

Exhibit O

RESOURCE LIST

The Commission is prohibited, under RCW 42.17.260(7), from providing lists of applicants for commercial purposes. We read this statute as constraining us from making available the names, addresses, and phone numbers of applicants who have received Credit Reservation Contracts to those parties who could provide services necessary for the viability of the projects, such as lenders, lawyers, and accountants. We are pursuing an alternative approach of supplying to the applicant's lists of practitioners in various fields: accountants, attorneys, consultants, lenders, property managers, and syndicators. We hope that the resource list will facilitate applicants in obtaining the advice and resources to produce a successful project.

We have assembled this list with two cautions. First, the list is not exhaustive. We contacted practitioners that we were aware were active in providing services to tax credit projects, and were approached by others to be included on a resource list. There are likely others available that we are not aware of or that we may have overlooked.

Second, the Commission does not endorse any of the companies or individuals on the attached lists, and has not verified that the comments provided by those on the list are accurate. We have merely compiled the list. You should use your own judgment in selecting any of the parties listed to assist in your project.

We update the resource list periodically. Anyone wishing to be added to the list should contact the Tax Credit Division at (206) 464-7139 or email us at askusTC@wshfc.org for a copy of the resource information form. This form can be returned to the Commission by fax or by mail. <http://www.wshfc.org/tax-credits/ResourceListRequest.pdf>

ACCOUNTANTS

Alegria & Company, P.S.

601 North 39th Avenue
Yakima, WA 98902

Contact: Barry Warner
Phone: (509) 575-1065
Fax: (509) 575-1755
E-mail: bwarner@yakcpa.com

Alegria & Company provides a full range of audit and tax services including the certification of construction costs and annual audit reporting as well as the 10% certification and tax return preparation

American Express Tax and Business Services Inc.

Suite 800
One South Wacker Drive
Chicago, IL 60606-4360

Contact: Joseph H. Caringella, CPA
Phone: (312) 634-4360
Fax: (312) 634-5522
E-mail: Joseph.H.Caringella@aexp.com

Loveridge Hunt & Company PLLC

11100 NE Eighth Street
Suite 410
Bellevue WA 98004

Contact: Max Hunt; Paul Loveridge; Ron Fechtner
Phone: (425) 453-2088
Fax: (425) 646-3368
E-mail: mhunt@LoveridgeHuntcpa.com
ploveridge@LoveridgeHuntcpa.com
pfechtner@LoveridgeHuntcpa.com

Cost Certifications, 10% Carryover Certification, annual audits, tax return preparation and consulting, compliance testing; Currently serving over 500 entities participating in the Low Income Housing Tax Credit Program

Clark Nuber P.S.

10900 NE 4th Street
Suite 1700
Bellevue, WA 98004

Contact: Vincent J. Stevens, CPA
Phone: (425) 990-7608
Fax: (425) 709-6579
E-mail: vstevens@clarknuber.com

Accounting, Auditing, Taxes, Federal Compliance, Cost Certifications, Systems consulting and general management consulting

Deloitte & Touche LLP

700 Fifth Avenue
Suite 4500
Seattle WA 98104

Contact: Nancy Hadley
Phone: (206) 292-1800
Fax: (206) 343-7809

The Deloitte & Touche Real Estate & Construction Group provides leadership in all areas of real estate including acquisition, development, financing, tax credits, disposition and compliance.

Deloitte & Touche LLP

3900 US Bancorp Tower
111 SW Fifth Avenue
Portland OR 97204-3698

Contact: Neal Sacon, Michael Silver
Phone: (503) 727-5294 (Sacon)
(503) 727-5215 (Silver)
Fax: (503) 219-0340 (Sacon)
(503) 219-0336 (Silver)

Review internal projections, audit for eligible basis and satisfaction of the "10%" test, assist in discussions with lenders, research tax issues associated with tax credit, and prepare annual tax returns. Assistance with tax credit allocation applications, negotiating with investors and eligible basis audits.

Favors Rettig, CPA's, P.S.

1901 65th Avenue West
Suite 100
Fircrest, WA 98466

Contact: Michael J. Favors, CPA
G. Matthew Rettig, CPA
Phone: (253) 564-4993
Fax: (253) 564-2508
E-mail: mike@favorscpas.com
matt@favorscpas.com

Full service CPA firm with over 100 projects providing low income or affordable housing. We specialize in providing our client service available in larger firms.

Finney, Neill & Company, P.S.

9757 Greenwood Ave. North
Seattle, WA 98103

Contact: Steven Judd, CPA, CMA, CFE
Phone: (206) 298-9811
Fax: (206) 298-9772
E-mail: sjudd@finneyneill.com

A full service CPA firm working with developers, investors, public housing authorities, public development authorities and not-for-profit organizations. 10% and Final Cost Certification Audits; annual financial statement audits; tax return preparation/consulting; single purpose, mixed-use and tax-exempt bond financed projects.

Jacobson Jarvis & Co., PLLC

600 Stewart Street
Suite 1900
Seattle, WA 98101-1219

Contact: Marshall Butler
Phone: (206) 628-8990
Fax: (206) 628-0432
E-mail: marshall@jjco.com

Jacobson Jarvis is a full-service certified public accounting firm focusing 100% on the Not-For-Profit community, providing audit, cost certification, tax and consulting services. Our auditors work solely with NFP clients to help them achieve their mission. Our software consultants provide sales, service and training in NFP accounting, fundraising and asset management software.

John L. O'Brien & Company, PLLC

1402 Third Avenue
Suite 1305
Seattle, WA 98101

Contact: Linda M. Canney, CPA
Phone: (206) 624-3636
Fax: (206) 624-8660
E-mail: lindac@jlobcpas.com

10% Test, Final Cost Certification, Audits, Tax Return preparation and Financial statement audits

Kolp Lux & Hammack

1715 114th Avenue SE
Suite 220
Bellevue WA 98004

Contact: Robert Kolp
Phone: (425) 454-5430
Fax: (425) 454-2329

LeMaster & Daniels PLLC

10 North Tenth Avenue
Yakima WA 98902

Contact: Ralph Conner
Phone: (509) 453-0123
Fax: (509) 453-0127
E-mail: rconner@lemaster-daniels.com

LeMaster & Daniels PLLC has experience with assisting on accounting and taxation matters in regard to developer and associated partnerships. Preparation of 10% and final certification process. Certification of construction costs and annual audit.

LeMaster & Daniels PLLC

8817 East Mission
Spokane WA 99212

Contact: Ardis Ribail
Phone: (509) 928-1714
Fax: (509) 928-1909
E-mail: aribail@lemaster-daniels.com

LeMaster & Daniels PLLC

800 Seafirst Financial Center
West 601 Riverside
Spokane WA 99201-0614

Contact: Larry Wyatt
Phone: (509) 624-4315
Fax: (509) 624-8874
E-mail: lwyatt@lemaster-daniels.com

McDirmid Mikkelsen & Secrest PS

926 West Sprague
Suite 300
Spokane WA 99201-4015

Contact: Ken Secrest/ Marcie Pettis
Phone: (509) 747-6154
Fax: (509) 838-0508
E-mail: kes@mmsps.com
mmsmarcie@aol.com

Audits and accounting, tax, cost certification audits.

Nordberg Hammack Kolp & Cash, PS

915 118th Avenue SE
Suite 280
Bellevue, WA 98005

Contact: Robert A. Kolp, CPA/ Scott M. Nordberg, CPA, CMA
Phone: (425) 450-9995
Fax: (425) 450-9994
E-mail: bakcpa@nhkc-cpa.com
smncpa@nhkc-cpa.com

Full-service CPA firm specializing in low income housing including 10% Test Cost Certification Audits, Final Cost Certification Audits, Tax Preparation/Consulting & Financial Statement Audits

Novogradac & Company LLP

246 First Street
Suite 500
San Francisco CA 94105

Contact: Stephen Tracy
Phone: (415) 356-8010
Fax: (415) 356-8001
E-mail: stephen.tracy@novoco.com

10% Test Cost Certification Audits, Final cost Certification Audits, Tax Return Preparation/Consulting, Financial Statement Audits, Appraisal Services, Consulting Services (e.g., IRS section 42), and Tax Credit application preparation.

Reznick Fedder & Silverman CPAs PC

5607 Glenridge Drive
Suite 500
Atlanta GA 30342

Contact: Edward Lusk, Jr.
Phone: (404) 847-9447
Fax: (404) 847-9495

Forecasts, Cost Certifications, Annual Audits. 10% Carryover Certifications, Section 42 compliance testing and instruction, NOI Audits, Consulting (i.e., Tax and Transacting), Tax Return Preparation.

Squires Maddux & Company, PLLC

100 Second Avenue S
Suite 270
Edmonds, WA 98020

Contact: John Maddux/Gary Squires
Phone: (425) 712-0515
Fax: (425) 778-0448
E-Mail john@squiresmaddux.com

Ten percent carryover certifications, final cost certifications, audits and tax return preparation

Watson & Associates, P.S.

600 University Street
Suite 2828
Seattle, WA 98101

Contact: Karen Oatey.
Phone: (206) 829-1401 ext. 102
Fax: (206) 382-3558
E-Mail Karen@watsoncpas.com

10% Test Cost Certification Audits; Final Cost Certification Audits, Tax Return preparation; Financial Statement Audits

ATTORNEYS

Bjornson Law Offices PC

2809 Great Northern Loop
Suite 100
Missoula MT 59808

Contact: David Bjornson
Phone: (406) 721-8896
Fax: (406) 541-8900
E-mail: bjorlaw@bjornsonlaw.com

David Bjornson is a CPA and an attorney. Has represented owners, developers and non-profit entities in the acquisition, development, construction and financing of affordable housing. Experienced in advising clients on projects in WA, MT, OK and TX. Has a Masters of Law in taxation from NYU, and practiced law in Seattle with the accounting firm of Touche, Ross & Co., and the law firm of Bogle & Gates.

Cairncross & Hempelmann, PS

524 Second Avenue
Suite 500
Seattle, WA 98104-2323

Contact: Shaun A. Grill
Phone: (206) 587-0700
Fax: (206) 587-2308
E-mail: sgill@cairncross.com

Legal representation specializing in tax credit financings, including historic tax credits, low income tax credits, redevelopment tax credits, new markets tax credits, 1031 exchanges and 1031 tenant-in-common syndications.

Debora Juarez- Williams Kastner

Two Union Square
601 Union Street, Suite 4100
Seattle, WA 98101

Contact: Debora Juarez-Williams Kastner
Phone: (206) 628-6781
Fax: (206) 628-6611
E-mail: djuarez@williamsKastner.com

A Full Service law firm with extensive experience in LIHTC, Housing Bonds, and Nonprofit Housing programs

Drummond Woodsum & MacMahon

235 Commercial Street
PO Box 9781
Portland, Maine 04104-5081

Contact: Greg Sample
Phone: (800) 727-1941
Fax: (207) 772-3762
E-mail: gsample@dwnlaw.com

In its Indian Law Group, Drummond Woodsum & MacMahon has more than 50 years experience representing Indian tribes, tribal housing authorities, and responsible developers doing business with tribes, including complex tax and commercial financing transactions. In the last 15 years, the firm has also represented housing authorities, non-profit and for-profit developers, lenders or tax credit investors in nearly 100 tax credit- and/or bond-financed low-income housing projects in a number of states. Working with local counsel, Drummond Woodsum has a particular interest in working for tribes, their TDHEs, or other parties to tribal housing projects financed with bonds or tax credits.

Foster Pepper & Shefelman PLLC

1111 Third Avenue
Suite 3400
Seattle WA 98101

Contact: Deborah Winter
Phone: (206) 447-4400
Fax: (206) 447-9700
E-mail: wintd@foster.com

Foster Pepper & Shefelman PLLC
422 West Riverside Avenue
Suite 1310
Spokane, WA 99201-0302

Contact: Jeff Nave
Phone: (509) 777-1601
Fax: (800) 533-2202
E-mail: navej@foster.com

FP&S provides legal representation of housing authorities, nonprofit and for-profit organizations, tribal entities and equity investors on tax credit projects and on bond financings. Tax Credit experience includes HOPE VI mixed finance projects, tribal housing projects involving NAHASDA funds, tax-exempt general partners, and "4%" credits for bond-financed buildings.

Garvey Schubert & Barer

18th Floor
Second & Seneca Building
Seattle, WA 98101-2939

Contact:
Phone: (206) 816-1342
Fax: (206) 464-0125

Garvey Schubert Barer provides the full range of legal services with respect to affordable housing transactions. Ruth Sparrow represents public housing authorities, and private and nonprofit developers and investors in mixed finance, low-income housing and historic rehabilitation tax credit transactions nationwide, primarily with respect to tax credit and HUD issues. Lori Salzarulo represents developers of affordable housing with respect to real estate acquisition and development, and financing.

Hawkins Delafield & Wood LLP

One Embarcadero Center, Suite 3820
San Francisco, CA 94111

Contact: John O. Renken
Phone: (415) 486-4212
Mobile: (415) 793-8484

Hawkins Delafield & Wood LLP is the number one Bond Counsel firm in the country with respect to housing financings. Since 1980, Hawkins has served as Bond Counsel for more than 1,850 housing bond issues aggregating more than \$77.4 billion, more than any other firm.

Kantor Taylor Nelson & Boyd PC

1501 Fourth Avenue
Suite 1610
Seattle WA 98101

Contact: Mark Kantor
Phone: (206) 625 9898
Fax: (206) 625-9951

Legal services include preparation and/or review of real estate acquisition documents, preparation and negotiation of developer, construction and management agreements, review of proposed equity financing commitments and preparation of all equity financing documents, including partnership agreements, legal opinions, tax opinions and related documents.

Law Offices of Gary E. Suoja

200 First Avenue West
Suite 403
Seattle WA 98119

Phone: (206) 505-7995
Fax: (206) 505-7994

Linda Moore

5880 South Mutiny Bay Road
Freeland WA 98249

Phone: (360) 331-2406
Fax: (360) 331-3427
E-mail: lgmoore@whidbey.com

Full range of legal services and financial consultation relating to low-income housing.

Miller Nash LLP

3500 US Bancorp Tower
111 SW Fifth Avenue, Ste. 3500
Portland OR 97204-3699

Contact: Ronald Shellan
Phone: (503) 205-2541
Fax: (503) 224-0155
E-mail: shellan@millernash.com

A Law firm providing legal services relating to financing, developing and syndicating low-income Section 42 housing projects.

Christopher K. Robinson

1 Mt. Jefferson Terrace
Lake Oswego, OR 97035

Contact: Christopher K. Robinson
Phone: (503) 635-9330
Fax: (503) 635-9010
E-mail: chris@prl-tax.com

Property tax consulting and representation; Specific expertise on valuation of affordable housing for tax purposes.

Ruth S. Sparrow

926 24th Way SW
PO Box 187
Olympia, WA 98507

Contact: Ruth S. Sparrow
Phone: (360) 943-8320
Fax: (360) 943-6150
E-mail: sparrow@owensdavies.com

Representation of non-profit and for-profit developers, public housing authorities, investor and syndicators I low-income housing tax credit transactions, including real estate acquisition, finance, tax credit equity, construction, property management, and compliance with HUD policy. Ruth S. Sparrow formerly served as Vice Chair of the Government Assisted and Affordable Housing Group of Wolf Block Schorr and Solis-Cohen, LLP, a large Philadelphia law firm and has represented clients in affordable housing and historic rehabilitation tax credit transactions in various states nationwide.

Robert J. Sullivan PC

One SW Columbia
Suite 1600
Portland OR 97258

Contact: Robert Sullivan
Phone: (503) 226-6400
Fax: (503) 226-0892
E-mail: robslaw@spiritone.com

Representing owners, developers, investors, governmental agencies and nonprofit entities in the acquisition, development, construction and financing (bonds and/or tax credits) of affordable housing. Experienced in advising clients in the production of over \$300 million in affordable housing.

University of Washington Clinical Law Program

4045 Brooklyn Avenue NE
Box 354563
Seattle WA 98105

Contact: Lori Salzarulo
Phone: (206) 543-3434
Fax: (206) 685-2388
E-mail: lorisalz@u.wash.edu

Third year law students, under the supervision of an attorney, provide low or no-fee legal services to nonprofit developers of affordable housing.

Wolfe Thompson PS

1200 5th Avenue
Suite 625
Seattle, WA 98101

Contact: Steven Wolfe-Thompson
Phone: (206) 292-3030
Fax: (702) 995-0155
E-mail: wolfe@wolfelawyer.com

CONSULTANTS

The Allied Group Inc

14405 SE 36th Street
Suite 300
Bellevue WA 98006

Contact: Sloan Jordan, Melissa Koenig
Phone: (425) 562-9292
Fax: (425) 746-0281
E-mail: sloanj@aol.com,
melallied@aol.com

Consulting and full-service property management company with portfolio of Bond, HUD, Tax Credit, and Conventional properties.

Beacon Development Group

1221 East Pike Street
Suite 300
Seattle, WA 98122

Contact: Paul Purcell
Phone: (206) 860-2491
Fax: (206) 860-2094
E-mail: paulp@beacondevgroup.com

We provide superior consulting, development management, housing development, and planning services to non-profit, public and faith-based organizations dedicated to building affordable housing and healthy communities. Our services include: site identification, assessment and acquisition assistance, feasibility studies, construction management services, investor identification and negotiation, public and private construction and permanent funding applications and negotiations, and organizational assessment.

CC Consulting

2961 Riviera Blvd.
Malaga, WA 98828

Contact: Roxanna Nanto
Phone: (509) 665-9787
Fax: (509) 664-6437
E-mail: nanto@televar.com

Project development and financial consulting. All aspects of development process including site or property acquisition, public and private loan and grant funding applications, coordinate development team, construction management, organizational planning and capacity building.

Capital Real Estate Group, LLC

3905 Martin Way East, Ste. D2
Olympia, WA 98503

Contact: Nathan Peppin
Phone: (360) 556-5896
E-mail: n.peppin@comcast.net

Providing expert consulting services to private and public entities developing affordable housing. Services include feasibility analysis, site/project acquisition and development assistance, investor identification and proposal analysis, RFP and RFQ development, an capital structure planning, application submissions and negotiations.

Common Ground

419 Occidental Ave S., # 201
Seattle WA 98104

Contact: Lynn Davison
Phone: (206) 461-4500
Fax: (206) 461-3871

Development and financial services. Assist in all phases of the development process, including site acquisitions, private and public loan applications, assembling and coordinating the development team, construction management and property management.

Insite Construction LLC

9029 44th Avenue NE
Seattle, WA 98115

Contact: Adam Diskin
Phone: (805)681-3111
Fax: (805)681-3110
E-mail: adam@insitegrp.com

General contractor and construction manager specializing in tax credit rehab and new construction; Complete understanding of placed-in-service and tax credit requirements; Assistance with due diligence, budgeting, planning and zoning, building permits and asset management during construction.

Integrated Solutions

5880 South Mutiny Bay Road
Freeland WA 98249

Contact: Linda Moore
Phone: (360) 331-2406
Fax: (360) 331-3427
E-mail: lgmoore@whidbey.com

Applications, financial consultation, compliance, partnerships.

Leora Consulting Group LLC

1776 NE 62nd Street
Seattle, WA 98115

Contact: Miriam Sevy, President
Phone: (206) 527-8448
Fax: (206) 527-2051
E-mail: msevy@leora.com

Leora Consulting Group LLC is a multi-disciplinary consulting practice that offers expertise and assistance for non-profit, municipal and private clients in a number of areas, including: banking services/debt issuance; organization counseling; training & education; financial analysis; business planning; property development; systems design/implementation and capacity building.

Low Income Housing Institute

2407 First Avenue
Suite 200
Seattle, WA 98121-1311

Contact: Sharon Lee
Phone: (206) 443-9935 ext. 111
Fax: (206) 443-9851
E-mail: sharonl@lihi.org

Provides development and financial consulting. Addresses all aspects of development process, including site acquisition, loan applications, applications for other sources of funding, coordination of the development team, construction management, and property management.

National Tax Credit Property Advisors of Marcus & Millichap

1420 5th Avenue
Suite 1600
Seattle, WA 98101

Contact: Michaelene Nordfors
Phone: (206) 826-5700
Fax: (206) 826-5775
E-mail: info@mm-ntcpa.com

NTCPA provides analysis, underwriting and disposition services for LIHTC properties nationwide.

Network Consulting & Management

3715 Wilkinson Lane
Gig Harbor, WA 98335

Contact: James W. Frymier, Jr.
Phone: (253) 851-5575
Fax: (253) 858-2498
E-mail: ncm@ncmltd.com

Development and consulting services for the senior housing, senior independent living and senior assisted living industries

Nova Investment Realty Analysis

518 S Maple Street
Canby, OR 97013

Contact: Maureen Guthner
Phone: (503) 266-2880
Fax: (503) 266-2884
E-mail: mguthner@canby.com

Appraisals and Market Studies for LIHTC, HUD & Rural Development; Affordable & Seniors Housing Specialist in Oregon, Washington and California

Office of Rural & Farmworker Housing (ORFH)

1400 Summitview Ave.
Suite 203
Yakima, Wa 98902

Contact: Marty Miller
Phone: (509) 248-7014
Fax: (509) 575-3845
E-mail: martym2@orfh.org

ORFH provides direct, comprehensive, low-income housing development services to local non-profits, housing authorities, municipalities and other organizations and individuals with a primary focus on multi-family rental housing and related facilities for farmworker households. All necessary services to obtain capital financing and assure high quality housing construction and management are provided.

Overland, Pacific & Cutler, Inc.

100 W. Broadway
Suite 500
Long Beach, CA 90802

Contact: Natasa Lenic
Phone: (562) 304-2000
Fax: (562) 304-2020
E-mail: nlenic@opcservices.com

Relocation plan preparation, tenant relocation consulting, and property management services

Property Dynamics

15625 NE 191st Street
Woodinville WA 98072

Contact: Greg Fahey
Phone: (425) 489-9780
Fax: (425) 806-0760
E-Mail: propdyn@aol.com

Market feasibility studies for Low-Income Housing Tax Credit, Rural Development, and conventional multi-family projects located in Washington and other states.

Property Research Limited

1 Mt. Jefferson Terrace
Lake Oswego, OR 97035

Contact: Christopher K. Robinson
Phone: (503) 635-4995
Fax: (503) 635-9010
E-Mail: chris@prl-tax.com

Property tax consulting and representation; specific expertise on valuation of affordable housing for tax purposes.

Salter Ltd.

2973 Cleveland Rd.
Wooster, OH 44691

Contact: Beth Hodges
Phone: (330) 345-7077
Fax: (330) 345-7088
E-Mail: saltersvcs@yahoo.com

File/Tenant compliance with Section 42 and HUD regulations; extensive experience with qualifying & certifying tenants with layered program requirements and fair housing

The Siegel Group, Inc.

9390 Research Blvd
Suite 420
Austin, TX 78759

Contact: Ginger Brown-McGuire
Phone: (512) 231-1077
Fax: (512) 231-1078
E-Mail: gbrownmcguire@siegelgrp.com

The Siegel Group is an alliance of highly skilled, knowledgeable and experienced real estate development, finance and analysis professionals with extensive experience in the evaluation, financing, development, construction and disposition of real estate nationwide. We presently perform market studies for Key Housing Capital and MuniMae Midland and developers throughout the nation. Our market studies include a thorough analysis of the market area, area demographics, and housing and demand analysis.

Shelter Capital Corporation

1326 Bellevue Way NE
Number 6
Bellevue WA 98004-3685

Contact: Mark Miller
Phone: (425) 451-8255
Fax: (425) 462-1921

Tax Credit applications, securing debt financing, securing equity financing, management consulting, joint ventures between for-profit and nonprofit sponsors, below-market interest rate loan and grant applications.

Shelter Resources, Inc.

2223 112th Ave. NE,
Suite 102
Bellevue, WA 98004

Contact: Len Brannen
Phone: (425) 454-8205
Fax: (425) 455-8546
E-mail: lenb@shelterresourcesinc.com

For profit affordable housing developer who actively seeks joint venture relationships with non-profit affordable housing sponsors; brings resources and experience to the table

Sound Finance Group Inc

1212 East Newton Street
Seattle WA 98102

Contact: Joan Egan
Phone: (206) 328-9251
Fax: (206) 726-1170
E-mail: jmegan@msn.com

Project financial feasibility analysis, tax credit and grant applications, placement of tax credits and negotiations with syndicators, and structuring of taxable and tax-exempt bonds and loans.

Sovereign Capital Resources LLC

222 North Sepulveda Boulevard
Suite 2000
El Segundo CA 90245

Contact: William Hoffman
Phone: (310) 335-2050
Fax: (310) 335-2030
E-mail: bill@sovereigncapital.com

SCR provides comprehensive equity financing services for historic and affordable housing tax credit projects on a contingent basis.

Sustainable Asset Solutions

4328 SW Frontenae
Seattle WA 98136

Contact: Keven Ruf/Julie Gwinn
Phone: (206) 898-5023/(206) 718-6901
E-mail: keven@sustainableassetsolutions.com
Julie@sustainableassetsolutions.com

Affordable housing asset management- specializing in helping owners and sponsors of affordable housing achieve and maintain the optimal operation of their property.

Trilogy Group Inc

114 Second Avenue South
Suite 106
Edmonds WA 98020

Contact: Jim Brawner
Phone: (425) 778-2807
Fax: (425) 778-4837
E-mail: jimb@trilogygrouppinc.com

Development, Acquisitions, Project Management, Construction Management and Asset Management. Preparation of financial feasibility analysis, tax credit applications, bond ratings, LP due diligence and cost certification/carryover documentation. Technical assistance planning and zoning, building permits, LP negotiations, partnership and bond documents, rehabilitation due diligence and property management.

Williams & Associates

307 Blanchard Street
Seattle WA 98121

Contact: Pat Williams
Phone: (206) 448-3390
Fax: (206) 448-3473
E-mail: pat@wmsconsultants.net

Full Project Management. Funding applications, oversight of all professional consultants, owner's representative during construction, coordination with limited partners, etc.

LENDERS

Bank of America Community Development Banking Group

800 Fifth Avenue
Floor 37
Seattle WA 98104

Contact: Jan Laskey
Phone: (206) 358-7617
Fax: (206) 585-8404
E-Mail: jan.k.laskey@bankofamerica.com

Construction, permanent, and bridge loans; credit enhancement; direct investments. FHLB member with access to Community Investment Program and Affordable Housing Program. Expertise in LIHTC Program and tax-exempt bond financing. Construction and permanent taxable and tax exempt financing is available.

Centerline Capital Group

101 California Street, Suite 2075
San Francisco, CA 94111

Contact: Peter Nichol
Phone: (415) 439-6003
Fax: (415) 439-6019
E-Mail: pnichol@centerline.com

18101 Von Karman Ave., Ste. 1900
Irvine, CA 92612

Contact: Ronne Thielen
Phone: (949) 263-6466
Fax: (949) 442-2401
E-Mail: rthielen@centerline.com

Centerline Capital Group offer the full range of debt and equity products needed to finance affordable housing.

Continental Wingate Capital

1010 Washington
Suite 200
Vancouver WA 98660

Contact: Doug Canoose
Phone: (360) 694-1322 Extension 104
(800) 875-1322 Extension 104
Fax: (360) 694-5218
E-Mail: dcanoose@cwcapital.com

Construction and permanent financing for affordable housing; experienced in LIHTC and tax-exempt bonds for non-profit and for-profit borrowers.

EF & A Funding, L.L.C.

4746 11th Avenue NE
Suite 102
Seattle, WA 98105

Contact: Jeff Stuart
Phone: (800) 392-0711
Fax: (360) 705-0685
E-Mail: jstuart@efafunding.com

Permanent loans up to 90% LTV, 1.10 DSCR with 30-year amortization. Seattle - based Fannie Mae DVS lender. Forward Rate Locks are available.

Impact Capital

401 Second Avenue
Suite 301
Seattle, WA 98104

Contact: Tess Colby
Phone: (206) 658-2603
Fax: (206) 587-3230
E-Mail: tess@impactcapital.org

Provides pre-development project financing for housing and community development throughout the State of Washington for nonprofit agencies. Some technical assistance, capacity grants, training, and financing also available. Also see LISC and NEF.

Key Bank National Association

Community Development Banking
1101 Pacific Avenue
Tacoma WA 98402

Contact: Kathleen Pittis, V.P.
Phone: (253) 305-7420
Fax: (253) 305-7944
E-Mail: kathleen_R_Pittis@keybank.com

Bridge, construction and permanent financing ;FHLB member with access to CIP and AHP programs; Expertise in LIHTC program and tax exempt bond financing. Key Bank offers below market rate fixed rate, long term loans to for profit and non profit sponsors.

Local Initiatives Support Corporation (LISC)

401 Second Avenue
Suite 301
Seattle WA 98104

Contact: Heyward Watson/Tess Colby
Phone: (206) 658-2602 (Watson)
(206) 658-2603 (Colby)
Fax: (206) 587-3230
E-Mail: heyward@impactcapital.org
tess@impactcapital.org

Lending - construction and bridge. Loans/grants/technical assistance provided. LISC is a national nonprofit social investment banker that provides loans, lines of credit, operating grants and technical assistance to non-profit community development agencies. See also National Equity Fund, WCDLF. Available in Puget Sound region.

The Midland Companies

1130 K Street
Suite LL22
Sacramento CA 95814

Contact: David Olson
Phone: (800) 331-1534
Fax: (916) 658-0202
E-mail: dolson@gomidland.com

Construction, permanent, and bridge loans and tax-exempt bond credit enhancement.

RMC Mortgage, Inc.

12503 SE Mill Plain Blvd.
Suite 120
Vancouver, WA 98684

Contact: Bruce James, Dale Rohl
Phone: (360) 944-1440
Fax: (360) 944-0969
E-mail: rmcmortgage@msn.com

Construction and permanent financing of apartments, senior housing and health care facilities for non-profit borrowers. FHA (HUD) and Fannie Mae loans and credit enhancement of tax exempt bonds, bond refunding and credit substitution.

Wachovia Securities

18300 Von Karman
Suite 450
Irvine, CA 92612

Contact: Paul Buckland
Phone: (949) 260-8077
Fax: (949) 260-8002
E-mail: paul.buckland@wachovia.com

Direct investor in Tax Credits; provide letter of credit during construction for bonds.

Washington Community Development Loan Fund (WCDLF)

203 North Washington
Suite 305
Spokane WA 99201

Contact: Terri Symbol
Phone: (509) 456-8088
(800) 709-8088
Fax: (509) 456-8350
E-mail: wcdlfewa@wolfenet.com

Provides pre-development project financing for housing and community development throughout the State of Washington for nonprofit agencies. Some technical assistance, capacity grants, and training also available. See also LISC and NEF.

Washington Community Reinvestment Association (WCRA)

1200 5th Avenue
Suite 1406
Seattle WA 98101

Contact: Dulcie Claassen, Susan Duren
Phone: (206) 292-2922
Fax: (206) 292-0782
E-mail: dclaassen@wcra.net

Nonprofit bank consortium, very experienced, permanent loan provider able to coordinate with multiple funders and provide technical assistance on nonprofit transactions. Long term, fixed rate loans to for profit and nonprofit sponsors with below market rates. Can facilitate construction loan, tax credit purchase and bridge financing through bank members. Taxable and tax-exempt bonds.

Wells Fargo Bank Community Lending Department

1300 SW Fifth Avenue
Twelfth Floor
Portland OR 97201

Contact: John Epstein, Joe Delyea
Phone: (503) 886-2587
Fax: (503) 886-2181
E-mail: jepstein@wellsfargo.com

Construction, permanent, and bridge loans. Expertise in LIHTC and Tax Exempt Bond-Financing for Non-Profit and For-Profit Borrowers.

Prudential Huntoon Paige

2025 First Avenue
Suite 780
Seattle, WA 98121

Contact: John Taylor, Monica Griffith
Phone: (206) 239-0300
(800) 670-1147
Fax: (206) 239-0310

Construction, permanent, and bridge loans. FHA and FNMA loans and credit enhancement specialist. HUD "Mortgage Restructuring" (Mark-to-Market) program. Apartments and health care facilities.

US Bank

Community Lending Dept.
1420 5th Avenue, 8th Floor
Seattle, WA 98101

Contact: Ann T. Melone
Phone: (206) 344-5423
Fax: (206) 344-5393
E-mail: anmelone@usbank.com

Construction, bridge and permanent financing; including tax-exempt bond financing for non-profit and for-profit enterprises.

PROPERTY MANAGERS

Ad-West Realty Services

385 Front Street North
Suite 102
Issaquah WA 98027

Contact: Warren Westad
Phone: (425) 391-3937
Fax: (425) 391-3938

Full Service Property Management for Tax Credit Properties

Apex Realty Management, Inc.

4020 Lake Washington Blvd. NE
Suite 208
Kirkland, WA 98033

Contact: Julie Steil, CPM
Phone: (425) 822-3100
Fax: (425) 822-7001
E-mail: jsteil@apexrealtymgmt.com

Multi-family property management

Coast Real Estate Services

2829 Rucker Avenue
First Floor
Everett, WA 98201

Contact: Tom Hoban
Phone: (425) 339-3638
Fax: (425) 252-8732
E-mail: thoban@coastmgt.com

Full service property management

Columbia Properties Group

16101 SW 72nd Avenue
Suite 210
Portland OR 97224

Contact: Chad Rennaker
Phone: (503) 598-9800
Fax: (503) 598-9753
E-mail: rennaker@columbiahousing.com

Conifer Management, Inc.

PO Box 11246
Tacoma, WA 98411

Contact: Al Hanson, Don Barrier & Herb Dick
Phone: (253) 475-6610
Fax: (253) 472-0499
E-mail: ahanson@conifermgt.com

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Guardian Management LLC

4380 SW Macadam Avenue
Suite 380
Portland, OR 97239

Contact: Thomas B. Brenneke
Phone: (503) 802-3600
Fax: (503) 802-3648
E-mail: tbrenneke@guardian-mgmt.com

The firm manages 12,000 multi-family units in Oregon, Washington, Idaho, Hawaii, Montana and Arizona in more than 210 projects. 125 RD, HUD or LIHTC properties totaling 5,000 units. Experience ranges from garden walk up, mid-rise, high rise, rehab and repositioning, and high end luxury properties. Guardian offers training to site personnel, organizes and supervises site operations and accounting services and financial reports. The firm holds the ACCREDITED MANAGEMENT ORGANIZATION® designation through the Institute of Real Estate Management.

HSC Real Estate Inc

111 Queen Anne Avenue North
Suite 207
Seattle WA 98109

Contact: Matthew Campbell, Kim Gooding
Phone: (206) 282-5200
Fax: (206) 282-7130

Property Management with Tax Credit Management Department and Tax Credit Consulting.

Independent Living, Inc.

201- 27th Avenue SE
Building A, Ste. 100
Puyallup, WA 98374

Contact: Linda Funk, Brett Stevens
Phone: (253) 231-5013 (Brett)
(253) 231-5009 (Linda)
Fax: (253) 231-5030
E-mail: bretts@housing4seniors.com
lindaf@housing4seniors.com

Independent Living, Inc. is a full service property management and consulting company. Our experienced professionals have an extensive background in leasing and managing mixed-use properties operated under the Low Income Housing Tax Credit ("LIHTC") Program and Tax-Exempt Private Activity (Volume Cap) Bond Program, and maintain a sophisticated understanding of Section 8 compliance, Landlord/Tenant laws, Fair Housing laws, and ADA requirements. Our compliance group is recognized for its excellence in the quality and thoroughness of its tenant file organization and compliance reporting. While Independent Living manages one of the largest senior apartment portfolios in the western United States for the Senior Housing Assistance Group, staff members also have extensive experience in managing multifamily facilities, and Independent Living, Inc. is actively seeking management opportunities of affordable multifamily apartment communities as well as affordable senior communities.

Legacy Management Group, LLC

11627 Airport Road
Suite B
Everett, WA 98204

Contact: Tony Souther
Phone: (425) 423-0304
Fax: (425) 423-9856
Email: tonys@legacymanagementgroupllc.com

Olympic Management Co

4117 South Meridian
Puyallup WA 98373

Contact: Whitney Griffin, Betty Stringham
Phone: (253) 840-4270
Fax: (253) 840-4427

The Tax Credit Specialist: Full service property management company whose portfolio includes Conventional, Retirement, and Low-Income Properties.

Quantum Management Services Inc

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Suite 10
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Contact: Doug Repman, Gaye Hild-Barrett
Phone: (425) 776-1294
Fax: (425) 776-1073

Management - full service property management with portfolio of Bond and 9% Tax Credit properties.

Seattle Housing Authority

1300 N 130th Street
Seattle, WA 98133

Contact: Rhonda G. Hue
Phone: (206) 770-6829
Fax: (206) 770-6895
E-Mail: rhue@seattlehousing.org

Tomlinson Black Management, Inc.

107 S. Howard
Ste. 600
Spokane, WA 99201

Contact: Kristin Melton, John Bennett
Phone: (509) 623-1000
Fax: (509) 622-3500
E-Mail: melton@tblack.com

Over 30 years experience in managing affordable housing; LIHTC since 1996; bond financed since 1984 and HUD assisted & insured since 1969. Projects have been sited in Eastern, Central and Western Washington and Northern Idaho. Staff includes a C4P property manager and C4P and C3P occupancy/compliance specialists. Company holds the Accredited Management Organization designation from the institute of Real Estate Management and its executives have been active in IREM leadership, including but not limited to its Nation Federal Housing Advisory Board.

SYNDICATORS

Aegon USA Realty Advisors

505 Sansome Street
17th Floor
San Francisco, CA 94111

Contact: Emily Evers
Phone: (415) 983-5454
Fax: (415) 983-5558
E-mail: Emily.evers@aegonusa.com

Investing on behalf of the AEGON USA Life Companies, Aegon USA Realty Advisors is a direct tax credit investor with over \$1.2 billion invested nationwide

Alliant Capital

9 Cushing
Suite 200
Irvine, CA 92618

Contact: Warren Allen
Phone: (949) 923-7812
Fax: (949) 585-0449
E-mail: wallen@alliantcapital.com

Alliant provides Tax Credit equity for both non-profit and for-profit developers of Affordable Housing. Alliant has invested more than \$1 billion in Tax Credit equity in 400+ projects.

Apollo Housing Capital

600 Superior Avenue
Suite 2300
Cleveland, OH 44114

Contact: Michael Haynes
Phone: (216) 875-6041
Fax: (216) 875-2612
E-mail: mhaynes@apollohousing.com

Apollo Housing Capital invests in 9% and 4% LIHTC properties, as well as, historic tax credit deals. Apollo will work with you to structure the best deal to suit your needs.

Credit Capital LLC

4601 Dark Hollow Road
Medford, OR 97501

Contact: Ralph Coppersmith
Phone: (541) 773-2934
Fax: (541) 245-3131
E-mail: ralph@creditcapitalllc.com

Columbia Housing

3200 U.S. Bancorp Tower
111 SW Fifth Avenue
Portland, OR 97204

Contact: Catherine Such
Phone: (503) 808-1300
Fax: (503) 808-1301
E-mail: catherine.such@columbiahousing.com

Active purchaser of 4% and 9% LIHTC properties. Experience with non-profit and for-profit developers of properties ranging in size from 20 units to 200+. Highly experienced investor with properties in 44 states and a portfolio of over 21,000 units. Experience with multiple sources of funds, ability to work with a wide variety of funders, developers and consultants.

Curtis Nash Associates Inc

210 Fleming Lane
Building B
Fairfield CT 06430-1903

Contact: Mark Garcia
Phone: (203) 259-4399
Fax: (203) 259-2957
E-mail: mgarcia@lihtc.com

Providing equity, debt and unrated tax-exempt bonds for LIHTC projects.

Enterprise Social Investment Corporation

2025 First Avenue
Suite 420
Seattle, WA 98121

Contact: Paul Breckenridge
Phone: (206)727-2885
Fax: (206)727-2183
E-mail: pbreckenridge@esic.org

ESIC invests on both 9% and 4% LIHTC properties. We work efficiently with non-profit and for-profit partners to create sustainable low-income housing. ESIC is a subsidiary of the Enterprise Foundation.

Equity Resource Investment, LLC

1280 Massachusetts Avenue
Cambridge, MA 02138

Contact: Paul A. De Simone
Phone: (617) 876-4800
Fax: (617) 876-7616
E-mail: desimone@equityresources.com

Equity Resource Investments is an equity investor in affordable housing and acquires investment interests including partnership positions from institutions and individuals. To include LIHTC equity positions in the Compliance period.

First Partners Inc

400 Commonwealth Avenue
Boston MA 02215

Contact: Richard Robinson
Phone: (617) 266-3400
(800) 600-4740
Fax: (617) 266-1025
E-mail: richr@firstpartners.com

Provides equity for the 9% LIHTC and tax-exempt bond financed bond projects. Also provide section 42 technical assistance to developers and non-profit organizations.

Homestead Capital

222 SW Columbia
Suite 200
Portland, OR 97201

Contact: Susan Asam
Phone: (503) 276-1555
Fax: (503) 276-1564
E-mail: info@homesteadcap.com

Homestead capital provides technical assistance to non profit and for-profit developers of affordable housing. This technical assistance takes many forms; guiding novice developers through the tax credit syndication process; providing application assistance; identifying potential grants and sometimes assisting with writing applications; identifying other state or local subsidies for potential projects; providing expert testimony or testifying before locally elected officials. Homestead Capital has begun to off workshops on specific topics like Asset Management, Construction Practices and Oversight, Accounting Practices and Standards, Application Preparation, Project Siting and Financing Techniques.

MMA Financial, LLC

101 Arch Street
Boston, MA 02110

Contact: Bernard Husser
Phone: (617) 488-3209
Fax: (617) 790-4452
E-mail: bernard.husser@mmafin.com

Purchase both tax-exempt bond-financed and 9% projects. Provider of equity and debt for LIHTC properties.

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E-mail: ch-michelassoc@comcast.net

A highly experienced national firm actively seeking 4% & 9% LIHTC properties with both For-profit and Non-profit developers. Michel, by design, is a small firm providing a high level of personal service to developer partners in 37 states from Maine to California

National Equity Fund (NEF)

2133 Third Avenue
Suite 116
Seattle WA 98121

Contact: M.A. Leonard
Phone: (206) 441-5820
(888) 560-6334
Fax: (206) 441-5841

National Partnership Investments Corp. (NAPICO)

9090 Wilshire Blvd.
Suite 201
Beverly Hills, CA 90211

Contact: Brian Flaherty
Phone: (866) 268-0771
Fax: (617) 268-0772
E-mail: bfnapico@aol.com

NAPICO and its affiliates are among the largest and most knowledgeable sponsors of LIHTC and Historic Rehabilitation Tax Credit properties.

Raymond James Tax Credit Funds

880 Carillon Parkway
St. Petersburg, FL 33716

Contact: James Horvick
Phone: (800) 438-8088
Fax: (727) 567-8790
E-mail: James.Horvick@Raymond.James.com

Providing equity and debt for Tax Credit developments.

The Richman Group Affordable Housing Corporation

707 SW Washington St
Suite 1570
Portland, OR 97205-3532

Contact: Terry Gentry
Phone: (503) 459-8741
Fax: (503) 459-8742
E-mail: gentryt@trgofct.com

The Richman Group (TRG) is one of the nation's leading sponsors of Housing Tax Credits programs. Since the creation of the tax credit in 1986, TRG has sponsored both public and institutional Housing Tax Credit funds, which have raised, in excess of \$1.25 billion in equity capital and have invested in approximately 400 properties. TRG provides equity for both 9% and 4% LIHTC projects.

Union Bank, NA

10900 NE 8th St.
Suite 1650
Bellevue, WA 98004

Contact: Bryan Friend
Phone: (425) 452-1486
E-mail: bryan.friend@unionbank.com

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U.S. Bancorp Community Development Corporation

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Phone: (503) 275-4816
Fax: (503) 275-6871
E-mail: richard.fernandezl@usbank.com

We are a direct investor in a wide range of tax credit properties, including rehab and new, mixed-use, senior, and special needs.

WNC & Associates

3158 Redhill Avenue
Suite 120
Costa Mesa CA 92626-3416

17782 Sky Park Circle
Irvine, CA 92614-6404

Contact: Wilfred Cooper Jr.
Jen Oscarson
Phone: (714) 662-5565
(800) 286-1135/(800)434-8550
Fax: (714) 662-4415
(651)634-0559
E-mail: wcooperjr@wncinc.com
joscarson@wncinc.com

WNC & Associates, Inc. (WNC), is a nationally diversified investment company that has acquired over \$2 billion of real estate assets in 40 states. The company specializes in tax credit investments and has over 22 years of direct experience in acquiring, structuring and managing real estate investments. With over 800 properties acquired, and more than 140 investment funds sponsored and 17, 000 institutional and individual investors, WNC is a recognized leader in the industry.