



## 9% Program Policy –Corrections – (8-01-25)

(changes shown as redlines)

Existing Policy						Proposed Changes						Rationale
Schedule Updates (separately published exhibits)												
Exhibit C. Credit Limits per Chapter 3 of Policies						Exhibit C. Credit Limits per Chapter 3 of Policies						Reflects the 12% increase in state credit authority enacted under the 2025 federal tax bill. Updates credit limits per unit, per applicant, and per project to align with the increased availability of resources. These changes do not reflect a shift in policy
Area/Bedroom	Studio	1 BR	2 BR	3 BR	4+ BR	Area/Bedroom	Studio	1 BR	2 BR	3 BR	4+ BR	
Seattle/King	\$27,640	\$27,640	\$27,640	\$31,000	\$34,500	Seattle/King	<del>\$30,957</del>	<del>\$30,957</del>	<del>\$30,957</del>	<del>\$34,720</del>	<del>\$38,640</del>	
Pierce/Snohomish/Clark	\$27,640	\$27,640	\$27,640	\$30,000	\$33,000	Pierce/Snohomish/Clark	<del>\$30,957</del>	<del>\$30,957</del>	<del>\$30,957</del>	<del>\$33,600</del>	<del>\$36,960</del>	
Metro	\$27,640	\$27,640	\$27,640	\$29,500	\$31,000	Metro	<del>\$30,957</del>	<del>\$30,957</del>	<del>\$30,957</del>	<del>\$33,040</del>	<del>\$34,720</del>	
Balance of State	\$27,640	\$27,640	\$27,640	\$29,000	\$30,000	Balance of State	<del>\$30,957</del>	<del>\$30,957</del>	<del>\$30,957</del>	<del>\$32,480</del>	<del>\$33,600</del>	

		priorities but ensure appropriate allocation of the expanded credit authority.
<b>Language or Reference Clean Up</b>		
Cover page update	<p>Update language:</p> <p>Remove 2025 from side panel.</p> <p>Add under Board Approval date: Policies are in effect until changed and approved by the Board.</p>	Removing cycle year reference and tying effect date to Board Approval.
<p>3.4 Maximum Annual Credit Per Low-Income Housing Unit – WAC 262-01-130(8)(c)</p> <p>The Commission uses a variable Credit Per Unit to better align the costs to develop and the credit resources needed to fill those costs. The actual dollar amount of this limit is published in Exhibit J in the Application Packet available on the website.</p>	<p>3.4 Maximum Annual Credit Per Low-Income Housing Unit – WAC 262-01-130(8)(c)</p> <p>The Commission uses a variable Credit Per Unit to better align the costs to develop and the credit resources needed to fill those costs. The actual dollar amount of this limit is published in Exhibit <u>C</u> in the Application Packet available on the website.</p>	Fixing incorrect exhibit reference
<p>3.5 Maximum Credit Per Applicant – WAC 262-01-130(8)(d)</p> <p>When the Commission determines the amount of Credit to be reserved or allocated, it will limit the (i) Applicant, (ii) the principals, (iii) the developer, and (iv) other parties directly or indirectly related to the Applicant or project (as determined by the Commission) to a maximum of 2 projects and 15% of the Per Capita Annual Authority Available in each year.</p>	<p>3.5 Maximum Credit Per Applicant – WAC 262-01-130(8)(d)</p> <p>When the Commission determines the amount of Credit to be reserved or allocated, it will limit the (i) Applicant, (ii) the principals, (iii) the developer, and (iv) other parties directly or indirectly related to the Applicant or project (as determined by the Commission) to a maximum of 2 projects and 15% of the Per Capita Annual Authority Available in each year.</p>	Fixing incorrect exhibit reference

<p>The actual dollar amount of this limit is published in Exhibit J in the Application Packet available on the website. An Applicant is subject to the limit in place at the time of application. If the factors that determine the Per Capita Annual Authority are not known by the application deadline, the previous year's population or credit rate will be used to determine the Maximum Credit per Applicant for the 21 current year. In these instances, the limit will not be updated when the current year's numbers are known.</p>	<p>The actual dollar amount of this limit is published in Exhibit <u>C</u> in the Application Packet available on the website. An Applicant is subject to the limit in place at the time of application. If the factors that determine the Per Capita Annual Authority are not known by the application deadline, the previous year's population or credit rate will be used to determine the Maximum Credit per Applicant for the 21 current year. In these instances, the limit will not be updated when the current year's numbers are known.</p>	
<p>3.6 Maximum Credit Per Project – WAC 262-01-130(8)(e)</p> <p>Credit reservations and allocations to a single project are limited to not more than 10% the Per Capita Annual Authority Available in each year.</p> <p>The actual dollar amount of this limit is published in Exhibit J in the Application Packet available on the website. A Project is subject to the limit in place at the time of application. If the factors that determine the Per Capita Annual Authority are not known by the application deadline, the previous year's population or credit rate will be used to determine the Maximum Credit per Project for the current year. In these instances, the limit will not be updated when the current year's numbers are known.</p> <p>For the purposes of this restriction, the MHCF Director may determine that it is appropriate to treat two or more otherwise separate projects, submitted by the same Applicant or by multiple Applicants, as a single project if the MHCF Director determines that the projects and/or buildings have substantially common characteristics or attributes.</p> <p>In making this determination, the MHCF Director may consider, among other factors:</p> <ul style="list-style-type: none"> <li>• location;</li> <li>• plan and design;</li> </ul>	<p>3.6 Maximum Credit Per Project – WAC 262-01-130(8)(e)</p> <p>Credit reservations and allocations to a single project are limited to not more than 10% the Per Capita Annual Authority Available in each year.</p> <p>The actual dollar amount of this limit is published in Exhibit <u>C</u> in the Application Packet available on the website. A Project is subject to the limit in place at the time of application. If the factors that determine the Per Capita Annual Authority are not known by the application deadline, the previous year's population or credit rate will be used to determine the Maximum Credit per Project for the current year. In these instances, the limit will not be updated when the current year's numbers are known.</p> <p>For the purposes of this restriction, the MHCF Director may determine that it is appropriate to treat two or more otherwise separate projects, submitted by the same Applicant or by multiple Applicants, as a single project if the MHCF Director determines that the projects and/or buildings have substantially common characteristics or attributes.</p> <p>In making this determination, the MHCF Director may consider, among other factors:</p> <ul style="list-style-type: none"> <li>• location;</li> <li>• plan and design;</li> </ul>	<p>Fixing incorrect exhibit reference</p>

<ul style="list-style-type: none"> <li>projected tenant base and set asides; and</li> <li>the identity of the Applicants, owners, developers, lenders, contractors and/or other parties engaged in connection with each project.</li> </ul>	<ul style="list-style-type: none"> <li>projected tenant base and set asides; and</li> </ul> <p>the identity of the Applicants, owners, developers, lenders, contractors and/or other parties engaged in connection with each project.</p>	
<p>5.2.2.7 Metro Pool Allocation Methodology</p> <p>Each county in the metro geographic pool will be allocated 9% tax credits based on the following formula:</p> <ul style="list-style-type: none"> <li>Base Allocation of \$1,000,000 per county;</li> <li>Additional Allocation based upon need as calculated by the most current CHAS housing needs data available (and rounded to nearest \$100,000).</li> </ul> <p>We anticipate that each county will receive an allocation of approximately \$1.2 to \$1.7 million.</p> <p>This methodology will remain in place over a five-year period and a rolling average reconciled at year five for each county will be done. Additional stakeholder engagement if the 12.5% per capita increase is extended will be considered. Should significant program changes be enacted the Commission reserves the right to implement appropriate changes with input from program stakeholders.</p> <p>As a part of this allocation process, each county shall develop or modify current processes to select one prioritized project per year. The county's prioritization process shall be submitted to the Commission. As a part of this process, each county shall designate a contact person(s) that is familiar with the process and understands the local pipeline and prioritization structure. It is expected that the key public funders, affordable housing development consortia and the development community will work together to establish a pipeline and prioritize pending projects to be brought forward for each county's portion of the</p>	<p>5.2.2.7 Metro Pool Allocation Methodology</p> <p>Each county in the metro geographic pool will be allocated 9% tax credits based on the following formula:</p> <ul style="list-style-type: none"> <li>Base Allocation of \$1,000,000 per county;</li> <li>Additional Allocation based upon need as calculated by the most current CHAS housing needs data available (and rounded to nearest \$100,000).</li> </ul> <p>We anticipate that each county will receive an allocation of approximately \$1.2 to \$1.7 million.</p> <p>This methodology will remain in place over a five-year period and a rolling average reconciled at year five for each county will be done. <del>Additional stakeholder engagement if the 12.5% per capita increase is extended will be considered.</del> Should significant program changes be enacted the Commission reserves the right to implement appropriate changes with input from program stakeholders.</p> <p>As a part of this allocation process, each county shall develop or modify current processes to select one prioritized project per year. The county's prioritization process shall be submitted to the Commission. As a part of this process, each county shall designate a contact person(s) that is familiar with the process and understands the local pipeline and prioritization structure. It is expected that the key public funders, affordable housing development consortia and the development community will work together to establish a pipeline and prioritize pending projects to be brought forward for each county's portion of the allocation. Proposed projects will need</p>	<p>Removes outdated allocation estimates and references to the 12.5% expansion.</p>

allocation. Proposed projects will need to participate in the local designated process to be eligible for the per county 9% tax credit allocation.	to participate in the local designated process to be eligible for the per county 9% tax credit allocation.	
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