

**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	
							\$ -													
							\$ -													
<b>King County Credit Allocated:</b>									<b>\$8,368,903</b>	<b>433</b>									<b>325</b>	
<b>King County Credit Available:</b>									<b>\$6,760,668</b>											
<b>Balance:</b>									<b>(\$1,608,235)</b>											

**King County Waiting List**

21-18		Ballard PSH <sup>A</sup>	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 <sup>A</sup>	Downtown Emergency Service Center	Burien	King County	180	\$ 22,540	\$2,141,260.00	95	50%		50%							72
21-22		Good Shepherd Housing <sup>A</sup>	Low Income Housing Institute (LIHI)	Seattle	King County	178	\$ 23,797	\$2,141,689.00	90	50%		50%							68
21-21		Sunset Gardens LLLP <sup>A</sup>	Renton Housing Authority	Renton	King County	177	\$ 24,542	\$1,865,172.00	76	50%		50%							57
21-02		Waters Estates <sup>A</sup>	Regional Area Youth Development Organization	Renton	King County	170	\$ 26,576	\$1,275,648.00	48	50%		50%							36
							\$ -												
<b>King County Waiting List Balance:</b>									<b>\$ 11,106,770</b>	<b>488</b>									<b>368</b>

**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	
<b>Preservation and Recapitalization Pool</b>																			
<b>Total Metro Credit Allocated:</b>									<b>\$0</b>	<b>0</b>								<b>0</b>	
<b>Metro Credit Available:</b>									<b>\$5,768,320</b>										
<b>Metro Balance (Total):</b>									<b>(\$223,350)</b>										
<b>New Production</b>																			
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	
							\$ -												
<b>Total Metro Credit Allocated:</b>									<b>\$5,991,670</b>	<b>254</b>									<b>54</b>
<b>Metro Credit Available:</b>									<b>\$5,768,320</b>										
<b>Metro Balance (Total):</b>									<b>(\$223,350)</b>										

**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!												
<b>Metro Waiting List Balance:</b>									<b>\$1,792,111</b>	<b>71</b>									<b>36</b>

**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	
<b>Preservation and Recapitalization Pool</b>																			
<b>Non-Metro Rehab Credit Allocated:</b>									<b>\$0</b>	<b>0</b>								<b>0</b>	
<b>Non-Metro Credit Available:</b>									<b>\$6,817,455</b>	<b>280</b>									
<b>Non-Metro Balance:</b>									<b>\$3,427,140</b>										
<b>New Production</b>																			
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%							31
21-09		Stonewood II <sup>A</sup>	Trillium Housing Services	Yakima	Yakima	181	\$ 20,000	\$820,000.00	41	50%		50%				31			0
21-13		Pasco Haven <sup>A</sup>	Catholic Housing Services of Eastern Washington	Pasco	Franklin	181	\$ 25,394	\$1,498,274.00	59	50%		50%							30
							#DIV/0!												
<b>Non-Metro Credit Allocated:</b>									<b>\$6,817,455</b>	<b>280</b>									<b>91</b>
<b>Non-Metro Credit Available:</b>									<b>\$3,427,140</b>										
<b>Non-Metro Balance:</b>									<b>(\$3,390,315)</b>										

**Non-Metro Wait List**

21-07		Hilltop II <sup>#</sup>	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%							22
21-04		Fruitvale Housing <sup>A</sup>	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 <sup>A</sup>	Trillium Housing Services	Mattawa	Grant	173	\$ 20,302	\$974,505.00	48	10%	50%	40%	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%	40%		39				0
<b>Non-Metro Waiting List Balance:</b>									<b>\$4,940,411</b>	<b>228</b>									<b>49</b>

**Statewide Allocation Round Totals:**

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

<sup>A</sup> Point total recalibrated as project did not receive Public Funding.  
<sup>#</sup> Highest scoring Project of two scenarios.  
<sup>\*</sup> 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
<b>State Credit Authority</b>			
2021 Per Capita Credit (IRS Notice Pending)	7,614,893	2.81250	\$ 21,416,887
			\$ -
2021 National Pool Credit (IRS Revenue Procedure TBD)			\$ -
<b>Total 2021 Credit Authority</b>			<b>\$ 21,416,887</b>
<b>Total 2021 Credit Authority for Geographic Credit Pool Division</b>			<b>\$ 21,416,887</b>
Less 2020 Forward Commitment	Taken From Pools Below		\$ (5,460,758)
<b>King County</b>			
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)
<b>King County Balance</b>			<b>\$ (1,608,235)</b>
<b>Metro Credit</b>			
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)
<b>Metro Balance</b>			<b>\$ (223,350)</b>
<b>Non-Metro Credit</b>			
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)
<b>Non-Metro Balance</b>			<b>\$ (3,390,315)</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 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)
<b>Balance of 2020 Credit</b>			<b>\$ (5,221,900)</b>
% of credit authority forward committed			24.38%
<b>Qualified Nonprofit Allocations</b>			
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%
<b>Forward Commitment RAC's of 2022 credit</b>			
			\$ -
	Total		\$ -
<b>Summary for 8610</b>			
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)