

**WASHINGTON STATE HOUSING FINANCE COMMISSION**  
**9% Housing Tax Credit Program**  
**2020 Allocation List**

**King County Pool (January 2020 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		
20-14	APPROVED 4/23/2020	Horizon Housing at Together Center	Horizon Housing Alliance of Washington	Redmond	King	186	\$ 24,394	\$1,951,553	80	50%		50%							60	
20-19	APPROVED 4/23/2020	Madison/Boylston	Plymouth Housing Group/Bellwether	Seattle	King	184	\$ 18,623	\$2,141,688	115	50%	25%	50%	25%						84	
20-08	APPROVED 3/26/2020	DESC Hobson Place - Phase 2	Downtown Emergency Service Center	Seattle	King	183	\$ 23,811	\$2,119,173	89	50%		50%							67	
20-21	APPROVED 4/23/2020	12th & Spruce Supportive Housing	Plymouth Housing Group	Seattle	King	181	\$ 15,730	\$1,573,000	100	50%	25%		25%						75	
									King County Credit Allocated:	\$7,785,414	384					0	0	0	0	286
									King County Credit Available:	\$7,018,352										
									Balance:	(\$767,062)										

**King County Waiting List**

										King Waiting List Balance:	\$	-	0					0	0	0	0	0
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**Metro Pool (January 2020 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		
<b>Preservation and Recapitalization Pool</b>																				
										\$0	0					0	0	0	0	0
<b>New Production</b>																				
20-16	APPROVED 5/18/2020	Gonzaga Haven	Catholic Housing Services of Eastern WA	Spokane	Spokane	181	\$ 23,253	\$1,650,979	71	50%	10%		40%						36	
20-15	APPROVED 6/25/2020	Hilltop Lofts	Horizon Alliance of Washington	Tacoma	Pierce	180	\$ 21,519	\$1,226,572	57	50%	25%		25%						29	
20-09	APPROVED 6/25/2020	Sinto Commons	Community Frameworks	Spokane	Spokane	178	\$ 22,433	\$1,031,934	46	50%	10%		40%						23	
20-02	APPROVED 7/23/2020	The Meridian	Housing Initiatives LLC	Vancouver	Clark	176	\$ 20,893	\$961,098	46	50%		50%							23	
20-04	APPROVED 7/23/2020	Central Park Place	Housing Authority of the City of Vancouver	Vancouver	Clark	172	\$ 12,705	\$1,575,415	124	50%		50%							62	
20-27	APPROVED 5/18/2020	Samish Way Redevelopment Phase 2	Housing Authority of the City of Bellingham	Bellingham	Whatcom	170	\$ 24,579	\$1,327,268	54	50%		50%					54	10		
20-03	APPROVED 6/25/2020	MLK Senior Housing **	Mercy Housing Northwest	Tacoma	Pierce	169	\$ 21,877	\$1,312,590	60	50%		50%					60	12		
									Total Metro Credit Allocated:	\$9,085,856	458					0	0	114	22	173
									Metro Credit Available:	\$6,896,290										
									Metro Balance (Total):	(\$2,189,566)										

**Metro Wait List**

										Metro Waiting List Balance:	\$1,596,133	71					0	0	0	0	36
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**Non-Metro Pool (January 2020 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			
<b>Preservation and Recapitalization Pool</b>																					
										Non-Metro Rehab Credit Allocated:	\$0	0					0	0	0	0	0
<b>New Production</b>																					
20-13	APPROVED 7/23/2020	TC 8 Wishram*	Yakama Nation Housing Authority	Wishram	Klickitat	194	\$ 24,580	\$1,106,100	45	25%	50%	25%							23		
20-11	APPROVED 7/23/2020	Warrior Ridge Supportive Housing Project	Port Gamble S'Uallam Housing Authority	Kingston	Kitsap	189	\$ 22,994	\$666,838	29	50%	25%		25%						15		
20-01	APPROVED 7/23/2020	Martin Way	Low Income Housing Institute	Olympia	Thurston	186	\$ 21,593	\$1,381,964	64	50%		50%							32		
20-26	APPROVED 4/23/2020	Tieton Housing LLLP	Catholic Charities Housing Services - Yakima	Tieton	Yakima	184	\$ 23,601	\$1,227,240	52	10%	50%	40%		45							
20-20	APPROVED 6/25/2020	HASC Family Housing	Housing Authority of Skagit County	Mt Vernon	Skagit	184	\$ 24,578	\$1,228,877	50	50%		50%		38							
20-22	APPROVED 6/25/2020	Pendleton Place	Kitsap Mental Health Services	Bremerton	Kitsap	183	\$ 16,793	\$1,209,093	72	50%		50%							36		
20-18	APPROVED 4/23/2020	Mountain View Housing Development *#	Hsg Auth of Chelan Co & the City of Wenatchee	Entiat	Chelan	183	\$ 22,734	\$1,477,682	65	10%	50%	40%		49							
20-10	APPROVED 4/23/2020	Skagit County Permanent Supportive Housing *#	Catholic Housing Services of Western WA	Mt Vernon	Skagit	180	\$ 24,321	\$1,702,458	70	50%		50%							35		
18-15	EXCHANGE PENDING APPROVAL	River View Apartments #	Community Action Center	Pullman	Whitman	170	\$ 21,402	\$1,177,118	55	50%		50%							28		
									Non-Metro Credit Allocated:	\$11,177,370	502					132	0	0	0	169	
									Non-Metro Credit Available:	\$8,582,326											
									Non-Metro Balance:	(\$2,595,044)											

**Non-Metro Wait List**

										Non-Metro Waiting List Balance:	\$6,632,425	284					71	0	0	0	93
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**Statewide Allocation Round Totals:**

Total Project Applications:	27	Total Credit Requested:	\$36,277,198	1,699	203	0	114	22	757
Total Projects Above Line:	19	Total Credit Above Line:	\$28,048,640	1,344	132	0	114	22	628
Application Success Percentage:	70%	Total Credit Available:	\$19,677,272						
		Statewide FWD Commit:	(\$5,551,671)						

\* TC 8 Wishram fka TC 8 Dallesport (19-88) returned credit of \$642,026.

\*\* MLK Senior Housing is above line to accommodate 202 Federal Funding.

\*\*\* Mirabeau Townhomes ineligible based upon 9% Geographic Dispersion Policy, Section 5.2.7.

⦿ Willow Grove is not Fully Funded.

^ Pasco Haven lacks site control.

## 9% Housing Tax Credit Program Credit Summary

	Population	Per Capita Rate	Credit
<b>State Credit Authority</b>			
2020 Per Capita Credit (IRS Notice 2019-44)	7,614,893	2.81250	\$ 21,416,887
			\$ -
2020 National Pool Credit			
<b>Total 2020 Credit Authority</b>			<b>\$ 21,416,887</b>
Less Commission Discretion		10%	\$0
<b>Total 2020 Credit Authority for Geographic Credit Pool Division</b>			<b>\$ 21,416,887</b>
Less 2019 Forward Commitment	CHS Shoreline 19-33	Taken From Pools Below	\$ (1,739,615)
<b>King County</b>			
35% of Total Credit Authority	35%		\$ 7,495,910
less 2019 KC fwd allocation of 2020 KC Credit			\$ (477,558)
plus KC Returned Credit			
Credit Allocated			\$ (7,785,414)
<b>King County Balance</b>			<b>\$ (767,062)</b>
<b>Metro Credit</b>			
37% of Total Credit Authority	37%		\$ 7,924,248
less 2019 Metro FWD allocation of 2020 Metro Credit			\$ (1,027,958)
plus Metro Returned Credit			
Credit Allocated			\$ (9,085,856)
<b>Metro Balance</b>			<b>\$ (2,189,566)</b>
<b>Non-Metro Credit</b>			
28% of Total Credit Authority	28%		\$ 5,996,728
less 2019 NM FWD allocation of 2020 NM Credit			\$ (234,100)
plus NM Returned Credit	Pioneer Way Hsg 19-57, TC 8 Dallesport 19-88, Riverview Apts 18-15		\$ 2,819,698
Credit Allocated			\$ (11,177,370)
<b>Non-Metro Balance</b>			<b>\$ (2,595,044)</b>
<b>Metro Pool per County Limit (35% of Pool Authority)</b>			<b>\$ 2,773,487</b>
<b>Non Metro Pool per County Limit (35% of Pool Authority)</b>			<b>\$ 2,098,855</b>
<b>Statewide Accounting of 2020 Credit</b>			
Total 2020 Credit Authority			\$ 21,416,887
2019 Unused Credit			\$ -
2019 King County Forward Commitment			\$ (477,558)
2019 Metro Forward Commitment			\$ (1,027,958)
2019 Non-Metro Forward Commitment			\$ (234,100)
Returned Credit from King County			\$ -
Returned Credit from Metro Pool			\$ -
Returned Credit from Non-Metro Pool	Pioneer Way Hsg 19-57, TC 8 Dallesport 19-88, Riverview Apts 18-15		\$ 2,819,698
Credit Allocated to King County			\$ (7,785,414)
Credit Allocated to Metro			\$ (9,085,856)
Credit Allocated to Non-Metro			\$ (11,177,370)
<b>Balance of 2020 Credit</b>			<b>\$ (5,551,671)</b>
% of credit authority forward committed			25.92%
<b>Qualified Nonprofit Allocations</b>			
Total 2020 Credit Authority for Geographic Credit Pool Division			\$ 21,416,887
2019 Unused Credit			\$ -
Returned Credit from King County			\$ -
Returned Credit from Metro Pool			\$ -
Returned Credit from Non-Metro Pool			\$ 2,819,698
Total 2019 Credit Authority for QNP Requirement			\$ 24,236,585
Credit Allocated to QNPs (TC 20-21) 12th & Spruce Supportive Housing; (TC 20-16) Gonzaga Haven			\$ 3,223,979
Percent allocated to QNPs			13.30%
<b>Forward Commitment RAC's of 2021 credit</b>			
(TC 20-27) Samish Redevelopment Phase 2	Metro Pool		\$ 1,327,268
(TC 20-16) Gonzaga Haven	Metro Pool		\$ 1,650,979
(TC 20-21) 12 & Spruce Supportive Housing	King County Pool		\$ 1,573,000
(TC 20-14) Horizon Housing at Together Center	King County Pool		\$ 1,951,553
	Total		<b>\$ 6,502,800</b>
<b>Summary for 8610</b>			
2020 Per Capita Credit			\$ 21,416,887
2020 National Pool Credit			\$ -
2020 Returned Credit			\$ 2,819,698
Less forward Commitment from 2019			\$ (1,739,615)
TOTAL credit to allocate			\$ 22,496,970
2020 credit allocated (all pools)			\$ 28,048,640
Forward commitment of 2021 credit			\$ (5,551,670)