

Revisions to the October 9, 2009 proposal are highlighted below.

TEMPORARY CREDIT SET-ASIDE FOR HOPE VI PROJECTS

For Tax Credit program years 2010-2012, 20% of per capita Annual Authority, less the prior year's Forward Credit Commitment, will be set-aside for HOPE VI Projects each year. Up to 50% percent of such "HOPE VI" set aside will be available for HOPE VI Projects in King County and up to 50% percent for HOPE VI Projects in Kitsap County.

This HOPE VI Set-Aside will not be expanded beyond King and Kitsap Counties, nor increased to greater than 20% of per capita Annual Authority, less the prior year's Forward Credit Commitment, nor extended beyond program year 2012.

For the purposes of this HOPE VI Credit Set-Aside policy, a "HOPE VI Project" is any Competitive 9% tax credit project located within a public housing community revitalization project that is entitled to receive HOPE VI financing from HUD pursuant to an enforceable grant agreement executed in 2008 or 2009. A HOPE VI project is not required to have the Hope VI Grantee as part of the ownership entity nor does the Hope VI funding have to be part of the project's financing-

An award of Credit under the HOPE VI Set-Aside is subject to the following terms, conditions and requirements:

1. If an Applicant selects the HOPE VI Set-Aside category but does not receive an award of Credit there under, the Project is not eligible for Credit from the balance of the Annual Authority.
2. Applications seeking an award of credit under the HOPE VI Credit Set-Aside must satisfy the program's Fully Funded policy. Credit requests will not be held or carried forward for not fully funded Applications.
3. Any Applicant requesting an award of HOPE VI Set-Aside Credit, or the grantee of the qualifying HOPE VI funding, or any related party thereto may not submit an Application for an award of competitive Credit with respect to any other Project in the same Application round. This limitation does not prohibit the Applicant from requesting an award of Noncompetitive 4% Credits.
4. With respect to the 2010 Application and all subsequent applications for Credit under this Set-Aside, an Applicant must select the maximum points in each of the following:
 - At least 50% of the units developed using HOPE VI Set-Aside Credit shall be committed for households at or below 30% of AMGI.
 - i. Public housing residents returning to the site shall be included in the units subject to the Additional Low-Income Housing Commitment regardless of their current income, provided that upon turnover the unit is rented to a household with an income at or below 30% AMGI in accordance with Commitment requirements.
 - the "Additional Low-Income Use Period" Allocation Criteria (i.e., commit to an additional period of 22 years), and

- the “Developer Fee” Allocation Criteria (i.e., commit to limit developer fees to 10%), and
- select the “Donation in Support of Local Housing Needs” Allocation Criteria, and
- Special Needs Housing Commitment totaling at least 20 allocation points (i.e., commit to at least two 20% Special Needs Housing Commitments.)

•The applicant may elect to meet the Special Needs Housing Commitment of 20% of the Total Housing Units for Persons with Disabilities, in either the proposed project or in the overall HOPE VI development if that will enhance the overall project’s housing mix and goals; provided that if the latter option is chosen the 20% requirement shall then be in place for the overall development (i.e. assume the project is 100 units and the development upon completion will contain 200 units, 20% will then be 40 units rather than 20 units).

5. The reservation and allocation of Credit shall be subject to such other terms, conditions and requirements as the Commission determines may be reasonably necessary to further the housing priorities, preferences and goals of the Tax Credit Program.

HOPE VI Credit Set-Aside Policy Specific to King County Projects:

1. Credit awarded pursuant to the HOPE VI Set-Aside to Projects located in King County shall count, dollar for dollar, against the King County Credit limitation described in Chapter 3, Section G of these Policies.
2. If the funding in any one year of this set-aside displaces other projects in King County which otherwise would have been funded under the King County cap, then the amount required to fund those projects may be funded through the Forward Commitment of tax credits from the following year in an amount not to exceed 10% of per capita Annual Authority. This Forward Commitment would come from the following years allocations allowed under the King County 40% maximum limit.

[Original 10/9/09 Proposed Language](#)