



**CTED** |

Community, Trade and  
Economic Development

# The 2008 Bond Cap Allocation Biennial Report

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A report to the Legislature on tax-exempt private activity bonds in Washington state  
as required in RCW 39.86.190

**August 2008**  
Report to the Legislature  
Juli Wilkerson, Director

*The 2008 Bond Cap Summary Report* is a publication of the  
**Bond Cap Allocation Program**

RCW 39.86.190

*By February 1 of each year, the agency shall summarize for the legislature each previous year's bond allocation requests and issuances. Beginning in June of 1988 and thereafter in June of each even-numbered year, the agency shall also submit a biennial report summarizing usage of the bond allocation proceeds and any policy concerns for future bond allocations.*

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**Statutory Authority:** The Revised Code of Washington (RCW) Chapter 39.86:

“The federal tax reform act of 1986 imposes an annual ceiling on the aggregate amount of federally tax-exempt private activity bonds, including bonds for housing, student loans, exempt facilities, small issue industrial, redevelopment, and certain public utility projects, that may be issued during any calendar year by or on behalf of states and their political subdivisions. . . . The tax reform act of 1986 provides a formula for allocating the annual ceiling among various issuers of private activity bonds within a state, but permits each state to enact a different allocation method that is appropriate to that state’s needs. The purpose of this chapter is to provide a flexible and efficient method of allocating the annual state ceiling in a manner that recognizes the need of the state and its political subdivisions to finance activities or projects that satisfy a substantial public purpose.”



# EXECUTIVE SUMMARY

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The federal Tax Reform Act of 1986 set a limit – the bond “cap” – on the total value of tax-exempt private activity bonds that may be issued annually by each state. The total amount of bond cap authority is equal to the population of the state multiplied by a dollar amount set each year by the Internal Revenue Service. For 2008, the total cap authority available is just over \$549 million.

The Department of Community, Trade and Economic Development (CTED) is charged with administering Washington’s bond cap authority, and is required to provide the Legislature with a report focusing on bond cap policy issues biennially in even numbered years. This is the policy report for 2008. An overview of program history and data in the report provides a context for the discussion of policy issues.

## BOND CAP AND THE AFFORDABLE HOUSING CRISIS

Like so many of today’s headlines, the policy portion of this biennial report focuses on affordable housing. Housing bond issuances have used the majority of bond cap throughout the history of the program, and the average percentage of the cap used for housing has increased over the past several years, peaking at 81.6 percent of the total cap in 2006. In 2007, increased use in other bond cap categories reduced the overall percentage of cap available for housing, while the need for housing cap exceeded the amount available during the year for the first time in program history. In 2008, requests for cap authority are again projected to exceed the supply. That situation is unlikely to change in the near future, if economic analysts’ predictions for the continuing decline of the housing market and continuing increase in failed mortgages prove to be accurate.

While Washington state has so far not been as severely impacted by the bursting of the housing bubble and the sub-prime mortgage crisis as have many areas of the country, we have not gone untouched, and those impacts are expected to increase. New federal measures (see pages 16-21) before Congress may provide some relief in the form of additional bond cap authority earmarked for housing. Should those measures not pass, Washington state affordable housing programs will likely experience additional cutbacks beyond those required in 2007.

*Angle Lake Senior Housing, developed by the King County Housing Authority. The project was financed using a bond cap allocation in 2002.*





## EXECUTIVE SUMMARY *Continued*

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Bond cap policy changes may be necessary in response to the new federal measures, or may be desirable, even if the federal measures pass, for our state to continue to be spared the worst of the affordable housing crisis.

During 2007, activity in the exempt facilities and small issue categories of bond cap increased substantially over the previous several years. Thanks to a change at the federal level that increased capital expenditures limits, the small issue category of bond cap issued a higher percentage of its initial allocation of bonds than it had since 2000. Similarly, the exempt facilities category issued more bonds than it had since 2002. However, that high level of activity did not continue into 2008 largely due to uncertainty in the bond market.

Toward the end of the report, we have provided summaries of historical bond cap data, a list of several years of bond cap projects, and descriptions of 2008 projects that have applied for cap allocations to date. Always an agent for economic development in the state, in these uncertain economic times, the bond cap allocation has become particularly important for Washington's economic vitality.

*Note at press time: As this report was going to press, Congress passed and the President signed the Housing and Economic Recovery Act of 2008. Among the many impacts of the Act is a temporary infusion of \$11 billion in bond cap authority divided among the states. This additional cap is available to be used between 2008 and 2010. See the Policy Issues section on page 16 for more information.*

Ribbon-cutting ceremony at the Absorption Corporation in Bellingham. The company, which manufactures industrial absorbents, expanded its operations and purchased additional equipment using bond cap allocations in both 2003 and 2006.



# BOND CAP GLOSSARY

**Allocation** – For bond cap purposes, the total dollar amount available for all tax-exempt private activity bonds in the state during a calendar year, or the amount available in a specific bond use category or awarded to a specific project.

**Bond Counsel** – An attorney specializing in advising clients on bond issuances, especially on the Internal Revenue Code (IRC) and tax implications of bond issuances. The bond counsel provides a legal opinion on whether a particular project meets the criteria for a tax-exempt private activity bond in a specific category as established in the IRC and the Revised Code of Washington (RCW).

**Bond Use Category** – There are four categories of activities that may use tax-exempt private activity bond financing, plus a “remainder” category that may be used if the initial allocation in another category is depleted. The four categories are housing, student loans, small issue, and exempt facility. A fifth category, public utility district, was officially retired after 2007.

**Cap** – The ceiling, or limit, on the total dollar amount of tax-exempt private activity bonds that may be issued in the state during a calendar year.

**Carryforward** – Any portion of the cap that is not used during the allocation year, but is “carried forward” into subsequent years. Any cap carried forward must be used within three years, or it will no longer be available for use.

**Exempt Facilities** – Certain types of transportation, waste management, energy, and environmental facilities as described in

## ACRONYMS

No government report would be complete without at least a few acronyms to save time and space. We've tried to define these in the text when possible. In case space dictates prevailed, we've missed some, or you are looking for a handy quick reference, here is a list of acronyms common to the Bond Cap program.

**BCAP** – Bond Cap Allocation Program

**CERB** – Community Economic Revitalization Board

**CFR** – Code of Federal Regulations

**CTED** – (Department of) Community, Trade and Economic Development

**EDC** – Economic Development Corporation

**HFC** – Housing Finance Commission

**IDB** – Industrial Development Bond

**IDC** – Industrial Development Corporation

**IRB** – Industrial Revenue Bond

**IRC** – Internal Revenue Code

**IRS** – Internal Revenue Service

**LHA** – Local Housing Authority

**LLC** – Limited Liability Company

**LP** – Limited Partnership

**PAB** – Private Activity Bond

**PUD** – Public Utility District

**RCW** – Revised Code of Washington

**WAC** – Washington Administrative Code

**WEDFA** – Washington Economic Development Finance Authority

**WSHFC** – Washington State Housing Finance Commission (also HFC or the Commission)

# BOND CAP GLOSSARY

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the Internal Revenue Code. Some exempt facilities must be owned by a governmental entity in order to qualify for tax-exempt private activity bonds.

**Issuer** – The state, any agency of the state, any political subdivision, or any other public entity authorized to issue private activity bonds under state law.

**Private Activity** – Any activity that has significant private involvement. Significant private involvement means that greater than 10 percent of bond proceeds are used for any private business purpose, greater than 10 percent of principal and interest payments on the bond are secured by property used for private business, or greater than five percent of bond proceeds are used to finance loans to persons other than governmental entities.

**Small Issue Aggie** – Also known as the Beginning Farmer/Rancher Loan Program. Created in 2006, this program provides loans for first-time farmers and ranchers to establish their businesses. Bonds in this category are issued by the Housing Finance Commission, and individual farmers or ranchers apply to the Commission for financing. Aggie bonds are in the small issue category. Federal law limits individual loans under the program to \$250,000 per family.

**Small Issue Manufacturing** – Industrial development projects that have capital expenditures of \$20 million or less during a six year period – three years prior to and three years after the issuance of the tax-exempt private activity bond. Small Issue allocations are limited to \$10 million per project.

**Tax-exempt** – Bond investors are not required to pay federal taxes on interest earned on the bonds. Tax-exempt bonds are more attractive to investors, and are therefore easier to sell. Because of this, tax-exempt bonds can qualify for lower interest rates, which means lower costs for the issuer and user.

**Underwriter** – A financial or investment institution, usually a large bank, that guarantees the purchase of a full issue of bonds.

**User** – The governmental entity, business, or individual who is the primary beneficiary of the bond proceeds.

## Private Activity Tests

The Internal Revenue Code describes three tests to determine if a project is a "private activity" for the purpose of a tax-exempt bond issuance. A project only needs to meet one of the three tests to be considered a private activity.

- Greater than 10 percent of bond proceeds are used for any private business purpose.
- Greater than 10 percent of payments on principal and interest on the bond are secured by property used for private business.
- Greater than five percent of bond proceeds are used to finance loans to persons other than governmental entities.

## BOND CAP ALLOCATION BACKGROUND

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In the mid-1980s, federal observers became concerned about revenue shortfalls due in part to increasingly large numbers of tax-exempt municipal bond issuances over the previous decade. Congress responded to the concerns by passing the Deficit Reduction Act of 1984, then two years later the Tax Reform Act of 1986. These set a limit – the “cap” or “ceiling” – on the total value of tax-exempt private activity bonds that states may issue annually, and established bond use categories eligible to issue bonds under the cap.

In response, Washington’s Governor, then the Legislature, created procedures for allocating the state cap among the categories and establishing priorities among applicants. Program administration was assigned to the Department of Community Development, which later merged with the Department of Trade and Economic Development to become today’s CTED (RCW 39.86).

Since 1987, CTED’s Bond Cap Allocation Program has authorized approximately \$7 billion in tax-exempt private activity bond

issuances, contributing to the development of thousands of housing units and new jobs in Washington’s communities; industry, infrastructure and clean energy production across the state; and low-cost student loans to educate thousands of Washington’s citizens.

### **How much cap authority is available?**

The total amount of tax-exempt private activity bond authority each state is allowed is calculated using a per capita formula. In 1984, the federal Deficit Reduction Act set the volume cap at \$150 per capita. This was reduced to \$50 per capita by the Tax Reform Act of 1986. In 2001, the Internal Revenue Service began periodic increases in the per capita volume cap rate to adjust for inflation. As of January 1, 2007, the cap was raised to \$85 per capita. Each December, when the U.S. Census Bureau releases its official population figures, the total cap for the following year is calculated. For calendar year 2008 a total of just over \$549.8 million in bond cap authority is available in Washington state. Cap authority is divided among the eligible categories by Washington statute (RCW 39.86.120).

*Vancouver Housing Authority’s Ester Short Commons, a mixed use building with retail below and housing above. The project is part of a major neighborhood revitalization effort. The affordable housing portion was financed in part with a bond cap allocation.*

*Photo courtesy VHA.*



# BOND CAP ALLOCATION BACKGROUND

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**What constitutes a tax-exempt private activity bond?** A bond is a means for an investor to lend money for projects with public benefits. Because the bond investor is not required to pay federal taxes on interest earned on tax-exempt bonds, these bonds can qualify for lower interest rates than conventional financing, thus saving the borrower money. For projects with benefits that are considered essentially public – roads and most infrastructure, for example – tax exempt bonds may be issued without cap authority. Bonds for projects with a high level of private benefit or participation are not tax-exempt, unless they meet specific IRS criteria and are issued under the authority of the Bond Cap Allocation. A bond is considered a private activity bond if:

- Greater than 10 percent of its proceeds are used for any private business purpose.
- Greater than 10 percent of its proceeds are secured by property used for private purposes.
- Greater than 5 percent of its proceeds are used for loans to individuals or non-governmental entities.

**What kinds of projects are eligible?** The Tax Reform Act of 1986 established five categories of projects eligible to issue bonds under cap authority.

- Exempt Facilities – Certain types of capital transportation, waste management, energy, and environmental facilities as defined in the IRS Code.
- Housing – In Washington, this includes both affordable multifamily rental housing and single family homeownership projects.
- Small Issue – Industrial development projects with less than \$20 million in capital expenditures over six years.
- Student Loans – Higher education loans for qualifying students.
- Public Utility District – Efficiency and environmental enhancements for certain hydroelectric facilities.

The public utility district volume cap was further limited to a lifetime maximum of \$750 million. In 2007, Washington’s PUDs used the last of their \$750 million cap, so for 2008 and forward, this category will no longer exist.



*Wanapum Dam on the Columbia River near Vantage. In 2005, Grant County PUD financed upgrades in power generation equipment, and water quality and fish enhancements with tax-exempt private activity bonds through the Bond Cap Allocation Program.*

# BOND CAP ALLOCATION BACKGROUND

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**How does a project apply for cap authority?** Bonds may only be issued by authorized governmental entities, so a private developer typically works with the bond issuer to develop the project, then the bond issuer applies to CTED for authorization to issue the bond. In the case of multifamily housing projects, certain exempt facilities, and student loans, the issuer might also be the project developer. Bonds must be issued within the calendar year, typically by December 15th. Any cap authority that is unused at the end of the year may be carried forward into the next three years. CTED is responsible for evaluating projects, authorizing bond issuances under the cap, and ensuring the state does not exceed its cap authority.

**How does CTED decide which projects get cap allocations?** The Washington Legislature has established in statute a formula for initial allocations, or set-asides, of cap authority for each category. From 2002-2005, the cap category set-asides were:

- Housing 30%
- Small Issue 24%
- Exempt Facility 19%
- Student Loans 14%
- Public Utility District 10%
- Remainder 3%

*The Allen Library on the University of Washington campus. Dedicated in 1991, the library holds more than a million volumes.*

*In 2007, the Washington Higher Education Facilities Authority was appointed to be the new student loan bond issuer for the state. The approximate \$82 million in bond cap available annually for student loan bonds will provide access to higher education for between 10,000 and 20,000 Washington residents each year.*

*Photo courtesy UW Office of News and Information.*

The remainder category was established as a means to provide some program flexibility outside of the category structure early in the allocation year.

The Legislature also provided in statute an “alternative allocation” for the time when the PUD category would have used up its \$750 million limit and become ineligible for cap allocations. In 2006 and 2007, the PUD category had an amount left in its \$750 million ceiling – approximately \$8.1 million – that was less than the 10 percent of total annual cap available under the state formula, so CTED first subtracted the remaining PUD \$8.1 million, then used the alternative allocation percentages to calculate the other categories:

- Housing 32%
- Small Issue 25%
- Exempt Facilities 20%
- Student Loans 15%
- Remainder 8%



# BOND CAP ALLOCATION BACKGROUND

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Beginning in 2008, the PUD category was eliminated, and the other categories received their full initial set-aside percentages.

During the year there are timelines that apply to some of the set-asides. For example, no exempt facilities projects may receive more than 30 percent of the total exempt facilities set-aside prior to September 1<sup>st</sup> each year. Prior to June 1<sup>st</sup>, portions of the small issue set-aside are reserved for Eastern distressed counties, Eastern non-distressed counties, and Western distressed counties. After September 1<sup>st</sup>, unused cap from any category may be reallocated to any other category with 50 percent of the unused cap prioritized for housing.

Each category has a set of basic eligibility criteria in statute and agency rule that guide allocation decisions. These criteria help CTED to prioritize among projects by estimating the public benefit of each project.

Small issue projects are evaluated based on the number of retained and new jobs

created per dollar of cap authority, and by the need in a particular community for industrial development. Exempt facilities projects are evaluated based on the number of jobs created and the degree to which the project reduces environmental pollution, produces lower cost energy, or diverts solid waste from disposal and remanufactures it into value-added products.

Housing projects are evaluated based on the number of housing units created or rehabilitated per dollar of cap authority, and the degree to which the project meets the community's highest affordable housing needs.

Traditionally, CTED has been able to allocate to eligible projects in each category on a first come, first served basis. Rarely have projects experienced allocation delays, even in the context of the set-aside structure and various reservations and timelines for allocations. That situation changed during 2007.



*The SCAFCO Corporation building under construction in 2004. SCAFCO manufactures grain processing equipment. Financed in part with a Small Issue private activity bond allocation, this project included renovation of one building and construction of a new 45,000 square foot manufacturing building for SCAFCO's Grain Systems Division, creating 10 new jobs in the Spokane Valley community.*

*Photo courtesy SCAFCO.*

# BOND CAP ALLOCATION BACKGROUND

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In 2007, market factors combined to increase demand for cap authority, particularly for housing cap. During 2007, CTED received more applications for housing cap than there was cap available. The Housing Finance Commission absorbed most of the impact of the cap shortfall by curtailing both their Single Family Homeownership and Multifamily Rental Housing programs, but most other issuers were able to receive the cap they needed.

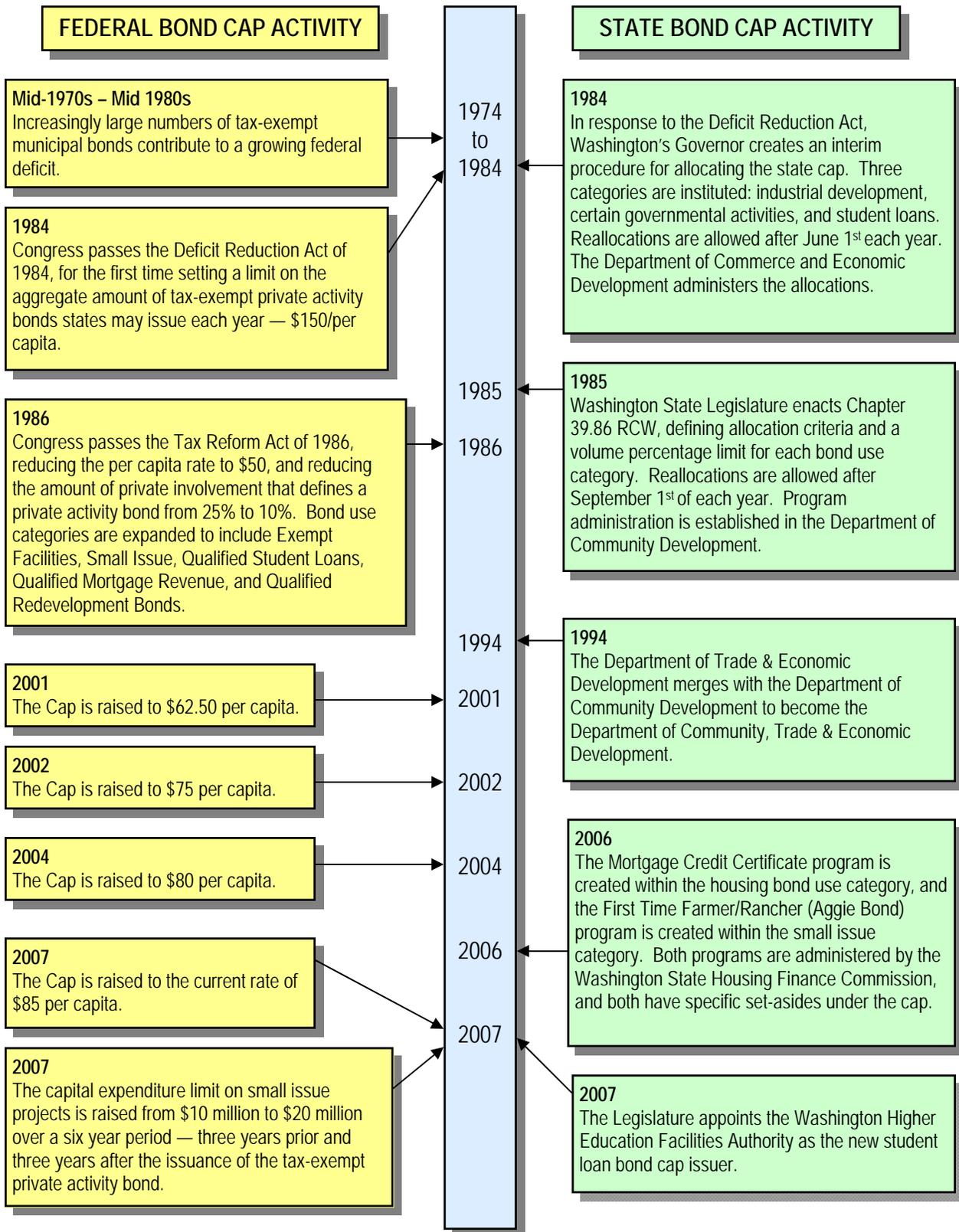
At the beginning of 2008, CTED again received more housing applications than there was available in the housing set-aside plus the remainder set-aside. The program created for the first time a competitive process with which to prioritize housing applications and allocate cap. A similar process may be needed again for the September 1, 2008, reallocation, depending on the level of activity in the other categories prior to then.

The need for housing cap is expected to continue to be high for the foreseeable future. Because this trend is evident at the federal level as well as the state level, and because of the sub-prime mortgage crisis, Congress is considering cap changes that may impact Washington state's bond cap program. See pages 14-19 for a discussion of policy issues around the federal proposals and housing category cap.

*The Gilmore Building on Third and Pine in Seattle, before renovation (left) and after (right). Developed by the Housing Resources Group and the Seattle Housing Authority in 2001, this award-winning project converted an aging eyesore into attractive, affordable housing in keeping with the architectural style of the neighborhood.*



# BOND CAP HISTORY TIMELINE



# BOND CAP CATEGORIES *Exempt Facilities and Housing*

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## Exempt Facilities 20% Initial Allocation

Exempt facilities are capital projects that do not qualify for tax-exempt status except under the bond cap because of their level of private involvement or benefit. Exempt facilities include:

- Solid and hazardous waste disposal
- Wastewater/sewage treatment
- Water facilities
- Mass commuting facilities
- Local district heating and cooling
- Local furnishing of electricity or gas

Over the past several years, tax-exempt private activity bonds have been used to finance innovative recycling, alternative energy, and waste management projects in the exempt facilities category.

Among recent innovative exempt facilities projects are two dairy manure digesters — in Lynden and in Yakima. Dairy manure digesters take dairy wastes out of the waste stream, clean up local air and water, and compost the wastes at high temperatures to produce electricity to run the dairy and sell back to the grid, and produce value-added garden products from the decontaminated waste.

In addition to removing tons of waste and pollution, creating value-added consumer products, and providing power, sewer, and water facilities, exempt facilities projects created 293 new jobs for Washington residents during 2006-2007.

*The Van Der Haak dairy digester in Lynden, financed in part with a Bond Cap allocation in 2005.*

## Housing 32% Initial Allocation

In Washington state, the housing category includes mortgage revenue bonds, mortgage credit certificates, and exempt facility bonds for qualified residential rental projects. Under the Internal Revenue Code, 95 percent of mortgage revenue bond allocations must be used to finance residences for first-time homebuyers.

Under state law, 32 percent of the total cap is set-aside for Housing — 80 percent to the Housing Finance Commission (25.6 percent of the total cap) and 20 percent to local housing authorities (6.4 percent of the total cap).

The Housing Finance Commission's allocation is divided between their Single Family Homeownership program and their Multifamily Rental Housing program. Local housing authority cap is all used for multifamily rental projects.

In 2006-2007, bonds issued under the bond cap allocation helped create over 8,654 units of low income, senior, and special needs housing statewide.



# BOND CAP CATEGORIES *Small Issue and Student Loan*

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## Small Issue 25% Initial Allocation

A small issue project, as described in the Internal Revenue Code, is an industrial development/manufacturing project with a maximum of \$20 million in capital expenditures over a six-year period – three years prior and three years after the issuance of the tax-exempt private activity bond. A single allocation request in this category may not exceed \$10 million.

In addition to the traditional small issue manufacturing projects, in 2006, Washington state adopted legislation to create the Beginning Farmer/Rancher or “Aggie” Program, administered by the Housing Finance Commission. After creating the program and seeking out lenders to work with, the first program bonds to support new farming operations were issued in early 2008.

During 2006-2007, bonds issued in the small issue category helped create 750 new jobs in Washington communities.

*The SeaTac Packaging Manufacturing Corporation facility, which produces food packaging in Puyallup, Pierce County. A 65,000 sq ft expansion of the facility and purchase of new equipment was financed in part with a tax-exempt private activity bond issued by the Economic Development Corporation of Pierce County. The expansion allowed the company to retain 83 jobs and create 15-20 new jobs in the community.*



*Photo by E. E. Dalton*

## Student Loan 15% Initial Allocation

The student loan category is reserved for bonds issued to purchase loans for students who are either enrolled in higher education within the state of Washington or are legal residents of Washington state.

After Student Loan Finance Association (SLFA) assets were sold in late 2004 to a for-profit corporation, Washington state was without a qualified student loan bond issuer for three years. No bonds have been issued in this category since 2004.

During the 2007 legislative session, the Washington Higher Education Facilities Authority (WHEFA) was appointed to be the new authorized student loan bond issuer in the state. Since the appointment, WHEFA has been working to set up the program and identify vendors for the loan services it will offer.

WHEFA expects to be able to offer both federally insured student loans and alternative loans, increasing educational opportunities for students in a wider variety of educational settings and with more diverse economic needs. The current \$82 million in student loan bond cap capacity is expected to provide access to higher education for between 10,000 and 20,000 students annually.

## BOND CAP CATEGORIES *Remainder*

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### Remainder 8% Initial Allocation

Remainder is a miscellaneous category that may be allocated to projects eligible under any of the other bond use categories throughout the year if the original allocation in the project's category has been depleted, or if the set-aside structure or timelines limit the availability of cap for a specific project.

Washington state law provides that if an issuer in a category has received a large carryforward allocation from the previous year, the initial allocation in that category for the next year may be reduced by the carryforward amount, and that amount may be reallocated into the remainder category in order to be made available to other categories earlier in the year.

Most often the remainder cap is used for housing category projects, particularly for local housing authority allocations over the initial set-aside. Occasionally, remainder has been used for an exempt facility application that is larger than the 30 percent of initial allocation limit early in the year.

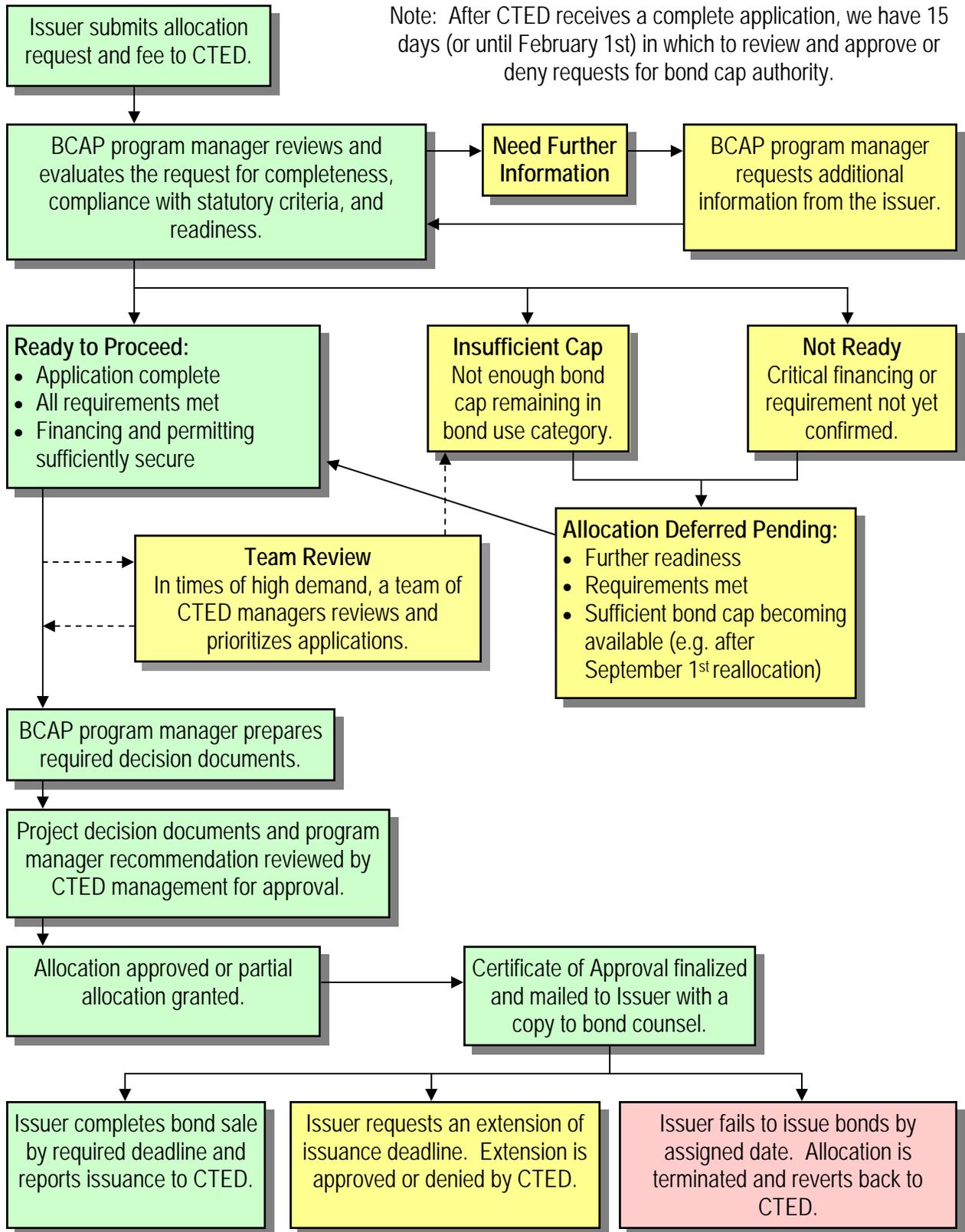
*The Cedar Grove Composting facility in Maple Valley, financed with a 2004 bond cap allocation. The innovative Goretex® fabric covers along with an underground drainage system causes the composting to take place at a very high temperature. This allows materials that were previously not compostable, such as meat scraps, food-soiled cardboard and paper packaging, and paper bags and cartons, to be composted, reducing pressure on landfills, while also reducing odor and processing time, using less energy, and producing value-added planting mixes for the greenhouse industry.*



*The Woodland Park Avenue apartments – affordable rental housing operated by the Capital Hill Housing Improvement Program (CHHIP) – under construction. Making use of a surplus Seattle City Light substation site, this project will serve households with incomes below 30, 50, and 60 percent of Average Median Income in the area. The city of Seattle, state Housing Trust Fund, Sound Families, Low Income Housing Tax Credits, the Fremont Neighborhood Council, and CHHIP, as well as a 2007 bond cap allocation, all contributed to fund the project.*



# ALLOCATION PROCESS FLOW CHART



# CARRYFORWARD PROCEDURES AND TRENDS

**C**arryforward is the process by which any unused cap from one year’s allocation is approved to be used in subsequent years. Under the Internal Revenue Code, the state must allocate any carryforward amounts to specific issuers before December 31st, or the unused cap becomes unavailable for allocation. Carryforward allocations must be used within three calendar years.

Under federal law, carryforward may be allocated in the housing, student loan, and exempt facility categories. Carryforward must be allocated to a specific project or program, and once allocated, is not transferrable to another project or program.

Allocating carryforward to a specific project carries the risk that the cap will be lost if that project hits a snag and is unable to issue a bond within the time limit. Washington state has chosen to allocate nearly all carryforward on a program rather than a project basis in order to avoid this loss of cap.

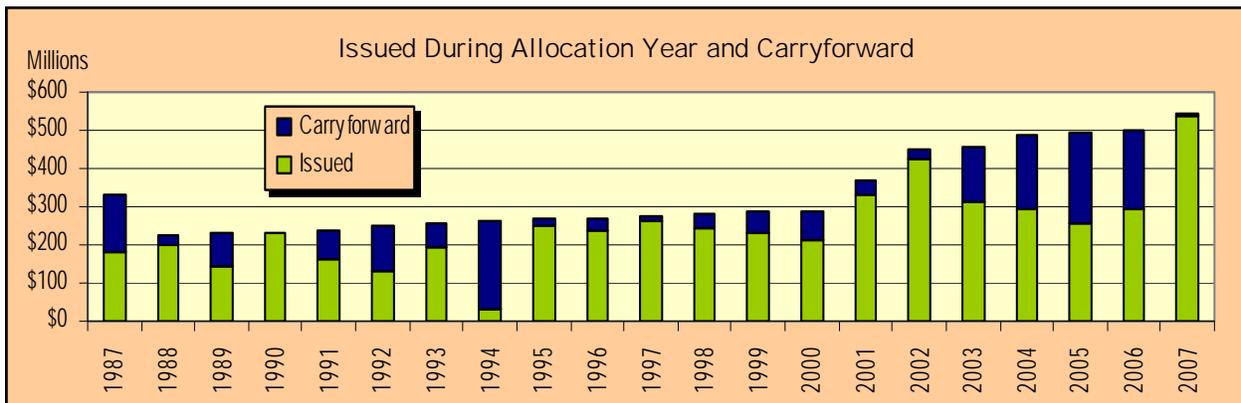
Most carryforward amounts in the state have been allocated to the Housing Finance Commission, because the Commission is able to use carryforward on a program rather than a project basis; and, as a sub-allocating agency of CTED, may also reallocate multifamily cap to other issuers, such as local housing authorities.

When the state has had a student loan issuer, that issuer has also been able to use some carryforward amounts. Carryforward was allocated in the exempt facilities category only twice — in 1992 and 1994 — because Washington does not have an exempt facilities issuer able to take a carryforward allocation for a program rather than a specific project.

Toward the end of the year, the bond cap manager keeps in close touch with issuers with outstanding allocations to ensure that either bonds are issued by the December 15<sup>th</sup> deadline or allocations reverted to the department. Final carryforward amounts are calculated after all Notification of Issuance forms are received.

If an issuer has received a carryforward allocation, their initial allocation for the following year may be reduced by the amount of the carryforward received, and those amounts moved into the remainder category. This allows additional flexibility in making allocations outside of the set-aside structure early in the year.

Several times in the history of the program, the Housing Finance Commission’s initial allocation has been reduced by carryforward amounts, facilitating local housing authorities to get the cap they need without having to wait for the September 1<sup>st</sup> reallocation.



## IMPORTANT BOND CAP DATES

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**J**anuary 1<sup>st</sup> to June 1<sup>st</sup> — A minimum percentage of the Cap available for small issue projects is set aside until June 1<sup>st</sup> each year for issuers in specific geographic areas and economic conditions:

- East/Distressed – 15% or greater
- West/Distressed – 15% or greater
- East/Non-distressed – 10% or greater

**January 1<sup>st</sup> to September 1<sup>st</sup>** — No more than 30% of the exempt facilities allocation may go to any one project until after September 1<sup>st</sup> of each year.

**February 1<sup>st</sup>** — Any bond cap request submitted between October 1<sup>st</sup> and January 16<sup>th</sup> of an allocation year must be processed by February 1<sup>st</sup>. After that the BCAP has 15 days after an application is complete in which to approve or deny allocation requests.

**February 1<sup>st</sup>** — The BCAP Annual Summary of activity must be submitted to the Legislature by February 1<sup>st</sup>.

**June 30<sup>th</sup>** — The BCAP Biennial Report and Policy Analysis must be submitted to the Legislature by June 30<sup>th</sup> of even numbered years.

**September 1<sup>st</sup>** — All bonds must be issued for any exempt facility, small issue, or public utility district allocation approved before April 1<sup>st</sup>.

**September 1<sup>st</sup>** — Set-asides in each category become open for reallocation. Any unused cap becomes available for use for any category of project.

**December 15<sup>th</sup>** — All bonds authorized for current year's cap must be issued unless an extension has previously been authorized.

**December 31<sup>st</sup>** — All unused cap for the current allocation year must be authorized as carryforward by December 31<sup>st</sup>.

*Bellingham/Whatcom County Housing Authority's Meadow Wood Apartments. The photo on the left shows the finished Meadow Wood Phase I building. The photo on the right shows Phase II, financed in part with a 2007 Bond Cap allocation, with construction in progress. The Phase II project will provide 25 additional units of low income housing, including five units reserved for formerly homeless residents and five reserved for residents with disabilities. Photo courtesy BWCHA.*



**H**ousing affordability has very much been in the news lately. The national subprime mortgage crisis, which has at its core housing affordability issues, has precipitated an economic slowdown with global impacts.

So far, Washington has been spared the worst of the negative effects of the housing crisis that have devastated some other states, including California and Florida.

Washington’s economy remains one of the strongest in the nation, and housing prices have only just in the last few months begun to reflect the declines so apparent in the rest of the nation.

**Current Housing Crisis.** Statewide, housing prices were still posting gains through third quarter 2007,<sup>1</sup> more than two years after the pinch was beginning to be felt in much of the rest of the country. Of U.S. metropolitan areas, which showed an overall 7.7 percent decline in housing prices from 2005 through first quarter 2008, only the Seattle/Tacoma and Vancouver metro areas showed declines in the same period — 1.1 percent in the Vancouver area and 2.1 percent in the Seattle/Tacoma area.<sup>2</sup>

Some metropolitan areas in the state have continued to show housing price increases, notably, Spokane with a 2.8 percent increase, and Yakima with a 9.0 percent increase since 2005.<sup>2</sup>

While housing prices statewide in first quarter 2008 had only declined 2.4 percent from one year ago, price stability has widely varied in different

areas of the state.<sup>1</sup> During the same time period, 20 Washington counties showed gains and 18 counties showed declines in housing prices (data was not available for Lincoln County). Wahkiakum County had the most significant gain — 55.8 percent over one year ago, while Columbia County posted the most significant decline at 20.6 percent. No common trend seemed apparent between Eastern and Western counties, but of the urban counties, only Spokane and Thurston posted increases.<sup>1</sup>

In the arena of subprime mortgages and foreclosures, Washington also has fared better than the rest of the nation. Fewer subprime mortgages were written in Washington than in some other areas of the country. By mid-June 2007, only 6 percent of Washington mortgages were subprime compared with 6.6 percent nationwide; and Washington’s delinquency rate was 8.75

*Vancouver Housing Authority's Anthem Park housing project for 2006, financed in part with a bond cap allocation. Photo courtesy VHA.*



<sup>1</sup> Washington Center for Real Estate Research, Washington State University, <http://www.wcrer.wsu.edu/WSHM/WSHM.html>

<sup>2</sup> Median Sales Price of Existing Single-Family Homes for Metropolitan Areas, National Association of Realtors, <http://www.realtor.org/research/research/metroprice>

<sup>3</sup> Seattle Post Intelligencer, "Fewer choices in mortgage market," August 15, 2007

<sup>4</sup> Reuters, "Poorest Counties Hardest Hit by Mortgage Crisis," February 27, 2008

percent compared with a nationwide 13.87 percent.<sup>3</sup> In some areas of the country with high poverty rates, subprime mortgages ran as high as 82 percent of all mortgages.<sup>4</sup>

Most analysts feel that housing prices have not yet hit bottom, and that foreclosure rates will continue to rise, eventually affecting even prime borrowers with good credit before the trend reverses. While Washington has not felt the severe impacts that other areas of the country have, we have not been untouched by the crisis, and more of our citizens will be impacted before it's over.

**Housing Affordability in Washington.**

While housing price declines indicate an overall slowdown in the economy, they also increase affordability. The Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is 100, there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable. The last time Washington's affordability index was over 100 (indicating relatively more affordability) was in third quarter of 2005, when the index was 101.6. Housing in Washington became less and less affordable over subsequent quarters, with affordability reaching an all time low of 81.8 in third quarter of 2007. Even with price declines, Washington's affordability index remains below 100 — at 94.5 for the first quarter of 2008.<sup>5</sup>

**Demand for Housing Cap.** The subprime mortgage crisis has forced lenders to tighten up underwriting standards, making mortgage loans more difficult to get for first time



*Tacoma Housing Authority's Shalishan project from 2005. A very successful complete neighborhood redevelopment, Shalishan was financed with federal HOPE VI funds, a bond cap allocation, housing authority, and other local funds.*

homebuyers. Housing prices have continued high and affordability low. While Washington foreclosures have been fewer than many areas of the nation, they are higher than traditional foreclosure rates, leaving more families in danger of homelessness and in need of affordable housing. All of these factors have increased demand for housing category cap.

The demand for cap so far exceeded the supply in 2007 that, even after the September 1<sup>st</sup> reallocation, the Housing Finance Commission had to curtail both its Single Family Homeownership and Multifamily Rental Housing programs, leaving first time homebuyers without safe, affordable loans, and affordable housing projects on hold.

CTED created a competitive process with an application review team in order to prioritize the large number of housing category applications. The team was unable to allocate cap at the beginning of the year to

<sup>5</sup> *Washington State Center for Real Estate Research, ibid.*

several projects, and several more projects have applied for cap that may or may not become available after September 1<sup>st</sup>. As of June 2008, including large requests for both Single Family and Multifamily cap from the Commission, the Bond Cap Allocation Program already has more than \$244 million in housing applications it has not yet been able to allocate to, and only \$283 million in unused cap.

In other words, if the program receives any more than \$38.6 million in requests from other categories or in additional housing requests prior to September 1<sup>st</sup>, some housing projects will again not be able to receive the cap they need in 2008.

**Why Cap Is Critical for Housing**

*Interior of a loft apartment in the Cooper School artist housing project in Seattle, developed by the Seattle Housing Authority. Thirty-seven units of affordable housing for low income artists were financed in part with a tax-exempt private activity bond under the Bond Cap Allocation Program. The project includes a cultural center, café, dance studio, scene shop, art fabrication spaces, and multipurpose classrooms. The redevelopment of the old school was a key component of the Delridge Neighborhood Plan and has been enthusiastically supported by the community. Photo courtesy SHA.*



**Projects.** Affordable housing projects, by definition, are not market rate housing, and are therefore unlikely to qualify for conventional financing. Housing projects that serve the most needy citizens have the most difficulty putting together viable financing packages. In order to be feasible, an affordable housing project must include financing from several low-cost sources, typically including local support, contractor concessions, developer funds, and other public funding including Housing Trust Fund, Low Income Housing Tax Credits (LIHTC), and a bond cap allocation.

LIHTCs are particularly critical, since they leverage private investment in the project, making the most of scarce public funds. In order to qualify for four percent tax credits, at least 50 percent of the financing for the project must come from a tax-exempt—bond cap—bond issuance, under federal Housing and Urban Development (HUD) rules. Project viability depends on an allocation of bond cap authority. Affordable housing projects cannot go forward without bond cap authority.

**Federal Measures Affecting Housing**

**Cap.** Currently, Congress is considering measures in both the House and the Senate to alleviate the current housing and credit crisis, which may impact Washington’s Bond Cap Allocation Program.

Among other provisions aimed at stimulating the economy, the federal measures allow for an additional \$10 billion in volume cap authority to states, specifically targeted to homeownership and multifamily rental housing programs. The measures also provide state

housing finance agencies, such as the Washington State Housing Finance Commission, with the authority to issue tax-exempt private activity bonds for refinancing of loans in danger of foreclosure due to the subprime mortgage lending crisis.

The \$10 billion in additional bond cap authority will be divided among the states based on the ratio of state population to total U.S. population, will become available in 2008 upon passage of the measure, and must be used by the end of 2010. Using current population estimates available from the U.S. Census Bureau, Washington’s share of the \$11 billion would amount to approximately \$236 million (see calculations in box).

If the federal measures pass, the infusion of cap authority would ease the pressure on Washington’s affordable housing industry and on the bond cap program itself over the next three years.

**Responding To Federal Changes.**

Because Washington’s total cap is divided among the categories according to percentages prescribed in state statute, if the federal measures pass, action will be needed

*The Cooper School exterior.*



**Washington’s Estimated Share of Proposed \$11 Billion of Cap Authority**

$$\begin{aligned}
 & 6,468,242 \text{ WA State population}^* \\
 & \div 301,468,424 \text{ U.S. population}^* \\
 & = 0.02145 \\
 & \times \$11,000,000,000 \\
 & \hline
 & \$235,950,000 \text{ Total for WA}
 \end{aligned}$$

\*Table 1: Annual Estimates of the Population for the United States, Regions, States, and Puerto Rico: April 1, 2000 to July 1, 2007 (NST-EST2007-01)  
Source: Population Division, U.S. Census Bureau  
Release Date: December 27, 2007

to authorize CTED to allocate the additional cap only to housing, in compliance with the federal legislation. *Because the additional cap expires at the end of 2010, a permanent change in Washington’s bond cap legislation would not be necessary or appropriate. CTED will most likely plan to ask the Governor for an Executive Order to cover the temporary infusion of housing cap.*

Because the initial allocation of Housing cap is already set up in RCW 43.180.200 to be divided 80 percent cap to the Housing Finance Commission and 20 percent to Local Housing Authorities, CTED expects to initially allocate any additional Housing cap approved by Congress using that same ratio.

It is not yet clear whether any amount of the additional cap will be allowed to be allocated as carryforward if it is unused by the end of 2010. It is very unlikely, given the current high demand, that any of the extra cap would be unused by then,



but if it were, CTED might need to seek the opinion of bond council or the IRS before allocating any as carryforward. Another option might be to allocate the additional cap first, then allocate any unused 2009 or 2010 cap as carryforward. The Bond Cap program will ensure there are firm answers to any specific policy questions based on the federal measures, depending on their specifics if and when they pass.

**Other Housing Cap Policy Considerations.** Whether or not Congress approves additional cap for housing, Washington may choose to review and consider any necessary changes to the state’s bond cap statutes in order to address the affordable housing crisis and avert the disastrous effects of falling home prices and rising foreclosures that have plagued other states and decimated neighborhoods nationwide.

Under current federal rules, housing finance agencies such as

*Photos:  
Top—Before: The Holly Park Apartments in Seattle, circa 1999. As part of HUD’s Hope VI program Seattle Housing Authority helped establish the first completely new neighborhood in Seattle in 50 years.  
Middle—New Holly under construction.  
Bottom—After: New Holly, 2005. The new neighborhood includes shopping, library, a community college branch, parks, and playgrounds. Housing is a mix of rental and owner-occupied, affordable for a mixed range of incomes.  
Photos courtesy SHA.*

Washington's Housing Finance Commission may not use bond cap issuances to refinance troubled mortgages. However, a strong first time homebuyer education and financing program can prevent many families from seeking subprime mortgages or being preyed on by unscrupulous lenders. Sufficient bond cap authority, available when needed, is necessary for such a program.

Sufficient cap is also needed to rehabilitate Washington's aging public housing stock and build new multifamily rental housing to alleviate the state's ongoing affordability problems.

As we have seen in 2007 and 2008, some housing projects may experience delays in project schedules due to allocation timelines built into Washington's cap statutes, or may not be able to go forward at all in times of high demand for cap authority.

Other categories of projects are not usually dependent on an allocation of cap in the same way housing projects are. Although finance costs would be higher, most other bond cap projects could go forward with conventional financing. Projects such as innovative exempt facilities might experience delays or have to seek other public funding, but do not have the same definitional barriers that housing projects with tax credits do.

Over the 22-year history of the Bond Cap Allocation Program, the housing category has actually used 58.1 percent of the total cap, compared with its initial allocation of 32 percent. In addition, the trend is for the housing percentage to increase. Over the last ten years, housing has used 62.3 percent of the total cap, and in the past five years it has used 70.8 percent. In 2006, housing used a

record high of 81.6 percent of the total cap—2.5 times its initial allocation. In 2007, in order to keep both its programs running at their previous levels, the Housing Finance Commission would have needed approximately twice as much cap as CTED was able to allocate to them, according to Executive Director Kim Herman.

Data compiled by the Bond Buyer and the Council of Development Finance Agencies show that Washington's use patterns are very close to those of the nation as a whole. Nationwide, 56.7 percent of 2007 cap issuances were for housing,<sup>6</sup> and 65 percent of 2006 cap.<sup>7</sup> In 2006, 36 states used 50 percent or more of their cap for housing; only five states used 32 percent (Washington's initial set-aside level) or less.<sup>7</sup> In 2007, 38 states used 50 percent or more for housing, and four states used 32 percent or less.<sup>6</sup>

Aligning statutory initial allocations more closely with actual use patterns would make more cap available for housing earlier in the year without significant impacts to users in the other categories. Ensuring that the housing category always has sufficient cap to meet the need would require a major change in legislative priorities for the Bond Cap Allocation Program, and would negatively impact the economic development and environmental enhancement categories of cap. Only action at the federal level to effect a permanent increase in the cap would ensure that all projects in all categories received their needed cap.

*Note: Since this report was drafted, Congress passed and the President signed the Housing and Economic Recovery Act, including the \$11 billion addition bond cap.*

<sup>6</sup> "2007 National Volume Cap Report," Council of Development Finance Agencies, May 29, 2008, [www.cdfa.net](http://www.cdfa.net)

<sup>7</sup> 2006 States Volume Cap Data Spreadsheet, [www.bondbuyer.com](http://www.bondbuyer.com)

## BOND CAP DATA 1987-2007

Since Congress established the tax-exempt private activity bond ceiling in the mid-1980s, the population of Washington state has increased by 46 percent. With the population increase and the adjustment of the per capita rate for inflation, the total cap available has increased more than 142 percent. Use of the cap among the categories has varied widely over the years.

Because it was the first full year after both the federal regulations and the Washington state bond cap codes were adopted, 1987 was very different from subsequent years. The per capita multiplier was \$75 rather than \$50, according to the federal Tax Reform Act, and the housing category was initially allocated only five percent of the cap under the state law. Beginning in 1988, the per capita rate was established at \$50, where it remained until 2000, and the division of the cap among the categories became closer to the current configuration.

The housing category has consistently been the most-used category. Only in 1990, when just \$24 million in housing bonds were issued, has the housing category trailed behind other the categories. Housing has used an average of 58.1 percent of the total cap since 1987. In 2006, its highest year to date, the housing category issued and accepted as carryforward more than \$410 million, representing 81.6 percent of the total cap and 255 percent of its initial allocation. Projections for 2008 and 2009 are that housing may exceed those percentages.

While the exempt facilities and public utility district categories have each had a few years in which they used no cap, overall their average use of the cap has been the closest to their initial set-aside allocations. The PUD category averaged 8.6 percent of the total cap issued since 1987, close to its 10 percent initial allocation. Exempt facilities has averaged 17.6 percent, also close to the current 20

Annual Bond Cap Calculation			
Year	Washington State Population	Per Capita Multiplier	State Private Activity Bond Cap
1987	4,444,333	\$75.00*	\$333,325,000
1988	4,538,000	\$50.00	\$226,900,000
1989	4,619,000	\$50.00	\$230,950,000
1990	4,660,700	\$50.00	\$233,035,000
1991	4,761,000	\$50.00	\$238,050,000
1992	5,018,000	\$50.00	\$250,900,000
1993	5,136,000	\$50.00	\$256,800,000
1994	5,255,000	\$50.00	\$262,750,000
1995	5,343,000	\$50.00	\$267,150,000
1996	** 5,343,000	\$50.00	\$267,150,000
1997	5,532,939	\$50.00	\$276,646,950
1998	5,610,362	\$50.00	\$280,518,100
1999	5,689,263	\$50.00	\$284,463,150
2000	5,756,361	\$50.00	\$287,818,050
2001	5,894,121	\$62.50	\$368,382,563
2002	5,987,973	\$75.00	\$449,097,975
2003	6,068,996	\$75.00	\$455,174,700
2004	6,138,183	\$75.00	\$460,363,692
2005	6,213,682	\$75.00	\$466,026,165
2006	6,294,460	\$80.00	\$503,020,720
2007	6,395,798	\$85.00	\$543,642,830
2008	6,468,424	\$85.00	\$549,816,040

*\*In 1987, the cap was calculated using \$75 instead of \$50, as directed by the Federal Tax Reform Act of 1986.*  
*\*\*Due to the shutdown of the federal government in December of 1995, the Census Bureau was on furlough and new population figures were unavailable to calculate the 1996 cap. According to the IRC, the population figure from the previous year had to be used.*

Initial Allocations 1987-2005					
Category	1987	1988-2000	2001	2002-2005	2006-2008
Housing	5.0%	25.0%	27.5%	30.0%	32%
Small Issue	30.0%	25.0%	24.5%	24.0%	25%
Exempt Facility	40.0%	20.0%	19.5%	19.0%	20%
Student Loans	10.0%	15.0%	14.5%	14.0%	15%
PUD*	10.0%	10.0%	10.0%	10.0%	0%
Remainder	5.0%	5.0%	4.0%	3.0%	8%

*\*In 2006-2007, the \$8.1 million remainder of the \$750 million PUD lifetime limit was subtracted from the total cap before the other category percentages were applied.*

## BOND CAP DATA 1987-2007

percent initial allocation.

The student loan category has not always had an authorized issuer and between 1988 and 1997 had no issuances at all, but has nevertheless averaged 7.6 percent of the total cap, about half of its initial allocation. During the 2007 legislative session, the Washington Higher Education Facilities Authority was appointed as the new student loan bond issuer, and may begin issuing bonds in either 2008 or 2009.

Only in 1990 and 1996 has the small issue category exceeded its initial allocation, and overall, small issue has used only 7.2 percent of the total cap, less than one third of its

current initial allocation percentage.

Over the past 20 years, Washington state has almost always succeeded in using its entire cap allocation, whether issued during the year or as carryforward within three years of allocation. Only very small amounts of cap have ever been lost, and no cap has been lost since the state began allocating all carryforward on a program basis, usually to the Housing Finance Commission. The demand for bond issuances in 2007 was 50 percent more than was available and the forecast is for the high demand to continue; especially in the housing category.

### Bond Cap Category Activity 1987-2007

Year	Housing — HFC*	Housing — LHA	Total Housing*	Small Issue	Exempt Facility*	Student Loans*	PUD	Annual Total Allocated
1987			\$195,755,000	\$34,100,000	\$0	\$50,000,000	\$53,470,000	\$333,325,000
1988			\$172,000,000	\$31,900,000	\$0	\$0	\$23,000,000	\$226,900,000
1989			\$150,200,000	\$68,800,000	\$0	\$0	\$12,000,000	\$231,000,000
1990			\$24,465,000	\$60,350,000	\$79,875,000	\$0	\$68,345,000	\$233,035,000
1991			\$120,045,000	\$15,660,000	\$77,910,000	\$0	\$24,435,000	\$238,050,000
1992			\$47,725,000	\$14,350,000	\$138,455,000	\$0	\$50,370,000	\$250,900,000
1993			\$62,965,000	\$1,800,000	\$149,355,000	\$0	\$42,680,000	\$256,800,000
1994			\$217,325,000	\$15,125,000	\$30,300,000	\$0	\$0	\$262,750,000
1995			\$40,061,000	\$44,680,000	\$182,409,000	\$0	\$0	\$267,150,000
1996			\$140,483,000	\$76,852,000	\$21,600,000	\$0	\$26,715,000	\$265,650,000
1997			\$151,602,000	\$58,385,000	\$19,000,000	\$0	\$47,660,000	\$276,647,000
1998			\$127,682,000	\$64,786,000	\$0	\$60,000,000	\$28,050,000	\$280,518,000
1999			\$173,368,000	\$28,100,000	\$50,850,000	\$0	\$32,145,000	\$284,463,000
2000			\$149,034,000	\$39,425,000	\$49,359,000	\$50,000,000	\$0	\$287,818,000
2001			\$151,252,563	\$22,195,000	\$60,915,000	\$68,400,000	\$65,620,000	\$368,382,563
2002			\$201,347,975	\$17,520,000	\$77,475,000	\$107,850,000	\$0	\$404,192,975
2003	\$193,909,700	\$57,700,000	\$251,609,700	\$16,820,000	\$46,365,000	\$123,700,000	\$16,680,000	\$455,174,700
2004	\$368,736,600	\$19,002,800	\$387,739,459	\$3,191,141	\$30,935,000	\$68,650,000	\$0	\$490,515,600
2005	\$271,585,908	\$66,788,279	\$338,374,187	\$14,400,000	\$44,850,000	\$0	\$98,678,853	\$496,303,040
2006	\$365,144,169	\$45,301,551	\$410,445,720	\$28,290,000	\$64,285,000	\$0	\$0	\$503,020,720
2007	\$233,414,023	\$139,167,106	\$372,581,129	\$59,719,365	\$103,200,000	\$0	\$8,142,336	\$543,642,830
Totals	\$1,432,790,400**	\$327,959,736**	\$3,886,060,733	\$716,448,506	\$1,227,138,000	\$528,600,000	\$597,991,189	\$6,956,238,428
Total	57.6%**	13.2%**	55.9%	10.3%	17.6%	7.6%	8.6%	100.0%

\*Exempt Facilities, Housing (Housing Finance Commission), and Student Loan amounts may represent bonds issued plus carryforward allocated.  
 \*\*Housing totals from 2003-2007 are broken out by Housing Finance Commission and Local Housing Authority allocations. Aggregate housing percentage of total bond cap for 2003-2007 is 70.8%.

# BOND CAP PROJECTS *2000-2007 Detail*

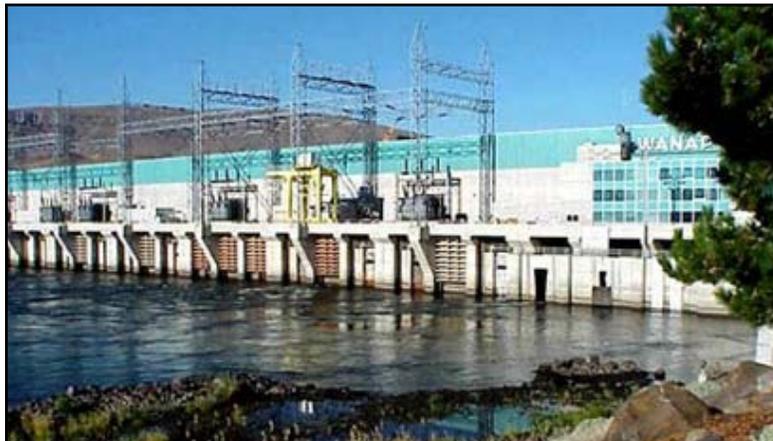
The state Bond Cap Allocation Program began tracking data in 2000, and there is more specific project information available since that time than for the previous years.

Since 2000, housing issuances comprised nearly 64 percent of the total cap allocated. From 2003-2007, housing used 70.8 percent of all cap available, divided between the Housing Finance Commission at 57.6 percent and local housing authorities at 13.2 percent.

Exempt facilities were next highest at 13.5 percent, then student loans at 11.8 percent, followed by small issue at 5.7 percent and public utility district at 5.3 percent of total cap.

Carryforward went from a high of 48.9 percent of the year's cap in 2005 to a low of 0.6 percent in 2007.

*Wanapum Dam on the Columbia River downstream from Vantage. In 2003 and 2005, enhancements to the dam were financed in part with a bond cap allocation.*



## Geographic Distribution Of Bond Cap 2000-2007

Location	Total of All Issuances
Adams County	\$4,955,000
Chelan County	\$122,897,336
Clallam County	\$500,000
Clark County	\$45,991,000
Cowlitz County	\$12,463,641
Douglas County	\$44,432,989
Franklin County	\$4,200,000
Grant County	\$109,025,865
Grays Harbor County	\$10,000,000
King County	\$827,335,129
Kitsap County	\$28,150,000
Kittitas County	\$17,895,000
Lewis County	\$13,200,000
Mason County	\$9,975,000
Pacific County	\$4,500,000
Pend Oreille County	\$10,000,000
Pierce County	\$79,735,000
Skagit County	\$1,450,000
Snohomish County	\$36,862,385
Spokane County	\$52,521,865
Statewide Programs	\$1,864,533,859
Whatcom County	\$199,620,000
Yakima County	\$51,925,000
<i>Counties not represented in the table did not have bond cap projects during the period of 2000-2007.</i>	

## Top 10 Issuers, 2000-2007

Issuer Name	Total Of Issuance Amounts
Housing Finance Commission	\$1,721,722,211
Student Loan Finance Association	\$418,600,000
WEDFA	\$364,705,506
Seattle Housing Authority	\$234,427,551
IDC Port of Bellingham	\$190,375,000
King County Housing Authority	\$121,917,800
Chelan County PUD #3	\$118,667,336
Grant County PUD #2	\$72,125,865
Vancouver Housing Authority	\$45,991,000
Douglas County PUD #1	\$43,232,989

## Top 10 Project-Specific Issuances, 2000-2007

Year	Issuer	Project	Issuance Amount
2001	Chelan County PUD #1	Rocky Reach & Rock Island	\$65,620,000
2007	IDC Port of Bellingham	BP West Coast Products	\$61,000,000
2006	IDC of Port of Bellingham	BP West Coast Products	\$50,000,000
2005	Grant County PUD #2	Wanapum Hydroelectric	\$47,115,102
2002	Chelan County PUD #1	Chelan County PUD	\$44,905,000
2005	Douglas County PUD #1	Wells Hydroelectric Project	\$43,232,989
2007	King Co Housing Authority	Capital Fund Partnership	\$40,100,000
2007	Seattle Housing Authority	High Point South HOPE VI	\$36,000,000
2000	WEDFA	Waste Management Inc	\$34,535,000
2003	Seattle Housing Authority	High Point	\$32,000,000

## Bond Cap Projects 2000-2007 *Exempt Facilities*

### 2000

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
City of Cashmere	Tree Top Inc	\$4,500,000	\$4,230,000	5/22/2000
EDC of Port of Benton	ATG Inc	\$7,100,000	\$0	
IDC of Port of Centralia	Centralia Steam Plant	\$36,648,000	\$0	
IDC of Port of Grays Harbor	Boise Cascade Corp	\$17,269,083	\$0	
King Co Economic Enterprise Corp	Cedar Grove Composting Inc	\$2,500,000	\$0	
State of Washington	Stadium & Exhibition Center	\$4,694,427	\$4,694,427	8/11/2000
WEDFA	Earth Tech Inc	\$7,000,000	\$5,900,000	12/7/2000
WEDFA	Waste Connections Inc	\$6,720,000	\$0	
WEDFA	Waste Management Inc	\$34,535,000	\$34,535,000	10/5/2000
<b>Totals</b>		<b>\$120,966,510</b>	<b>\$49,359,427</b>	

### 2001

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
EDC of Port of Benton	ATG Inc	\$7,100,000	\$0	
IDC of Port of Bellingham	Atlantic Richfield Company	\$23,000,000	\$23,000,000	12/19/2001
IDC of Port of Grays Harbor	Boise Cascade Corporation	\$17,730,917	\$0	
WEDFA	Art Menonides	\$2,240,000	\$2,240,000	10/10/2001
WEDFA	Earth Tech Inc	\$3,000,000	\$3,000,000	5/1/2001
WEDFA	Smith Brothers Farms Inc	\$4,000,000	\$3,300,000	9/25/2001
WEDFA	Waste Management Inc	\$22,000,000	\$22,000,000	2/28/2001
WEDFA	WestFarm Foods	\$10,000,000	\$7,375,000	8/16/2001
<b>Totals</b>		<b>\$89,070,917</b>	<b>\$60,915,000</b>	

### 2002

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
IDC of City of Everett	Kimberly-Clark Corporation	\$16,000,000	\$15,300,000	6/5/2002
IDC of Port of Bellingham	BP West Coast Products LLC	\$22,000,000	\$22,000,000	3/26/2002
Port of Sunnyside	Port of Sunnyside	\$175,000	\$175,000	9/12/2002
WEDFA	Waste Management Inc	\$20,000,000	\$20,000,000	7/24/2002
WEDFA	Waste Management Inc	\$20,000,000	\$20,000,000	10/4/2002
<b>Totals</b>		<b>\$78,175,000</b>	<b>\$77,475,000</b>	

## Bond Cap Projects 2000-2007 *Exempt Facilities*

### 2003

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
IDC of Port of Bellingham	BP West Coast Products LLC	\$24,000,000	\$24,000,000	3/19/2003
Port of Sunnyside	Port of Sunnyside	\$4,520,000	\$4,470,000	9/17/2003
WEDFA	Trendwest/MountainStar Resort	\$17,895,260	\$17,895,000	10/1/2003
<b><i>Totals</i></b>		<b>\$46,415,260</b>	<b>\$46,365,000</b>	

### 2004

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
WEDFA	Cedar Grove Composting Inc	\$27,610,000	\$23,610,000	7/15/2004
Whatcom County PUD No. 1	Whatcom County PUD No 1	\$3,000,000	\$2,910,000	2/10/2004
Yakima County Public Corporation	Oord Dairy	\$4,415,000	\$4,415,000	9/9/2004
<b><i>Totals</i></b>		<b>\$35,025,000</b>	<b>\$30,935,000</b>	

### 2005

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
IDC of Port of Bellingham	FPE Renewables LLC	\$850,000	\$850,000	12/13/2005
WEDFA	Harold LeMay Enterprises Inc	\$17,000,000	\$17,000,000	4/6/2005
WEDFA	Waste Management Inc	\$27,000,000	\$27,000,000	11/17/2005
<b><i>Totals</i></b>		<b>\$44,850,000</b>	<b>\$44,850,000</b>	

### 2006

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
IDC of Port of Bellingham	BP West Coast Products LLC	\$40,000,000	\$40,000,000	12/7/2006
IDC of the Port of Bellingham	BP West Coast Increase	\$10,000,000	\$10,000,000	12/7/2006
WEDFA	Waste Control Increase	\$5,755,000	\$5,755,000	12/14/2006
WEDFA	Waste Control Recycling	\$6,030,000	\$6,030,000	12/14/2006
Yakima County Public Corporation	George DeRuyter & Son Dairy	\$2,700,000	\$2,500,000	8/17/2006
<b><i>Totals</i></b>		<b>\$64,485,000</b>	<b>\$64,285,000</b>	

### 2007

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
IDC Port of Bellingham	BP West Coast Products	\$32,129,801	\$32,129,801	11/7/2007
IDC Port of Bellingham	BP West Coast Products Increase	\$28,870,199	\$28,870,199	11/7/2007

## **Bond Cap Projects 2000-2007** *Exempt Facilities*

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Pend Oreille PUD #1	Box Canyon Production System	\$10,000,000	\$10,000,000	12/3/2007
WEDFA	Mesa Dairy LLC	\$4,200,000	\$4,200,000	9/12/2007
WEDFA	Specialty Chemical Products	\$28,000,000	\$28,000,000	12/6/2007
<b><i>Totals</i></b>		<b>\$103,200,000</b>	<b>\$103,200,000</b>	
<b><i>Grand Total 2000-2007</i></b>		<b>\$582,187,687</b>	<b>\$477,384,427</b>	

## Bond Cap Projects 2000-2007 *Housing Finance Commission*

### 2000

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Housing Finance Commission	Carryforward - Multifamily	\$42,000,000	\$42,000,000	12/31/2003
Housing Finance Commission	Carryforward - Single Family	\$33,731,888	\$33,731,888	12/31/2003
Housing Finance Commission	Multifamily Program	\$14,761,814	\$14,761,814	11/1/2000
Housing Finance Commission	Single Family Program	\$14,250,921	\$14,250,921	11/17/2000
<b>Totals</b>		<b>\$104,744,623</b>	<b>\$104,744,623</b>	

### 2001

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Housing Finance Commission	Carryforward - Multifamily	\$20,855,000	\$20,855,000	6/30/2004
Housing Finance Commission	Carryforward - Single Family	\$19,243,287	\$19,243,287	12/1/2002
Housing Finance Commission	Single & Multifamily Programs	\$83,637,276	\$60,857,276	12/28/2001
<b>Totals</b>		<b>\$123,735,563</b>	<b>\$100,955,563</b>	

### 2002

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Housing Finance Commission	Carryforward - Multifamily	\$21,614,461	\$21,614,461	12/22/2004
Housing Finance Commission	Mallard Lake Park Apts	\$0	\$0	
Housing Finance Commission	Multifamily Program	\$62,000,000	\$62,000,000	12/15/2002
Housing Finance Commission	Seattle Safeway	\$0	\$0	
Housing Finance Commission	Single Family Program	\$25,783,514	\$25,783,514	5/30/2002
<b>Totals</b>		<b>\$109,397,975</b>	<b>\$109,397,975</b>	

### 2003

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Housing Finance Commission	Carryforward - Multifamily	\$81,647,059	\$81,647,059	4/29/2005
Housing Finance Commission	Multifamily Program	\$33,050,000	\$24,635,174	
Housing Finance Commission	Multifamily Program	\$53,006,503	\$53,006,503	
Housing Finance Commission	Single Family Program	\$34,620,964	\$34,620,964	
<b>Totals</b>		<b>\$202,324,526</b>	<b>\$193,909,700</b>	

## Bond Cap Projects 2000-2007 *Housing Finance Commission*

### 2004

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Housing Finance Commission	Carryforward - Multifamily	\$180,000,000	\$180,000,000	9/1/2006
Housing Finance Commission	Carryforward - Single Family	\$18,549,975	\$18,549,975	2/24/2006
Housing Finance Commission	Multifamily program	\$53,600,000	\$53,600,000	12/17/2004
Housing Finance Commission	Multifamily Program	\$28,350,000	\$28,350,000	12/1/2004
Housing Finance Commission	Multifamily Program	\$32,160,000	\$32,160,000	9/30/2004
Housing Finance Commission	Multifamily Program	\$18,352,941	\$18,352,941	5/26/2004
Housing Finance Commission	Single Family Program	\$37,723,744	\$37,723,744	3/19/2004
<b>Totals</b>		<b>\$368,736,660</b>	<b>\$368,736,659</b>	

### 2005

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Housing Finance Commission	Carryforward - Multifamily	\$147,784,087	\$147,784,087	9/1/2006
Housing Finance Commission	Carryforward - Single Family	\$95,000,000	\$75,000,000	5/25/2006
Housing Finance Commission	Multifamily Program	\$28,800,000	\$28,800,000	8/12/2005
<b>Totals</b>		<b>\$271,584,087</b>	<b>\$251,584,087</b>	

### 2006

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Housing Finance Commission	Multifamily Carryforward	\$107,644,169	\$88,843,652	12/5/2007
Housing Finance Commission	Multifamily Program	\$17,300,000	\$17,300,000	11/30/2006
Housing Finance Commission	Multifamily Program	\$30,200,000	\$30,200,000	12/7/2006
Housing Finance Commission	Single Family Carryforward	\$100,000,000	\$99,999,952	6/20/2007
Housing Finance Commission	Single Family Program	\$55,000,000	\$55,000,000	8/23/2006
Housing Finance Commission	Single Family Program	\$55,000,000	\$55,000,000	10/12/2006
<b>Totals</b>		<b>\$365,144,169</b>	<b>\$346,343,604</b>	

### 2007

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Housing Finance Commission	Carryforward - Multifamily Program	\$3,164,023	\$0	
Housing Finance Commission	Multifamily Program	\$23,000,000	\$23,000,000	10/4/2007
Housing Finance Commission	Multifamily Program	\$11,000,000	\$11,000,000	10/4/2007

## **Bond Cap Projects 2000-2007** *Housing Finance Commission*

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Housing Finance Commission	Multifamily Program	\$34,745,000	\$34,745,000	10/4/2007
Housing Finance Commission	Multifamily Program	\$1,000,000	\$1,000,000	10/4/2007
Housing Finance Commission	Multifamily Program	\$4,255,000	\$4,255,000	10/4/2007
Housing Finance Commission	Multifamily Program	\$41,250,000	\$41,250,000	11/9/2007
Housing Finance Commission	Single Family Program	\$76,335,433	\$76,335,433	10/25/2007
Housing Finance Commission	Single Family Program	\$10,000,000	\$10,000,000	4/17/2007
Housing Finance Commission	Single Family Program	\$25,000,000	\$25,000,000	4/17/2007
Housing Finance Commission	Single Family Program	\$3,664,567	\$3,664,567	10/4/2007
<b><i>Totals</i></b>		<b>\$233,414,023</b>	<b>\$230,250,000</b>	
<b><i>Grand Total 2000-2007</i></b>		<b>\$1,779,081,625</b>	<b>\$1,705,922,211</b>	

## Bond Cap Projects 2000-2007 *Local Housing Authorities*

### 2000

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Capital Hill Housing Improvement	Oleta Apts LP	\$1,500,000	\$1,500,000	12/14/2000
Capitol Hill Housing Improvement	El Nor House Apartments	\$2,250,000	\$0	
Capitol Hill Housing Improvement	Harrison Family Housing LP	\$259,000	\$259,000	12/15/2000
Grays Harbor Housing Authority	Monte Cove Apts	\$1,800,000	\$0	
King County Housing Authority	Overlake Park & Ride	\$28,000,000	\$21,525,000	7/27/2000
Kitsap Consolidated Housing Auth	Heritage Apartments	\$2,220,000	\$2,220,000	12/1/2000
Kitsap Consolidated Housing Auth	Viewmont Apartments	\$2,785,000	\$2,785,000	12/1/2000
Pierce County Housing Authority	Hidden Hills Apts	\$8,600,000	\$0	
Seattle Chinatown Intl Dist PDA	Village Square II	\$6,000,000	\$6,000,000	12/8/2000
Seattle Housing Authority	Delridge Mutual Housing LP	\$2,000,000	\$0	
Seattle Housing Authority	Stewart Court	\$6,000,000	\$6,000,000	12/21/2000
Seattle Housing Authority	Third & Pine Building	\$4,000,000	\$0	
Tacoma Housing Authority	South Hill Associates LP	\$0	\$0	
Vancouver Housing Authority	Hazel Dell Assisted Living	\$4,000,000	\$4,000,000	12/22/2000
<b><i>Totals</i></b>		<b>\$69,414,000</b>	<b>\$44,289,000</b>	

### 2001

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Bellingham Housing Authority	Varsity Village	\$4,370,000	\$0	
Capitol Hill Housing Improvement	Helen V Apts LLC	\$2,410,000	\$2,410,000	12/19/2001
King County Housing Authority	Eastwood Square Apts	\$4,000,000	\$4,000,000	10/18/2001
King County Housing Authority	Overlake Park & Ride	\$6,475,000	\$6,475,000	6/29/2001
King County Housing Authority	Southwood Square Apts	\$5,200,000	\$5,200,000	10/4/2001
King County Housing Authority	The Cone Apts	\$0	\$0	
King County Housing Authority	Washington Court Apts	\$6,937,000	\$6,900,000	12/27/2001
Pierce County Housing Authority	Hidden Hills Apts Assoc LLC	\$8,600,000	\$0	
Seattle Housing Authority	Delridge Mutual Housing LP	\$2,000,000	\$1,571,000	7/31/2001
Seattle Housing Authority	NewHolly Phase III	\$0	\$0	
Seattle Housing Authority	Plymouth Housing Group	\$4,750,000	\$0	
Seattle Housing Authority	Third & Pine Building	\$5,000,000	\$5,000,000	12/24/2001
Seattle Housing Authority	YWCA Opportunity Place	\$8,500,000	\$0	

## Bond Cap Projects 2000-2007 *Local Housing Authorities*

Tacoma Housing Authority	Sunset Apartments	\$13,250,000	\$13,250,000	5/17/2001
Vancouver Housing Authority	Hazel Dell Assisted Living	\$475,000	\$475,000	7/17/2001
Vancouver Housing Authority	Lewis and Clark Plaza	\$4,600,000	\$0	
Vancouver Housing Authority	Uptown Village	\$5,016,000	\$5,016,000	12/14/2001
<b>Totals</b>		<b>\$81,583,000</b>	<b>\$50,297,000</b>	

### 2002

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Anacortes Housing Authority	Bayview Apartments	\$1,450,000	\$1,450,000	9/26/2002
King County Housing Authority	Angle Lake Senior Housing	\$5,500,000	\$5,000,000	12/30/2002
Pierce County Housing Authority	Hidden Hills Apts	\$8,600,000	\$8,100,000	1/30/2002
Pierce County Housing Authority	Sumner Commons Housing LP	\$2,000,000	\$1,750,000	12/20/2002
Seattle Chinatown Intl Dist PDA	Village Square 2	\$1,700,000	\$1,700,000	12/12/2002
Seattle Housing Authority	NewHolly Phase III	\$22,500,000	\$22,500,000	12/4/2002
Seattle Housing Authority	Rainier Vista	\$22,500,000	\$22,500,000	12/19/2002
Seattle Housing Authority	YWCA Opportunity Place	\$9,700,000	\$9,700,000	12/19/2002
Tacoma Housing Authority	Golden Hemlock Apts	\$0	\$0	
Tacoma Housing Authority	Hillside Terrace Apts	\$2,500,000	\$2,250,000	12/19/2002
Vancouver Housing Authority	Esther Short Apts	\$12,000,000	\$12,000,000	12/13/2002
Vancouver Housing Authority	Teal Point Apts	\$5,000,000	\$5,000,000	9/30/2002
<b>Totals</b>		<b>\$93,450,000</b>	<b>\$91,950,000</b>	

### 2003

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Kitsap Consolidated Housing Auth	Hostmark Apartments	\$4,300,000	\$4,300,000	6/30/2003
Seattle Housing Authority	Alder Court	\$0	\$0	
Seattle Housing Authority	Arts & Lofts Apts LP	\$9,500,000	\$0	
Seattle Housing Authority	Croft Place Townhomes	\$0	\$0	
Seattle Housing Authority	Genesee Housing	\$0	\$0	
Seattle Housing Authority	High Point	\$32,000,000	\$32,000,000	12/18/2003
Seattle Housing Authority	Ritz Apartments	\$0	\$0	
Tacoma Housing Authority	Conifer Apartments Projects LP	\$10,400,000	\$10,400,000	12/23/2003
Vancouver Housing Authority	Four Seasons Apartments	\$0	\$0	
Vancouver Housing Authority	Plum Meadows	\$11,000,000	\$11,000,000	8/29/2003

## Bond Cap Projects 2000-2007 *Local Housing Authorities*

**Totals** **\$67,200,000**      **\$57,700,000**

### 2004

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Bellingham Housing Authority	Meadow Wood Townhouses	\$5,030,000	\$0	
King County Housing Authority	MSC-Radcliffe Place LLC	\$8,616,000	\$8,616,000	12/22/2004
King County Housing Authority	MSC-Radcliffe Place LLC Increase	\$1,481,800	\$1,481,800	12/22/2004
Seattle Housing Authority	DNDA-Cooper School	\$0	\$0	
Seattle Housing Authority	DNDA-Croft Place Townhomes	\$2,860,000	\$2,805,000	7/30/2004
Seattle Housing Authority	HRG-Genesee Housing	\$4,200,000	\$4,200,000	12/21/2004
Seattle Housing Authority	HRG-Genesee Housing Increase	\$800,000	\$400,000	12/21/2004
Seattle Housing Authority	HRG-Stone Way Apts	\$0	\$0	
Seattle Housing Authority	SHA-Ritz Apartments	\$1,500,000	\$1,500,000	8/12/2004
<b>Totals</b>		<b>\$24,487,800</b>	<b>\$19,002,800</b>	

### 2005

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Capitol Hill Housing Improvement	CHIPP-Silvian Apartments LLC	\$2,000,000	\$2,000,000	12/14/2005
King County Housing Authority	DASH-Bellevue Portfolio	\$7,600,000	\$7,320,000	8/1/2005
King County Housing Authority	Eernisse Apartments	\$3,800,000	\$3,550,000	12/20/2005
Renton Housing Authority	DASH-Renton Fifth & Williams	\$7,600,000	\$0	
Seattle Housing Authority	DNDA-Cooper School	\$3,600,000	\$3,600,000	6/21/2005
Seattle Housing Authority	High Rise Increase	\$8,000,000	\$5,800,000	12/22/2005
Seattle Housing Authority	High Rise Increase	\$5,000,000	\$5,000,000	12/22/2005
Seattle Housing Authority	High Rise Renovation Phase I	\$12,000,000	\$12,000,000	12/22/2005
Seattle Housing Authority	HRG-Stone Way Apts	\$8,600,000	\$8,600,000	7/28/2005
Seattle Housing Authority	HRG-Stone Way Apts Increase	\$300,000	\$300,000	7/28/2005
Snohomish Co Housing Authority	HASCO-Whispering Pines LP	\$1,690,000	\$1,593,279	12/21/2005
Snohomish Co Housing Authority	Housing Hope/Avondale Village	\$1,450,000	\$1,450,000	11/4/2005
Tacoma Housing Authority	Conifer Portfolio	\$12,200,000	\$12,175,000	3/18/2005
Tacoma Housing Authority	Parkland Family Vista LLC	\$3,400,000	\$3,400,000	12/14/2005
Vancouver Housing Authority	Mill Creek Projects	\$6,900,000	\$0	
<b>Totals</b>		<b>\$84,140,000</b>	<b>\$66,788,279</b>	

## Bond Cap Projects 2000-2007 *Local Housing Authorities*

### 2006

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
King County Housing Authority	Nia Apartments HOPE VI	\$3,000,000	\$3,000,000	12/12/2006
Renton Housing Authority	DASH/Fifth & Williams Project	\$7,600,000	\$0	
Seattle Housing Authority	HomeWorks LP	\$25,000,000	\$25,000,000	12/21/2006
Seattle Housing Authority	HomeWorks LP 2nd Increase	\$52,000	\$51,551	12/21/2006
Seattle Housing Authority	HomeWorks LP Increase	\$3,000,000	\$3,000,000	12/21/2006
Seattle Housing Authority	Urban League Increase	\$750,000	\$750,000	12/11/2006
Seattle Housing Authority	Urban League/Colman School	\$5,000,000	\$5,000,000	12/11/2006
Vancouver Housing Authority	Mill Creek Projects	\$6,900,000	\$6,900,000	6/23/2006
Vancouver Housing Authority	Mill Creek Projects Increase	\$1,600,000	\$1,600,000	6/23/2006
<b>Totals</b>		<b>\$52,902,000</b>	<b>\$45,301,551</b>	

### 2007

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Bellingham Housing Authority	Meadow Wood Associates II LLC	\$2,500,000	\$2,400,000	11/9/2007
Capital Hill Housing	Woodland Park Increase	\$200,000	\$200,000	8/31/2007
Capital Hill Housing	Woodland Park Increase 2	\$250,000	\$238,000	8/31/2007
Capitol Hill Housing	Woodland Park Avenue LLC	\$2,500,000	\$2,500,000	8/31/2007
King Co Housing Authority	Capital Fund Partnership	\$35,000,000	\$35,000,000	9/6/2007
King Co Housing Authority	Capital Fund Partnership Inc #2	\$100,000	\$100,000	9/6/2007
King Co Housing Authority	Capital Fund Partnership Increase	\$5,000,000	\$5,000,000	9/6/2007
King Co Housing Authority	Salmon Creek HOPE VI	\$3,500,000	\$3,500,000	12/6/2007
King Co Housing Authority	Salmon Creek HOPE VI Inc	\$500,000	\$500,000	12/6/2007
King Co Housing Authority	Salmon Creek HOPE VI Inc #2	\$250,000	\$250,000	12/6/2007
King Co Housing Authority	St. Andrew's Housing Group	\$4,000,000	\$4,000,000	11/1/2007
King Co Housing Authority	St. Andrew's Housing Group	\$200,000	\$200,000	11/1/2007
King Co Housing Authority	St. Andrew's Housing Group	\$300,000	\$300,000	11/1/2007
Kitsap Co Cons Hsg Authority	Poplars Apartments LP	\$3,400,000	\$0	
Kitsap County CHA	Kitsap Apartments 2006 LP	\$16,100,000	\$11,845,000	6/29/2007
Renton Housing Authority	DASH - Fifth & Williams	\$9,000,000	\$9,000,000	3/19/2007
Seattle Housing Authority	High Point South HOPE VI	\$36,000,000	\$36,000,000	3/6/2007
Seattle Housing Authority	Housing Resources Group	\$1,200,000	\$1,200,000	11/7/2007

## **Bond Cap Projects 2000-2007** *Local Housing Authorities*

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Seattle Housing Authority	Seattle High Rise LP	\$20,000,000	\$19,950,000	12/19/2007
Snohomish Co Hsg Authority	HASCO-Cedar Street LP	\$515,000	\$484,106	5/1/2007
Snohomish Co Hsg Authority	Olympic & Sound View Apts	\$5,800,000	\$5,800,000	10/31/2007
Snohomish Co Hsg Authority	Olympic & Sound View Increase	\$700,000	\$700,000	10/31/2007
<b><i>Totals</i></b>		<b>\$147,015,000</b>	<b>\$139,167,106</b>	
<b><i>Grand Total 2000-2007</i></b>		<b>\$620,191,800</b>	<b>\$514,495,736</b>	

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## Bond Cap Projects 2000-2007 *Public Utility Districts*

### 2000

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Chelan County PUD No.1	Rocky Reach & Rock Island	\$28,781,805	\$0	
<b>Totals</b>		<b>\$28,781,805</b>	<b>\$0</b>	

### 2001

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Chelan County PUD No.1	Rocky Reach & Rock Island	\$65,620,061	\$65,620,000	3/15/2001
<b>Totals</b>		<b>\$65,620,061</b>	<b>\$65,620,000</b>	

### 2002

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Chelan County PUD No. 1	Chelan County PUD	\$44,909,797	\$44,905,000	12/12/2002
<b>Totals</b>		<b>\$44,909,797</b>	<b>\$44,905,000</b>	

### 2003

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Grant County PUD No. 2	Wanapum Hydroelectric	\$16,680,000	\$16,680,000	2/13/2003
<b>Totals</b>		<b>\$16,680,000</b>	<b>\$16,680,000</b>	

### 2005

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Douglas County PUD No. 1	Wells Hydroelectric Project	\$43,232,989	\$43,232,989	7/27/2005
Grant County PUD No. 2	Priest Rapids Hydroelectric	\$8,333,774	\$8,330,763	12/13/2005
Grant County PUD No. 2	Wanapum Hydroelectric	\$51,000,000	\$47,115,102	2/1/2005
<b>Totals</b>		<b>\$102,566,763</b>	<b>\$98,678,853</b>	

### 2007

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Chelan County PUD #1	Rock Island Hydro Project/ PSE	\$8,146,147	\$8,142,336	5/31/2007
<b>Totals</b>		<b>\$8,146,147</b>	<b>\$8,142,336</b>	
<b>Grand Total 2000-2007</b>		<b>\$266,704,573</b>	<b>\$234,026,189</b>	

## Bond Cap Projects 2000-2007 *Small Issue*

### 2000

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Adams County Port District No.1	SVZ USA Washington Inc	\$5,000,000	\$0	
IDC of Port of Chehalis	Cascade Hardwoods Inc	\$8,000,000	\$8,000,000	11/16/2000
IDC of Spokane County	Mackay Manufacturing Inc	\$2,000,000	\$2,000,000	10/4/2000
WEDFA	Canam Steel Corp	\$7,000,000	\$7,000,000	7/17/2000
WEDFA	Clabag Services LLC	\$1,100,000	\$1,000,000	5/5/2000
WEDFA	Garco Building Systems	\$1,400,000	\$1,400,000	8/1/2000
WEDFA	GRK LLC	\$3,000,000	\$0	
WEDFA	Houk Brooklyn LLC	\$2,400,000	\$2,400,000	3/24/2000
WEDFA	Pacific Coast Feather Co	\$2,850,000	\$1,000,000	12/8/2000
WEDFA	Ronald E Leuning	\$4,200,000	\$4,125,000	5/16/2000
Yakima County Public Corporation	Columbia Ready-Mix Inc	\$1,300,000	\$1,300,000	11/22/2000
Yakima County Public Corporation	Michelsen Packaging Co	\$4,200,000	\$4,200,000	11/9/2000
Yakima County Public Corporation	Printing Press Inc	\$4,500,000	\$2,500,000	6/29/2000
Yakima County Public Corporation	Valley Processing Inc	\$4,500,000	\$4,500,000	2/3/2000
<b>Totals</b>		<b>\$51,450,000</b>	<b>\$39,425,000</b>	

### 2001

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
IDC of Port of Chehalis	JR Braun Northwest Inc	\$3,200,000	\$0	
Pilchuck Development Public Corp	HCI Steel Building Systems Inc	\$2,500,000	\$2,440,000	5/10/2001
Port of Douglas County	Berglin Corporation	\$1,200,000	\$1,200,000	12/20/2001
WEDFA	GRK LLC	\$3,000,000	\$0	
WEDFA	Half Diamond JL LLC	\$1,275,000	\$1,275,000	2/1/2001
WEDFA	Proto Manufacturing Inc	\$1,125,000	\$1,125,000	2/1/2001
WEDFA	RMI Investors LLC	\$5,000,000	\$5,000,000	8/30/2001
WEDFA	Royal Ridge Fruit & Cold Storage	\$4,955,000	\$4,955,000	4/4/2001
WEDFA	Vectra LLC	\$2,400,000	\$0	
WEDFA	WestFarm Foods	\$1,000,000	\$1,000,000	11/5/2001
Yakima County Public Corporation	Seneca Foods Corporation	\$3,200,000	\$3,200,000	5/16/2001
Yakima County Public Corporation	Valley Processing Inc	\$2,000,000	\$2,000,000	7/9/2001
<b>Totals</b>		<b>\$30,855,000</b>	<b>\$22,195,000</b>	

## Bond Cap Projects 2000-2007 *Small Issue*

### 2002

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
EDC of Pierce County	True World Foods International Inc	\$8,100,000	\$6,930,000	6/21/2002
IDC of Port of Chehalis	JR Braun Northwest Inc	\$3,200,000	\$0	
IDC of Spokane County	Ecolite Manufacturing Co	\$2,500,000	\$2,500,000	3/28/2002
Port of Port Angeles	Port of Port Angeles	\$500,000	\$500,000	3/26/2002
WEDFA	Absorption Corporation	\$7,288,500	\$0	
WEDFA	Hillstrom LLC	\$4,000,000	\$3,265,000	12/10/2002
WEDFA	Mountlake LLC	\$2,250,000	\$2,225,000	10/1/2002
WEDFA	Nature's Path Foods USA Inc	\$2,040,364	\$0	
WEDFA	U.S. Pies Realty LLC	\$2,100,000	\$2,100,000	4/25/2002
<b>Totals</b>		<b>\$31,978,864</b>	<b>\$17,520,000</b>	

### 2003

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
EDC of Pierce County	SeaTac Packaging Mfg Corp	\$6,500,000	\$5,300,000	8/5/2003
IDC of Kitsap County	CARA Land Co LLC	\$2,000,000	\$2,000,000	3/19/2003
IDC of Port of Chehalis	JR Braun Northwest Inc	\$3,200,000	\$3,200,000	3/11/2003
Port of Shelton	Port of Shelton	\$1,100,000	\$1,085,000	10/14/2003
WEDFA	Absorption Corporation	\$2,900,000	\$2,335,000	3/19/2003
WEDFA	Belina Interiors Inc	\$1,800,000	\$1,110,000	10/28/2003
WEDFA	Jacoshop LLC	\$2,000,000	\$1,790,000	11/14/2003
<b>Totals</b>		<b>\$19,500,000</b>	<b>\$16,820,000</b>	

### 2004

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
WEDFA	Lawrence B. Stone Properties LLC	\$2,631,000	\$2,512,500	8/13/2004
WEDFA	Posey Properties/Lamiglas Inc	\$678,641	\$678,641	11/4/2004
WEDFA	PSPL Inc	\$2,800,000	\$0	
<b>Totals</b>		<b>\$6,109,641</b>	<b>\$3,191,141</b>	

### 2005

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
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## Bond Cap Projects 2000-2007 *Small Issue*

IDC of Spokane County	Sonderen Packaging Inc	\$2,000,000	\$2,000,000	12/20/2005
WEDFA	Four Corners Capital LLC	\$7,500,000	\$7,500,000	12/22/2005
WEDFA	PSPL Inc	\$2,000,000	\$2,000,000	5/25/2005
WEDFA	Sumner Bldg LLC/Sound Sleep	\$2,900,000	\$2,900,000	12/20/2002
<b>Totals</b>		<b>\$14,400,000</b>	<b>\$14,400,000</b>	

### 2006

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
EDC of Pierce County	JNB Enterprises/Print NW	\$3,000,000	\$2,200,000	12/13/2006
EDC of Pierce County	Quality Stamping & Machining	\$2,250,000	\$2,225,000	12/7/2006
EDC of Pierce County	SeaTac Packaging Mfg Corp	\$5,800,000	\$0	
Housing Finance Commission	Beginning Farmer/Rancher	\$2,000,000	\$0	
IDC of Kitsap County	CARA Land Co LLC	\$5,000,000	\$5,000,000	6/8/2006
IDC of Spokane County	MacKay Manufacturing Inc	\$1,300,000	\$1,300,000	4/13/2006
IDC Port of Bellingham	Hempler Foods Group LLC	\$6,125,000	\$6,125,000	7/27/2006
IDC Port of Bellingham	Wood Stone Corporation	\$3,400,000	\$3,400,000	8/17/2006
WEDFA	Absorption Corporation	\$1,600,000	\$1,600,000	9/14/2006
WEDFA	DVF LLC/Wesmar Company	\$2,745,000	\$2,745,000	7/26/2006
WEDFA	Green Garden Food Products	\$4,295,000	\$3,695,000	7/13/2006
<b>Totals</b>		<b>\$37,515,000</b>	<b>\$28,290,000</b>	

### 2007

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
EDC of Pierce County	P&J Machining Inc (TPLM)	\$0	\$0	
EDC of Pierce County	SeaTac Packaging Mfg. Corp.	\$5,800,000	\$5,590,000	2/1/2007
Housing Finance Commission	Beginning Farmer/Rancher Progra	\$2,000,000	\$0	
IDC Port of Grays Harbor	Murphy Company	\$10,000,000	\$10,000,000	10/31/2007
IDC Spokane County	Sonderen Packaging Inc.	\$1,000,000	\$1,000,000	9/12/2007
WEDFA	Coeur d'Alene Fiber Fuels	\$9,000,000	\$8,710,000	9/27/2007
WEDFA	Delta Marine Industries, Inc.	\$10,000,000	\$10,000,000	3/8/2007
WEDFA	Novelty Hill Winery	\$8,210,000	\$8,210,000	5/10/2007
WEDFA	Ocean Gold Seafoods	\$5,250,000	\$4,500,000	11/20/2007
WEDFA	Pacific Crest Properties	\$10,000,000	\$0	
WEDFA	Plitt Kent LLC	\$4,250,000	\$4,250,000	7/19/2007

## **Bond Cap Projects 2000-2007** *Small Issue*

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WEDFA	S.S. Steiner	\$5,050,000	\$5,050,000	9/17/2007
WEDFA	VPI Quality Windows	\$3,296,000	\$2,409,365	12/21/2007
<b><i>Totals</i></b>		<b>\$73,856,000</b>	<b>\$59,719,365</b>	
<b><i>Grand Total 2000-2007</i></b>		<b>\$265,664,505</b>	<b>\$201,560,506</b>	

## Bond Cap Projects 2000-2007 *Student Loan*

### 2000

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Student Loan Finance Association	Student Loan Finance Association	\$50,000,000	\$50,000,000	7/26/2000
<b>Totals</b>		<b>\$50,000,000</b>	<b>\$50,000,000</b>	

### 2001

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Student Loan Finance Association	Student Loan Finance Association	\$68,415,472	\$68,400,000	11/28/2001
<b>Totals</b>		<b>\$68,415,472</b>	<b>\$68,400,000</b>	

### 2002

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Student Loan Finance Association	Student Loan Finance Association	\$107,873,717	\$107,850,000	11/19/2002
<b>Totals</b>		<b>\$107,873,717</b>	<b>\$107,850,000</b>	

### 2003

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Student Loan Finance Association	Carryforward - SLFA	\$60,000,000	\$60,000,000	3/23/2004
Student Loan Finance Association	Student Loan Finance Association	\$63,724,458	\$63,700,000	7/24/2003
<b>Totals</b>		<b>\$123,724,458</b>	<b>\$123,700,000</b>	

### 2004

<i>Issuer Name</i>	<i>Principal User</i>	<i>Authorized</i>	<i>Issued</i>	<i>Issuance Date</i>
Student Loan Finance Association	Student Loan Finance Association	\$68,672,184	\$68,650,000	3/23/2004
<b>Totals</b>		<b>\$68,672,184</b>	<b>\$68,650,000</b>	
<b>Grand Total 2000-2007</b>		<b>\$418,685,830</b>	<b>\$418,600,000</b>	

## 2008 BOND CAP PROJECTS *By Category through June 15, 2008*

### Exempt Facility

*Date Applied* 4/21/2008      *Project County* Statewide      *Legislative District*

*Issuer Name* WEDFA      *Principal User* Waste Management

*Project Description* Expand solid waste management facilities in 12 locations statewide; purchase equipment, containers, real estate.

*Jobs Created* 25      *Housing Units* 0      *Issuance Date* 6/12/2008      *Reason for Reversion*

*Amount Requested* \$30,000,000.00      *Amount Authorized* \$30,000,000.00

*Amount Reverted* \$0.00      *Issuance Amount* \$30,000,000.00

*Date Applied* 7/10/2008      *Project County* Yakima      *Legislative District* 15

*Issuer Name* Port of Sunnyside      *Principal User* Industrial Wastewater Treatment System

*Project Description* Upgrade wastewater treatment system for 17 industrial tenants by constructing a dewatering system to complement the existing sequencing batch reactor.

*Jobs Created* 0      *Housing Units* 0      *Issuance Date*      *Reason for Reversion*

*Amount Requested* \$5,000,000.00      *Amount Authorized* \$5,000,000.00

*Amount Reverted* \$0.00      *Issuance Amount* \$0.00

***Category Totals***      ***Total Jobs Created*** 25      ***Total Housing Units Created/Rehabilitated*** 0

***Total Requested*** \$35,000,000.00      ***Total Authorized*** \$35,000,000.00

***Total Reverted*** \$0.00      ***Total Issued*** \$30,000,000.00

### Housing-HFC

*Date Applied* 12/28/2007      *Project County* Statewide      *Legislative District*

*Issuer Name* Housing Finance Commission      *Principal User* Multifamily

*Project Description* Create or rehab affordable multifamily rental housing projects statewide (original request of \$161,048,027.00).

*Jobs Created* 0      *Housing Units* 0      *Issuance Date*      *Reason for Reversion*

*Amount Requested* \$150,724,518.24      *Amount Authorized* \$0.00

*Amount Reverted* \$0.00      *Issuance Amount* \$0.00

## 2008 BOND CAP PROJECTS *By Category through June 15, 2008*

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### Housing-HFC

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*Date Applied* 12/28/2007    *Project County* Statewide    *Legislative District*

*Issuer Name* Housing Finance Commission    *Principal User* Multifamily

*Project Description* Create or rehab affordable multifamily rental housing projects statewide.

*Jobs Created* 0    *Housing Units* 0    *Issuance Date*    *Reason for Reversion*

*Amount Requested* \$10,323,509.76    *Amount Authorized* \$10,323,509.76

*Amount Reverted* \$0.00    *Issuance Amount* \$0.00

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*Date Applied* 12/28/2007    *Project County* Statewide    *Legislative District*

*Issuer Name* Housing Finance Commission    *Principal User* Multifamily Program

*Project Description* Create or rehab affordable multifamily rental housing projects statewide.

*Jobs Created* 0    *Housing Units* 0    *Issuance Date* 5/30/2008    *Reason for Reversion*

*Amount Requested* \$82,340,450.15    *Amount Authorized* \$82,340,450.15

*Amount Reverted* \$0.00    *Issuance Amount* \$20,800,000.00

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*Date Applied* 12/28/2007    *Project County* Statewide    *Legislative District*

*Issuer Name* Housing Finance Commission    *Principal User* Single Family

*Project Description* Finance homeownership opportunities statewide.

*Jobs Created* 0    *Housing Units* 0    *Issuance Date*    *Reason for Reversion*

*Amount Requested* \$71,195,000.00    *Amount Authorized* \$0.00

*Amount Reverted* \$0.00    *Issuance Amount* \$0.00

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*Date Applied* 12/28/2007    *Project County* Statewide    *Legislative District*

*Issuer Name* Housing Finance Commission    *Principal User* Single Family Program

*Project Description* Finance homeownership opportunities statewide.

*Jobs Created* 0    *Housing Units* 0    *Issuance Date* 7/1/2008    *Reason for Reversion*

*Amount Requested* \$58,412,456.09    *Amount Authorized* \$58,412,456.09

*Amount Reverted* \$0.00    *Issuance Amount* \$20,000,000.00

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## 2008 BOND CAP PROJECTS *By Category through June 15, 2008*

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### Housing-HFC

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<i>Category Totals</i>	<i>Total Jobs Created</i> 0	<i>Total Housing Units Created/Rehabilitated</i> 0
<i>Total Requested</i>	\$372,995,934.24	<i>Total Authorized</i> \$151,076,416.00
<i>Total Reverted</i>	\$0.00	<i>Total Issued</i> \$40,800,000.00

### Housing-LHA

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<i>Date Applied</i>	10/1/2007	<i>Project County</i>	King	<i>Legislative District</i>	47
<i>Issuer Name</i>	King County Housing Authority		<i>Principal User</i> Springwood Apartments		
<i>Project Description</i>	Acquisition of existing public housing by LLC managed by KCHA, using Bond Cap, LIHTC, and Section 8 subsidies.				
<i>Jobs Created</i>	0	<i>Housing Units</i>	260	<i>Issuance Date</i>	<i>Reason for Reversion</i>
<i>Amount Requested</i>	\$45,000,000.00	<i>Amount Authorized</i>	\$45,000,000.00		
<i>Amount Reverted</i>	\$0.00	<i>Issuance Amount</i>	\$0.00		

<i>Date Applied</i>	10/1/2007	<i>Project County</i>	Kitsap	<i>Legislative District</i>	23
<i>Issuer Name</i>	Kitsap Co Cons Hsg Authority		<i>Principal User</i> Poplars Apartments LP		
<i>Project Description</i>	Acquisition and rehab of existing public housing by an LP of which the housing authority is the general partner. Financing includes LIHTC.				
<i>Jobs Created</i>	0	<i>Housing Units</i>	32	<i>Issuance Date</i>	<i>Reason for Reversion</i>
<i>Amount Requested</i>	\$3,400,000.00	<i>Amount Authorized</i>	\$3,400,000.00		
<i>Amount Reverted</i>	\$0.00	<i>Issuance Amount</i>	\$0.00		

<i>Date Applied</i>	10/2/2007	<i>Project County</i>	Okanogan	<i>Legislative District</i>	
<i>Issuer Name</i>	Okanogan Co Housing Authority		<i>Principal User</i> NAHA - DeCamp Portfolio		
<i>Project Description</i>	Preservation of 90 units of USDA Section 515 rural affordable housing units in 5 properties in Omak, Quincy, Goldendale, Twisp, and Winthrop.				
<i>Jobs Created</i>	0	<i>Housing Units</i>	90	<i>Issuance Date</i>	<i>Reason for Reversion</i>
<i>Amount Requested</i>	\$3,150,000.00	<i>Amount Authorized</i>	\$3,150,000.00		
<i>Amount Reverted</i>	\$0.00	<i>Issuance Amount</i>	\$0.00		

## 2008 BOND CAP PROJECTS *By Category through June 15, 2008*

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### Housing-LHA

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*Date Applied* 10/5/2007      *Project County* Pierce      *Legislative District* 27

*Issuer Name* Tacoma Housing Authority      *Principal User* Hillsdale Heights

*Project Description* Construction of 50 units of new multifamily rental housing.

*Jobs Created* 0      *Housing Units* 50      *Issuance Date*      *Reason for Reversion*

*Amount Requested* \$7,000,000.00      *Amount Authorized* \$7,000,000.00

*Amount Reverted* \$0.00      *Issuance Amount* \$0.00

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*Date Applied* 11/27/2007      *Project County* King      *Legislative District*

*Issuer Name* Seattle Housing Authority      *Principal User* Douglas Apartments LP

*Project Description* Rehabilitate 44 units of affordable rental housing in the Rainier Beach area of Seattle.

*Jobs Created* 0      *Housing Units* 44      *Issuance Date*      *Reason for Reversion*

*Amount Requested* \$7,000,000.00      *Amount Authorized* \$7,000,000.00

*Amount Reverted* \$0.00      *Issuance Amount* \$0.00

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*Date Applied* 11/29/2007      *Project County* King      *Legislative District* 7

*Issuer Name* Seattle Housing Authority      *Principal User* SEED - Chubby & Tubby Project

*Project Description* Construction of two new buildings for affordable workforce rental housing in the Rainier Valley area of Seattle.

*Jobs Created* 0      *Housing Units* 67      *Issuance Date*      *Reason for Reversion*

*Amount Requested* \$11,220,000.00      *Amount Authorized* \$0.00

*Amount Reverted* \$0.00      *Issuance Amount* \$0.00

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*Date Applied* 12/31/2007      *Project County* King      *Legislative District* 43

*Issuer Name* Capitol Hill Housing Improvement      *Principal User* Holiday Apartments

*Project Description* Acquisition and rehabilitation of 30-unit building on Capitol Hill in Seattle, serving households at 30, 40 and 50 percent of median income.

*Jobs Created* 0      *Housing Units* 30      *Issuance Date* 4/15/2008      *Reason for Reversion*

*Amount Requested* \$3,300,000.00      *Amount Authorized* \$3,300,000.00

*Amount Reverted* \$0.00      *Issuance Amount* \$3,300,000.00

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## 2008 BOND CAP PROJECTS *By Category through June 15, 2008*

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### Housing-LHA

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*Date Applied* 12/31/2007      *Project County* King      *Legislative District* 34  
*Issuer Name* King County Housing Authority      *Principal User* Eastbridge HOPE VI  
*Project Description* Final phase of the Greenbridge HOPE VI redevelopment; 91 units of rental housing for households between 30% and 69% of AML.

<i>Jobs Created</i>	0	<i>Housing Units</i>	91	<i>Issuance Date</i>		<i>Reason for Reversion</i>	
<i>Amount Requested</i>	\$8,500,000.00	<i>Amount Authorized</i>					\$0.00
<i>Amount Reverted</i>	\$0.00	<i>Issuance Amount</i>					\$0.00

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*Date Applied* 5/5/2008      *Project County* Walla Walla      *Legislative District* 16  
*Issuer Name* Walla Walla Housing Authority      *Principal User* Galbraith Gardens LLC  
*Project Description* Rehab existing apartment building in downtown Walla Walla, total of 34 units of housing for low income seniors.

<i>Jobs Created</i>	0	<i>Housing Units</i>	34	<i>Issuance Date</i>		<i>Reason for Reversion</i>	
<i>Amount Requested</i>	\$2,800,000.00	<i>Amount Authorized</i>					\$0.00
<i>Amount Reverted</i>	\$0.00	<i>Issuance Amount</i>					\$0.00

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*Date Applied* 7/23/2008      *Project County* Walla Walla      *Legislative District* 16  
*Issuer Name* Walla Walla Housing Authority      *Principal User* Workforce Housing (Galbraith II)  
*Project Description* Add 25 units of workforce housing in Walla Walla to original Galbraith project.

<i>Jobs Created</i>	0	<i>Housing Units</i>	25	<i>Issuance Date</i>		<i>Reason for Reversion</i>	
<i>Amount Requested</i>	\$2,600,000.00	<i>Amount Authorized</i>					\$0.00
<i>Amount Reverted</i>	\$0.00	<i>Issuance Amount</i>					\$0.00

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<b><i>Category Totals</i></b>	<b><i>Total Jobs Created</i></b>	<b>0</b>	<b><i>Total Housing Units Created/Rehabilitated</i></b>	<b>723</b>
<b><i>Total Requested</i></b>	<b>\$93,970,000.00</b>	<b><i>Total Authorized</i></b>	<b>\$68,850,000.00</b>	
<b><i>Total Reverted</i></b>	<b>\$0.00</b>	<b><i>Total Issued</i></b>	<b>\$3,300,000.00</b>	

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### Small Issue

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## 2008 BOND CAP PROJECTS *By Category through June 15, 2008*

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### Small Issue

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*Date Applied* 12/31/2007    *Project County* Statewide    *Legislative District*  
*Issuer Name* Housing Finance Commission    *Principal User* Beginning Farmer/Rancher Program  
*Project Description* Financing for loans to first time farmers and ranchers.

*Jobs Created* 0    *Housing Units* 0    *Issuance Date* 5/23/2008    *Reason for Reversion*  
*Amount Requested* \$2,000,000.00    *Amount Authorized* \$2,000,000.00  
*Amount Reverted* \$0.00    *Issuance Amount* \$684,800.00

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*Date Applied* 3/3/2008    *Project County* Skagit    *Legislative District* 39  
*Issuer Name* WEDFA    *Principal User* Wood Realty/Skagit Printing  
*Project Description* Construct new 59,000 sq ft manufacturing building for newspaper production and printing.

*Jobs Created* 21    *Housing Units* 0    *Issuance Date* 3/20/2008    *Reason for Reversion*  
*Amount Requested* \$7,000,000.00    *Amount Authorized* \$7,000,000.00  
*Amount Reverted* \$0.00    *Issuance Amount* \$7,000,000.00

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*Date Applied* 4/11/2008    *Project County* Spokane    *Legislative District* 7  
*Issuer Name* IDC of Spokane County    *Principal User* Egg Enterprises, LLC  
*Project Description* Construct and equip new steel manufacturing building in Deer Park to be leased by Northwest Steel Fab, Inc.

*Jobs Created* 2    *Housing Units* 0    *Issuance Date*    *Reason for Reversion*  
*Amount Requested* \$1,755,000.00    *Amount Authorized* \$1,755,000.00  
*Amount Reverted* \$0.00    *Issuance Amount* \$0.00

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*Date Applied* 4/11/2008    *Project County* Spokane    *Legislative District* 4  
*Issuer Name* IDC of Spokane County    *Principal User* MacKay Manufacturing, Inc.  
*Project Description* Acquire and install additional capital equipment at medical and electronic equipment manufacturer in Spokane.

*Jobs Created* 0    *Housing Units* 0    *Issuance Date* 6/16/2008    *Reason for Reversion*  
*Amount Requested* \$1,800,000.00    *Amount Authorized* \$1,800,000.00  
*Amount Reverted* \$0.00    *Issuance Amount* \$1,800,000.00

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## 2008 BOND CAP PROJECTS *By Category through June 15, 2008*

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### Small Issue

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*Date Applied* 4/11/2008      *Project County* Pierce      *Legislative District* 2  
*Issuer Name* WEDFA      *Principal User* Commencement Bay Corrugated, Inc.  
*Project Description* Finance expansion, construction, and equipment purchase for cardboard manufacturing operation in Orting.  
*Jobs Created* 2      *Housing Units* 0      *Issuance Date* 4/17/2008      *Reason for Reversion*  
*Amount Requested* \$4,285,000.00      *Amount Authorized* \$4,285,000.00  
*Amount Reverted* \$0.00      *Issuance Amount* \$4,285,000.00

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<b><i>Category Totals</i></b>	<b><i>Total Jobs Created</i></b>	<b>25</b>	<b><i>Total Housing Units Created/Rehabilitated</i></b>	<b>0</b>
<b><i>Total Requested</i></b>	<b>\$16,840,000.00</b>	<b><i>Total Authorized</i></b>	<b>\$16,840,000.00</b>	
<b><i>Total Reverted</i></b>	<b>\$0.00</b>	<b><i>Total Issued</i></b>	<b>\$13,769,800.00</b>	

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<b><i>Grand Totals</i></b>	<b><i>Total Jobs Created</i></b>	<b>50</b>	<b><i>Total Housing Units Created/Rehabilitated</i></b>	<b>723</b>
<b><i>Total Requested</i></b>	<b>\$518,805,934.24</b>	<b><i>Total Authorized</i></b>	<b>\$271,766,416.00</b>	
<b><i>Total Reverted</i></b>	<b>\$0.00</b>	<b><i>Total Issued</i></b>	<b>\$87,869,800.00</b>	

**A**llocations from the state Bond Cap are given only to issuers within one of the designated bond use categories and then only after the CTED Director or designee signs a Certificate of Approval.

CTED considers criteria spelled out in Washington State law and agency rules in making allocation decisions. The following are the main codes and rules that apply to the Bond Cap allocation process.

**RCW 39.86.130 – Criteria.**

(1) In granting an allocation, reallocation, or carryforward of the state ceiling as provided in this chapter, the agency shall consider existing state priorities and other such criteria, including but not limited to, the following criteria:

- (a) Need of issuers to issue private activity bonds within a bond use category;
- (b) Amount of the state ceiling available;
- (c) Public benefit and purpose to be satisfied, including economic development, educational opportunity, and public health, safety, or welfare;
- (d) Cost or availability of alternative methods of financing for the project or program; and
- (e) Certainty of using the allocation which is being requested.

(2) In determining whether to allocate an amount of the state ceiling to an issuer within any bond use category, the agency shall consider, but is not limited to, the following criteria for each of the bond use categories:

- (a) **Housing:** Criteria which comply with RCW 43.180.200.
- (b) **Student loans:** Criteria which comply with the applicable provisions of Ti-

tle 28B RCW and rules adopted by the higher education coordinating board or applicable state agency dealing with student financial aid.

(c) **Small issue:** Recommendation by the board regarding how the amount of the state ceiling set aside for the small issue bond use category shall be allocated among issuers. Factors may include:

- (i) The number of employment opportunities the project is likely to create or retain in relation to the amount of the bond issuance;
- (ii) The level of unemployment existing in the geographic area likely to be affected by the project;
- (iii) A commitment to providing employment opportunities to low-income persons in cooperation with the employment security department;
- (iv) Geographic distribution of projects;
- (v) The number of persons who will benefit from the project;
- (vi) Consistency with criteria identified in subsection (1) of this section;
- (vii) Order in which requests were received; and
- (viii) Requirements of the board's umbrella bond program.

(d) **Exempt facility or redevelopment:**

Factors which may include:

- (i) State issuance needs;
- (ii) Consistency with criteria identified in subsection (1) of this section;
- (iii) Order in which requests were received;
- (iv) The proportionate number of persons in relationship to the size of the community who will benefit from the project; and
- (v) The unique timing and issuance

## APPENDIX *Allocation Criteria in RCW and WAC*

needs of large scale projects that may require allocations in more than one year.

(e) **Public utility:** Factors which may include:

- (i) Consistency with criteria identified in subsection (1) of this section; and
- (ii) Timing needs for issuance of bonds over a multi-year period.

### **WAC 365-135-060 – Criteria for small issue (industrial revenue) bonds.**

In addition to the statute, the following guidelines will be used as criteria for evaluating small issue requests:

(1) Until June 1 of each year, a minimum percentage of the ceiling available for small issues will be set aside for issuers in those locations which BCAP designates by certain geographic and distress indicators, as follows:

Designation	Allocation set-aside
East/distressed greater	15% or greater
West/distressed greater	15% or greater
East/nondistressed	10% or greater

(2) In evaluating the number of jobs created or retained a project would offer in relationship to the dollars which would be allocated from the ceiling, priority will be given to those projects, relative to their appropriate designation, which do not exceed the following ratios for dollars allocated per job:

Designation	\$ (in thousands) Per job
East/distressed	\$192.2/job
East/nondistressed	\$121.6/job

West/distressed	\$146.2/job
West/nondistressed	\$106.6/job
Statewide	\$116.8/job

(3) The program will consider the number and type of jobs that will be created or retained. Projects that create new jobs will, in general, have priority over others. Projects that involve relocation from one part of Washington to another will, in general, have a lower priority than those that create net new jobs, unless the relocation was caused through displacement for other job creating or economic development activity.

(4) Projects that involve the creation of semiskilled and skilled jobs as well as unskilled jobs, or that will provide special training and promotion opportunities to employees, will have priority over those that do not. Projects that will be located in enterprise communities, neighborhood empowerment zones, or distressed areas will be accorded priority over other projects.

(5) Priority will be given to projects that result in publicly owned facilities over privately owned facilities.

(6) If the department finds that a particular project does not meet the guidelines in this section, but is nonetheless in the best interest of the state, the department may approve the request. Factors that may lead to such a finding include the following:

- (a) The level of unemployment in a particular community within a county, to the extent that figures are available from the Washington State Employment Security Department; and
- (b) The number of secondary or spin-off jobs expected to be generated by the project.

(7) If demand for allocation exceeds the amount available, priority will be given to

## APPENDIX *Allocation Criteria in RCW and WAC*

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counties designated as distressed, using unemployment figures from the employment security department.

(8) The department will review these guidelines at least annually.

### **WAC 365-135-070 – Criteria for exempt facility bonds.**

(1) In addition to the state statute, the following guidelines will be used as criteria for evaluating exempt facility requests:

(a) Until September 1st of each year, any one exempt facility project may not receive more than thirty percent of the initial allocation amount available in the exempt facility category.

(b) The level of unemployment in a particular community within a county, to the extent that figures are available from the Washington State Employment Security Department.

(c) The number of direct jobs and secondary or spin-off jobs expected to be generated by the project.

(d) The degree to which the project proposes to provide jobs for lower-income persons from the community.

(e) The number of jobs created in proportion to the amount of the bond cap allocation.

(f) The proportionate number of persons in relationship to the size of the community who will benefit from the project.

(g) The degree to which the project provides an economic boost to an economically distressed community (based on the three-year unemployment figures from Employment Security).

(h) The degree to which the project retains or expands the local tax base.

(i) The degree to which the project reduces environmental pollution.

(j) The degree to which the project di-

verts solid waste from disposal and manufactures it into value-added products.

(k) The degree to which the project produces energy at a lower cost than alternative or existing energy sources.

(l) The environmental benefit of the project to the particular community, the county or the state.

(m) The availability of bond cap from the exempt facility category.

of large scale projects that may require allocations in more than one year.

(o) Projects that result in publicly owned facilities over privately owned facilities.

(2) Exempt facility applications will not be considered for allocation until:

(a) The department receives:

(i) A list of all permits required to complete the project and the date each permit application was submitted to and/or granted by the appropriate authority;

(ii) A copy of any environmental impact statements; and

(b) Significant progress is demonstrated in securing project financing.

(3) The criteria in this section and other applicable criteria otherwise established in rule and statute shall not be considered as ranked in any particular order but shall be weighed and balanced for each application and among applications in making allocation decisions.

(4) After September 1st of each year, the department may approve an allocation amount prior to the issuer completing all of the criteria listed above.

(5) Exempt facility projects may receive an allocation in order to convert taxable financing to tax-exempt financing, but only

## APPENDIX *Allocation Criteria in RCW and WAC*

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in January or September of any year. The request for conversion will be compared against other requests for conversion and current exempt facility applications. Projects that use the Washington Economic Development Finance Authority to complete their financing will have priority over projects in obtaining future allocations to convert to tax-exempt financing. Conversion is only allowed within the federal guidelines of one year after the project comes on-line or two calendar years after the Washington Economic Development Finance Authority financing is approved, whichever comes first.

(6) Exempt facility projects up to \$50,000,000 may receive an allocation for up to one hundred percent of the total project cost. Projects from \$50,000,001 to \$75,000,000 may receive an allocation for up to ninety percent of the total project cost. Projects from \$75,000,001 to \$100,000,000 may receive an allocation for up to eighty percent of the total project cost. Projects over \$100,000,000 may receive an allocation for up to seventy percent of the total project cost. A project may obtain additional allocation above these percentages after September 1 of the last year of eligibility only if the total demand for cap is lower than the amount available.

### **RCW 43.180.200 – Housing allocation**

(5) In order to take advantage of the maximum amount of tax exempt bonds for housing financing available pursuant to the code, any state ceiling with respect to housing shall be allocated in accordance with the following formula:

(a) Eighty percent of the state ceiling shall be allocated to the commission and twenty percent shall be allocated to the

other issuing authorities in the state.

(b) The allocation to the issuing authorities other than the commission shall be distributed to such issuing authorities in amounts as determined following public notice by the Department of Community, Trade and Economic Development pursuant to rules promulgated by it. The distribution shall be in response to applications received from such issuing authorities and shall be based on the following factors:

- (i) The amount of housing to be made available by such applicant;
- (ii) the population within the jurisdiction of the applicant;
- (iii) coordination with other applicable federal and state housing programs;
- (iv) the likelihood of implementing the proposed financing during that year; and
- (v) consistency with the plan of the commission.

On or before February 1 of each year, the Department of Community, Trade, and Economic Development shall distribute the state ceiling allocation among such issuing authorities and any unused portion shall be added to the allocation of the commission. Each issuing authority other than the commission shall confirm its allocation distribution by providing to the department of community, trade, and economic development no later than June 1 a copy of an executed bond purchase contract or alternative documentation deemed sufficient by the commission to evidence the reasonable likelihood of the allocation distribution being fully used. Any portion of such allocation not so confirmed shall be added to the allocation of the commis-

## APPENDIX *Allocation Criteria in RCW and WAC*

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sion on July 1. Prior to July 1, the commission shall provide written notice of the allocation decrease to the affected issuing authority. The reallocation shall not limit the authority of the commission to assign a portion of its allocation pursuant to subsection (5)(c) of this section.

(c) The commission may assign a portion of its allocation to another issuing agency.

### **WAC 365-70-040 – Criteria for distribution (Housing allocation)**

In determining such distribution the director shall attempt to make available to local housing agencies and the commission the maximum amount of housing financing allocable pursuant to the code and the act. The director shall specifically consider:

- (1) The amount of housing to be made available by each applicant;
- (2) The population within the jurisdiction of each applicant;
- (3) Coordination with other applicable federal and state housing programs;
- (4) The likelihood of implementing the proposed financing during that year; and
- (5) Consistency with the plan of the commission, if available.

### **RCW 43.180.290 – Beginning farmer/rancher program**

(1) The commission may develop and implement a program to provide financing for beginning farmers. In developing the program, the commission shall establish eligibility criteria for financing that will enable it to choose applicants who are likely to repay loans made or acquired by the commission and funded from the proceeds of

commission bonds.

(2) The commission may:

- (a) Issue revenue bonds as defined in RCW 43.180.020(1) for the purpose of financing loans to beginning farmers in accordance with RCW 43.180.150;
- (b) Do all things necessary to provide for the exemption of interest on its bonds from federal income taxation; and
- (c) Participate fully in federal and other governmental programs and take such actions as are necessary and consistent with this chapter to secure to itself and the people of the state the benefits of those programs for beginning farmers.

