

WASHINGTON STATE HOUSING FINANCE COMMISSION  
Tax Credit/Bond Program

Legend
Lists 1-4: New Production
Lists 5-8: Preservation (Acquisition-Rehab)
King County Requests
Balance of State Requests

2023 Notification of Intent to Apply

Applications Due: March 29th, 2023

List #	Buckets/Pool	Project Sponsor	City	Tax-Exempt Bond Request Estimate	Total Low-Income Units	
<b>1</b>	<b>New Production/Public Leverage/King</b>			<b>\$218,566,143</b>		
	BROADWAY URBANINE	TAP COLLABORATIVE	Seattle	\$17,000,000	96	
	Victory Northgate	GMD Development	Seattle	\$33,500,000	184	
	Ardea at Totem Lake	TWG Development	Kirkland	\$33,292,790	170	
	MLK Mixed-Use Affordable Housing and Early Learning Center	Low Income Housing Institute	Seattle	\$14,295,952	148	
	SRM NE Seattle	SRMAH/Jackson, LLC	Seattle	\$46,000,000	207	
	South Park Family Housing & Office	Sea Mar Community Health Centers	Seattle	\$6,023,655	78	
	St. Luke's Affordable Housing	BRIDGE Housing Corporation	Seattle	\$25,295,133	84	
	Mercy Angle Lake Family Housing*	Mercy Housing Northwest	Seatac	\$33,085,760	130	
	New Hope Family Housing	Low Income Housing Institute (LIHI)	Seattle	\$10,072,853	92	
<b>2</b>	<b>New Production/Public Leverage/Balance of State</b>			<b>\$57,900,000</b>		
	Vancouver Waterfront Gateway	Colas Development	Vancouver	\$20,000,000	102	
	Camas Flats	Shelter Resources, Inc.	Oak Harbor	\$15,100,000	82	
	Teanaway Court	Shelter Resources, Inc.	Cle Elum	\$10,300,000	40	
	Broadway Senior Housing	Kiemle Hagood	Spokane	\$12,500,000	60	
<b>3</b>	<b>New Production/No Public Leverage/King and Snohomish</b>			<b>\$520,105,395</b>		
	"Thunderbird" Apartments or 9236 Renton Ave South	Mount Baker Housing Association	Seattle	\$46,723,184	228	
	Elements at Georgetown	TWG	Seattle	\$30,500,000	152	
	Seneca Park	DevCo, LLC	Seatac	\$75,000,000	255	
	Village at Woodinville	Veterans Village	Woodinville	\$36,100,000	161	
	Overlook at Portage Creek	HomePartnersNW, LLC	Arlington	\$33,270,000	200	
	J2SeaTac	J2Housing Corporation	SeaTac	\$89,382,211	289	
	Rucker Avenue	DevCo, LLC	Everett	\$60,000,000	199	
	Village at Lake Stevens	Veterans Village	Lake Stevens	\$21,190,000	167	
	Terrace Place	Synergy Construction, Inc.	Edmonds	\$53,200,000	200	
	Overlook at Marysville	HomePartnersNW, LLC	Marysville	\$74,740,000	300	
<b>4</b>	<b>New Production/No Public Leverage/Balance of State</b>			<b>\$252,942,380</b>		
	Overlook at Sequim	HomePartnersNW, LLC	Sequim	\$19,280,000	200	
	Viridian Grove	Southport Financial Services	Tacoma	\$17,500,000	96	
	Kendrick Landing	DevCo, LLC	Lakewood	\$59,748,433	245	
	Village at Spanaway	Veterans Village	Spanaway	\$21,190,000	167	
	J2Tacoma	J2Housing Corporation	Tacoma	\$15,948,859	41	
	Copper Mill	Inland Group	Camas	\$53,668,823	290	
	Lansdale Pointe	Southport Financial Services, Inc.	Olympia	\$27,136,265	162	
	Copper Grove Apartments	Inland Group	Olympia	\$38,470,000	252	
<b>5</b>	<b>Preservation/Public Leverage/King</b>			<b>\$24,701,345</b>		
	Pacific Apartments Rehabilitation	Plymouth Housing	Seattle	\$24,701,345	89	
<b>6</b>	<b>Preservation/Public Leverage/Balance of State</b>			<b>\$9,700,000</b>		
	Pine Villa	Kiemle Hagood	Spokane	\$9,700,000	54	
<b>7</b>	<b>Preservation/No Public Leverage/King and Snohomish</b>			<b>\$41,466,000</b>		
	Vintage at Everett	Veterans Village	Everett	\$41,466,000	259	
<b>8</b>	<b>Preservation/No Public Leverage/Balance of State</b>			<b>\$55,338,224</b>		
	Washington Section 8 Portfolio	Evergreen Development Solutions LLC	Various	\$23,500,000	205	
	Crestview Terrace	Southport Financials Services	Ellensburg	\$8,900,000	165	
	Raymond Manor	GMD Development LLC	Raymond	\$1,617,314	35	
	CHV Spokane RehabBundle	Catholic Housing Services of Eastern Washington	Spokane	\$21,320,910	208	
<b>Totals:</b>				<b>Intents to Apply: 38</b>	<b>Est. Requests: \$1,180,719,487</b>	<b>6,092</b>

\*The Mercy Angle Lake project will be part of the Sound Transit set-aside

Policy	Policy Target	Intents to Apply - Est. Requests %	Intents to Apply - Est. Requested \$	Policy Target \$ (based on est. 240m available bond cap)
King/Snohomish	We may limit projects located in King/Snohomish to 60% of the resources to allocate up to 40% of the resources to projects located in Balance of State	68%	\$804,838,883	\$144,000,000
Balance of State (Outside of King/Snohomish)	We will target up to 40% of the resourcese to projects located outside of King and Snohomish counties	32%	\$375,880,604	\$96,000,000
Preservation (Accq/Rehab)	We will target 15%-25% of the resources to projects defined as "Preservation" per the Policy definition	11%	\$131,205,569	\$36,000,000 - \$60,000,000
Public Leverage	We will target 50%-60% of the resources to projects with public funding commitments	26%	\$310,867,488	\$120,000,000 - \$144,000,000

Disclaimer: All information presented above is provided from submissions in the Commission's Bond/Tax Credit Notification of Intent to Apply Process only; the projects listed above do not represent actual applications/requests for Bond Cap. Commission staff have not reviewed the above information for accuracy. Project details may evolve by the time complete applications are due in March.

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If you have questions about this information, please contact Claire Petersky at [Claire.Petersky@wshfc.org](mailto:Claire.Petersky@wshfc.org)