

## **Public Engagement at Commission Meetings**

All Board meetings of the Washington State Housing Finance Commission are open to the public. Our intention is to welcome all members of the public and to provide a clear and reasonable process through which they can share their thoughts with us.

### **Different ways to Join a Commission Meeting:**

1. Click [here](#) to go to the meeting directly
2. At [www.zoom.us](http://www.zoom.us), go to “Join” or “Join a Meeting,” and enter:
  - Webinar/Meeting ID: **861 8440 8252**
  - Passcode: **646944**
3. To participate by phone, dial toll-free in the U.S. either: **1-(888)-788-0099 or 1-(877)-853-5247**.
4. Members of the public can attend the 1 p.m. Special Meeting in-person in the 28<sup>th</sup> Floor Board Room, located at 1000 Second Avenue, Seattle, WA 98104-3601.

### **During Meetings:**

During Commission board work sessions and board meetings, attendees can see and hear all presentations and business taking place. Microphones will be turned off except to receive comment during public hearings and the public general comment period.

### **Public Hearings:**

Commission meetings often include public hearings for specific housing projects or other policy decisions. Please limit comments to those directly related to the public hearing topic.

### **Public Comment:**

- **Purpose of Public Comment**  
During this period, the Commissioners listen to public concerns and comments but do not generally engage in dialogue. Staff will follow up with commenters who request assistance or answers to questions, providing that contact information is shared. Anyone who wishes to speak during the public comment period can take this opportunity.
- **When to Comment**  
The public comment period takes place near the end of the afternoon Commission board meeting (not the morning work session). The starting time for the public comment period depends on the length of the Commission’s other business. Typically, the public comment period is reached after about an hour (2 p.m.) but may be sooner or later.
- **Raising Your Hand in Zoom or Through Phone Participation**  
To give us a sense of the number of people wishing to speak and help us call on you in an orderly fashion, the meeting Chair will ask you to use the Zoom “raise hand” feature to indicate you would like to speak. People participating on the telephone can press \*9 to virtually “raise a hand.” Whether or not you are able to virtually raise a hand, the chair will provide time and opportunity for all to share their comments before closing the public comment period.
- **Timing of Comments:**  
We ask that speakers keep their comments brief (2 to 3 minutes). The chair may ask you to begin bringing your statement to a close after that time, especially if others are waiting to speak. Our intention is not to impose a specific time limit unless it seems necessary to give a large number of speakers an equal chance to share their comments.

**WASHINGTON STATE HOUSING FINANCE COMMISSION  
COMMISSION MEETING AGENDA**

YOU ARE HEREBY NOTIFIED that the Washington State Housing Finance Commission will hold a **Special Meeting** in the **28<sup>th</sup> Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, February 23, 2023, at 1:00 p.m., to consider the items in the agenda below.

Pursuant to RCW 42.30.030(2), which encourage public agencies to provide for public access to meetings, this meeting can also be viewed via Zoom or joined telephonically.

To join virtually, please go to [www.zoom.us](http://www.zoom.us), go to “Join” or “Join a Meeting,” and enter:

**Webinar/Meeting ID: 861 8440 8252  
Passcode: 646944**

**Participants who wish to participate telephonically in the United States, please dial either toll free number: 1-(888) 788-0099 or 1-(877) 853-5247.**

**Participants wishing to provide public comments, please see public engagement opportunities on page two above for instructions.**

- I. Chair: Approval of the Minutes from the January 26, 2023, Special Meeting (5 min.)**
  
- II. Chair: Conduct a Public Hearing on the following:**
  - A. Copper Way, OID # 21-122A**  
**Claire Petersky:** The proposed issuance of one or more series of tax exempt and/or taxable revenue notes to finance a portion of the costs for the acquisition, construction and equipping of a 256-unit multifamily housing facility located at 19423 Mountain Highway East, Spanaway, WA 98387, to be owned by Copper Way Apartments, LLC, a Washington limited liability company. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$60,000,000. (5 min.)
  
  - B. Fremont Village and Crescent Terrace, OID # 23-29A-B**  
**Claire Petersky:** The proposed issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs for the acquisition and rehabilitation of two multifamily housing facilities, each to be owned by FVCT, LP, a Washington limited partnership. Fremont Village will include 31 units and Crescent Terrace will include 15 units. The project addresses and estimated maximum bond amounts are below. (10 min.)

(The projects’ information, costs, and bond amounts are listed on the next page).

Project:	Fremont Village & Crescent Terrace
Project Addresses, Units, and Estimated Maximum Bond Amount per Project:	<p>Fremont Village 1416 3rd Avenue Longview, WA 98632 31 units \$4,000,000</p> <p>Crescent Terrace 910 9th Avenue Longview, WA 98632 15 units \$2,000,000</p>
Total Estimated Project Cost:	\$6,100,000
Estimated Aggregate Maximum Bond Amount:	\$6,000,000

**C. Polaris at Totem Lake, OID # 21-42A**

**Claire Petersky:** The proposed issuance of one or more series of tax exempt and/or taxable revenue notes to finance a portion of the costs for the acquisition, construction and equipping of a 260-unit multifamily housing facility located at 12335 120th Avenue NE, Kirkland, WA 98034, to be owned by Polaris at Totem Lake, LLC, a Washington limited liability company. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$72,500,000. (5 min.)

**III. Consider and Act on the Following Action Items:**

**A. Lisa DeBrock & Dietrich Schmitz:** Request approval of PRI Application for the Clark County Down Payment Assistance Program. (10 min.).

**B. Resolution No. 23-30, The Boulevard, OID # 22-97A**

**Lisa Vatske:** A resolution approving the issuance of one or more series of tax exempt and/or taxable revenue notes to finance a portion of the costs to refinance all or a portion of existing taxable debt used to finance the acquisition of an existing 136-unit facility and finance a portion of the costs of the rehabilitation of the facility, located at 2136 S. 272<sup>nd</sup> Street, Kent, WA 98032, to be owned by The BLVD LLC, a Washington limited liability company, the sole member of which is Bellwether Housing, a Washington nonprofit corporation and organization described under section 501(c)(3). Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$25,000,000. The public hearing was held January 26, 2023. (5 min.)

**C. Resolution No. 23-31, El Centro de la Raza at Columbia City, OID # 22-36A**

**Lisa Vatske:** A resolution approving the issuance of one or more series of tax exempt and/or taxable revenue bonds to finance a portion of the costs for the

acquisition, construction and equipping of an 87-unit multifamily housing facility located at 3818 South Angeline Street, Seattle, WA 98118, to be owned by El Centro de la Raza at Columbia City LLLP, a Washington limited liability limited partnership. Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the bonds. The total estimated bond amount is not expected to exceed \$35,000,000. The public hearing was held January 26, 2023. (5 min.)

**D. Resolution No. 23-32, KWA 15<sup>th</sup> & Tacoma, OID # 22-38A**

**Lisa Vatske:** A resolution approving the issuance of one or more series of tax exempt and/or taxable revenue notes to finance a portion of the costs for the acquisition, construction and equipping of an 88-unit senior housing facility located at 1353 Tacoma Avenue S., Tacoma, WA 98402, to be owned by KWA 15th & Tacoma LLLP, a Washington limited liability limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$22,000,000. The public hearing was held January 26, 2023. (5 min.)

**IV. Informational Report on Department of Commerce Activities. (10 min.)**

**V. Executive Director's Report (10 min.)**

**VI. Commissioners' Reports (10 min.)**

**VII. Chair: Consent Agenda (5 min.)**

**A. Homeownership & Homebuyer Education Programs Monthly Activities Report**

**B. Multifamily Housing and Community Facilities Monthly Activities Report**

**C. Asset Management and Compliance Monthly Activities Report**

**D. Financial Statements as of January 31, 2023**

**VIII. Chair: Miscellaneous Correspondence and Articles of Interest (5 min.)**

**A. Miscellaneous Correspondence and Articles of Interest**

**B. HFC Events Calendar**

**IX. Chair: Public Comment**

**X. Executive Session (if necessary)**

**XI. Adjourn**

Bill Rumpf, Chair

Consent Agenda items will only be discussed at the request of a Commissioner.