

State: WASHINGTON (QAP 2014)¹	Washington State Housing Finance Commission
Measure	Evidence
HOUSING LOCATION: Site and Neighborhood Standards	
A1. Mandatory restrictions prohibiting increases in racial and economic (or low-income) concentration	<p>≈ Statewide geographic dispersion of the Housing Credit is a policy priority of the Commission. The Commission has established specific percentages of the Annual Authority for credit set-asides. Percent allocations have been divided into three state geographies called Geographic Credit Pools: King County (35%), Metro Counties (37%) and Non-Metro Counties (28%) (p. A43). Projects compete for credit allocations based upon the pool in which they are located. Eligibility for each pool is based solely on the location of the project.</p> <p>≈ If in any one year, projects in any one county are allocated 50% or more of the credit allocated in that county's Geographic Credit Pool, then in the following year, the first 50% of the credit available in the Credit Pool must be awarded outside of that county, but inside the Geographic Credit Pool, before any projects proposed in that county will be considered (p. A48). This does not apply to King County.</p>
A2. Scoring that discourages racial and economic concentration.	No.
A3. Mandatory requirements for development in high-opportunity areas	No.
A4a. Scoring that encourages development in high-income areas.	No.
A4b. Scoring that encourages development in high opportunity areas.	<p>≈ 2 points will be awarded to Projects that provide nearby access to food and go beyond the minimum Access to Services criterion of the Evergreen Sustainable Development Standard (ESDS). For Urban projects: projects located within ¼ mile walking distance of at least 3 community, retail or service facilities or within a ½ mile walking distance of 5 facilities from the list below AND located within ½ mile walking distance of a supermarket, a grocery store with produce or a farmers' market. For Rural projects: projects located within ¼ mile walking distance of at least 3 community, retail or service facilities or within a 2 mile driving distance of 4 facilities from the list below AND 1 of the facilities must be a supermarket, a grocery store with produce or a farmers' market (see Facilities Table in Notes) (p. A68-9).</p> <p>≈ (King County only) 1 point to Projects located in or near the top 25 cities and Census Designated Places (CDP) within each of the Metro and Non-Metro Credit Pools that have experienced the highest absolute job growth over the five year period from 2005 to 2010. Projects must be located within a 5 mile radius of the top growth places in the Metro</p>

¹ The policies document that was used to extract scoring information is dated as 2015 (an similar policy document could not be found for earlier dates), however, as this document was approved October 2013, it seemingly corresponds with the 2014 QAP.

	<p>Credit Pool and within a 10 mile radius of the places in the Non-Metro Credit Pool (p. A71).</p> <p>⚡ (King County only) 1 point to projects located in a census tract that is rated High or Very High on the Comprehensive Opportunity Index as defined by the Puget Sound Regional Council (p. A74).</p>
A5. Scoring or requirements that preference siting near high-quality schools.	No.
A6. Scoring that discourages development in distressed neighborhoods. ²	<p>⚡ (-) See selection criteria #3 (under Notes).</p> <p>⚡ (-) Third tie-breaker criteria is preference to projects in a QCT (p. A48).</p> <p>⚡ (-) Up to 6 points to projects that are at imminent risk of loss to the State's affordable housing portfolio due to the potential conversion of use-restricted units to market rate units (p. A65).</p>
A7. Scoring or requirements that preference siting near mass transit.	⚡ 1 point to projects located within a 10-minute walk of Fixed Transit Infrastructure and located in an area zoned for high-capacity transit-supported density (King Co. only). "Fixed Transit Infrastructure" defined as Light Rail Stations, Commuter Rail Stations, Ferry Terminals, Bus Rapid Transit Stations, Streetcar Stops, and Major Bus Transit Centers. (p. A70-1).
A8. Focus on and operationalization of a neighborhood revitalization plan.	<p>⚡ See selection criteria #5 (under Notes).</p> <p>⚡ 2 points to a Project that is located within the defined geographic boundaries of a planning document approved by the governing body of the local jurisdiction. The planned targeted area must provide for a mix of housing, retail and services and have zoning provisions to accommodate new growth in the area. The plan must include policies addressing the creation or preservation of affordable housing serving households at 80% AMI or below (p. A70) (King county and Metro projects only).</p> <p>⚡ 1 point to a Project located within the defined geographic boundaries of a Community Revitalization Plan. A CR Plan must (p. A70):</p> <ol style="list-style-type: none"> 1. Be a published document, approved and adopted by a governing body, by ordinance, resolution, or other legal action; and 2. Target funds or tax incentives to specific geographic areas for either: economic development, commercial/retail development
B1. Local participation in site selection is limited to statutory minimum. ³	⚡ Projects funded with Tax Credits occasionally experience situations where neighborhood opposition groups have initiated multiple actions against the project including court

² Evidence of the inverse: preference for development in distressed neighborhoods (by overemphasizing QCT/DDA preference, preference for existing subsidized housing in distressed neighborhoods, preferences for low-income matched financing, etc.) should also be noted.

	<p>challenges and legal appeals, usually challenging zoning and land use decisions. It is program policy to defer to the applicable local jurisdiction on matters concerning zoning and land use. In an effort to stand behind projects that have received a tax credit allocation, the NIMBY Exemption Policy enables the Commission to give discretionary priority to projects that are allocated credit but forced to return that credit due to NIMBY related delays (p. A47).</p> <p>✎ 5 points to projects that have a significant funding commitment from the local or county government. There is the potential for unequal access to these points in the Non-Metro counties where there are only a few Participating Jurisdictions with HOME allocations. The majority of Non-Metro counties have very little local funding for housing. Therefore, Local Funding Commitment points will only be available to projects in the King County and Metro Credit Pools, locations where local funding exists in meaningful amounts (p. A59-60).</p>
HOUSING ACCESS: Affirmative Marketing, Priority Groups	
C1. Mandatory requirements ensuring affirmative marketing.	<p>✎ If, after initial occupancy by a qualified resident, a housing unit subject to a Housing Commitment for Priority Populations (other than Elderly Housing Commitment and the Housing for the Homeless Commitment) is subsequently vacated, the project owner shall actively market any vacant housing units that are necessary to comply with the applicable Commitment(s) for a minimum of 30 days. The owner shall not rent such units to anyone who is not eligible for the selected Commitment(s) during this 30-day period (p. A58-9).</p>
C2. Scoring that incentivizes affirmative marketing.	No.
C3. Scoring that incentives language access and marketing to non-English speakers.	No.
D1. Scoring that promotes Section 8 voucher access in high-opportunity areas.	No.
D2. Requirements for monitoring Section 8 voucher access <i>in high-opportunity areas</i> .	<p>✎ Owner must show that at all times an extended low-income housing commitment as described in Section 42(h)(6) of the Code was in effect, including the requirement that an owner cannot refuse to lease a unit in the project to an applicant who holds a voucher or certificate of eligibility under Section 8 of the United States Housing Act of 1937 (p. 6).</p> <p>✎ The Applicant must submit a copy of a written letter committing to notify the public housing authority of the availability of low-income units. In the commitment letter, the Applicant must: 1) identify the location, the planned number of low-income housing units, the target population and the</p>

3 Evidence of the inverse: preferences or requirements for local participation should also be noted.

	expected placed-in-service date for the proposed project; 2) agree to notify the public housing authority or other such agency, in writing, of the availability of low-income housing units at least 60 days before the placed-in-service date of each building in the project; 3) agree to notify the public housing authority or other such agency, in writing and at least once a year, of the ongoing availability of low-income housing units; and 4) encourage the public housing authority or such other agency to make the above notices available in any way it deems appropriate to those people on a waiting list for public housing programs (p. A37).
F1. Incentives for larger family units.	≈ See points for large family projects (listed under O2). These points are for 3+ bedroom units. A Large Household consists of four or more persons who are not necessarily related (p. A57).
F2. Incentives targeting families/families with children	≈ See selection criteria #12 (under Notes).
G1. Scoring that promotes units for lowest-income households (<i>outside high-poverty areas</i>).	≈ Up to 60 points for additional low-income set-aside units (30-60% AMI). Scoring depends on set-aside percentages, income levels, and whether units are in a high or low-income county (p. A52-3).
REPORTING REQUIREMENTS	
H1. Racial/demographic reporting requirements.	≈ To the extent required of the Commission by federal law, the owner will assist the Commission with meeting federal reporting requirements by collecting and submitting information to the Commission annually concerning the race, ethnicity, family composition, age, income, use of rental assistance under section 8(o) of the United States Housing Act of 1937 or other similar assistance, disability status, and monthly rental payments of all low-income households (p. 5).

OVERALL ASSESSMENT

TOTAL POINTS POSSIBLE: 222. (Scoring systems is such that points can only be gained.)

Minimum points necessary: King County – 139; all other Counties – 134.

- *Strong and explicit NIMBY exemption policy.*
- *Clear and detailed QAP.*
- *Though point values relatively low, several scoring mechanisms for movement to high-opportunity areas – including explicit mention of developments in high-opportunity areas.*

Notes:

In determining housing priorities, the Commission will give weight to projects which, among other things (p. 1-2):

1. are located in areas of special need as demonstrated by location, population, income levels, availability of affordable housing and public housing waiting lists;
2. set aside units for special needs populations, such as large households, the elderly, the homeless and/or the disabled (O2);
3. reserve federally assisted projects as low-income housing units ((-) **A6**);
4. rehabilitate buildings for residential use;
5. include the use of existing housing as part of a community revitalization plan (**A8**);
6. have received written authorization to proceed as a United States Department of Agriculture - Rural Housing Service multifamily new construction project approved by the Commission;
7. are historic properties;

8. are located in targeted areas;
9. leverage public resources;
10. maximize the use of credits;
11. demonstrate a readiness to proceed;
12. serve tenant populations of individuals with children (**F2**);
13. are intended for eventual tenant ownership (**O3**); and
14. promote energy efficiency.

Should the King County Credit Pool go undersubscribed, the credit will be split between the Metro and Non-Metro Credit pools according to the geographic sizing proportions. If the Metro Pool is undersubscribed, the Commission will look to the remaining Non-Metro projects first for funding. If the Non-Metro Pool is undersubscribed, the Commission will look to the remaining Metro projects first for funding. In the event that both the Metro and Non-Metro Pools are both undersubscribed, the Commission will look to projects located in King County to ensure that all credit is allocated. The Metro and Non-Metro Credit Pools will each be divided into two parts – Preservation and Recapitalization Set-Aside (the “P&R Set-Aside”) and New Production set-aside. In King County only, preservation and recapitalization projects will compete with new construction projects (p. A45-6).

Facilities Table (see A4b):

CIVIC & COMMUNITY FACILITIES		SERVICES	RETAIL
<ul style="list-style-type: none"> • Medical clinic or office • Licensed Adult or senior care • Licensed Childcare • Community or recreation center • Entertainment venue (theater, sports) • Educational facility (including k-12 school, university, adult education, vocational school, community college) • Cultural arts facility (museum, performing arts) 	<ul style="list-style-type: none"> • Police or fire station • Public Library • Public park • Post office • Place of worship • Government office that serves public on-site • Social services center 	<ul style="list-style-type: none"> • Bank • Restaurant, café, diner • Laundry, dry cleaner • Gym, health club, exercise studio 	<ul style="list-style-type: none"> • Supermarket • Other food store with produce • Farmers’ market • Hardware store • Pharmacy • Clothing retail • Other retail

OTHER CATEGORIES	
O1. Scoring that promotes units for persons with disabilities.	⚡ See points for disabled populations (listed under O2).
O2. Scoring that promotes units for special needs populations.	<p>⚡ See selection criteria #2 (under Notes).</p> <p>⚡ Up to 35 points for projects providing ≥75% of total units as Supportive Housing for the Homeless OR up to 20 points for projects that select 2 of the following: Provide ≥20% of units as Housing for Farmworkers, Provide ≥20% of units as Housing for Large Households (F1); Provide ≥20% of units as Housing for Persons with Disabilities (also O1); Provide ≥20% of units as Housing for the Homeless; Provide an Elderly Housing Project (p. A54).</p>
O3. Scoring to promote home ownership.	⚡ See selection criteria #13 (under Notes).

	<p>≈ 2 points 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. This plan must address financial and programmatic structure; timing of ownership transfer; eligibility and selection process for potential owners; and all lienholder interests (p. A77).</p>
O4. Provisions affirmatively furthering fair housing laws.	<p>≈ Owner must be able to show that at all times all units in the project were for use by the general public, including the requirement that no finding of discrimination under the Fair Housing Act occurred for the project (p. 6); and that to the extent required by federal law the property is in compliance with the Fair Housing Accessibility Guidelines as issued in the Federal Register Vol. 56, No. 44 (p. 7).</p> <p>≈ Applicant must agree that any Housing Commitment for Priority Populations will be established, implemented, and kept in compliance with the Fair Housing Act, as amended; the Architectural Barriers Act of 1968; the Americans with Disabilities Act; and any other local, state, and Federal nondiscrimination or accessibility laws, regulations, or requirements (p. A58).</p>