

**WASHINGTON STATE HOUSING FINANCE COMMISSION
COMMISSION WORK SESSION AGENDA**

YOU ARE HEREBY NOTIFIED that the Washington State Housing Finance Commission will hold a **Work Session** in the **28th Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, November 16, 2023, at 10:00 a.m., to consider the items in the agenda below.

Pursuant to RCW 42.30.030(2), which encourages 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 a Meeting as attendee” or “Join” and enter:

**Webinar/Meeting ID: 841 9853 9922
Passcode: 090426**

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 below for instructions.

- A. Lisa DeBrock & HOTB Software:** Update on Washington Homeowner Assistance Fund (HAF) (30 min.)
- B. Lisa DeBrock & Civic Commons:** Update on BHI Initiative (30 min.)
- C. Lisa Vatske/Dan Rothman/Vanessa Thomas:** Newer initiatives and overview of our success in the Land Acquisition Program (LAP) (30 min.) **A**
- ~~**D. Corina Grigoras:** Informational Report on Department of Commerce Activities (if time allows)~~
- E. Steve Walker:** Executive Director’s Report (if time allows)

Note: There will be a break after the conclusion of the Work Session. The Commission Meeting will reconvene at 1 p.m.

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 a Meeting as attendee” or “Join” and enter:
 - Webinar/Meeting ID: **841 9853 9922**
 - Passcode: **090426**
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 either or both the 10 a.m. Work Session and/or 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 **Commission’s Board Room**, located at **1000 Second Avenue, 28th Floor, Seattle, Washington 98104-3601**, on Thursday, November 16th, 2023, at 1:00 p.m. to consider the following:

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.

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- I. Chair: Approval of the Minutes from the October 26, 2023, Special Meeting. (5 min.)** **1**

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

 - A. Altaire at Jackson Park, OID # 21-115A** **2**
Dan Schilling: The proposed 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 207-unit multifamily housing facility located at 14343 15th Avenue NE, Seattle, WA 98125, to be owned by AltaireJackson, 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 maximum note amount is not expected to exceed \$52,000,000. (5 min.)

 - B. Anacortes WA Portfolio Application, OID # 23-43A-D** **3**
Dan Schilling: The proposed issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition, rehabilitation and equipping of four multifamily housing facilities, with an aggregate total of 111 units, each to be owned by Anacortes Manor 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 aggregate maximum note amount is not expected to exceed \$13,800,000. The project addresses and maximum note amounts are listed below. (20 min.)

Project:	Anacortes Manor
Project Address:	1110 24th Street Anacortes, WA 98221

	35 Units
Total Estimated Project Cost:	\$9,415,839
Estimated Maximum Note Amount:	\$5,100,000

Project:	Centralia Manor
Project Address:	303 W. Pine Street Centralia, WA 98531
	25 Units
Total Estimated Project Cost:	\$4,578,937
Estimated Maximum Note Amount:	\$2,500,000

Project:	Lakeview Manor
Project Address:	423 S Beech Street Moses Lake, WA 98837
	26 Units
Total Estimated Project Cost:	\$5,548,803
Estimated Maximum Note Amount:	\$3,100,000

Project:	Pioneer Village
Project Address:	719 W. 3rd Avenue Toppenish, WA 98948
	25 Units
Total Estimated Project Cost:	\$4,728,322
Estimated Maximum Note Amount:	\$3,100,000

C. Orchard Hills Apartments, OID # 23-92A

Jason Hennigan: The proposed issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs for the acquisition, rehabilitation and equipping of a 142-unit multifamily housing facility located at 1845 Leslie Road, Richland, WA 99352, to be owned by OHP Partners, 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 \$21,000,000. (5 min.)

- D. Sagebrook Affordable Housing, OID # 23-91A** 5
Jason Hennigan: The proposed issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs for the acquisition, rehabilitation and equipping of a 108-unit multifamily housing facility located at 15750 NE 15th Street, Bellevue, WA 98008, to be owned by Crossroads Apartments 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 \$15,000,000. (5 min.)
- III. Consider and Act on the Following Action Items:**
- A. Resolution No. 23-79, Ardea at Totem Lake, OID # 22-61A** 6
Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt 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. The public hearing was held August 24, 2023. (5 min.)
- B. ~~Resolution No. 23-70, Kendrick Landing, OID # 22-96A~~** 7
~~**Lisa Vatske:** 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 245-unit multifamily housing facility located at 11416 Kendrick Street SW, Lakewood, WA 98499, to be owned by Kendrick Landing, 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 \$55,000,000. The public hearing was held October 26, 2023. (5 min.)~~
- C. ~~Resolution No. 23-87, MLK Mixed Use and Early Learning Center, OID # 22-40A~~** 8
~~**Lisa Vatske:** 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 148-unit multifamily housing facility located at 7544 Martin Luther King Jr. Way S. and 7529 Renton Avenue S., Seattle, WA 98118, to be owned by North MLK Development LLLP, a Washington limited liability limited partnership. 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 \$34,000,000. The public hearing was held September 28, 2023. (5 min.)~~
- D. Resolution No. 23-81, Vintage at Everett, OID # 23-44A** 9
Lisa Vatske: A resolution approving the 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. The public hearing was held August 24, 2023. (5 min.)

IV. Informational Report on Department of Commerce Activities (if necessary after work session) (10 min.)	10
V. Executive Director’s Report (if necessary after work session) (10 min.)	11
VI. Commissioners’ Report (10 min.)	
VII. Chair: Consent Agenda (5 min.)	
A. Homeownership & Homebuyer Education Programs Monthly Activities Report	12
B. Multifamily Housing and Community Facilities Monthly Activities Report	13
C. Asset Management and Compliance Monthly Activities Report	14
D. Financial Statements as of October 31, 2023	15
VIII. Chair: Miscellaneous Correspondence and Articles of Interest (5 min.)	
A. Miscellaneous Correspondence and Articles of Interest	16
B. HFC Events Calendar	17
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.