving long lead time for implementation with 2028 application cycle.



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Thank you!

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