

WASHINGTON STATE HOUSING FINANCE COMMISSION
9% Housing Tax Credit Program
2021 Allocation List

King County Pool (January 2021 application round)

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	% of 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		
21-06		DESC Greenlake	Downtown Emergency Service Center	Seattle	King County	189	\$ 17,270	\$2,141,474.00	124	50%		50%							93	
21-27		Eastgate PSH 9%	Plymouth Housing Group	Bellevue	King County	189	\$ 23,279	\$2,141,689.00	92	50%		50%							69	
21-25		Sacred Medicine House	Chief Seattle Club	Seattle	King County	188	\$ 16,618	\$1,944,266.00	117	50%		50%							88	
21-10		DESC Bitter Lake	Downtown Emergency Service Center	Seattle	King County	188	\$ 21,415	\$2,141,474.00	100	50%		50%							75	
							\$ -													
							\$ -													
King County Credit Allocated:									\$8,368,903	433									325	
King County Credit Available:									\$6,760,668											
Balance:									(\$1,608,235)											

King County Waiting List

21-18		Ballard PSH [^]	Inland Group	Seattle	King County	186	\$ 15,863	\$1,253,180.00	79	50%		50%							60
21-20		Grata at Totem Lake 9%	TWG Development, LLC	Kirkland	King County	185	\$ 23,924	\$478,483.00	20	50%		50%							15
21-24		Horizon Housing at Totem Lake 9%	Horizon Housing Alliance	Kirkland	King County	185	\$ 24,392	\$1,951,338.00	80	50%		50%							60
21-05		DESC Burien [^]	Downtown Emergency Service Center	Burien	King County	180	\$ 22,540	\$2,141,260.00	95	50%		50%							72
21-22		Good Shepherd Housing [^]	Low Income Housing Institute (LIHI)	Seattle	King County	178	\$ 23,797	\$2,141,689.00	90	50%		50%							68
21-21		Sunset Gardens LLLP [^]	Renton Housing Authority	Renton	King County	177	\$ 24,542	\$1,865,172.00	76	50%		50%							57
21-02		Waters Estates [^]	Regional Area Youth Development Organization	Renton	King County	170	\$ 26,576	\$1,275,648.00	48	50%		50%							36
							\$ -												
King County Waiting List Balance:									\$ 11,106,770	488									368

Metro Pool (January 2021 application round)

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	% of 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	
Preservation and Recapitalization Pool																			
									\$0	0									0
New Production																			
21-03		Twin Lakes Landing II	Housing Hope	Marysville	Snohomish	170	\$ 26,575	\$1,594,476.00	60	50%		50%							30
21-16		Barkley Family Housing	Mercy Housing Northwest	Bellingham	Whatcom	169	\$ 22,597	\$1,739,942.00	77	50%		50%			16			16	
21-12		Mother Teresa Haven	Catholic Housing Services of Eastern Washington	Spokane	Spokane	168	\$ 26,576	\$1,275,648.00	48	50%	10%	50%	40%						24
21-15		Mercy PeaceHealth Family Housing	Mercy Housing Northwest	Vancouver	Clark	167	\$ 20,023	\$1,381,604.00	69	50%		50%			14			14	
							\$ -												
Total Metro Credit Allocated:									\$5,991,670	254									54
Metro Credit Available:									\$5,768,320										
Metro Balance (Total):									(\$223,350)										

Metro Wait List

21-26		Mirabeau Townhomes 9%	Commonwealth Agency, Inc.	Spokane Valley	Spokane	178	\$ 25,241	\$1,792,111.00	71	25%		50%	25%						36
							#DIV/0!												
Metro Waiting List Balance:									\$1,792,111	71									36

Non-Metro Pool (January 2021 application round)

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	% of 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	
Preservation and Recapitalization Pool																			
									\$0	0									0
New Production																			
21-17		Warrior Ridge Apartments	Port Gamble S'Klallam Housing Authority	Kingston	Kitsap	191	\$ 26,573	\$797,200.00	30	50%	25%	50%	25%						15
21-01		Evergreen Commons	Walla Walla Housing Authority	Walla Walla	Walla Walla	186	\$ 26,576	\$770,704.00	29	50%	10%	50%	40%						15
21-19		Mattawa II	Catholic Charities Housing Services	Mattawa	Grant	182	\$ 21,758	\$1,283,730.00	59	10%	50%	40%	40%	45					
21-11		FSCSS Family Housing Phase I	Family Support Center of South Sound (FSCSS)	Olympia	Thurston	182	\$ 26,573	\$1,647,547.00	62	50%		50%			0				31
21-09		Stonewood II [^]	Trillium Housing Services	Yakima	Yakima	181	\$ 20,000	\$820,000.00	41	50%		50%			31				0
21-13		Pasco Haven [^]	Catholic Housing Services of Eastern Washington	Pasco	Franklin	181	\$ 25,394	\$1,498,274.00	59	50%		50%			0				30
							#DIV/0!												
Non-Metro Credit Allocated:									\$6,817,455	280									91
Non-Metro Credit Available:									\$3,427,140										
Non-Metro Balance:									(\$3,390,315)										

Non-Metro Wait List

21-07		Hilltop II [#]	Trillium Housing Services/ MacDonald Ladd Developments	Wenatchee	Chelan	180	\$ 19,771	\$652,443.00	33	10%	50%	40%		25					0
21-14		7th and Hendricks Affordable Housing	Olympic Community Action Programs	Port Townsend	Jefferson	180	\$ 20,300	\$872,894.00	43	50%		50%		0					22
21-04		Fruitvale Housing [^]	Housing Authority of the City of Yakima	Yakima	Yakima	175	\$ 21,732	\$1,173,540.00	54	50%	10%	50%	40%						27
21-08		Orchard II [^]	Trillium Housing Services	Mattawa	Grant	173	\$ 20,302	\$974,505.00	48	10%	50%	40%		36					0
21-23		Clearwater Court	Northwest Real Estate Capital Corp (NWRECC)	Mabton	Yakima	165	\$ 25,341	\$1,267,029.00	50	10%	50%	40%		39					0
							#DIV/0!												
Non-Metro Waiting List Balance:									\$4,940,411	228					100	0	0	0	49

Statewide Allocation Round Totals:

Total Project Applications:									27	Total Credit Requested:				\$39,017,320	1,754	176	30	0	30	923
Total Projects Above Line:									14	Total Credit Above Line:				\$21,178,028	967	76	30	0	30	470
Application Success Percentage:									52%	Total Credit Available:				\$15,956,128						
Statewide FWD Commit:										(\$5,221,900)										

[^] Point total recalibrated as project did not receive Public Funding.

[#] Highest scoring Project of two scenarios.

^{*} Subject to Commission Board approval to further align with the Department of Commerce Housing Trust Fund.

9% Housing Tax Credit Program Credit Summary

	Population	Per Capita Rate	Credit
State Credit Authority			
2021 Per Capita Credit (IRS Notice Pending)	7,614,893	2.81250	\$ 21,416,887
			\$ -
2021 National Pool Credit (IRS Revenue Procedure TBD)			\$ -
Total 2021 Credit Authority			\$ 21,416,887
Total 2021 Credit Authority for Geographic Credit Pool Division			\$ 21,416,887
Less 2020 Forward Commitment	Taken From Pools Below		\$ (5,460,758)
King County			
35% of Total Credit Authority	35%		\$ 7,495,910
less 2020 KC fwd allocation of 2021 KC Credit			\$ (735,242)
plus KC Returned Credit			
Credit Allocated			\$ (8,368,903)
King County Balance			\$ (1,608,235)
Metro Credit			
37% of Total Credit Authority	37%		\$ 7,924,248
less 2020 Metro FWD allocation of 2021 Metro Credit			\$ (2,155,928)
plus Metro Returned Credit			
Credit Allocated			\$ (5,991,670)
Metro Balance			\$ (223,350)
Non-Metro Credit			
28% of Total Credit Authority	28%		\$ 5,996,728
less 2020 NM FWD allocation of 2021 NM Credit			\$ (2,569,588)
plus NM Returned Credit			
Credit Allocated			\$ (6,817,455)
Non-Metro Balance			\$ (3,390,315)
Metro Pool per County Limit 35% of Pool Authority			\$ 2,773,487
Non Metro Pool per County Limit (35% of Pool Authority)			\$ 2,098,855
Statewide Accounting of 2020 Credit			
Total 2021 Credit Authority			\$ 21,416,887
2020 Unused Credit			\$ -
2020 King County Forward Commitment			\$ (735,242)
2020 Metro Forward Commitment			\$ (2,155,928)
2020 Non-Metro Forward Commitment			\$ (2,569,588)
Returned Credit from King County			\$ -
Returned Credit from Metro Pool			\$ -
Returned Credit from Non-Metro Pool			\$ -
Credit Allocated to King County			\$ (8,368,903)
Credit Allocated to Metro			\$ (5,991,670)
Credit Allocated to Non-Metro			\$ (6,817,455)
Balance of 2020 Credit			\$ (5,221,900)
% of credit authority forward committed			24.38%
Qualified Nonprofit Allocations			
Total 2021 Credit Authority for Geographic Credit Pool Division			\$ 21,416,887
2020 Unused Credit			\$ -
Returned Credit from King County			\$ -
Returned Credit from Metro Pool			\$ -
Returned Credit from Non-Metro Pool			\$ -
Total 2021 Credit Authority for QNP Requirement			\$ 21,416,887
Credit Allocated to QNPs			=
Percent allocated to QNPs			0.00%
Forward Commitment RAC's of 2022 credit			
			\$ -
	Total		\$ -
Summary for 8610			
2021 Per Capita Credit			\$ 21,416,887
2021 National Pool Credit			\$ -
2021 Returned Credit			\$ -
Less forward Commitment from 2020			\$ (5,460,758)
TOTAL credit to allocate			\$ 15,956,128
2021 credit allocated (all pools)			\$21,178,028
Forward commitment of 2021 credit			\$ (5,221,900)