

WASHINGTON STATE HOUSING FINANCE COMMISSION 9% Housing Tax Credit Program 2019 Allocation List

King County Pool (January 2019 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	
19-30	Approved 6/27/19	CSC Housing	Chief Seattle Club	Seattle	King	179	\$ 24,578	\$1,966,203	80	50%		50%						60	
19-28	Approved 6/27/19	Yancy Street PSH	Transitional Resources	Seattle	King	176	\$ 24,580	\$1,056,940	43	50%		50%						33	
19-33	Approved 4/25/19	CPC Shoreline	Community Psychiatric Clinic	Shoreline	King	174	\$ 20,566	\$2,056,634	100	50%		50%						75	
19-26	Approved 7/25/19	2nd and Mercer	Plymouth Housing Group	Seattle	King	164	\$ 22,824	\$2,076,997	91	50%	25%	25%					19	19	
19-89	EXCHANGED CREDIT	Desc 22nd Ave PSH^	Downtown Emergency Service Center	Seattle	King	177	\$ 20,957	\$1,781,345	85	50%		50%						64	
								King County Credit Allocated:	\$8,938,119	399					0	0	0	19	251
								King County Credit Available:	\$8,333,054										
								Balance:	(\$605,065)										

King County Waiting List

19-34		6600 Roosevelt	Bellwether Housing/Mercy Housing Northwest	Seattle	King	166	\$ 24,578	\$2,064,514	84	50%		50%					17	17	0
								King Waiting List Balance:	\$ 2,064,514	84					0	17	0	17	0

Proposed King County 2020 Forward Commitments

19-23		DESC Plum PSH	Downtown Emergency Service Center	Seattle	King	178	\$ 22,824	\$2,076,997	91	50%		50%						69	
19-31		Madison/Boylston	Plymouth Housing Group	Seattle	King	177	\$ 19,244	\$2,155,302	112	50%	25%	25%						87	
								Forward Commitment Amount:	\$ 4,232,299	203					0	0	0	0	156

Metro Pool (January 2019 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 0 0 0 0 0 0 0									
										New Production									
19-25	Approved 4/25/19	The Elwood	Housing Initiative LLC	Vancouver	Clark	181	\$ 19,258	\$885,879	46	50%		50%						23	
19-24	Approved 4/25/19	Tenny Creek Assisted Living	Housing Authority of the City of Vancouver	Vancouver	Clark	178	\$ 18,946	\$757,840	40	50%		50%						20	
19-29	Approved 4/25/19	Hope House	Volunteers of America of Eastern Washington and North	Spokane	Spokane	175	\$ 24,302	\$1,433,800	59	10%	50%	40%						30	
19-27	Approved 6/27/19	Samish Way Redevelopment	Bellingham Housing Authority	Bellingham	Whatcom	167	\$ 24,078	\$1,661,382	69	50%	25%		25%				14	14	
18-12	2019 credit approved 4/25/19	1800 Hillside Terrace††	Tacoma Housing Authority	Tacoma	Pierce	166	\$ 590	\$37,744	64	50%	25%	25%					13	13	
								Total Metro Credit Allocated:	\$4,776,645	278					0	0	0	27	100
								Metro Credit Available:	\$3,719,721										
								Metro Balance (Total):	(\$1,056,924)										

Metro Wait List

19-32		MLK Senior Housing †	Mercy Housing Northwest	Tacoma	Pierce	167	\$ 23,101	\$1,594,003	69	50%		50%					69	14	0
								Metro Waiting List Balance:	\$1,594,003	69					0	0	69	14	0

Metro Pool (June 2018 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 0 0 0 0 0 0 0									
										New Production									
19-06	Approved 9/27/2018	Arlington Youth Campus LLLP††	Tacoma Housing Authority	Tacoma	Pierce	179	\$ 25,282	\$1,466,350	58	50%	25%		25%					44	
19-04	Approved 10/25/2018	Compass Health Broadway PSH††	Compass Health	Everett	Snohomish	177	\$ 23,263	\$1,884,274	81	75%		25%						61	
19-13	Approved 12/15/2018	YWCA Pierce County Affordable Family Housing ***††	YWCA Pierce County	Tacoma	Pierce	176	\$ 24,078	\$1,300,212	54	50%		50%						42	
								Total Metro Credit Allocated:	\$4,650,836	193					0	0	0	0	147
								Metro Credit Available:	\$8,370,557										
								Metro Balance (as of June 2018):	\$3,719,721										

Metro Wait List

19-09	Not Funded	Hope House	Volunteers of America of Eastern Washington & North Ida	Spokane	Spokane	169	\$ 24,078	\$1,444,680	60	10%	50%	40%						45	
19-02		Highland Village	Community Frameworks	Airway Heights	Spokane	166	\$ 18,967	\$948,349	50	10%	50%	40%			6		6		
19-05	Withdrawn	Baker Heights, dba TBD *	Housing Authority of the City of Everett	Everett	Snohomish	177	\$ 14,452	\$794,871	55	50%		50%						42	
								Metro Waiting List Balance:	\$3,187,900	165					0	6	0	6	87

Metro Non-Fully Funded - Unranked

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Metro Unranked Balance:																		\$0	0			0	0	0	0	0

Non-Metro Pool (June 2018 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

Non-Metro Rehab Credit Allocated:																		\$0	0			0	0	0	0	0

New Production

19-01	Add'l credit to be approved 9/26/19	Meadow Point Family Housing	Housing Authority of Okanogan County	Omak	Okanogan	181	\$ 22,605	\$1,039,851	46	10%	50%	40%							36
19-08	Approved 11/15/2018	Wenatchee Supportive Housing Community	Catholic Charities Housing Services-Diocese of Yakima	Wenatchee	Chelan	178	\$ 23,288	\$1,537,019	66	25%	50%		25%						33
19-12	Approved 10/25/2018	Alder Terrace Affordable Housing LLLP††	Housing Authority of Kittitas County	Ellensburg	Kittitas	176	\$ 21,141	\$1,268,463	60	50%		30%	20%						30
19-14	Approved 10/25/2018	YHA Veterans Supportive Housing and Service Center	Yakima Housing Authority	Yakima	Yakima	175	\$ 24,076	\$987,099	41	50%	10%		40%						41
19-07	Approved 10/25/2018	Spurling Court Apartments††	HopeSource	Ellensburg	Kittitas	173	\$ 22,076	\$1,081,732	49	50%		50%							25
19-57	EXCHANGED CREDIT	Pioneer Way Apartments^	Low Income Housing Institute	Oak Harbor	Island	174	\$ 20,957	\$1,047,850	50	50%		50%							25
19-88	EXCHANGED CREDIT	TC8 Dallesport^	Yakama Nation Housing Authority	Dallesport	Klickitat	188	\$ 21,401	\$642,026	30	25%	50%		25%						15

Non-Metro Credit Allocated:									\$7,604,040	342									205	
Non-Metro Credit Available:									\$7,348,163											
Non-Metro Balance:									(\$255,877)											

Non-Metro Wait List

19-03		Olympia Horizon Housing	Horizon Housing Alliance	Olympia	Thurston	172	\$ 21,106	\$1,519,613	72	50%	25%	25%							36
19-11		Patchee 24 Junction	Trillium Housing Services	Mattawa	Grant	172	\$ 19,386	\$1,163,139	60	10%	50%	40%		45					
19-10		Stonewood II	Trillium Housing Services	Yakima	Yakima	169	\$ 21,363	\$512,702	24	10%	50%	40%		18					

Non-Metro Waiting List Balance:									\$3,195,454	156				63	0	0	0	0	36
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Non-Metro Non-Fully Funded - Unranked

Non-Metro Unranked Balance:																		\$0	0			0	0	0	0	0

Statewide Allocation Round Totals:

Total Project Applications:	26	Total Credit Requested:	\$40,243,810	1,889	63	23	69	83	982
Total Projects Above Line:	16	Total Credit Above Line:	\$25,969,640	1,212	0	0	0	46	703
Application Success Percentage:	62%	Total Credit Available:	\$20,428,632						
		Statewide FWD Commit:	(\$1,917,866)						

Compass Health Broadway PSH is ranked above Baker Heights, dba TBD based on lower Credit Per Unit tiebreaker.
 * Per Policy 5.2.7, Baker Heights, dba TBD initial credit request of \$1,324,290 and Credit Per Unit of \$24,078, is lowered to \$794,871 to conform to the Metro County Limit. Project withdrawn 8/27/2018.
 ** June 2018 application round - Per Policy 5.2.7, YWCA Pierce County initial credit request of \$1,396,524 and Credit Per Unit of \$24,076, is lowered to \$1,246,715 to conform to the Metro County Limit.
 † Pierce County has met their program credit limit for 2019.
 †† Awarded additional credit allocation up to 5% of original credit amount. Approved 4/25/19.
 ^ Credit Exchanged from 2018

9% Housing Tax Credit Program Credit Summary

	Population	Per Capita Rate	Credit
State Credit Authority			
2019 Per Capita Credit (IRS Notice 20xx-xx)	7,535,591	2.75625	\$ 20,769,973
			\$ -
2019 National Pool Credit			\$ -
Total 2019 Credit Authority			\$ 20,769,973
Less Commission Discretion		10%	\$0
Total 2019 Credit Authority for Geographic Credit Pool Division			\$ 20,769,973
Less 2018 Forward Commitment	Kent Supportive Hsg 18-34	Taken From Pools Below	\$ (341,341)
King County			
35% of Total Credit Authority	35%		\$ 7,269,490
less 2018 KC fwd allocation of 2019 KC Credit			\$ (341,341)
plus KC Returned Credit	DESC 22nd Ave 18-30		\$ 1,404,905
Credit Allocated			\$ (8,938,119)
King County Balance			\$ (605,065)
Metro Credit			
37% of Total Credit Authority	37%		\$ 7,684,890
less 2018 Metro FWD allocation of 2019 Metro Credit			\$ 685,667
plus Metro Returned Credit			
Credit Allocated (June 2018)			\$ (4,650,836)
Credit Allocated (January 2019)			\$ (4,776,645)
Metro Balance			\$ (1,056,924)
Non-Metro Credit			
28% of Total Credit Authority	28%		\$ 5,815,592
less 2018 NM FWD allocation of 2019 NM Credit			\$ (785,953)
plus NM Returned Credit	18-09 Pioneer Way; 18-02 TC8 Dallesport; 18-83 TC7 C		\$ 2,318,523
Credit Allocated			\$ (7,604,040)
Non-Metro Balance			\$ (255,877)
Metro Pool per County Limit (35% of Pool Authority)			\$ 2,689,711
Non Metro Pool per County Limit (35% of Pool Authority)			\$ 2,035,457
Statewide Accounting of 2019 Credit			
Total 2019 Credit Authority			\$ 20,769,973
2018 Unused Credit			\$ -
2018 King County Forward Commitment			\$ (341,341)
2018 Metro Forward Commitment			\$ 685,667
2018 Non-Metro Forward Commitment			\$ (785,953)
Returned Credit from King County			\$ 1,404,905
Returned Credit from Metro Pool			\$ -
Returned Credit from Non-Metro Pool			\$ 2,318,523
Credit Allocated to King County			\$ (8,938,119)
Credit Allocated to Metro			\$ (9,427,481)
Credit Allocated to Non-Metro			\$ (7,604,040)
Balance of 2019 Credit			\$ (1,917,866)
% of credit authority forward committed			8.75%
Qualified Nonprofit Allocations			
Total 2019 Credit Authority for Geographic Credit Pool Division			\$ 20,769,973
2018 Unused Credit			\$ -
Returned Credit from King County			\$ 1,404,905
Returned Credit from Metro Pool			\$ -
Returned Credit from Non-Metro Pool			\$ 2,318,523
Total 2019 Credit Authority for QNP Requirement			\$ 24,493,401
Credit Allocated to QNPs			\$ 2,719,023
Percent allocated to QNPs			11.10%
Forward Commitment RAC's of 2020 credit			
CPC Shoreline 19-33	King County Pool		\$ 2,056,634
Samish Way 19-27	Metro Pool		\$ 1,661,382
			\$ 3,718,016
Summary for 8610			
2019 Per Capita Credit			\$ 20,769,973
2019 National Pool Credit			\$ -
2019 Returned Credit			\$ 3,723,428
Less forward Commitment from 2018			\$ (341,341)
TOTAL credit to allocate			\$ 24,152,060
2019 credit allocated (all pools)			\$ 25,969,640