

Summary of Bond/Tax Credit Program Scoring

Green for New Production Only; Yellow for Preservation Only

Category	Points
4.1 Cost Efficient Development	
≥ 2.5% of the limits	1
≥ 5% of the limits	2
≥ 7.5% of the limits	3
≥ 10% of the limits	4
≥ 12.5% of the limits	5
≥ 15% of the limits	6
≥ 17.5% of the limits	7
≥ 20% of the limits	8
≥ 22.5% of the limits	9
≥ 25% of the limits	10
4.2 Additional Low-Income Set-Asides (King/Snohomish Counties Only)	
70% at 60% AMI & 30% at 50% AMI	2
50% at 60% AMI & 50% at 50% AMI	4
30% at 60% AMI & 70% at 50% AMI	6
4.3 Serving Priority Populations	
20% for Large Households	2
100% of the units for Older Adults	2
4.4 Ownership Entity is more than 50% BIPOC owned or controlled [8 POINTS TOTAL POSSIBLE]	
Sole Entity Sponsors only	
For Profit: more than 50% BIPOC owned	8
Nonprofit: more than 50% BIPOC board	5
Nonprofit: BIPOC Executive Director	3
Partnerships only	
BIPOC entity has MORE than 50% ownership in the GP	8
BIPOC entity has LESS than 50% ownership in the GP, BIPOC entity receives more than 40% of the developer fee and significant development decision making power.	6
4.5.1 Development will be owned long term by a CBO [8 POINTS TOTAL POSSIBLE]	
CBO is Majority Owner or Sole Sponsor	8
CBO is Minority Owner in Development Entity—Partnership Agreement Elements:	
The CBO has first right to exercise option to purchase at Year 15	4
The CBO is first in the waterfall for deferred developer fee	2
The partnership has explicit terms in Operating Agreement documenting roles and finances, such as cash flow, decision-making, and management fees	2
4.5.2 Development entity includes or partners with a CBO that has a history of supporting the community [5 POINTS TOTAL POSSIBLE]	
EITHER: The Sponsor or an entity within the General Partnership qualifies as a CBO	5
OR: Sponsor partners with a CBO, with points possible when:	
CBO benefits financially from the partnership (as determined by the CBO) (e.g. nonprofit donation goes to the CBO, CBO pays below-market rent, etc.)	3
Sponsor partners with a CBO that brings value to the tenants and/or provides services to the tenants of the proposed development (as determined by the tenants)	1
CBO benefits from the partnership in capacity building or other non-financial way (as determined by the CBO)	1

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4.5.3 Development entity engages in a meaningful community participation process [5 POINTS TOTAL POSSIBLE]	
EITHER:	2
Sponsor provides budgeted community engagement resources to partner CBO who conducts the community engagement process	
OR: Sponsor conducts a community engagement process using one of the toolkits provided by the Commission	1
OR: Sponsor provides documentation of a community engagement process that meets or exceeds the standards of the approved toolkits (pre-approval by the Commission is necessary)	
Demonstrate that results of community input are implemented in the development	2
Service provider partnership results from community input	1
4.6 Donation in Support of Local Housing Needs (0.10% of the total bond issue)	2
4.7 Property Type	
Historic	1
Adaptive Reuse	1
Brownfield	3
4.8-9 Sustainability Measures	
Solar Options (0.28 kWh/SF/Year or greater)	3
Energy Efficient Building	5
Electric Vehicle Charging Stations	2
Solar Option (0.42 kWh/SF/Year or greater)	3
Heat Pump	5
Balanced Ventilation with Wildfire Smoke Filters	5
Electric Vehicle Charging Stations	1
4.10 Combination 9%/Bond 4% Property	5
4.11 Rehab off Major Systems (up to 3 major systems to total 30 points)	10
4.12 Broadband Installation	1
4.13 Pipeline transition (2022 round only): Application for project was submitted in 2021, met readiness criteria, and received at least 70 points	5