

WASHINGTON STATE HOUSING FINANCE COMMISSION  
 LOW-INCOME HOUSING TAX CREDIT PROGRAM

Available 2012 Annual Authority \$ 15,114,329

As of January 28, 2013

**2012 ALLOCATION LIST**

OID	Project Name	Set-Aside Category	Points	Credit Requested	City	County	LIH Units	Additional LIH Set-Aside - 1st	Additional LIH Set-Aside - 2nd	Additional Years	Farmworker	Large Households	Elderly Units	Disabled Units	Homeless Units	
<b>Qualified Non-Profit (QNP) Credit Set-Aside (10% of Total Annual Authority)</b>													<b>Available Credit:</b>		<b>\$1,542,193</b>	
12-29	Sand Point Stage 2 Housing	QNP	176	\$816,696	Seattle	King	54	50@30	25@40	22	0	0	0	0	41	
12-27	Delridge Supportive Housing	QNP	174	\$954,381	Seattle	King	66	50@30	25@40	22	0	0	0	0	50	
				\$ 1,771,077					120			0	0	0	0	91
<b>HOPE VI Credit Set-Aside (20% of per capita Annual Authority available)</b>													<b>Available Credit:</b>		<b>\$2,943,697</b>	
12-01	Fairwind Apartments	HOPE VI	153	\$1,466,849	Seattle	King	86	50@30	25@50	22	0	18	0	18	0	
12-23	Bay Vista Sr. Housing	HOPE VI	151	\$1,115,262	Bremerton	Kitsap	80	50@30	25@50	22	0	0	80	17	0	
				\$ 2,582,111					166			0	18	80	35	0
<b>Rural Development (RD) Credit Set-Aside (5% of per capita Annual Authority available)</b>													<b>Available Credit:</b>		<b>\$735,924</b>	
12-26	SSSC RD Portfolio Preservation	RD	152	\$721,000	scattered sites	Snohomish	127	40@30	50@50	22	0	26	127	0	0	
				\$ 721,000					127			0	26	127	0	0
<b>Rural Housing Credit Set-Aside (15% of per capita Annual Authority available)</b>													<b>Available Credit:</b>		<b>\$2,207,773</b>	
12-03	Lilac Place Apartments	Rural	164	\$708,296	Woodland	Cowlitz	37	50@30	25@40	22	0	0	0	0	29	
12-02	Lower Elwha Homes II	Rural	154	\$490,030	Port Angeles	Clallam	25	50@30	25@40	22	0	5	0	0	5	
12-30	Cambridge Apts	Rural	153	\$365,978	Centralia	Lewis	35	50@30	25@40	22	0	0	38	8	0	
12-05	Allegre Villa & Sandstone Apts	Rural	153	\$590,663	scattered sites	Lewis & Thurston	54	50@30	25@40	22	0	0	54	11	0	
				\$ 2,154,967					151			0	5	92	19	34
<b>General Pool</b>													<b>Available Credit:</b>		<b>\$ 7,684,742</b>	
12-19	4251 Aurora	QNP	169	\$718,274	Seattle	King	71	50@30	25@40	22	0	0	0	0	54	
12-15	Orleans Place	No Credit Set-aside	167	\$470,928	Bellingham	Whatcom	24	40@30	50@50	22	0	0	0	0	18	
12-11	Pioneer Park Place	QNP	166	\$422,775	Spokane	Spokane	28	50@30	25@40	22	0	0	0	6	6	
12-06	Impact Family Village	QNP	162	\$761,930	Seattle	King	60	50@30	25@40	22	0	12	0	12	0	
12-14	Grandview Family Housing	No Credit Set-aside	162	\$782,778	Grandview	Yakima	40	10@30	75@40	22	30	0	0	0	0	
12-20	South Kirkland Park & Ride	QNP	162	\$1,137,333	Kirkland	King	58	50@30	25@40	22	0	0	0	12	12	
12-12	Clare View Sr. Apts	QNP	162	\$1,466,849	Spokane	Spokane	183	50@30	25@40	22	0	0	183	37	0	
12-21	Artspace Mt. Baker Station Lofts	QNP	161	\$746,101	Seattle	King	56	50@30	25@40	22	0	12	0	12	0	
12-22	Quincy Family Housing	No Credit Set-aside	160	\$908,012	Quincy	Grant	50	75@40	10@30	22	38	0	0	0	0	
12-09	Broadwing LLC	No Credit Set-aside	159	\$520,021	Liberty Lake	Spokane	50	50@30	25@40	22	0	0	0	10	10	
				\$ 7,935,001					620			68	24	183	89	100
<b>Total Projects: 19</b>		<b>Total Credit Allocated:</b>		<b>\$ 15,164,156</b>	<b>Total Units:</b>		<b>1,184</b>				<b>68</b>	<b>73</b>	<b>482</b>	<b>143</b>	<b>225</b>	

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<b>Waiting List</b>															
12-10	Appleway Court II	No Credit Set-aside	159	\$591,360	Spokane Valley	Spokane	40	50@30	25@40	22	0	0	40	8	0
12-07	Lariat Gardens	No Credit Set-aside	159	\$981,100	Walla Walla	Walla Walla	50	50@30	25@40	22	0	0	0	10	10
12-18	Spruce 3 DBA Stonewood	No Credit Set-aside	159	\$1,138,076	Yakima	Yakima	58	50@50	40@30	22	0	0	0	0	44
12-04	Hillside Terrace Phase I	No Credit Set-aside	159	\$1,342,670	Tacoma	Pierce	70	50@30	25@40	22	0	14	0	14	0
12-13	Pasco Family Housing IV	No Credit Set-aside	155	\$968,280	Pasco	Franklin	60	40@30	50@50	22	45	0	0	0	0
12-28	Sunny View Village	Rural	150	\$686,752	Freeland	Island	35	50@30	25@40	22	0	7	0	0	7
12-08	Eklund Heights	Rural	150	\$981,100	Port Angeles	Clallam	50	50@30	25@40	22	0	10	0	10	0
12-16	Windgate Apts	Rural	142	\$961,478	Ellensburg	Kittitas	49	50@50	40@30	22	0	10	0	10	0
12-17	Villa Grande Apts	Rural	137	\$686,770	Grandview	Yakima	35	50@50	40@30	22	0	7	0	7	0
12-24	MSC Federal Way Veteran's Program*	QNP	171	\$627,904	Federal Way	King	32	50@30	30@50	22	0	0	0	0	24
12-25	Pioneer Lane II Apts (Disqualified)**	Rural	133	\$676,345	Omak	Okanogan	35	50@40	50@50	22	0	7	0	7	0
				\$ 9,641,835			514				45	55	40	66	85

**Total Credit Requested** \$ 24,805,991

**CREDIT AUTHORITY**

2012 Per Capita Credit Authority (\$2.20 x 6,830,038)	\$ 15,026,084
Less 2011 Forward Commitments	\$ (307,599)
<b>Per Capita Annual Authority Available</b>	<b>\$ 14,718,485</b>
National Pool Credit	\$ 66,049
Returned Credit	\$ 329,795
<b>Available 2012 Annual Authority</b>	<b>\$ 15,114,329</b>
Credit Allocated "above the line"	\$ 15,164,156
Forward Commitment of 2013 Credit	\$ (49,827)
<b>Total 2012 Annual Authority (used to establish the QNP Credit Set-Aside only)</b>	<b>\$ 15,421,928</b>
(Available 2012 Annual Authority plus 2011 Forward Credit Commitments)	

**% King County credit "above the line" (limit 40%\*\*\*** 45%

\*Project not fully funded

\*\* Project did not meet the Allocation Criteria Point minimum.

\*\*\* Exceeds 40% in accordance with the HOPE VI Credit Set-aside policy.