



Opening doors to a better life

2023 Bond/Tax Credit Allocations

Project Descriptions

The 2023 bond/tax credit program allocations represent an intentional and careful implementation of a point criteria system developed in 2022 based on values adopted that year. The projects below will receive an allocation as the result of the competition. Each project is tagged to indicate the priorities it meets.

Ardea at Totem Lake

[Together We Grow \(TWG\) with Imagine Housing](#)

BIPOC Ownership, CBO Ownership, and Public Leverage

National housing developer TWG is teaming up with Imagine Housing, a BIPOC-led nonprofit housing developer with a long history on the Eastside, to create Ardea at Totem Lake. This 170-unit Transit Oriented Development will house older adults. Located in the heart of the Totem Lake area of Kirkland, the project is centrally located between two primary Totem Lake commercial areas, less than ¼ mile from Village at Totem Lake shopping center, less than ½ mile from the Evergreen Health Medical Center, and within ½ mile from three transit hubs serving Kirkland and cities along the I-405 corridor. The project is receiving \$1.4 million in King County TOD funding, and \$2.274 million from A Regional Coalition for Housing (ARCH). An additional \$16,150,000 in private investment is coming from Amazon.

MLK Mixed-Use and Early Learning Center

[Low Income Housing Institute with Refugee Women's Alliance](#)

BIPOC Ownership, CBO Ownership, and Public Leverage

The MLK Mixed-Use building, located at 7544 Martin Luther King Jr. Way S is in the heart of the Othello neighborhood in Seattle, located 1 block south of the Othello light rail station. The new 6-story building will provide 148 affordable housing units for low-income individuals and families, as well as a 6-classroom, 9,900 square-foot Early Learning Center operated by Refugee Women's Alliance (ReWA). In addition to other services it offers, ReWA is a Seattle Preschool Program provider and plans to serve 102 children, ages 3-5 (with 16 infant slots), and their families at the MLK site. The project is

intended to serve community residents at risk of displacement, including the many refugee and immigrant community members who have established roots in the neighborhood. City of Seattle's Office of Housing is financing \$12,345,183 of this project, with additional funds coming from the City's Equitable Development Initiative. An additional \$11.2 million of private investment is coming from Amazon for the housing portion of the building. The non-residential portion of the building has a wide range of public and private investment, including City of Seattle Department of Education and Early Learning, Federal Community Development Block Grants, King County Best Start, and a direct Federal appropriation.

Mercy Angle Lake Family Housing

[Mercy Housing Northwest with The Arc of King County](#)

CBO Partnership and Public Leverage

Mercy Housing Northwest (MHNW) is developing a 130-unit family Transit Oriented Development adjacent to the Sound Transit Angle Lake Light Rail Station and parking structure in SeaTac. The project represents MHNW's sixth TOD development and third partnership with Sound Transit. The Arc of King County will occupy the ground floor of the building with its regional headquarters, providing a platform for The Arc and its community to gather for services delivery, education, and mission expansion. Additionally, MHNW and The Arc will sign a referral agreement for 26 units and have already signed an MOU for services for The Arc clients with Intellectual and Developmental Disabilities who will live in the units set aside for persons with disabilities. Sound Transit will sell the land for a discount from the \$2.4 million appraised value. In February 2023, the City of SeaTac approved a development agreement with Mercy Housing allowing a reduction in the required residential parking from .9 per unit to .6, paving the way for a 32% increase in the number of affordable units to be developed on site. Washington State Department of Commerce's Housing Trust Fund will provide \$3.188 million and King County \$950,000 to finance the project. Amazon is making an additional \$19 million in private investment into the project.

St. Luke's Affordable Housing

[St. Luke's Episcopal Church and BRIDGE Development](#)

CBO Ownership and Public Leverage

In May 2021 after significant community engagement, St. Luke's Episcopal Church selected BRIDGE to redevelop the easternmost 15,000 square foot parcels of their property in the Ballard neighborhood of Seattle. Located within a block of a large city park (AKA Ballard Commons), library and a grocery store, the area has been the center of a residential real estate boom and is gentrifying rapidly. The property has access to high-frequency bus service downtown and to the University of Washington, and a future light rail transit station. The new 8 story building will include 84 units of affordable housing and will be the first affordable family housing project in Ballard in over 25 years. The City of Seattle has awarded \$16.2 million to the project, and it will also receive private investment of \$8 million from Amazon.

Victory Northgate

[GMD Development with Northwest Education Access](#)

CBO Partnership and Public Leverage

This 154-unit project is adjacent to a grocery store and pharmacy and is less than a mile from the Northgate mall and Northgate Link light rail station. The project will be cleaning up a polluted site. City of Seattle Office of Housing has awarded \$16 million, and Amazon is putting in over \$6.7 million. We are expecting this project to move forward using "recycled bond cap", and only a small allocation of "new" bond cap with related tax credits, to stretch this scarce and valuable resource as far as possible. GMD has also partnered with Northwest Education Access (NWEA), a nonprofit organization expanding access to higher education opportunities for students facing profound barriers such as unstable housing, parenting, being an immigrant or refugees, or not having completed high school. NWEA will have space in the building to provide their services to qualified residents.

Camas Flats

[Shelter Resources with Opportunity Council of Island County](#)

CBO Ownership, Public Leverage, and Outside King/Snohomish

Island County selected Opportunity Council in partnership with Shelter Resources to develop land it owned for affordable housing. Camas Flats will be an 82-unit apartment complex composed of ten residential buildings and an amenity-enriched community building. As a part of the mix of affordability, eight formerly homeless households will

live at Camus Flats, with a full suite of supportive services and case management provided by the well-known and respected Opportunity Council staff. In addition to the bonds and tax credits, the project is funded through American Rescue Plan Act (ARPA) funds from Island County, a Veterans Affairs Supportive Housing (VASH) award from Island County Housing Authority, the State Housing Trust Fund and the State's Apple Health and Home program.

Kendrick Landing

[DevCo with Next Chapter](#)

BIPOC Ownership, CBO Ownership, and Outside King/Snohomish

This new construction project is comprised of 245 units split between three buildings, located in Lakewood, adjacent to the Sound Transit Station. Next Chapter, an organization working with women facing significant barriers to housing access, is the community-based organization partner in this project. Next Chapter will assist residents with education, opportunities, and tools to achieve self-sufficiency. The project will provide amenities including a fitness center, lounge, outdoor plazas, computer/business center, dog walk, outdoor recreation/play areas and meeting rooms.

Vintage at Everett

[Vintage Housing with Veterans' Village](#)

BIPOC Ownership, CBO Ownership, and Preservation

WSHFC originally financed Vintage at Everett back in 2006 to house older adults. The project is now being rehabilitated, focusing on four main areas: building and site exterior, including a complete roof and siding replacement; unit upgrades such as new energy efficient HVAC/heat pump systems; accessibility upgrades including modernization of the elevator; and energy efficiency, exceeding Evergreen Sustainable Development Standards. Vintage Housing has successfully partnered with Veterans Village, a community-based BIPOC organization on a previous project and brings a specific expertise and focus on the needs of seniors and veterans to its work. This project will also include a solar system with an annual offset greater than or equal to 0.42 kWh/SF/year.

Anacortes Manor WA Portfolio

[Evergreen Development Solutions](#)

Public Leverage, Preservation, and Outside King/Snohomish

While labeled "Anacortes Manor WA Portfolio", this application preserves four affordable housing projects in Anacortes, Toppenish, Centralia, and Moses Lake. The developer is acquiring four HUD-assisted developments built in the mid-1970s housing seniors. 109 of the 111 units receive project-based rental assistance, with renewed Section 8 HAP contracts. Each project will get three major systems upgrades, as well as general repairs and improvements.