

Status Report
1987 – 1989
Tax Credit Properties

June 23, 2005

1987 – 1989 Allocation

- 113 properties totaling 3,689 units:
 - 3,120 units were set-aside at 60% AMI
 - 297 units were set-aside at 50% AMI
 - 223 units were market rate
 - 49 manager units
 - Special Needs Set-asides:
 - 526 Elderly set-aside units
 - 32 Disabled set-aside units

 - 46 of these properties are RHS
 - 67 properties are non-RHS
-

RHS

46 properties are currently in RHS program:

- 2 expire in 2007
 - 16 expire in 2008
 - 15 expire in 2009
 - 8 expire in 2010
 - 4 expire in 2033 or later
-
- One property left the RHS program in 1998
 - All Tax Credit restrictions expire by the end of 2005
-

Non-RHS

- Of the 67 non-RHS properties, 10 are further restricted by:

- 8 City of Seattle
- 1 CTED
- 1 Federal Home Loan Bank

Further restrictions expire between 2007 – 2041

- Tax Credit expiration
 - 46 Tax Credits expired prior to 2004
 - 13 expired in 2004 – still reviewing
 - 7 expires in 2005 – will report into 2006
 - 1 expiring in 2006
-

Property Ownership

of the 46 non-RHS, Tax Credit properties already expired



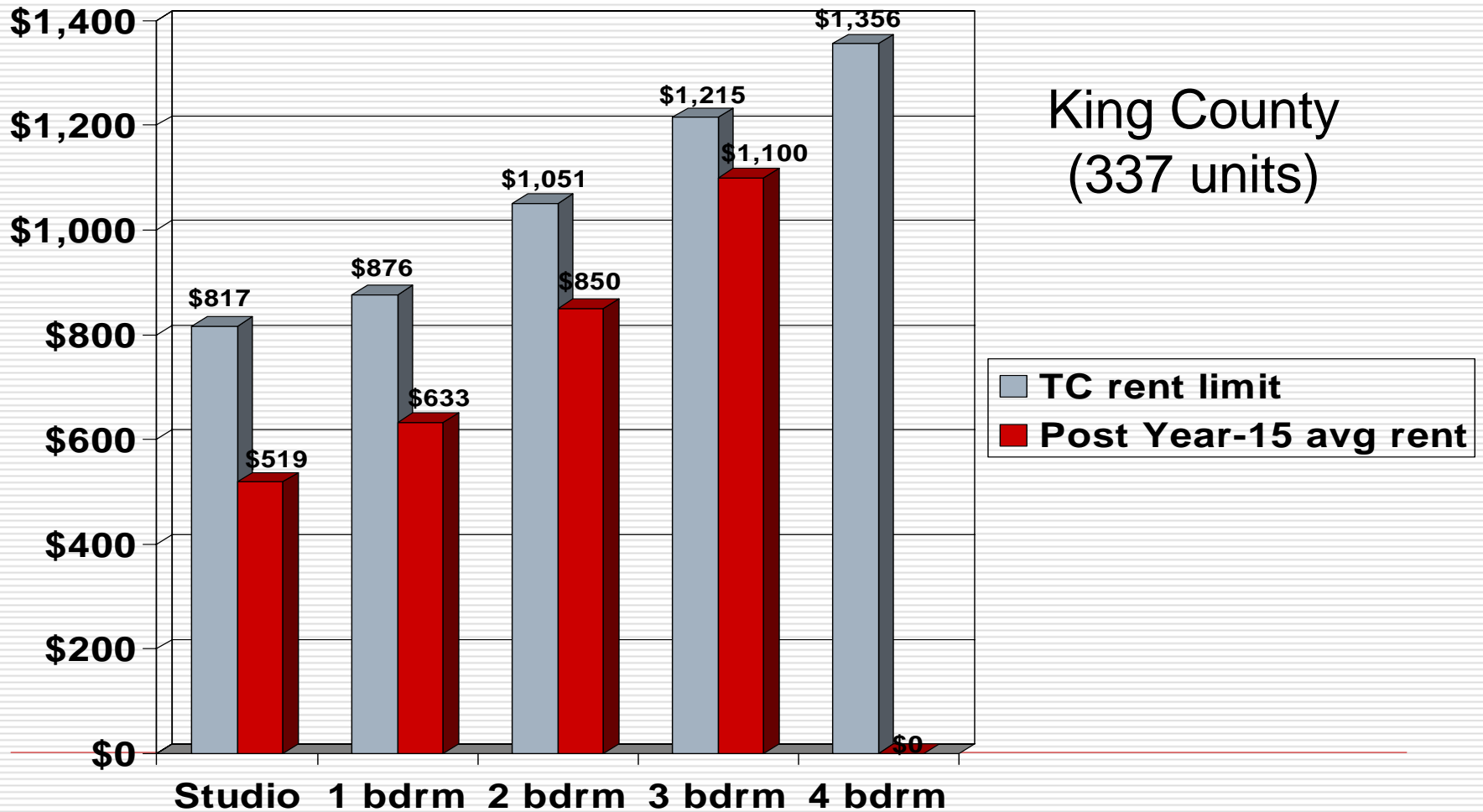
Property Ownership

of the 46 non-RHS, Tax Credit properties already expired

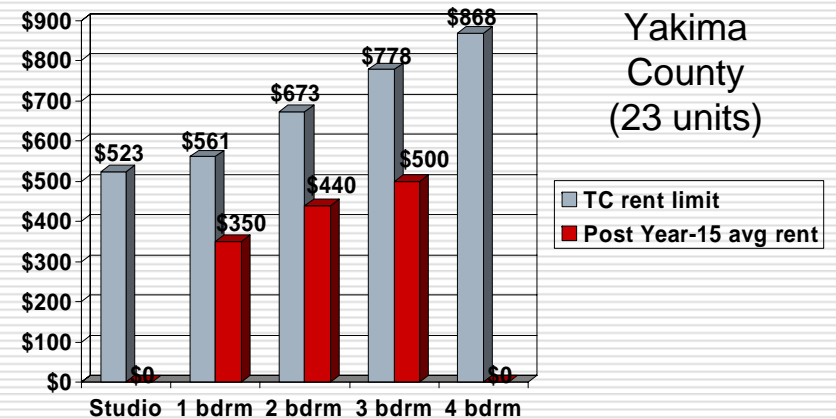
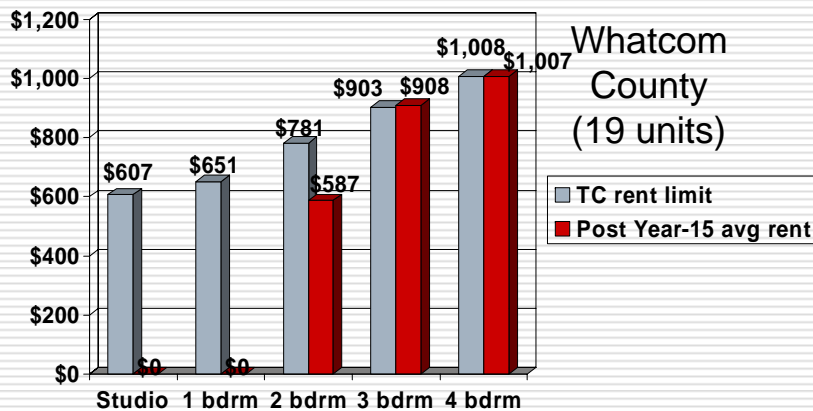
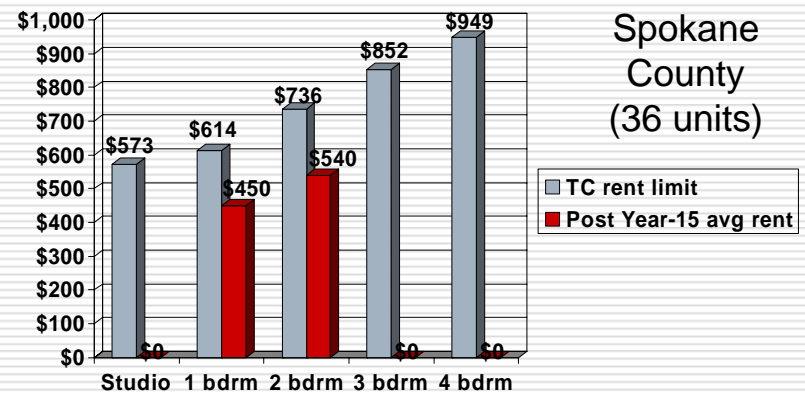
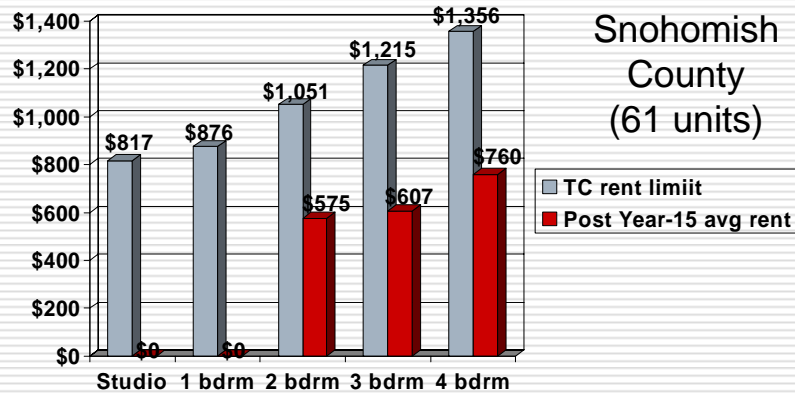
- Of the 9 properties known to have sold:
 - 2 sold to nonprofits and kept affordable
 - » Everett Housing Authority
 - » Bethany Church of Christ
 - 3 converted to market rate rents
 - 4 properties affordability is unknown

 - Of the 22 properties that have not been sold:
 - 18 are for profit owned
 - 4 are nonprofit owned
-

Applicable Tax Credit Rent Limit vs. Post Year-15 average rent



Applicable Tax Credit Rent Limit vs. Post Year-15 average rent



Annual Turnover

Properties responded with a wide range of answers

- 100% turnover
 - 40%
 - 25%
 - 20%
 - 17%
 - Less than 5%
-

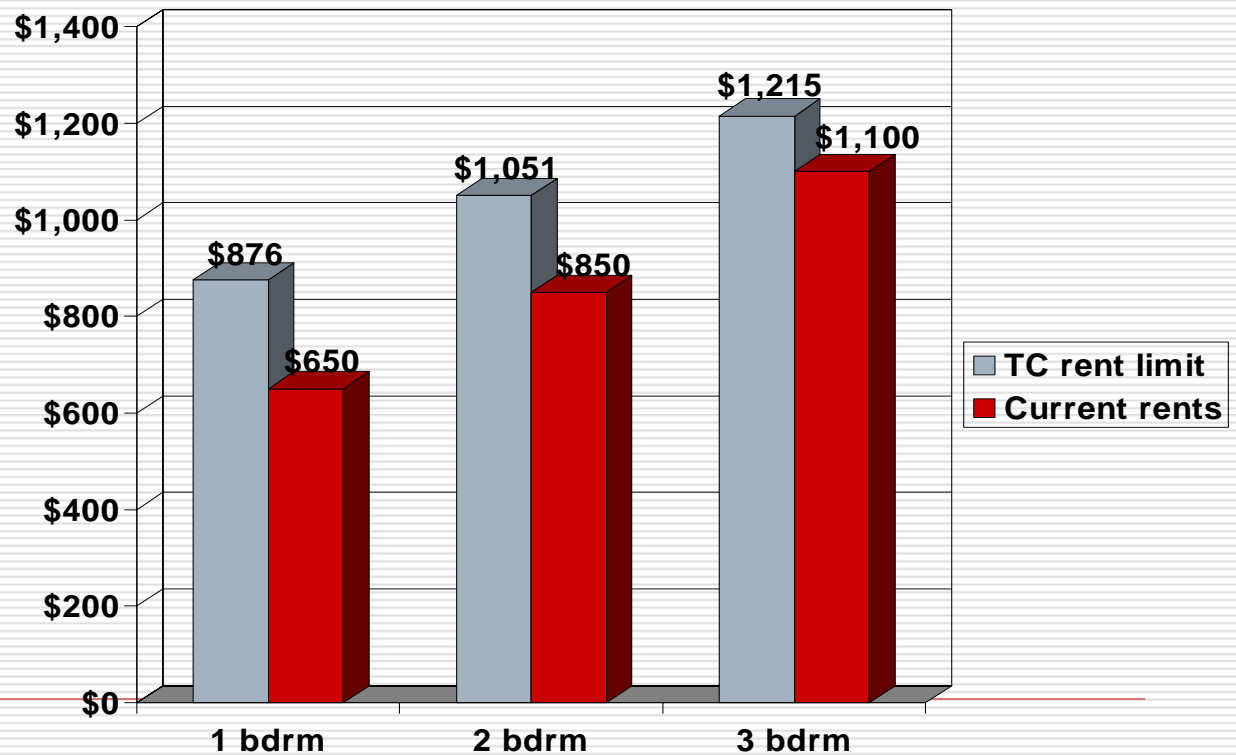
Improvements done

- Carpet, paint, Formica, balconies, stairs
 - Stairs, decks
 - Flooring, deck, paint
 - Carpet, vinyl, floors, paint, had to fix some cabinets and sidewalks
 - Fence, roof, window sills rebuilt, sewer replaced
 - New siding, fire/security updates, new toilets
 - New roof, gutters and downspouts
-
- All improvements listed were financed with the property owner's own reserves.
 - One owner is planning significant improvements in the near future.
-

301 Apartments

8 unit property in Seattle

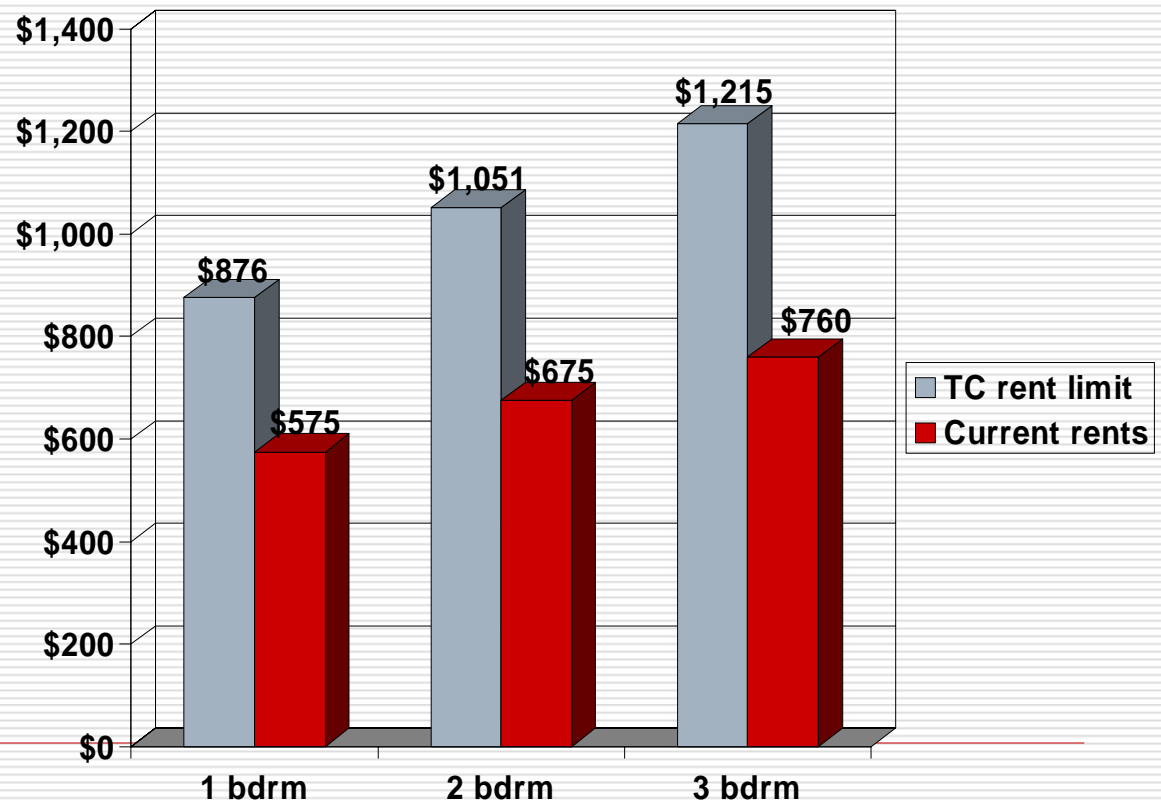
- ❑ 2002 was the last year of affordability
- ❑ Owned by a for profit partnership
- ❑ Current rents:



Riverview Apartments

17 unit property in Snohomish

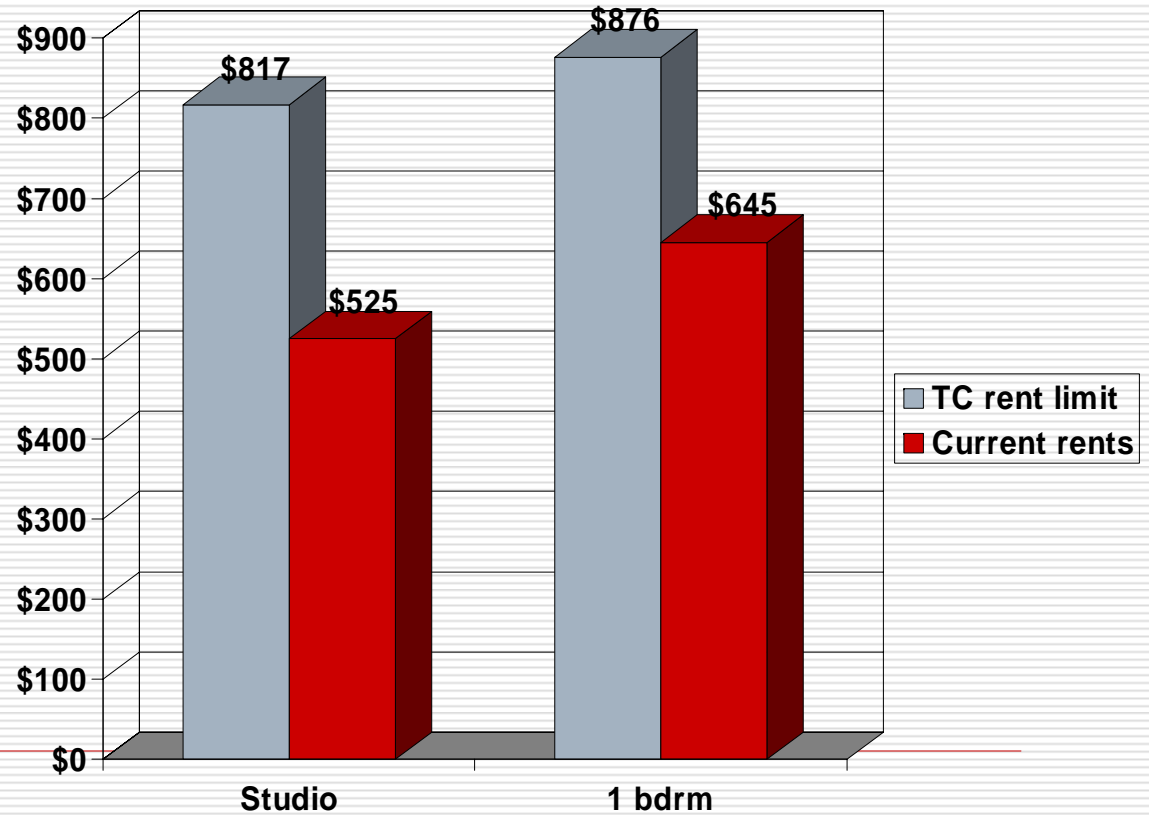
- ❑ 2002 was the last year of affordability
- ❑ Owned by a for profit partnership
- ❑ Current rents:



Royal Vista Apartments

47 unit property in Seattle

- ❑ 2003 was the last year of affordability
- ❑ Owned by a for profit partnership
- ❑ Current rents:



Conclusions

- ❑ Non-restricted rents are still below 60% tax credit limits and still owned primarily by for profit entities
 - ❑ Most rehab has been owner funded – 2 requests for new funding pending
 - ❑ Restrictions end soon on 41 RHS properties and 21 additional tax credit properties
 - ❑ Ten of 113 properties have restrictions beyond 2010
-