



*Opening doors to a better life*

## **2022 Bond/Tax Credit Allocations Project Descriptions**

The 2022 bond/tax credit program allocations represent an intentional and careful implementation of a new point criteria system based on new values. Read more about these criteria in our narrative about the 2022 competition.

Below, learn about the ten projects (and two contingent projects) that will receive an allocation as the result of the competition. Each project is tagged to indicate the priorities it meets.

### **Eastern and New Pacific Hotels Rehabilitation (Seattle)**

[Interim Community Development Association](#)

**BIPOC Ownership, CBO Ownership, Preservation, Public Leverage**

This project will renovate two historic International District buildings that have significance to Seattle's rich Asian-American history. Originally converted to affordable apartments with the Low Income Housing Tax Credit in 1994 and 1998 respectively, the buildings will be not only fully renovated, but also preserved as rent- and income-limited for another 40 years. It includes a \$2.9 million investment from the City of Seattle and \$2 million from the Washington State Housing Trust Fund.

### **Bryant Manor Redevelopment Phase 1 (Seattle)**

[First A.M.E. Housing Association](#)

**BIPOC Ownership, CBO Ownership, Public Leverage**

A 50-year-old building in the heart of Seattle's historically Black community will be replaced by a new one with more than triple the number of affordable apartments in this project. It is owned and managed by the housing nonprofit associated with [First A.M.E. Church](#), which has served Black families in the Central District since 1912. This project will also offer on-site early learning services through Ashé Community of Schools. It includes a \$5 million investment from the City of Seattle and \$5 million from the Washington State Housing Trust Fund.

### **El Centro de la Raza Columbia City (Seattle)**

[El Centro de la Raza](#)

**BIPOC Ownership, CBO Ownership, Public Leverage**

The second housing development by the groundbreaking nonprofit serving Black, Latino, Asian and Indigenous communities will redevelop three parcels of land into 87 apartments, most of them two bedrooms and larger. The ground floor will include a community church as well as a bilingual, multicultural child-development center with four classrooms and outdoor play space, owned and

managed by El Centro. It includes an \$11.6 million investment from the City of Seattle and \$5 million from the Washington State Housing Trust Fund, plus \$3.5 million from Amazon.

### **KWA 15<sup>th</sup> and Tacoma (Tacoma)**

**[Korean Women's Association](#)**

**CBO Ownership, Public Leverage, Outside King/Snohomish**

An experienced provider of both affordable housing and a wide range of services for seniors and those with limited English proficiency, Korean Women's Association will use this financing to construct a new building with 86 affordable apartments for seniors. Comprehensive Life Resources will provide culturally responsive services to support physical, mental and behavioral health of residents and additional service partnerships are planned. It includes a \$5 million investment from the Washington State Housing Trust Fund; \$3.15 million from the federal HUD Section 202 program; and \$2.1 million each from the City of Tacoma and the Pierce County Development Corporation.

### **Pine Ridge Apartments (SeaTac)**

**Developer: DH&G**

**CBO Partner: [West African Community Council](#)**

**BIPOC Partnership, CBO Partnership, Preservation**

This complete renovation of a 103-apartment building in SeaTac will include office space for the West African Community Council as well as meeting rooms, kitchen and outdoor recreation space for WACC and other community activities. More significantly, it offers WACC the first option to purchase the building at year 15.

### **Millworks Family Housing (Bellingham)**

**Developer: [Mercy Housing Northwest](#)**

**CBO Partner: [Whatcom Family YMCA](#)**

**CBO Partnership, Public Leverage, Outside King/Snohomish**

This partnership will bring not only family housing, but early learning for children to Bellingham's waterfront, with extensive programs in seven on-site classrooms and 5,000 square feet of play space. It includes a \$5 million investment from the Washington State Housing Trust Fund; \$3 million from the City of Bellingham; and \$2.5 million from the Whatcom Community Foundation.

### **Englewood Gardens (Yakima)**

**Developer: [Shelter Resources Inc.](#), with [HopeSource](#)**

**Preservation, Public Leverage, Outside King/Snohomish**

One of the state's first LIHTC projects, Englewood Gardens is in need of a renovation and is almost due to lose its rent and income limits. This financing will provide a substantial renovation of the building and its 256 apartments, as well as renewing its affordability for another 40 years. It includes a \$3 million investment from the Washington State Housing Trust Fund.

### **Ovation at Paine Field (Everett)**

**Developer:** [DevCo, LLC](#)

**CBO Partner:** [Rise Up Academy](#) (formerly Greater Trinity Academy)

**BIPOC Partnership, CBO Partnership**

This new development with 222 apartments for seniors includes a robust partnership with Rise Up Academy, a BIPOC family- and child-focused nonprofit. Rise Up will support seniors raising their grandchildren with a range of on-site services.

### **Polaris at Totem Lake (Kirkland)**

**Developer:** [Inland Construction & Development](#)

**CBO Partner:** [Hopelink](#)

**CBO Partnership, Public Leverage**

This 257-unit new development is one phase of financing for a combination project serving multiple income levels and people with complex needs. Hopelink will provide on-site services, community events and programming. Polaris includes a \$5 million investment from Eastside cities through [ARCH](#).

### **The Lookout (Tacoma)**

**Developer:** Southport Financial Services

**CBO Partner:** [Anchor Church](#)

**CBO Partnership, Public Leverage, Outside King/Snohomish**

As well as building 131 much-needed affordable apartments for seniors, residents will have access to programming and services provided Anchor Church. It includes a \$2 million investment from Pierce County.

### **WAITING LIST:**

***Allocation contingent on availability of additional bond cap***

### **Village at 47th (Tukwila)**

**[Veterans Village](#)**

**BIPOC Partnership, CBO Ownership**

Veterans Village is partnering with for-profit Vintage Development to build 170 new apartments with a focus on veterans, with services provided on site.

### **Copper Way Apartments (Spanaway)**

**Developer:** [Inland Construction & Development](#)

**Outside King/Snohomish**

This project will create 276 energy-efficient affordable apartments for families.