



Washington State Multifamily Housing Unit (MHU) Housing Trust Fund (HTF) Multifamily Rental Projects – Tribal Set-aside NOFA #MHU-2026-08

2026 FUNDING ROUND

Notice of Funding Availability (NOFA) and Solicitation of Project Applications

Published: June 29, 2026

Technical Assistance Period: June 29, 2026 – by 5pm Sept 8, 2026

Applications Deadline: By Noon on September 28, 2026

- 1. Read this Notice of Funding Availability (NOFA), its Appendices, and all of the instructions carefully;***
- 2. Respond to all of the questions in the application forms (all Excel and Word files); and***
- 3. Submit all materials/attachments as instructed. Refer to the “Application Requirements Checklist & Affidavits” documents).***

Submitting a complete application by the deadline is a threshold that needs to be met in order for an application to be reviewed and evaluated for funding.

For detailed instructions on how to complete the application, please review the Application Workshop videos on the MHU’s [Funding Opportunities webpage](#), located at the bottom under Training Resources for Grantees. Also please refer to the [HTF Handbook](#).

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Appendix B: Definitions

I. Introduction

A. Overview

The Department of Commerce's Multifamily Housing Unit (MHU) is soliciting applications from Tribes and/or Tribally-Designated Housing Entities (TDHEs) for *new* multifamily rental affordable housing projects in need of capital funding.

This Notice of Funding Availability and Solicitation (NOFA) is intended for applicants seeking to increase the stock of affordable housing stock in Washington State, or to preserve existing affordable housing stock through rehabilitation. **Projects that receive awards as a result of this NOFA must execute a contract with the Department of Commerce (Commerce) by March 30, 2028, and begin construction shortly thereafter.**

Applicants dependent on an allocation of 4% Low Income Housing Tax Credit (LIHTC) will be accepted and reviewed, but there will be no award announcement or guarantee of funding until the Washington State Housing Finance Commission (WSHFC) announces the 4% LIHTC funding recipients.

For the purposes of this NOFA, Multifamily Rental Housing refers to a project intended to provide habitable space to more than one household (including single-person households). This can take any of the following forms:

- A single building consisting of two or more distinct units, each of which is inhabited by an unrelated household. This encompasses a continuum from duplexes to high rise apartment buildings;
- A set of at least two structures, initially constructed as housing for unrelated households, which is managed as a single functional unit. This includes single-residency houses that are owned and managed by a single entity; and
- A building, or set of buildings, which by initial design or through adaptive renovations, is used to provide sleeping space to more than one single individual, with shared living, food preparation, and sanitary facilities. This includes shelters, dormitory-style housing (e.g. for seasonal farmworkers), and group home facilities.

Multifamily housing may take a form not listed here. Commerce reserves the right to determine whether a project meets its program criteria.

Consistent with the HTF Handbook and legislative requirements, projects must demonstrate feasibility and a reasonable path to readiness within program timelines. Commerce will evaluate readiness with flexibility where appropriate, recognizing varying Tribal capacity and development conditions.

II. Funds Available

The total funds awarded in 2026 will be determined by the readiness of the proposed projects to proceed to construction and the quality of applications.

A. Capital Budget Appropriation [ESSB 5195, Section 1021(1)(a)]

The Washington State Legislature enacted a set-aside of at least 10 percent of the funds appropriated to the Housing Trust Fund in the 2025-2027 Capital Budget for Tribal projects. When the additional funds

appropriated in the 2026 Supplemental Budget (SSB 6003) are accounted for, a total of approximately \$25.7 million is being made available through this opportunity.

III. Timeline – Subject to revision based on business needs

Project Applications Solicited (this NOFA)	June 29,2026
Technical Assistance, Application Clarifying Questions and Answers	June 29,2026 - By 5pm Sept 8, 2026
Deadline for Submittal of Waivers (readiness elements, ESDS, etc.)	By 5pm September 8, 2026
Project Applications Due to <u>and Received by</u> Commerce	BY NOON on September 28, 2026
List of Applications Received Published on MHU Website	October 19, 2026
Final Funding Decisions and Awards	Approx. January 15, 2027
Contract Execution and Construction/Development Started	March-April 2028

Note: MHU reserves the right to revise the above timeline at its sole discretion.

IV. Conditions of This NOFA

A. Pre-development and Application Preparation Costs

Completion of a competitive application often requires significant time and expense. MHU recognizes that applicants will incur costs preparing for and submitting their applications. All applicants should be aware that Commerce cannot be held responsible for pre-development or application preparation costs in response to this NOFA, regardless of whether funding is awarded.

B. Eligible Applicant

[Only organizations of the following types are considered Eligible Applicants for the funds being offered via this NOFA:](#)

- Federally recognized Indian tribes with land in the state of Washington, or
- Tribally Designated Housing Entities (TDHEs) operating under the control of a federally recognized tribe with land in Washington State

C. Tribal Eligibility and Project Location

Eligible applicants for this funding are federally recognized Tribal governments with land in Washington State, consistent with [RCW 43.185A.040](#).

Projects must be located within the geographic boundaries of Washington State. Eligible applicants are limited to federally recognized Tribes with land in Washington State.

Projects funded under this NOFA are not required to be located on Tribal trust land. Eligible projects may be located on Tribal trust land, fee land, or other eligible land within Washington State.

Applicants will be required to provide documentation demonstrating Tribal authorization and project alignment with Tribal housing priorities, as further described in Appendix A (Threshold Criteria) and Section VI (Application Checklist).

D. Eligible Activities

The project must only include activities that are eligible under HTF legislation (RCW 43.185A) and per HTF stated policies (as communicated via the [HTF Handbook](#)). Applicants are responsible for ensuring that their application meets this criterion by becoming familiar with Sections 202.2 and 202.5 of the [HTF Handbook](#) and [RCW 43.185A.140](#).

Because requirements for new construction projects greatly differ from requirements for rehabilitation projects, applications seeking funding for new construction projects must be submitted separately from applications seeking funding for acquisition and rehabilitation activities. This also applies to multiple location projects, where a site, or sites, will be construction, and other sites will be acquisition and rehabilitation. A separate application must be submitted for each activity, e.g., one application for construction activities, one application for acquisition and rehabilitation activities. Appropriate duplicate materials may be shared between the two applications.

i. Eligible / Ineligible Project Type

HTF funds can only be used for affordable housing for low-income households (i.e. households earning up to 80% of Area Median Income, AMI). If a project includes other components, such as commercial spaces, nonprofit facilities, or market-rate housing (i.e., not rent-restricted), those components **cannot** be funded with HTF funds.

In general, projects that provide medical or mental health services are identified as *facilities* and are not eligible for HTF funds.

Ineligible projects may be eligible for other capital funds from Commerce (e.g. [Community Capital Facilities – Behavioral Health \(wa.gov\)](#)).

ii. Eligible Costs

Eligible costs are listed at Chapter 2, Section 202.5 of the [HTF Handbook](#).

E. Populations to be Served

The funds made available via this NOFA are for the provision of housing to all population types (e.g., Families with Children, Seniors, Veterans) subject to the prioritizations described in Appendices A (Multifamily Rental Projects). All populations and income-levels proposed in a received application will be incorporated *as-is* into any resultant contracts.

F. Need and Impact

Commerce will evaluate applications using a broader framework of housing needs that may include proportional need relative to Tribal population, levels of overcrowding and homelessness, overall housing demand, housing cost burden across income levels, and local housing market conditions and affordability. Evaluation may also consider imminent health and safety risks, such as environmental hazards or unsafe housing conditions, and the overall community impact of the proposed project, including its ability to reduce housing instability and provide long-term benefit to the Tribal community. These factors are intended to supplement, not replace, statutory requirements and the guidance provided in the HTF Handbook.

G. Funding Limits

Per [RCW 43.185A.150\(8\)](#), the department may not establish a maximum **per-applicant** award. However, the legislature established a maximum **per project** award of \$10 million (ESSB 5195, Section 1021(1)(a)). Applicants may apply for multiple projects without limitation.

H. ESDS Compliance

Compliance with the Evergreen Sustainable Development Standard (ESDS) is required for all projects. Where projects include a rehab scope of work, ESDS applies to all covered elements. Rehab projects are strongly encouraged to take the opportunity to enact weatherization related upgrades – any costs related to such work are considered Eligible Costs and may be reimbursed with program funds.

Please visit the [ESDS Webpage](#) for additional information.

I. Waivers

Applications must meet all of the thresholds identified in the review criteria described in the appropriate Appendix in order to be considered for funding. The Multifamily Housing Unit reserves the right to issue threshold waivers at its sole discretion; waiver requests are subject to review and approval by the Managing Director of the MHU.

Applicants should consult the [HTF Handbook](#) (Sections 207.5 and 301.2.1) prior to requesting a waiver.

Waiver requests must be submitted in writing via email **no later than by 5pm September 8, 2026**, to htfapp@commerce.wa.gov. Waiver requests must be on organizational letterhead and clearly state a rationale for the waiving of the relevant threshold(s). Factors for consideration include, but are not limited to, geographic location, readiness, target population, access to other funding sources, scale of project, and long-term financial viability of the project. MHU also considers past performance of the applicant including whether projects were completed on time, within budget, and in accordance with relevant program guidelines.

In reviewing waiver requests, Commerce will consider the unique conditions of Tribal projects, including infrastructure constraints, land status, and capacity limitations, consistent with HTF policy and legislative requirements.

J. Application Review Process

All applications received will be reviewed and evaluated.

If required items are missing from a received application, MHU will provide notification via email to the main contact listed in the application and give them an opportunity to correct the issue(s). Failure to respond with documentation or explanations may lead to an application being declined.

Applications will be evaluated and ranked based on the criteria detailed in Appendix A: Application Evaluation Criteria, with final decisions made in reference to criteria detailed under the Determinants section of Appendix A.

K. Reporting Requirements

i. Awards Data

Commerce is required to report to the legislature, at a minimum, all area median income levels for the awarded funds. As a result, area median income levels, as submitted for funding consideration, **may not be changed after a project is awarded funds.**

ii. Third Party Certification of Final Development Costs

Commerce is required to report to the legislature certified final project development costs, including data and descriptive statistics such as average and median per unit costs, regional costs variation, and other costs that Commerce may deem necessary to improve cost controls in affordable housing. A separate line item has been included in the application forms dedicated to the cost for the applicant to conduct a third party certification (i.e., audit) of their project's final development costs. Applicants are encouraged to use this new line item for their estimated third party cost certification, which is an eligible cost for reimbursement under the MHU policies (see [HTF Handbook](#) for details).

V. Application Documents and Instructions

A. Submittal Requirements

ONLY electronic submissions of the application forms and supporting materials will be accepted. Hardcopies of the application or materials WILL NOT be accepted by Commerce.

All application materials must be submitted electronically via a file sharing site (e.g. GoogleDocs, Dropbox). Application documents are typically too large to be attached to an email; applicants should NOT attempt to submit their application materials via email.

Applicants requiring reasonable accommodation to participate in this application submission process must contact MHU no later than by 5pm September 8, 2026, to make appropriate arrangements. Requests for accommodation should be submitted as early as possible to ensure sufficient time to coordinate and provide necessary support. Submit requests to htfapp@commerce.wa.gov.

MHU strongly recommends applicants submit their application materials 1-2 days prior to the due date to allow time to mitigate any technical difficulties.

Links to application document locations on the file sharing sites must be submitted via email to the HTF Applications inbox:

htfapp@commerce.wa.gov

Please indicate in the subject line that the materials are submitted for the **HTF Multifamily Rental Projects NOFA #MHU-2026-09**.

NOTE: If MHU cannot access the files uploaded to the site by the submittal deadline, the project will be considered to have NOT been submitted. It is therefore **strongly** encouraged that applicants establish a "test" link to ensure that MHU can access their submittal folders.

B. Submittal Deadline

Complete applications must be received by MHU by NOON (PST) on September 28, 2026. MHU strongly recommends applicants submit their application materials 1-2 days prior to this date to allow time to mitigate any technical difficulties.

Once an application is submitted, applicants will receive an email confirmation of receipt within 3 days following the submittal date. If confirmation is not received within this period, **it is the applicant's responsibility to follow up by submitting an inquiry to htfapp@commerce.wa.gov.**

In the event MHU is not in receipt of an application by the deadline, if the applicant can provide proof of a good faith attempt to timely submit the application (e.g., a screen cap of their "sent" box that clearly indicates the date), the application will be accepted. Otherwise, the application will be determined to not have arrived on time and will not be reviewed.

C. Application Components

Project application documents can be downloaded from Commerce's [Applying to the Housing Trust Fund webpage](#).

Applications in response to this NOFA must be submitted using the correct materials and instructions. All applicants must use the **2026** application documents. **Applicants must NOT use other versions. DO NOT convert documents to PDF.**

i. Application

Download the documents from the Application Documents folder [here online folder](#).

- **2026 Tribal Set-aside Application (Microsoft Word)**
Name this file as follows: "[PROJECT NAME] – Project Narrative".
- **2026 Tribal Set-aside Forms - 2026 Edition (Microsoft Excel)**
Name this file as follows: "[PROJECT NAME] – CFA Forms".
- **2026 Tribal Set-aside Self-Assessment (Microsoft Word)**
Name this file as follows: "[PROJECT NAME] – Self-Assessment".
- **2026 Tribal Set-aside Affidavits and Assurances for Multifamily Rental Housing Projects seeking Financing (Microsoft Word)**
Name this file as follows: "[PROJECT NAME] – Affidavits".
- **2026 Tribal Set-aside Application Requirements Checklist – (Microsoft Word)**
Name this file as follows: "[PROJECT NAME] – Table of Contents".

iii. Attachments

All supplemental documents are listed in the **2026 Tribal Set-aside Application Requirements Checklist** – document, as appropriate to the project.

Use the following naming and file conventions for attachments:

- Number documents as per the Checklist.
- All files should be submitted in their original format – do not convert electronic documents to PDF format.

- Scanned copies of paper documents must be legible with reasonably sized font and, when applicable, clear signatures and dates.
- PDFs should be searchable whenever possible and **should not be submitted “locked.”** If this requirement conflicts with the policies of contracted consulting firms (e.g., those engaged to complete Market Studies), please contact MHU staff directly. Otherwise, the materials will need to be resubmitted.

VI. Award Terms

A. Holdback of Funds

All projects, regardless of MHU administered funding uses, will have a minimum of five percent (5%) of their MHU administered funds retained until the project is completed, including receipt by MHU of materials related to the Placed in Service process. This ensures that projects will meet all requirements of MHU administered funds, including the provision of materials needed for long term monitoring and legislative reporting. The retainage percentage aligns with other public funders’ requirements.

B. Type of Award

Awards will be made in the form of loans or grants, subject to the terms discussed in section VII(C).

C. Terms of Award

The financing structure of each project will depend on the project type, population served, and the financial underwriting and structure of the project. The following terms will be applied to all new contracts awarded under this NOFA.

- A. Recoverable grants¹ will be offered for emergency shelters², transitional housing³, group homes⁴,** (including Adult Family Homes, Oxford houses and State Operated Living Alternatives), seasonal farmworker housing and homeownership projects. This means the funds will be contracted as a grant so long as the terms of the contract are met for the duration of the commitment period. If the contract’s terms are not met, Commerce may recover the granted funds. Recoverable grants will also be offered when required by a budget appropriation/proviso or by the funding source (e.g., tax-exempt bonds can *only* be granted). Funds are recoverable if there is a change of use, change of ownership, refinance, sale of property, or violation of contract terms.
- B. Fully deferred payment loans will be offered for all other multifamily rental housing⁵ projects for the duration of their contract terms.**
 - 1. The loans will be payable in full, including accrued 1% simple interest, at loan maturity or at the end of the contract’s commitment period (40 or 50 years).

¹ Prevailing wages will likely apply to projects receiving grants from the state (refer to [RCW 39.12](#)).

² Shelters provide short-term or temporary accommodation for those experiencing homelessness, which do not require occupancy agreements or leases or charge “rent.”

³ Transitional housing tenants occupy a property subject to a lease, which is not renewable beyond a given time horizon, typically 24 months. Such projects primarily serve tenants experiencing homelessness.

⁴ Group homes are single-family dwelling structures, in which multiple unrelated residents do not constitute a household, but in which each resident shall be considered to be a separate household occupying a separate room. These will include: Adult Family Homes, Oxford houses and sober living housing, and State Operated Living Alternatives (SOLA).

2. Loan repayment prior to loan maturity or prior to the end of the contract's commitment period, including a shared appreciation payment, will be required in the event of a property's change in use or sale, except when sold to the original project sponsor or when transferred to another eligible entity pre-approved by Commerce, and when the original sponsor or eligible entity will commit to assume the current contract and covenants and fulfill their requirements through the end of the commitment period.

C. Other loan terms may be offered IF/WHEN the awardee requests loans with hard loan payments. Commerce will *not* issue loans with soft or cash-flow loan payments.

The State's interest in a property will be secured by appropriate collateral and documentation, including a Contract, Deeds of Trust, Low Income Housing Covenants (with a minimum of 40 years), and Promissory Notes.

VII. Application Review Feedback and Reconsideration

A. Notification of Funding Decisions

All applicants will be notified in writing of Commerce's funding decisions. Commerce will publish a list of awarded.

B. Applicant Feedback (Debrief)

Applicants whose projects are not selected for funding may request a debrief to better understand the evaluation of their application.

Commerce will contact you after awards are announced.

Debrief responses will be provided verbally and may include a summary of application strengths and weaknesses, general feedback on scoring and evaluation criteria, and guidance for future application rounds. Debrief feedback is intended to support applicant learning and future competitiveness and will not include comparative information about other applications.

C. Request for Reconsideration

Applicants may submit a written request for reconsideration if they believe that a material error occurred in the application review process or that the application was not evaluated in accordance with the criteria outlined in this NOFA.

Requests for reconsideration must be submitted in writing within 5 business days following receipt of the debrief response and must clearly identify the specific error(s) or concern(s), along with any supporting documentation.

Commerce will review the request and issue a written response. Review of reconsideration requests is limited to the evaluation process and does not include re-scoring or re-ranking of applications based on new or additional information.

D. Final Determination

Funding decisions made by Commerce are final. Requests for reconsideration are limited to review of potential errors in process and do not constitute a formal appeal or grievance process.

Commerce retains full discretion in funding decisions in accordance with [RCW 43.185A](#), the Capital Budget proviso, and the [HTF Handbook](#). 4% LIHTC projects.

Projects that include 4% LIHTC financing to be sought in WSHFC’s 4%/Bond round in early 2026 will be accepted and reviewed as any other project. All MHU awards are Conditional upon the securing of all necessary funds, but 4% projects are a special case due to the timing of WSHFC’s 4%/Bond round. Any award made to a 4% project will be considered Conditional upon it’s securing an allocation in the 2026 Round. Should an awarded project not receive an allocation, MHU will rescind the award and consider using the reclaimed funds to award a project or projects it was not able to fund. MHU reserves the right to designate such reclaimed funds as being for the 2026 Round, or to be used to fill gaps in previously-awarded projects, as it deems appropriate.

VII. Questions

Questions or requests for additional information about this NOFA or the application materials should be submitted to the NOFA Coordinator, via email to the inbox identified below:

htfapp@commerce.wa.gov

Indicate in the subject line that the question is related to the HTF Multifamily Rental NOFA #MHU-2026-09.

As part of the application process under this NOFA, questions can be submitted through, **by 5pm September 8, 2026**. MHU will publish, and update as necessary, a questions and answers document with the NOFA on the [Applying to the Housing Trust Fund](#) webpage.

Open Application Period	
TA/Office Hours #1	Tuesday, July 23, 2026
TA/Office Hours #2	Tuesday, August 18, 2026

Washington State Multifamily Housing Unit NOFA [MHU-2026-09] Appendix A: Multifamily Rental – Tribal Set-aside Application Evaluation Criteria

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OVERVIEW AND CONCEPT

Commerce will use the following process and criteria to evaluate all Multifamily Rental project applications (including shelters) seeking funds from the Washington State Housing Trust Fund (HTF) program.

The project review process consists of three main phases or decision points:

- **Decision Point #1** – Eligibility & Completeness
- **Decision Point #2** – Priorities
- **Decision Point #3** – Determinants

The intent of scoring and ranking is to objectively establish which projects most closely align with MHU's goals, priorities and legislative priorities.

Finally, Commerce will make decisions after taking into account a risk assessment of the organization, and input from other public funders involved in each project (city, county, and the Washington State Housing Finance Commission).

Disclaimer:

If some of the requirements or criteria below appear to be in conflict or supersede the requirements or conditions laid out in the [HTF Handbook](#), the requirements in this NOFA prevail. If in doubt, applicants should contact the NOFA Coordinator for clarification **before the end of the technical assistance period identified earlier in the NOFA.**

DECISION POINT #1 –ELIGIBILITY & Completeness

In order for applications to be considered for funding, they must meet ALL of the items identified below and, in this NOFA, (see Section IV(H) of the NOFA for information regarding waivers.

E-1. Applicant

[Applicants must be eligible under RCW 43.185A.040. Only organizations of the following types are considered Eligible Applicants for the funds being offered via this NOFA:](#)

- Federally recognized Indian tribes in the state of Washington
- Tribally Designated Housing Entities (TDHEs) operating under the control of a federally recognized tribe with land in Washington State

Tribal Eligibility and Project Location

Projects must be located within the geographic boundaries of Washington State. Eligible applicants are limited to federally recognized Tribes with a governmental presence in Washington State.

There is **no requirement** that the proposed project be located on Tribal trust land. Projects may be located on Tribal trust land, fee land, or other eligible land within Washington State.

Required Documentation:

To meet this threshold requirement, applicants must provide:

- A **Tribal resolution or official authorization** supporting the project; and
- If located off Tribal trust land, documentation demonstrating the project’s connection to the Tribe (e.g., service area description, membership eligibility criteria, or other supporting materials).

E-2. Completeness of Application

All fields in the application forms require a response, and all information requested must be provided at time of submittal. If particular documents are not available at the time of application, applicants must submit a formal waiver request before the end of the technical assistance period identified earlier in this NOFA.

Applicants **MUST** contact MHU staff during the technical assistance period established in this NOFA to address any questions or confusion regarding whether fields, questions, or materials must be submitted at time of application. Applicants must still make every reasonable effort to submit all required documents in a complete state by the deadline.

Attachments determined by the applicant to be “not applicable” and hence purposefully omitted must have their reasoning well explained. **Commerce reserves the right to make final determinations regarding applicability.**

E-3. Experience and Readiness

The applicant must have previously developed a similar affordable housing project (e.g., similar project type, size, funding structure). If it does not, it must either hire an experienced development consultant or partner with a developer that has affordable housing development experience. See Section 201.4.1 and 206.2 of the [HTF Handbook](#).

If an applicant enters into a partnership with an experienced organization, the structure of the partnership must be documented. Such an agreement must contain the following provisions:

- Meaningful control over the administration of the project; and
- A right not to be removed without cause and at the sole discretion of the partnership.

Time-to-Completion

The project schedule must reflect that the applicant will have secured all funding sources and be ready to execute the MHU contract and start construction, no later than 15 months from the date the award of funding is announced. This is estimated to be March 2028. Commerce reserves the right to extend this deadline in unique and unforeseeable circumstances.

Funding

All funding sources must be secured prior to application to Commerce, with the exception of funding sources which have been applied for simultaneously, and for which it can be reasonably expected that decisions will be made and announced prior to or simultaneously with Commerce’s decisions.

Site Control

The project site must be under the control of the project applicant, in accordance with Section 205.3 of the [HTF Handbook](#).

Zoning

Zoning of the project site must be appropriate for the proposed project, in accordance with Section 205.12 of the [HTF Handbook](#). This requirement applies to all new construction projects *and* to scattered-site projects with a new construction element.

Applicants must demonstrate that the proposed project is allowable under the applicable land use authority. For projects located on fee land, this includes compliance with local jurisdiction zoning and permitting requirements. For projects located on Tribal trust land, applicants must provide documentation of Tribal land use approval or authorization.

The applicant will be required to show, as a condition of award, that the site will be properly zoned and that the proposed project has received all discretionary (public hearing(s) required) local planning approval(s) by the time of contract execution, unless a waiver is granted by Commerce at the time of award.

In order to demonstrate Completeness to proceed in their application, the applicant will be required to identify whether the proposed use is allowed under land use regulations adopted by the local jurisdiction. If it is not allowed, the applicant will be required to answer the following:

- whether an amendment to the comprehensive plan and zoning ordinance is required;
- whether an amendment to the zoning code is required;
- whether annexation is required;
- whether division of land is required; and
- whether a variance, special or conditional use permit, or shoreline/critical area permits are required.

If any of the above are required, the application must include a timeline for obtaining these approvals and explain the likelihood of obtaining approval prior to the execution of the contract.

Environmental

Projects with secured property or properties, or new construction projects, must provide the documentation listed below at application. For scattered site acquisitions of existing single-family houses, the following items will be accepted after an award but prior to closing on each property.

For projects involving new construction

A Phase I Environmental Site Assessment (Phase I ESA) that meets all of the requirements described in Section 205.4.1 of the [HTF Handbook](#) must be submitted for each site included in a project. Any additional site characterization work that is recommended by the Phase I ESA preparer, including, but not limited to, Phase II ESAs, must accompany each application.

Projects involving existing structures

For projects involving acquisition, adaptive reuse, or rehabilitation of existing buildings, limited surveys for Mold, Lead Based Paint, Asbestos must be included as part of Phase I. Any additional site characterization work, including, but not limited to, Phase II ESAs, recommended by the Phase I ESA preparer, must accompany each

application. If harmful materials are documented to be present, or if presence is determined to be highly probable, plans must be included with the application for the mitigation of each issue.

If the structures are completely demolished, limited survey for Mold, Lead Based Paint, testing is required.

All Projects

Project budgets must include sufficient funds to satisfactorily accomplish any remediation activities recommended by the required characterization work. Any such funds must be clearly allocated in the designated line items of the project development budget. Remediation activities are eligible for reimbursement under this NOFA.

E-4. Eligible Activities

The project must only include activities that are eligible under HTF legislation and per HTF stated policies (as communicated via the [HTF Handbook](#)). Applicants are responsible for ensuring that their application meets this criterion by becoming familiar with Sections 202.2 and 202.5 of the [HTF Handbook](#) and [RCW 43.185A.140](#).

Because requirements for new construction projects greatly differ from requirements for rehabilitation projects, applications seeking funding for new construction projects must be submitted separately from applications seeking funding for acquisition and rehabilitation activities. This also applies to multiple location projects, where a site, or sites, will be construction, and other sites will be acquisition and rehabilitation. A separate application must be submitted for each activity, e.g., one application for construction activities, one application for acquisition and rehabilitation activities. Appropriate duplicate materials may be shared between the two applications.

Eligible / Ineligible Project Type

HTF funds can only be used for affordable housing for low-income people. If a project includes other components, such as commercial spaces, nonprofit facilities, or market-rate housing (for higher income people), those components cannot be funded with HTF funds. Increasingly, more projects are needed to provide medical or mental health services that include housing or residential stays. In general, these are identified as facilities and are not eligible for HTF funds.

*If licensure is required, the specific project type must be identified as eligible in the Notice of Funding Availability (NOFA). Ineligible projects may be eligible for other capital funds from Commerce (e.g. [Community Capital Facilities – Behavioral Health \(wa.gov\)](#)).

Eligible Costs

Eligible costs are listed at Chapter 2, Section 202.5 of the [HTF Handbook](#). For the purposes of this NOFA, **relocation expenses** are being reclassified as an **eligible cost**.

DECISION POINT #2 – PRIORITIES

Projects applying for the Tribal Set-aside funding will be evaluated based on these programmatic characteristics. The Total Project Score will be based on the number of points awarded as detailed below to the maximum number of points applicable to that project. These quantitative metrics account for a majority of the evaluators' decisions

The Total Project Score a project receives will be based on the number of points awarded as detailed below.

Priorities	Score Range	Max Score
1. Imminent Health & Safety Risk	0 to 20	20
2. Community Impact	0 to 20	20
3. Housing Need	0 to 20	20
4. Populations Served	0 to 15	15
6. Leverage	0 to 5	5
7. Project Scope & Housing Model	0 to 20	20
Total Maximum Score (if all elements apply)		100

P-1. Imminent Health & Safety Risk (Self-Assessment): 0 to 20

Imminent Health & Safety: 0 to 20 points

Projects will be evaluated based on the extent to which they address imminent health and safety risks affecting current or future residents. This category is intended to prioritize projects that respond to urgent conditions that pose a direct threat to health, safety, or habitability.

Imminent health and safety risks may include, but are not limited to:

- Environmental hazards (e.g., flooding, wildfire risk, climate-related threats, unstable land conditions)
- Severely substandard or unsafe housing conditions (e.g., structural failure, mold, lack of basic utilities, overcrowding at unsafe levels)
- Conditions that place residents at immediate risk of displacement, injury, or loss of life

Applicants must clearly describe the nature and severity of the conditions and provide supporting documentation, which may include reports, assessments, inspections, or other verifiable data. Commerce will independently evaluate and validate all claims.

Scoring

- No Need: No identified imminent health or safety risks
- Low Need: Minor or emerging risks that do not pose an immediate threat to residents
- Medium Need: Documented risks that impact resident safety or habitability but are not immediate or severe
- High Need: Significant and well-documented risks that pose an immediate threat to health, safety, or housing stability

P-2. Community Impact (Self-Assessment): 0 to 20 Points

Community Impact: 0 to 20 points

Projects will be evaluated based on the extent to which they provide meaningful and lasting impact to the community. This category is intended to assess how effectively the proposed project addresses local housing challenges and contributes to long-term community stability and well-being.

Community impact may include, but is not limited to:

- Reduction in overcrowding or homelessness
- Units delivered relative to Tribal community size (proportional impact)
- Ability to house or return Tribal members to the community
- Contribution to long-term housing stability and community benefit
- Alignment with Tribal housing priorities, plans, or identified needs

Applicants must clearly describe the anticipated community impact and provide supporting documentation where available. Commerce will independently evaluate and validate all claims.

Scoring:

- No Impact: Minimal or no demonstrated community impact
- Low Impact: Limited or narrowly focused impact affecting a small portion of the community
- Medium Impact: Moderate impact addressing identified housing needs for a segment of the community
- High Impact: Significant and well-documented impact that meaningfully improves housing conditions, reduces instability, or provides broad and lasting benefit to the community

P-3 Housing Need (Self-Assessment): 0 to 20 Points

Housing Need: 0 to 20 Points

Projects will be evaluated based on the extent of demonstrated housing need within the community. This category is intended to assess the scale, severity, and context of housing challenges, with emphasis on proportional need and local conditions.

Housing need may include, but is not limited to:

- Proportional housing need relative to Tribal population
- Overcrowding and homelessness
- Waitlists and overall housing demand
- Housing cost burden across income levels, including households above 80% AMI
- Local housing market conditions and affordability, including the availability of alternative housing options

Applicants must clearly describe the level of housing need and provide supporting documentation, which may include data, reports, waitlists, housing assessments, or other verifiable information. Commerce will independently evaluate and validate all claims.

Scoring

- No Need: No demonstrated or minimal housing need
- Low Need: Limited or localized housing need with minimal impact on the broader community
- Medium Need: Documented housing need affecting a portion of the community, including measurable demand or cost burden

- High Need: Significant and well-documented housing need affecting a large portion of the community, including high levels of overcrowding, homelessness, unmet demand, or lack of available housing alternatives

P-4. Populations Served: 1 to 15 Points

Target Populations: 1 to 15 points

Projects are evaluated with relation to persons/households served according to both the identified populations (proportion of units targeted to specific populations) and income levels. Status at entry will be scored separately. Scores will be weighted based on the specificity of unit targeting; units targeted for specific populations will receive higher scoring than units for low-income households in general, and units targeted to special needs populations (see [HTF Handbook](#) Glossary) will receive the heaviest weighting.

Due to their importance in the application scoring mechanism, units can only be listed once (i.e., the total number of units targeted to populations cannot exceed the total physical units). Alternatively, a project may indicate its units are targeted for “multiple special needs.”

Note that any units indicated in the application as being targeted for a specific population, as well as designated as permanent supportive housing for homeless-at-entry, will be required as part of any resultant award and contract.

Specificity – 1 to 5 Points

The number of units for targeted populations in a project will be compared with the total number of low-income units in the *same* project, i.e., the percent of units for each targeted population.

Scores will be calculated based on the ratio of the proposed unit restrictions to the state where all units in a project are restricted at the highest level. Total number of units in project is multiplied by the highest weight value. This gives F_{MAX} . The number of units in each weighting band is then multiplied by the relevant number and the total summed. This gives F_{PROP} . F_{PROP} is then divided by F_{MAX} , and the resulting ratio number is multiplied by the stated point value (i.e., 5).

Special Needs (weight 3)	Specific Population (weight 2)	Nonspecific (weight 1)
Behavioral Health	Farmworker – Permanent	General
Chronic Mental Illness	Farmworker - Seasonal	
Intellectually/Developmentally Disabled	Families/Households with Children	
Physically Disabled	Seniors	
HIV/AIDS	Veterans	
Multiple Special Needs	Young Adult (18-24)	
Frail Elderly		
Substance Abuse Disorder		
Survivors of Domestic Violence		
Traumatic Brain Injury		
Youth <18		

- E.g. Project A has 20 total units, of which 10 are for Families with Children (a specific population) and 10 are for General. The total number of units (20) is multiplied by the weighting factor for Special Needs (3), giving an F_{MAX} of 60. The 10 specific population units and 10 general units are multiplied by their weighting factors (2 and 1, respectively), giving an F_{PROP} of 30 ($10*2 + 10*1 = 30$). The F_{PROP} value is divided by the F_{MAX} value, resulting in 0.5, which is then multiplied by the point value (10), resulting in a Specificity Score of 2.5.

NOT HOMELESS TO PSH – 1 to 5 points

Similarly, projects will receive a score based on the proportion of units targeted to households who are Homeless at entry, and whether the housing provided will qualify as Permanent Supportive Housing (PSH). The greatest weight will be accorded to PSH units; the least weight will be accorded to units for households not homeless at entry.

Status	Weight
PSH	3
Homeless at Entry	2
Not Homeless at Entry	1

Area Median Income (AMI): 0 to 5 points:

The degree to which each project proposes to serve the *lowest* income populations will be evaluated. The number of units in a project that are targeted for households earning 30% of AMI (50% for rural) will be compared with the total number of affordable units in the same project, i.e., the percent of affordable units specifically targeted to 30% (50% for rural) AMI.

Example: a project serving 30% (50% for rural) AMI *exclusively* will score higher than a mixed-income project, *regardless* of the size of project.

P-5 Leverage (0 to 5)

Leverage: (0 to 5)

Projects will be evaluated based on the extent to which they include **additional financial resources beyond the requested HTF funding**. This category is intended to recognize projects that demonstrate financial commitment, diversified funding, or the ability to advance with support from multiple funding sources.

Leverage may include, but is not limited to:

- Public funding sources (federal, state, or local)
- Tribal funding commitments
- Private or philanthropic funding
- Tax credit equity or other financing mechanisms

Applicants must identify all committed or reasonably expected funding sources and provide supporting documentation where available. Commerce will evaluate the credibility and relevance of all identified funding sources.

Scoring

- **No Leverage:** No additional funding sources identified beyond the requested HTF funding
- **Leverage Demonstrated:** One or more additional funding sources are identified, committed, or reasonably expected to support the project

P-6. Project Scope & Housing Model 0 to 20 Points

Project Scope & Housing Model: (0 to 20)

Commerce staff will critically evaluate through expert and professional assessment the proposed project's scope of work and service model, as applicable to the project. This includes, but is not limited to, the following considerations:

- Clarity of concept
- Comprehensiveness of budgets
- Quality of long-term planning
- Consistency of information throughout the application
- Evidence of understanding of, and intent to comply with, applicable regulations and program rules
- Appropriateness of design for serving targeted populations
- Thoroughness of consideration of target populations' needs (including access to transit and employment opportunities)

If review staff find the quality of project scope to be of a level such that they feel justified in awarding zero points, an auxiliary review will be triggered. Additional staff members will review the project, and if the group agrees that zero points are justified, that project will be considered ineligible to receive a funding award.

Special considerations:

- For projects that propose to serve homeless populations, including homeless youth, MHU staff will seek feedback from the Homelessness Assistance Unit and the Office of Youth Homelessness Prevention, both of which are housed at Commerce.
 - For projects that intend to dedicate *some* of their units to providing permanent supportive housing, but which do not rise to the level of permanent supportive housing *projects*, MHU will seek feedback from the Office of Apple Health and Homes. *Projects that are fully dedicated to providing permanent supportive housing should complete and submit the AHAH Addendum.*
- The Housing Assistance Unit is the author of the "State's Homeless Housing Strategic Plan." MHU applicants who plan to apply for projects serving homeless populations are strongly encouraged to review it at: <https://www.commerce.wa.gov/serving-communities/homelessness/state-strategic-plan-annual-report-and-audits/>
- While the policy of the state generally is to encourage the development of Low- or No-Barrier housing, if a project with a more restrictive residency policy is proposed (e.g., "clean and sober" housing), it may still receive a favorable score if the applicant can substantiate it as a necessary part of a continuum of units for persons homeless at entry.
- For projects that propose to house people with behavioral or Chronic Mental Illness, MHU staff will engage the assistance of behavioral health specialists from the Health Care Authority in reviewing and evaluating the appropriateness of project details. Please see the definition of Chronic Mental Illness in Appendix E.
- Projects that propose to serve people with Chronic Mental Illness **must** document that treatment and supportive services will be provided to tenants for a *minimum* of forty (40) years. Projects will be evaluated based on the clarity and comprehensiveness of the proposed services, with length of commitment in excess of 40 years serving to increase a project's competitiveness.

DECISION POINT #3 – DETERMINANTS

This step will help determine which projects are viable and can be funded.

Full funding is the final eligibility & Completeness applied at the end of the evaluation process.

D-1. Organizational Capacity and Good Standing

Capacity

Organizations will be evaluated based on standing with Commerce, capacity, and past performance.

The applicant organization must demonstrate financial capacity to perform the proposed activities—both during the completion of development and ongoing operations of the project. The MHU asset management team will make this determination based on the applicant’s audited financial statements, and proposed sources and uses statement. See Section 206.1.2 of the [HTF Handbook](#).

Good Standing & Past Performance

The applicant organization must be in good standing with the MHU and Commerce, and must be fiscally sound. The MHU Portfolio Management Team will make this determination based on the applicant’s history with MHU and Commerce (per Section 206.1.1 of the [HTF Handbook](#)), and performance of current projects under contract.

Applicants that DO NOT have a history with MHU or Commerce but do have a history with local public funders (city, county, etc.), must document good standing with such funders in their submittal.

D-2. Coordination with Other Funders

If the project has public local (city, county) or other state (e.g., CDBG) funding, Commerce makes efforts to coordinate with the other public funders.

Consistency

Applicants seeking capital from other public funders must ensure that their applications are consistent across the funders, i.e., use the same counts of population targets, same area median income levels, same financing structure, sources and uses, etc. Inconsistent applications will lower Commerce’s ability to coordinate and partner with the other public funders. Confirmation of inconsistency may result in the project not being funded.

Complete Funding

MHU works to ensure its commitments are not made at cross-purposes with local funding sources, nor made in such a way that ties MHU funds up for unnecessarily long periods. **Funds from other public sources must therefore be documented as committed as of the announcement of MHU awards).** MHU will work to the greatest extent possible to make awards aligning with local funding priorities. Commerce will be making decisions in coordination with WSHFC on the 4% and 9% rounds.

If the project has no local or other funding (i.e., MHU is the only source), the full funding threshold may not apply. Evidence of local non-monetary or indirect monetary support specifically directed toward the project should be provided in the application and is evaluated in Priority [P-5](#).

D-4. Other Special Requirements or Priorities

Commerce must allow some flexibility for special requirements or priorities that cannot be scored in the priorities above (see [RCW 43.185A.150\(6\)](#)).

- A project may receive additional priority because:
 - Project includes a licensed early learning facility (ELF).
 - Project provides employment and training opportunities for disadvantaged youth under a youth build or youth build-type program as defined in [RCW 50.72.020](#).
- Other requirements that Commerce/MHU may deem necessary during the application evaluation process.

Washington State Multifamily Housing Unit NOFA [MHU-2026-09] Appendix B: Definitions

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Overview

The definitions in this Appendix are intended to provide additional clarity for the 2026 HTF Multifamily Rental funding round. A more extensive list of definitions and statutory requirements is included in the HTF Handbook at www.commerce.wa.gov/htf.

In instances where the definition provided below contradicts that provided in the HTF Handbook, the definition below should be interpreted as being in effect for NOFA #MHU-2026-01.

Adult Family Home

[70.128.010\(1\) RCW](#)

(1) "Adult family home" means a residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. An adult family home may provide services to up to eight adults upon approval from the department under RCW [70.128.066](#).

Affordable Housing

[43.185A.010 RCW](#)

(1) "Affordable housing" means residential housing for rental occupancy which, as long as the same is occupied by low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than thirty percent of the family's income. The department must adopt policies for residential homeownership housing, occupied by low-income households, which specify the percentage of family income that may be spent on monthly housing costs, including utilities other than telephone, to qualify as affordable housing.

Per [HTF Handbook](#), in the context of homeownership, affordability occurs when a household's monthly housing costs are generally no more than 38% of monthly household income and total debt is no more than 45% of monthly household income. Housing costs include mortgage principal, interest, property taxes, homeowner insurance, homeowner association fees, and land lease fees, as applicable. Total debt includes other debt and utilities.

Behavioral Illness

[WAC 182-538D-0200](#)

"Behavioral health" means the prevention, treatment of, and recovery from substance use disorders, mental health disorders or problem and pathological gambling disorders.

By and For

[Per Department of Commerce, Housing Division](#)

By-and-For Organizations are operated by and for the communities they serve. Their primary mission and history is serving a specific community. They are culturally based, directed, and substantially controlled by individuals from the population they serve. At the core of their programs, these organizations embody the community's central cultural values. In the affordable housing context, these communities must have demonstrated disproportionate representation in homelessness, housing instability, and housing affordability.

- Black, Indigenous, or other People of Color including people identified as socially disadvantaged as defined in 13 CFR Sec. 124.103.
- People with disabilities*
- People who identify as part of the d/Deaf and hard of hearing community
- People with behavioral health conditions, including substance use disorder.
- People who identify as LGBTQIA+**
- Survivors of family violence and/or intimate partner violence.
- Incarcerated and formerly incarcerated individuals.
- Undocumented individuals, immigrants and refugees, and mixed-immigration-status families and communities.

*Disability can be defined as having a physical or mental impairment (including cognitive, intellectual, and neurodevelopmental), or having a history of such impairment, or being perceived as having such impairment that severely limits one or more major life activity. This may include but is not limited to: people with physical disabilities, people with chronic health conditions, and/or people who are neurodivergent.

**LGBTQIA+ is an acronym for lesbian, gay, bisexual, transgender, queer/questioning, intersex, asexual and other identities including but not limited to: two-spirit, non-binary, pansexual, agender, etc.

Note:

Tribes, Nations and Tribal Development Housing Entities (TDHEs) are not required to complete a By-and-For assessment to receive priority consideration and benefit as By-and-For organizations.

Certificate of Occupancy

[64.55.060 RCW](#)

Upon completion of an inspection required by this chapter, the qualified inspector shall prepare and submit to the appropriate building department a signed letter certifying that the building enclosure has been inspected during the course of construction or rehabilitative construction and that it has been constructed or reconstructed in substantial compliance with the building enclosure design documents, as updated pursuant to RCW 64.55.020. The building department shall not issue a final certificate of occupancy or other equivalent final acceptance until the letter required by this section has been submitted. The building department is not charged with and has no responsibility for determining whether the building enclosure inspection is adequate or appropriate to satisfy the requirements of this chapter.

Cottage

For the purpose of the current Round, Cottages will mean single dwelling units smaller than 400 square feet, built on a foundation that provides complete living facilities such as living, sleeping, eating, cooking and sanitation. To be eligible for capital funding, these must be built to Washington State Building Code (Defined within Appendix Q of the Washington Residential Building Code revised 2021).

Early Learning Facility

43.31.565 RCW

(3) "Early learning facility" means a facility providing regularly scheduled care for a group of children one month of age through twelve years of age for periods of less than twenty-four hours.

Homeless Person

43.185C.010 RCW

(12) "Homeless person" means an individual living outside or in a building not meant for human habitation or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, people with mental illness, and sex offenders who are homeless.

Housing First

Housing First is an approach and framework for ending homelessness that is centered on the belief that everyone can achieve stability in permanent housing directly from homelessness and that stable housing is the foundation for pursuing other health and social services goals. Implementing Housing First involves both project-level and community-level dimensions. Implementing Housing First at project level, including in permanent supportive housing models, means having screening practices that promote the acceptance of applicants regardless of their sobriety or use of substances, completion of treatment, and participation in services. At the community-level, Housing First means that the homelessness crisis response system is oriented to help people obtain permanent housing as quickly and with as few intermediate steps as possible.

Imminent Risk of Homelessness

Per the Category 2 definition of [Homeless](#) at 24 CFR 91.5,

An individual or family who will imminently lose their primary nighttime residence, provided that:

1. Residence will be lost within 14 days of the date of application for homeless assistance;
2. No subsequent residence has been identified; and
3. The individual or family lacks the resources or support networks needed to obtain other permanent housing.

Note: Includes individuals and families who are within 14 days of losing their housing, including housing they own, rent, are sharing with others, or are living in without paying rent

Intellectual and/or Developmental Disability

71A.10.020(5) RCW

"Developmental disability" means a disability attributable to intellectual disability, cerebral palsy, epilepsy, autism, or another neurological or other condition of an individual found by the secretary to be closely related to an intellectual disability or to require treatment similar to that required for individuals with intellectual disabilities, which disability originates before the individual attains age eighteen, which has continued or can be expected to continue indefinitely, and which constitutes a substantial limitation to the individual. By June 30, 2026, the administration shall promulgate rules to further define developmental disability without the use of intelligence quotient scores.

Multifamily Housing

Multifamily Housing is defined by the Multifamily Housing Unit as a project intended to provide habitable space to more than one household (including single-person households). This can take any of the following forms:

- A single building consisting of two or more distinct units, each of which is inhabited by an unrelated household. This encompasses a continuum from duplexes to high rise apartment buildings
- A set of at least two structures, initially constructed as housing for unrelated households, which is managed as a single functional unit. This includes single-residency houses that are owned and managed by a single entity
- A building, or set of buildings, which by initial design or through adaptive renovations, is used to provide sleeping space to more than one single individual, with shared living, food preparation, and sanitary facilities. This includes shelters, dormitory-style housing (e.g. for seasonal farmworkers), and group home facilities.

Permanent Supportive Housing

36.70A.030 RCW

(31) "Permanent supportive housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at **imminent risk of homelessness** prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

Rural

Projects will be deemed "Rural" is defined by the Multifamily Housing Unit as if they are located in:

1. Counties with a population of less than 90,000, except for:
 - a. Cities within these counties with a population of greater than 25,000.

Cities within these counties which are associated with an urban area in a neighboring county or state.

2. Counties with a population greater than 90,000 but less than 390,000 when more than an aggregated 25% of that county's population resides in one substantially contiguous metropolitan area. In this case, the county except such metropolitan area would be considered Rural.
3. Counties with a population greater than 390,000, but where the project is located in a sufficiently remote location to be reasonably considered as not associated with an urban center. Projects thought to be in "Rural" areas under this definition should contact MHU staff for an official determination prior to submitting an application.

All population numbers are as of the [April 1 official population estimates](#) (April 1, 2025).

Serious and Persistent Mental Illness

71.24.025 RCW

(12) "Chronically mentally ill adult" or "adult who is chronically mentally ill" means an adult who has a mental disorder and meets at least one of the following criteria:

- a.) Has undergone two or more episodes of hospital care for a mental disorder within the preceding two years; or
- b.) Has experienced a continuous psychiatric hospitalization or residential treatment exceeding six months' duration within the preceding year; or
- c.) Has been unable to engage in any substantial gainful activity by reason of any mental disorder which has lasted for a continuous period of not less than twelve months. "Substantial gainful activity" shall be defined by the authority by rule consistent with Public Law 92-603, as amended.

Tiny Shelter

For the purpose of the current Round, a Tiny Shelter will be defined as a structure, intended for time-limited residency, which does not fully comply with the Washington State Department of Labor & Industries' definition of a Tiny House due to it lacking the amenities of a single dwelling unit (no kitchen/food preparation space and/or no bathroom). The structure may or may not be on a foundation. Washington State Building Code will be required when supplemental standards are adopted but are not eligible for the current Round.

Urban

An urban area or community is generally defined by the Multifamily Housing Unit as any municipality with a population greater than 25,000 and which does not fall into the definitions of rural. Projects located within a municipality with a population less than 25,000, but which is adjacent to a city deemed "Urban" may be deemed functionally related to that city and therefore also deemed Urban. Also review the Rural definition above