

**WASHINGTON STATE HOUSING FINANCE COMMISSION
9% Housing Tax Credit Program
2015 Allocation List**

King County Pool

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	
15-04	APPROVED 4/23	7th & Cherry Supportive Hsg*	Plymouth Housing Group	Seattle	King	171	\$ 14,869	\$1,144,893	77	50%	25%	25%						58	
15-06	APPROVED 4/23	Compass at Ronald Commons*	Compass Housing Alliance	Shoreline	King	159	\$ 20,310	\$1,198,297	59	50%		50%					12	12	
15-02	APPROVED 3/26	Mercy Othello Plaza*	Mercy Housing Northwest	Seattle	King	157	\$ 20,510	\$820,400	40	50%		50%		8			8		
15-03	APPROVED 2/26	University Commons	Low Income Housing Institute	Seattle	King	155	\$ 17,905	\$859,457	48	50%	25%		25%				10	10	
15-05	APPROVED 3/26	Providence Redmond Sr. Hsg	Providence Health & Services- WA	Redmond	King	155	\$ 20,505	\$1,517,383	74	50%	25%		25%			74	15		
King County Credit Allocated:									298					0	8	74	45	80	
King County Credit Available:																			
King County Forward Commitment:																			

Metro Pool

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 Set-aside																			
15-15	APPROVED 6/25	Woodlake Mercy Redevelopment	Mercy Housing Northwest	Snohomish; Lake Stevens	Snohomish	158	\$ 9,073	\$798,447	88	50%		25%	25%			88	18		
									\$798,447	252					0	32	88	50	0
New Production																			
15-25	APPROVED 3/26	Fr. Bach Haven II	Catholic Housing Services of Eastern Washington	Spokane	Spokane	172	\$ 18,634	\$931,718	50	10%	60%	30%						38	
15-27	APPROVED 3/26	VOA 2nd Avenue	Volunteers of America of Eastern Washington and Northern Idaho	Spokane	Spokane	172	\$ 17,674	\$883,699	50	10%	60%	30%						38	
15-16	APPROVED 4/23	Twin Lakes Landing	Housing Hope	Marysville	Snohomish	168	\$ 15,808	\$790,400	50	75%		25%						38	
15-12	APPROVED 4/23	Bay Terrace Phase II	Tacoma Housing Authority	Tacoma	Pierce	157	\$ 20,331	\$1,504,499	74	40%	30%		30%		15		15		
15-14	APPROVED 3/26	West 315	Community Frameworks	Spokane	Spokane	155	\$ 16,591	\$530,905	32	40%	30%		30%				7	7	
15-19	APPROVED 6/25	Oak Trace	Trillium Housing Services/MacDonald Ladd Developments	Tacoma	Pierce	153	\$ 16,326	\$963,233	59	50%		50%			8		8		
15-11	APPROVED 9/24	Palouse Trails Apartments	Commonwealth Agency & Whitewater Creek, Inc.	Spokane	Spokane	152	\$ 9,382	\$1,125,819	120	40%		60%			23		23		
Total Metro Credit Allocated:									567					0	55	88	80	121	
Metro Credit Available:																			
Metro Balance:																			

Metro Waiting List

15-18		Grand Boulevard	Trillium Housing Services/MacDonald Ladd Developments	Vancouver	Clark	152	\$ 19,420	\$524,337	27	50%		50%			6		6	
15-10		62nd Avenue Senior Housing	Affordable Community Environments	Vancouver	Clark	152	\$ 19,823	\$951,514	48	50%		30%	20%			48	10	
15-32	DISQUALIFIED	MSC Pierce Co Preservation	Multi-Service Center	Buckley; Gig Harbor	Pierce	157	\$ 7,507	\$330,297	44	50%		30%	20%		9		9	
15-24		Caples Terrace***	Vancouver Housing Authority	Vancouver	Clark	152	\$ 15,759	\$393,972	25	50%		50%					5	7
Metro Waiting List Balance:									144					0	15	48	30	7

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Non-Metro Pool

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 Set-aside																		
15-22	APPROVED 4/23	Sun Tower	Carmel Senior Housing, Inc.	Yakima	Yakima	157	\$ 9,410	\$1,317,405	140	40%	30%		30%	0	0	140	28	0
								\$ 1,317,405	140									

New Production

15-23	APPROVED 4/23	Olympia Commons	Low Income Housing Institute	Olympia	Thurston	169	\$ 20,510	\$861,420	42	50%		50%						32
15-28	APPROVED 3/26	Devoe II	Catholic Community Services of Western Washington	Olympia	Thurston	166	\$ 17,923	\$896,174	50	50%		50%						38
15-07	APPROVED 4/23	Totten Housing Development	Suquamish Tribe- Dept. of Community Development	Suquamish	Kitsap	153	\$ 15,806	\$189,677	12	50%	25%		25%		3		3	
15-26	APPROVED 3/26	Guadalupe Haven	Catholic Housing Services of Eastern Washington	Othello	Adams	151	\$ 14,397	\$1,223,765	85	10%	60%	30%		17	17			

Non-Metro Credit Allocated:	\$ 4,488,441	329			17	20	140	31	70
Non-Metro Credit Available:	\$ 4,469,849								
Non-Metro Balance:	\$ (18,592)								

Non-Metro Waiting List

15-08		Royal City Family Hsg II	Genesis Housing Services	Royal City	Grant	151	\$ 19,216	\$960,806	50	10%	60%	30%		10	10			
15-20		The 2207 Apartments	CDI Washington	Centralia	Lewis	150	\$ 16,270	\$634,536	39	40%		60%			6		6	
15-13		Discovery Village Apartments	Joint Pacific County Housing Authority (JPCHA)	Long Beach; South Bend	Pacific	149	\$ 16,245	\$666,036	41	40%		60%				41	9	
15-21		Yakima Affordable Housing**	Housing Authority of the City of Yakima	Yakima	Yakima	155	\$ 8,867	\$771,389	87	40%	30%		30%			88	18	
15-09		YNHA Tax Credit 6**	Yakama Nation Housing Authority	Wapato	Yakima	154	\$ 18,655	\$839,472	45	40%	30%	30%			9		9	
15-31		Walla Walla Scattered Site**	Walla Walla Housing Authority	Walla Walla	Walla Walla	153	\$ 12,815	\$1,076,444	84	40%	30%		30%		17		17	
15-17		Alder Hill**	CDI Washington	Warden; Connell	Grant; Franklin	152	\$ 10,878	\$761,492	70	50%		50%			14		14	
15-30		Linden Place**	Walla Walla Housing Authority	Walla Walla	Walla Walla	149	\$ 15,162	\$470,023	31	40%		60%				31	13	
15-29		Raymond Manor Apartments**	GMD Development LLC	Raymond	Pacific	147	\$ 8,376	\$293,146	35	40%		60%				35	7	
								Non-Metro Waiting List Balance:	\$6,473,344	482				10	56	195	93	0

Statewide Allocation Round Totals:

Total Projects:	32	Total Credit Requested:	\$ 26,682,395	1776	27	145	497	238	233
Total Projects Above Line:	18	Total Credit Available:	\$ 16,311,109						
		Statewide Balance:	\$ (10,371,286)						

*Credit allocated under the Qualified Nonprofit requirement of Section 42.

** Rehab projects in excess of program limits.

***Project not Fully-Funded.

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 2016 Tax Credit Round.

9% Housing Tax Credit Program Credit Summary

State Credit Authority	Population	Per Capita Rate	Credit
2015 Per Capita Credit (IRS Notice 20XX-##)	7,061,530	2.30	\$ 16,241,519
Less 2014 Forward Commitment			\$ (1,070)
2015 National Pool Credit			\$ 70,660
Total 2015 Credit Authority for Geographic Credit Pool Division			\$ 16,311,109

King County			
35% of Total Credit Authority	35%	\$	5,708,888
less 2014 KC allocation of Metro Credit		\$	(916,432)
less 2014 KC allocation of Metro Credit Hold Harmless		\$	42,233
plus KC Returned Credit		\$	-
Credit Allocated		\$	(5,540,430)
King County Forward Commitment from 2016		\$	(705,741)

Metro Credit			
37% of Total Credit Authority	37%	\$	6,035,110
Plus 2014 Metro Balance allocated to King County		\$	916,432
Plus 2014 Metro Balance allocated to Non-Metro		\$	97,352
Plus Remaining 2014 Metro Balance (2014 Unused Credit)		\$	-
less 2014 KC allocation of Metro Credit Hold Harmless		\$	(42,233)
plus Metro Returned Credit		\$	14,944
Credit Allocated		\$	(7,528,720)
Metro Balance		\$	(507,115)

Non-Metro Credit			
28% of Total Credit Authority	28%	\$	4,567,111
less 2014 NM allocation of Metro Credit		\$	(97,352)
plus NM Returned Credit		\$	90
Credit Allocated		\$	(4,488,441)
Non-Metro Balance		\$	(18,592)

Statewide Accounting of 2015 Credit			
Total 2015 Credit Authority for Geographic Credit Pool Division		\$	16,311,109
2014 Unused Credit		\$	-
2014 King County Forward Commitment		\$	-
2014 Metro Forward Commitment		\$	-
2014 Non-Metro Forward Commitment		\$	-
Returned Credit from King County		\$	-
Returned Credit from Metro Pool	Lilac Plaza	\$	14,944
Returned Credit from Non-Metro Pool	Villa Kathleen	\$	90
Credit Allocated to King County		\$	(5,540,430)
Credit Allocated to Metro		\$	(7,528,720)
Credit Allocated to Non-Metro		\$	(4,488,441)
Balance of 2015 Credit		\$	(1,231,448)