



2025 Balance of State Intents to Apply

Bond/Tax Credit Applications Due: February 5, 2025

Buckets/Goals	Project Sponsor	City	Tax-Exempt Bond Request Estimate	Total Low-Income Units
New Production/Public Leverage/Balance of State				
			\$80,126,672	
35th and Pacific Family Housing	Mercy Housing Northwest	Tacoma	\$25,220,672	80
Meadowdale Trails	MacDonald Ladd Development LLC	Bremerton	\$41,750,000	208
Teanaway Court	Shelter Resources, Inc.	Cle Elum	\$13,156,000	41
New Production/No Public Leverage/Snohomish				
			\$182,728,000	
Apollo Edmonds	Blackfish Capital LLC	Edmonds	\$46,760,000	255
Northline Village	Fairfield Residential	Lynnwood	\$76,000,000	247
Pacific Vue Apartments	DevCo, LLC	Everett	\$59,968,000	227
New Production/No Public Leverage/Balance of State				
			\$325,076,186	
Aero	Fairfield Residential	Tacoma	\$33,236,057	188
Copper at Mount Vernon	Inland Group	Mount Vernon	\$38,499,673	256
Copper at West Richland	Inland Group	West Richland	\$38,200,000	256
Fieldstone Apartments	DevCo, LLC	Olympia	\$55,000,000	272
Hostmark Village Cove	Hostmark Senior Housing, LP	Poulsbo	\$37,500,000	120
Meadowdale North	MacDonald Ladd Development LLC	Bremerton	\$12,500,000	62
NODO by Vintage	Vintage Housing	Spokane	\$48,000,000	270
Notch8	Fairfield Residential	Tacoma	\$22,480,456	126
Silver Creek by Vintage	Vintage Housing	Pasco	\$39,660,000	242
Preservation/Public Leverage/Balance of State				
			\$47,563,641	
Smith Tower Preservation	Housing Development Center	Vancouver	\$47,563,641	170
Preservation/No Public Leverage/Balance of State				
			\$69,000,000	
Hamilton House	Community Preservation Partners LLC	Spokane	\$8,500,000	42
Villas at Bridge Creek	Vital Housing LLC	Vancouver	\$17,000,000	103
Western WA Rural Preservation	Shelter Resources, Inc.	Multi	\$43,500,000	374
Totals:	Intents to Apply: 19	Est. Requests:	\$704,494,499	3,539

Policy Value		% of Target	Estimated Bond Cap requests	Policy Target \$
King County	We will target 50% of the resources to projects located in King County (all will have Public Leverage)	TBD	TBD	\$250,000,000
Snohomish County	We will target 10% of the resources, or one project (whichever is larger), to projects located in Snohomish County.	365%	\$182,728,000	\$50,000,000
Balance of State	We will target up to 40% of the resources to projects located outside of King and Snohomish counties	274%	\$521,766,499	\$190,400,000
Preservation	We will target 15%-25% of the resources to projects defined as "Preservation" per the Policy definition	155%	\$116,563,641	\$75,000,000
Public Leverage	We will target 50%-60% of the resources to projects with public funding commitments	126%	\$377,690,313	\$300,000,000

Disclaimer: Information presented above is provided from submissions in the Commission's Bond/Tax Credit Notification of Intent to Apply for Balance of State process only. The developments 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 February. King County developments will come from a coordinated process with public funders and will have public leverage. That list will be created and made available after the public funders have made their announcements.

If you have questions about this information, please contact Jason Hennigan at jason.hennigan@wshfc.org