

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, go to “Join” or “Join a Meeting” and enter:
 - Webinar/Meeting ID: **846 5582 4016**
 - Passcode: **152132**
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 28th 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 **28th Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, August 24, 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, go to “Join” or “Join a Meeting,” and enter:

**Webinar/Meeting ID: 846 5582 4016
Passcode: 152132**

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 one above for instructions.

I. Chair: Approval of the Minutes from the July 27, 2023, Special Meeting.
(5 min.)

II. Chair: Conduct a Public Hearing on the following:

A. Seattle Academy Project, OID # 23-62A

Jason Hennigan: The proposed issuance of one or more series of tax-exempt revenue bonds to (i) refund outstanding bonds previously issued by the Commission for the benefit of the Borrower to demolish prior structures, construct an approximately 70,000 square foot addition with educational, administrative, gymnasium and parking facilities, and pay costs of issuing the refunded bonds, (ii) finance and/or refinance the demolition of existing structures and the acquisition, construction and equipping of a new approximately 5-story, 105,000 square foot academic building and approximately 11,000 square feet of outdoor courtyard space, (iii) finance and/or refinance the rehabilitation, renovation, equipping and remodeling of existing educational facilities, (iv) fund a debt service reserve fund for the Bonds, (v) finance capitalized interest on the Bonds, and (vi) pay all or a portion of the costs of issuing the Bonds. The project is owned and to be owned by Seattle Academy of Arts and Sciences, a Washington nonprofit corporation and organization described under section 501(c)(3) and is located the one block area bounded by 12th Avenue, E Union Street, 13th Avenue, and E Spring Street, in Seattle, WA 98122. The total estimated bond amount is not expected to exceed \$142,500,000. (5 min.)

B. Ardea at Totem Lake, OID # 22-61A

Dan Schilling: The proposed issuance of one or more series of revenue bonds to finance a portion of the costs for the acquisition, construction and equipping of a 170-unit multifamily housing facility for seniors located at 12700 116th Avenue NE, Kirkland, WA 98034, to be owned by Ardea TWG, 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 \$38,000,000. (5 min.)

C. Mercy Angle Lake Family Housing, OID # 22-37A

Jason Hennigan: The proposed issuance of one or more series of revenue bonds to finance a portion of the costs for the acquisition, construction and equipping of a 130-unit multifamily housing facility located at 2650 S. 200th Street, SeaTac, WA 98198, to be owned by MHNW 21 Angle Lake Family 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 \$42,000,000. (5 min.)

D. Vintage at Everett, OID # 23-44A

Jason Hennigan: The proposed issuance of one or more series of revenue notes to finance a portion of the costs for the acquisition and rehabilitation of a 259-unit multifamily housing facility for seniors located at 1001 East Marine View Drive, Everett, WA 98201, to be owned by Vintage at Everett 2, LP, a Washington 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 \$50,000,000. (5 min.)

E. Jacob Richardson: Recommend and present Projects for Allocation of Low-Income Housing Tax Credits from the 2023 funding round. (20 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
23-04	Pacific Apartments Rehabilitation	Seattle	King	\$1,235,483
23-06	Scriber Place	Lynnwood	Snohomish	\$1,497,756
23-12	Hifumi-en	Spokane	Spokane	\$2,163,557
23-20	Kenmore Supportive Housing	Kenmore	King	\$2,163,800

III. Consider and Act on the Following Action Items:

A. Resolution No. 23-68 for the 2023 Allocation of Credit for the Housing Tax Credit Program

Jacob Richardson: A resolution authorizing the Executive Director to make reservation and/or allocations of 2023 Housing Tax Credits. (8 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
23-04	Pacific Apartments Rehabilitation	Seattle	King	\$1,235,483
23-06	Scriber Place	Lynnwood	Snohomish	\$1,497,756
23-12	Hifumi-en	Spokane	Spokane	\$2,163,557
23-20	Kenmore Supportive Housing	Kenmore	King	\$2,163,800

B. Resolution No. 23-69, Blue Thistle Villa, OID # 23-66A

Claire Petersky: A resolution approving the issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition, construction and equipping of a 32-unit multifamily housing facility located at 1104 Walnut Street, Kelso, WA 98626, to be owned by Blue Thistle Villa 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 \$12,000,000. The public hearing was held July 27, 2023. (5 min.)

C. Resolution No. 23-67, Holly Ridge Apartments, OID # 18-131A

Claire Petersky: A resolution approving the issuance of one or more series of tax-exempt revenue bonds to finance and reimburse a portion of the costs for the construction and equipping of a 121-unit multifamily housing facility, located at 121 112th Street SW, Everett, WA 98204, owned by Holly Ridge, LLC, a Washington limited liability company. 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 \$3,200,000. The public hearing was held June 22, 2023. (5 min.)

D. Resolution No. 23-71, Citi Securitization Transaction

Claire Petersky: A resolution authorizing the issuance of municipal certificates to provide funds for the Commission’s purchase of a portfolio of existing Citibank-financed Washington State affordable housing tax-exempt notes in a stated notional amount of not to exceed \$375 million. (5 min.)

E. Lisa DeBrock & Dietrich Schmitz: Approval of Habitat & Community Land Trust set aside under the House Key program. (10 min.)

F. Fenice Taylor: Program-Related Investments

Approval of delegation from the Executive Director to Homeownership Director to reallocate excess PRI funds among Downpayment Assistance programs. (10 min.)

G. Fenice Taylor & Lucas Loranger: Program-Related Investments

Approval of annual request to allocate undesignated funds into existing programs. (10 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 July 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**

Nicole Bascomb-Green, Chair

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