

WASHINGTON STATE HOUSING FINANCE COMMISSION
9% Competitive Housing Tax Credit Program

2013 FINAL ALLOCATION LIST

King County Pool

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	Low-Income Housing Units				Units for Priority Populations						
										30% AMI	40% AMI	50% AMI	60% AMI	Farm workers	Large Households	Elderly	Persons with Disabilities	Homeless		
13-22	Approved 3/28/13	The Caroline W. Apartments	Community House Mental Health Agency	Seattle	King	174	\$ 15,436	\$ 679,168	44	22	11	-	11	-	-	-	-	33		
13-02	Approved 2/28/13	Compass on Dexter	Compass Housing Alliance	Seattle	King	157	\$ 21,612	\$ 1,556,097	72	36	-	36	-	-	-	-	15	15		
13-29	Approved 2/28/13	Vantage Glen Phase 1	King County Housing Authority	Renton	King	151	\$ 20,068	\$ 642,167	32	16	-	16	-	-	32	7	-			
13-11	Approved 2/28/13	Third and Virginia Graduation Housing	Plymouth Housing Group	Seattle	King	147	\$ 20,068	\$ 1,284,352	64	32	16	-	16	-	-	-	13	-		
13-20	Approved 8/22/13	Bellevue Apartments	Low Income Housing Institute	Bellevue	King	145	\$ 17,989	\$ 1,007,383	56	28	-	17	11	-	-	-	-	12		
								King County Credit Allocated:	\$	5,169,167	268	134	27	69	38	0	0	32	35	60
								King County Credit Available:	\$	5,169,167										
								King County Credit Remaining:	\$	-										

Metro and Non-Metro Hold Harmless Reserve (max 2 projects)

13-36	Approved 4/25/13	Walla Walla Family Homes Two	Walla Walla Housing Authority	Walla Walla	Walla Walla	157	\$ 19,316	\$ 1,294,177	67	7	41	19	-	14	14	-	-	-		
13-34	Approved 4/25/13	Pioneer Lane II	TimberRiver Development	Omak	Okanogan	138	\$ 19,367	\$ 677,850	35	-	18	17	-	-	7	-	7	-		
								Credit Allocated:	\$	1,972,027	102	7	59	36	0	14	21	0	7	0

Metro Pool

13-05	Approved 4/25/13	The Delaney	Catholic Housing Services of E. Wash.	Spokane	Spokane	175	\$ 7,443	\$ 610,340	82	9	50	23	-	-	-	82	17	-		
13-44	Approved 3/28/13	Nativity House	Catholic Community Services of W. Wash.	Tacoma	Pierce	172	\$ 16,917	\$ 845,870	50	25	-	25	-	-	-	-	-	38		
13-23	Approved 4/25/13	Pivotal Point Apartments	Housing Authority of the City of Everett	Everett	Snohomish	169	\$ 25,568	\$ 511,360	20	10	5	-	5	-	-	-	-	15		
13-15	Approved 6/27/13	Freedoms Path at Vancouver WA	Communities for Veterans	Vancouver	Clark	168	\$ 19,063	\$ 953,159	50	25	13	-	12	-	-	-	-	38		
13-45	Approved 4/25/13	Cornwall	Catholic Housing Services Of W. Wash.	Bellingham	Whatcom	166	\$ 20,068	\$ 842,856	42	21	-	13	8	-	-	-	-	32		
13-12	Approved 4/25/13	Regal Arms	Western Region Nonprofit Housing Corp.	Spokane	Spokane	165	\$ 8,478	\$ 542,570	64	26	-	38	-	-	13	-	13	-		
13-13	Approved 3/28/13	Lilac Plaza	Spokane Baptist Association Homes	Spokane	Spokane	164	\$ 6,600	\$ 1,036,217	157	70	-	104	-	-	-	174	35	-		
								Metro Credit Allocated:	\$	5,342,372	465	186	68	203	25	0	13	256	65	123
								Metro Credit Available:	\$	5,055,683										
								Metro Forward Commitment:	\$	(286,689)										

Non-Metro Pool

13-04	Approved 6/27/13	Walla Walla VA Housing	Catholic Housing Services of E. Wash.	Walla Walla	Walla Walla	176	\$ 15,577	\$ 607,500	39	4	24	11	-	-	-	-	-	30		
13-42	Approved 3/28/13	Three Rivers Village	American Baptist Homes of the West	Richland	Benton	165	\$ 13,024	\$ 520,948	40	16	12	-	12	-	-	40	8	-		
13-32	Approved 4/25/13	Rivard Central Apartments	Trillium Housing Services	Yakima	Yakima	165	\$ 13,124	\$ 813,667	62	25	-	37	0	-	-	62	13	-		
13-16	Approved 3/28/13	Sail River Longhouse	Makah Tribal Housing Department	Neah Bay	Clallam	164	\$ 20,068	\$ 421,428	21	9	-	12	0	-	-	-	-	16		
13-28	Approved 4/25/13	Villa Kathleen, Evergreen Manor, and Fircrest Apts.	Mercy Housing Northwest	Scattered Sites	Skagit	162	\$ 10,862	\$ 901,549	83	42	21	-	20	-	-	83	17	-		
13-37	Approved 4/25/13	Yakima Family Housing	Yakima Housing Authority	Yakima	Yakima	158	\$ 9,763	\$ 1,464,418	150	60	45	-	45	-	30	-	30	-		
								Non-Metro Credit Allocated:	\$	4,729,510	395	156	102	60	77	0	30	185	68	46
								Non-Metro Credit Available:	\$	4,060,060										
								Non-Metro Forward Commitment:	\$	(669,450)										

2013 Credit Allocated Under NIMBY Policy & Special Commission Action*

12-03	Approved 3/22/2012	Lilac Place Apartments	Longview Housing Authority	Woodland	Cowlitz	-	-	\$ 708,037	37	19	9	0	9	-	-	-	-	29
12-20	Approved 9/26/2013	S. Kirkland Park and Ride	Imagine Housing	Kirkland	King	-	-	\$ 1,137,333	58	29	15	0	14	-	-	-	12	12

*Units listed under this heading are not included in the totals as they were accounted for in the original allocation year.

Statewide "Above the Line" Totals:		Total 2013 Projects: 20		Total 2013 Credit Allocated:		\$	19,058,446	1230	483	256	368	140	14	64	473	175	229
				2013 Credit Available:		\$	18,102,307										
				Total 2014 Forward Commitment:		\$	(956,139)										

Geographic Dispersion: No county was allocated more than 50% of the credit in its respective Geographic Pool; therefore, all counties may equally compete in the 2014 Tax Credit Round.

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Metro Waiting List

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	Low-Income Housing Units				Units for Priority Populations					
										30% AMI	40% AMI	50% AMI	60% AMI	Farm workers	Large Households	Elderly	Persons with Disabilities	Homeless	
13-35	Waitlisted	SSSC RD Portfolio	Senior Services of Snohomish County	Various	Snohomish	162	\$ 9,009	\$ 1,540,471	171	86	-	85	-	-	-	171	35	-	
13-26	Waitlisted	Northwest Corner Affordable Housing	Bellingham Housing Authority	Blaine	Whatcom	162	\$ 18,818	\$ 752,720	40	4	24	12	-	-	-	8	8		
13-03	Waitlisted	Towne Square Apartments Preservation	Affordable Community Environments	Washougal	Clark	161	\$ 12,245	\$ 489,800	40	20	-	20	-	-	-	8	-		
13-27	Waitlisted	New Tacoma 2 Senior Housing	Mercy Housing Northwest	Tacoma	Pierce	160	\$ 18,804	\$ 752,169	40	20	10	-	10	-	40	8	-		
13-25	Waitlisted	Arrowleaf Townhomes	Commonwealth Agency	Airway Heights	Spokane	159	\$ 18,531	\$ 463,273	25	3	15	7	-	-	-	5	5		
13-24	Waitlisted	Summit Ridge Apartments	Commonwealth Agency	Spokane	Spokane	157	\$ 15,619	\$ 937,163	60	6	36	18	-	-	-	12	12		
13-01	Waitlisted	2500 Hillside Terrace Ph 2	Tacoma Housing Authority	Tacoma	Pierce	157	\$ 18,818	\$ 1,317,260	70	35	-	35	-	-	14	-	14		
13-33	Withdrawn	Monroe Family Village	Housing Hope	Monroe	Snohomish	156	\$ 13,485	\$ 633,813	47	24	-	23	-	-	10	-	-		
13-10	Withdrawn	Prairie Oaks	Tacoma Housing Authority	Lakewood	Pierce	171	\$ 14,756	\$ 221,336	15	8	-	7	-	-	-	-	-		
									\$ 7,108,005	508	206	85	207	10	0	24	211	90	47

Non-Metro Waiting List

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	Low-Income Housing Units				Units for Priority Populations					
										30% AMI	40% AMI	50% AMI	60% AMI	Farm workers	Large Households	Elderly	Persons with Disabilities	Homeless	
13-31	Waitlisted	South Wilbur Manor	Trillium Housing Services	Walla Walla	Walla Walla	158	\$ 13,253	\$ 490,350	37	15	-	22	-	-	8	-	8	-	
13-06	Waitlisted	Lariat Gardens	Walla Walla Housing Authority	Walla Walla	Walla Walla	157	\$ 18,818	\$ 940,899	50	20	15	-	15	-	-	-	10	10	
13-07	Waitlisted	Eagle Nest	Colville Indian Housing Authority	Omak	Okanogan	157	\$ 20,066	\$ 401,320	20	8	6	-	6	-	4	-	-	4	
13-30	Waitlisted	Clarkston Family Housing	CDI of Washington	Clarkston	Asotin	155	\$ 12,563	\$ 1,532,650	122	49	-	73	-	-	25	-	25	-	
13-17	Waitlisted	Prosser Family Housing	Genesis Housing Services	Prosser	Benton	153	\$ 18,816	\$ 1,128,942	60	30	-	30	-	12	12	-	-	-	
13-18	Waitlisted	Granger Family Housing II	Catholic Charities Housing Services	Granger	Yakima	152	\$ 18,728	\$ 1,123,650	60	6	36	18	-	12	12	-	-	-	
13-19	Waitlisted	Sunnyside Family Housing	Sunnyside Housing Authority	Sunnyside	Yakima	152	\$ 18,818	\$ 752,720	40	4	24	12	-	8	8	-	-	-	
13-09	Waitlisted	Columbia Grove Apartments	Housing Authority of Grant County	Bridgeport	Douglas	151	\$ 19,622	\$ 588,660	30	12	-	18	-	6	6	-	-	-	
13-08	Waitlisted	Skokomish Homes I	Skokomish Indian Tribe	Skokomish	Mason	150	\$ 20,066	\$ 401,320	20	5	10	-	5	-	4	-	-	4	
13-14	Waitlisted	Eklund Heights	Peninsula Housing Authority	Port Angeles	Clallam	149	\$ 20,046	\$ 1,002,293	50	20	15	-	15	-	10	-	10	-	
13-43	Waitlisted	Fourth and Pearl Family Housing	Housing Authority of Pasco & Franklin County	Pasco	Franklin	149	\$ 20,066	\$ 983,234	49	25	13	-	11	10	10	-	-	-	
13-21	Withdrawn	Sunny View Village	Housing Authority of Island County	Freeland	Island	151	\$ 14,706	\$ 367,658	25	13	7	5	-	-	5	-	-	5	
									\$ 9,713,696	563	207	126	178	52	48	104	0	53	23

Statewide Allocation Round Totals:			Total Projects: 41	Total Credit Requested:				\$ 35,880,147	2301	896	467	753	202	62	192	684	318	299
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WASHINGTON STATE HOUSING FINANCE COMMISSION
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		Population	Per Capita Rate	Credit
State Credit Authority				
2013 Per Capita Credit		6,897,012	2.25	\$ 15,518,277
Less 2012 Forward Commitment	<u>Broadwing LLC (12-09)</u>			\$ (49,827)
Returned Credit	SSSC RD Portfolio (12-26)			\$ 721,000
National Pool Credit				\$ 67,101
Total 2013 Credit Authority for Geographic Credit Pool Division				\$ 16,256,551

King County				
37% of Total Credit Authority				\$ 6,014,924
Returned Credit	William's Apt (11-02)			\$ 127
Returned Credit for Reallocation under Special Co S. Kirkland Park and Ride (12-20)				\$ 1,137,333
Returned Credit Reallocated under Special Commission Action				\$ (1,137,333)
Funding Swap w/ Metro Pool				\$ 111,336
less first half of HOPE VI Payback				\$ (742,064)
less additional HOPE VI Payback				\$ (215,156)
Total Credit Available to King County				\$ 5,169,167

Balance of State				
63% of Total Credit Authority				\$ 10,241,627
plus first half of HOPE VI Payback				\$ 742,064
plus additional HOPE VI Payback				\$ 215,156
less Hold Harmless (Walla Walla Family Homes Two)				\$ (1,294,177)
less Hold Harmless (Pioneer Lane II)				\$ (677,850)
Credit to be split proportionately				\$ 9,226,820

Balance of State Proportionate Split				
Metro	35% of total credit	56% of Balance of State Total		
Non-Metro	28% of total credit	44% of Balance of State Total		

Metro Credit				
56% of Balance of State Credit				\$ 5,167,019
Funding Swap w/ King County Pool				\$ (111,336)
Credit Allocated				\$ (5,342,372)
Metro Forward Commitment from 2014	Lilac Plaza (13-13)			\$ (286,689)

Non-Metro Credit				
44% of Balance of State Credit				\$ 4,059,801
Returned Credit - NIMBY	Lilac Place (12-03)			\$ 708,296
NIMBY Credit Allocated	Lilac Place (12-03)			\$ (708,037)
Credit Allocated				\$ (4,729,510)
Non-Metro Forward Commitment from 2014	Yakima Family Housing (13-37)			\$ (669,450)

Qualified Nonprofit Allocations				
Total 2013 Credit Authority for Geographic Credit Pool Division				\$ 16,256,551
Returned Credit from King County				\$ 1,137,460
Returned Credit from Metro Pool				\$ -
Returned Credit from Non-Metro Pool				\$ 708,296
Total 2013 Credit Authority for QNP Requirement				\$ 18,102,307
Credit Allocated to QNPs	(13-02, 13-11, 13-20, 13-05)			\$ 4,458,172
Percent allocated to QNPs				25%

King County HOPE VI Payback				
Total Credit to be Repaid				\$ 1,484,129
less first half of HOPE VI Payback				\$ (742,064)
less additional HOPE VI Payback in 2013				\$ (215,156)
Remaining credit to be paid back in 2014				\$ 526,909