

WASHINGTON STATE HOUSING FINANCE COMMISSION

WORK SESSION MINUTES

November 17, 2022

The November 17, 2022 Work Session was called to order at 10:02 a.m. by Chair Bill Rumpf, at the 28th Floor Board Room of the Washington State Housing Finance Commission located at 1000 Second Avenue, Seattle, Washington 98104-3601 and via Zoom and conference call. Along with Chair Rumpf, those Commissioners present in person were: Diane Klontz (with Corina Grigoras), Nicole Bascomb-Green, & Pedro Espinoza. Those Commissioners present via Zoom teleconference were Jason Richter & Wendy Lawrence.

Lisa DeBrock introduced Darryl Smith, Executive Director, HomeSight, who gave a presentation on HomeSight's partnership with the Commission.

Lisa DeBrock introduced Kat Komin, Marketing Program Manager, WSHFC Homeownership Division & Margret Graham, WSHFC Communications Manager, along with the following from The Vida Agency: Amalia Martino, Janine Worthington, and Norea Hoeft, to give an update on marketing and outreach for the Homeownership Assistance Fund (HAF).

Diane Klontz and Corina Grigoras gave a presentation on the overview on Department of Commerce's reorganization and creation of the Housing Division.

Lisa Vatske gave a presentation on the Community Based Organizations (CBO/BIPOC) Multifamily Reserve Initiative from the Commission's Program-Related Investments (PRI).

Corina Grigoras gave a monthly informational report of the Department of Commerce's activities.

The Work Session was adjourned at 11:53 p.m.

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
MINUTES**

November 17, 2022

The Commission meeting was called to order by Chair Bill Rumpf at 1:02 p.m. in the 28th Floor Board Room of the Washington State Housing Finance Commission at 1000 Second Avenue, Seattle, Washington 98104 and via Zoom. Those Commissioners present via Zoom teleconference were: Alishia Topper, Jason Richter, Ken Larsen, and Wendy Lawrence. Chair Rumpf, Diane Klontz (with Corina Grigoras), Nicole Bascomb-Green, and Pedro Espinoza were present in-person in the 28th Floor Board Room.

**Introduction and
Approval of new
Dept. of Commerce
ex-officio Designee
WSHFC
Commissioner**

Chair Rumpf then introduced Ms. Corina Grigoras, Assistant Director of the Department of Commerce’s (“Commerce”) newly formed Housing Division. Ms. Grigoras will replace Ms. Diane Klontz as the permanent ex-officio designee from Commerce.

Mr. Steve Walker, Executive Director, then presented Ms. Klontz with an appreciation gift from the staff and Commissioners for her service and dedication as a Commissioner since 2014. Ms. Klontz thanked everyone and appreciated all of the professional and personal relationships she has had formed over the years.

The Chair then asked Commissioners for a motion to officially approve Ms. Grigoras’ appointment as the permanent ex-officio designee from the Department of Commerce, beginning with the December 8, 2022 Commission Meeting.

Ms. Topper moved to approve Ms. Grigoras as the new permanent ex-officio designee from the Department of Commerce effective the next Commission

Meeting on December 8, 2022. Ms. Bascomb-Green seconded. The motion was unanimously approved.

Approval of the Minutes

The October 27, 2022 Commission Meeting minutes were approved as distributed.

**Public Hearing:
Via7, OID # 22-83A**

This public hearing has been pulled from the agenda, to be held at a later date.

**Public Hearing:
Eastern & NP
Hotels
Rehabilitation,
OIDs # 22-35A-B**

The Chair opened a public hearing for Eastern & NP Hotel, OID #22-35A-B, at 1:08 p.m.

Ms. Claire Petersky, Manager of the Multifamily Housing and Community Facilities (“MHCF”) Division, said this was a public hearing for 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 two multifamily housing facilities, each to be owned by NP and Eastern 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 Eastern Hotel will include 47 units and the NP Hotel will include 62 units. The project addresses and estimated maximum bond amounts are noted in the tables below:

Project:	Eastern Hotel
Project Address:	506 Maynard Avenue S. Seattle, WA 98104
Total Estimated Project Cost:	\$14,445,494
Estimated Maximum Bond Amount:	\$8,000,000

Project:	NP Hotel
Project Address:	306 6th Avenue S. Seattle, WA 98104

Total Estimated Project Cost:	\$18,363,949
Estimated Maximum Bond Amount:	\$10,000,000

Ms. Petersky then introduced Ms. Leslie Morishita, the Real Estate Development Director for InterIm Community Development Association (“InterIm”).

Ms. Morishita stated that InterIm is one of the nation’s oldest community development agencies, born around the time of the civil rights movement around 53 years ago. InterIm grew from within the community, by community activists and business owners to address housing challenges for persons that were elderly and extremely poor, such as decrepit living conditions and redlining. She added that InterIm not only is a housing developer, they also advocate for equitable housing development policy along with sponsoring/running various community programs such as youth programs and a community garden for seniors.

Ms. Morishita stated further that the NP & Eastern Hotels are historical SRO hotels converted into apartments; they were last renovated 25+ years ago, and the renovations are now badly needed. Besides the units themselves, the renovations would also include: building envelope and seismic upgrades, common areas refurbishing, a new elevator, a new roof, and a new boiler. She noted that except for one floor in each building, the remaining formerly SRO units are already converted into apartments. There will be 109 units of affordable housing preserved for persons making 30-50% of area median income (“AMI”). In addition, this would provide stable housing for those persons with limited English for refugees and U.S. citizens, and be close to services/shops that closely tie in to the neighborhood.

Ms. Morishita emphasized that this would preserve two very beloved buildings in the Chinatown International District (“CID”), and in the Eastern Hotel’s lobby, there is an historical exhibit and art gallery paying tribute to the Filipino-Alaskan cannery workers and their labor struggles, and that the Eastern Hotel was their home and organizing hub for a number of years. Also, the NP Hotel has a

historical exhibit paying tribute to the Nihonmachi/Japantown in the 1940s and the forced relocation of Japanese Americans to relocation camps during World War II. She concluded that through these renovations, it would continue to strengthen and stabilize the CID's cultural and economic core for years to come.

There were no other comments from members of the public and the hearing was closed at 1:13 p.m.

**Public Hearing:
The Lookout, OID
#20-69A**

The Chair opened a public hearing for The Lookout, OID # 20-69A, at 1:14 p.m.

Ms. Petersky stated that this was a public hearing for 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 133-unit multifamily senior housing facility located at 2401 S. Orchard Street, Tacoma, WA 98466, to be owned by VBT The Lookout 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 \$25,000,000. Ms. Petersky then introduced Zac Baker, Development Manager, Southport Financial Services.

Mr. Baker stated that The Lookout would be 133 units of affordable senior housing for persons aged 55+ located next door to the Anchor Church in Tacoma, which owned the adjacent land parcel at the time, and would partner with Southport to offer services such as grief counseling and active living programs for residents. He mentioned that the property will have two buildings on site, one larger four-story with basement building, and a smaller four-story building with basement. The buildings will have amenities such as a rooftop community room in the larger building with views of Mt. Rainier and Cheney Stadium, along with fitness and data centers in both buildings. He concluded that groundbreaking would occur at the beginning of 2023 and construction would take place over an 18-month period.

Chair Rumpf asked how Southport/Anchor Church would offer their programs to residents who are not members of their church, and if it is done non-religiously. Mr. Baker replied that there would be no religious requirement for residents to participate in any the programs/services offered at The Lookout by Anchor Church.

There were no other comments from members of the public and, the hearing was closed at 1:19 p.m.

**Public Hearing:
Village at 47th,
OID #21-120A**

The Chair opened a public hearing for Village at 47th, OID # 21-120A, at 1:19 p.m.

Ms. Petersky stated that this was a public hearing for 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 272-unit multifamily housing facility located at the intersection of South 47th Avenue and South Ryan Way, Tukwila, WA 98178, to be owned by Vintage at Tukwila, 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 \$85,000,000. Ms. Petersky then introduced Brian Tarrence, CEO, for Veterans Village; and Jenifer VanGerpen, Director of Development, Vintage Housing.

Mr. Tarrance stated that this project would be significant for both the community as a whole and especially for the veterans community. He mentioned that Veterans Village has partnered with King County Department of Veterans Affairs to put in place very low barriers for occupancy for this location, including accepting those with lower credit scores, and those that do not make very much income. Services would be offered at this location including social services, health services, entertainment, and hospice care when the time comes. He concluded that with veterans, housing should also be complemented with services offered/provided and entertainment/community programs.

Ms. VanGerpen, from Vintage Housing added that Village at 47th is a mid-rise building serving low-income seniors aged 55+ making 60% or less of AMI, and veterans, with 10% of the units set aside for veterans. She added EnergyStar solar panels will be installed to keep energy costs low for the residents.

There were no other comments from members of the public, and the hearing was closed at 1:25 p.m.

**Action Item:
Resolution No. 22-
84, Franke Tobey
Jones, OID #22-
80A**

Ms. Lisa Vatske, Director, MHCF Division stated that this was a resolution approving the issuance of one or more series of tax-exempt revenue bonds to refund tax-exempt bonds of the Commission previously issued to finance a portion of (i) the construction and equipping of a new facility containing 43 skilled nursing beds and 28 memory care units, and (ii) the construction and equipping of a 16-unit independent living community plus one duplex for a total of 18 independent living units in an existing continuing care retirement community and to refinance a taxable loan issued to pay a portion of the costs of the Project. Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the Bonds. The project is located at 5340 North Bristol Street, Tacoma, WA 98407, owned and operated by Franke Tobey Jones, a Washington nonprofit corporation and organization described under section 501(c)(3). The total estimated bond amount is not expected to exceed \$30,000,000. The public hearing was held October 27, 2022, and a commitment letter was issued by Truist Commercial Equity, Inc. for \$25,500,000.

Mr. Larsen moved to approve the bond resolution. Mr. Espinoza seconded. The resolution was approved unanimously, with Ms. Bascomb-Green abstaining, as her employer is the fiscal agent/trustee.

**Action Item:
Resolution No. 22-
85, Horizon House,
OID #22-79A**

Ms. Vatske stated that this was a resolution approving the issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs for the rehabilitation of an existing nonprofit senior housing facility located at 900

University Street, Seattle, WA 98101, owned by Horizon House, a Washington nonprofit corporation and organization described under section 501(c)(3). 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 \$50,000,000. The public hearing was held October 27, 2022, and a commitment letter was issued by Truist Commercial Equity, Inc. for \$40,000,000.

Mr. Larsen moved to approve the bond resolution. Ms. Lawrence seconded. The resolution was approved unanimously, with Ms. Bascomb-Green abstaining, as her employer is the fiscal agent/trustee.

**Action Item:
Resolution No. 22-29, Spokane United Methodist Homes, OID #22-35A-B**

Ms. Vatske stated that this was a resolution approving the forward delivery of one or more series of tax-exempt and/or taxable revenue bonds to (i) refund prior bonds issued by the Commission to finance and refinance capital expenditures relating to the Projects and related expenses, and (ii) finance additions to and rehabilitation of Rockwood South Hill facilities, including costs of issuing the Bonds and other related expenses. The project is owned by Spokane United Methodist Homes d/b/a Rockwood Retirement Communities, a Washington 501(c)(3) nonprofit corporation under the IRS Tax Code. The total estimated maximum bond amount is not expected to exceed \$85,000,000 and the facility names and addresses are listed below:

Project:	Rockwood South Hill campus, including The Summit, The Ridge and Forest Estates
Project Address:	2903 E 25th Avenue Spokane, WA 99223
Total Estimated Project Cost:	\$85,000,000
Project:	Rockwood at Whitworth campus
Project Address:	101 East Hawthorne Road Spokane, WA 99218
Total Estimated Project Cost:	\$6,500,000
Estimated Maximum Bonds Amount:	\$85,000,000

The public hearing was held on January 27, 2022. Ms. Vatske reminded Commissioners that this is a forward-delivery arrangement which will turn a taxable loan into tax-exempt bonds, and thus, there is no bond commitment letter at this time.

Mr. Espinoza moved to approve the resolution. Mr. Larsen seconded. The resolution was approved unanimously, with Ms. Bascomb-Green abstaining, as her employer is the fiscal agent/trustee.

**Action Item:
Resolution No. 22-73, Bryant Manor Redevelopment, OID #22-33A**

Ms. Vatske stated that this was 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 101-unit multifamily housing facility, located at 1801 E. Yesler Way, Seattle, WA 98122, to be owned by Bryant Manor I 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 \$44,000,000. The public hearing was held July 28, 2022, and a commitment letter was issued by Umpqua Bank for \$40,000,000. She noted that Bryant Manor had its groundbreaking last week!

Ms. Topper moved to approve the resolution. Mr. Espinoza seconded the motion. The resolution was unanimously approved, with Ms. Bascomb-Green abstaining, as her employer is the fiscal agent/trustee.

**Action Item:
Resolution No. 22-86, Englewood Gardens, OID #20-91A**

Ms. Vatske stated that this was 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, rehabilitation and equipping of a 256-unit multifamily housing facility located at 3601 Fairbanks Avenue, Yakima, WA 98902, to be owned by Englewood Housing Partners, 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 public hearing was held October 27, 2022, and a

commitment letter was issued by ORIX Real Estate Capital, LLC – dba Lumet Capital for \$25,349,000. She added that tax counsel advised her that the amount over the \$25,000,000 would be de minimus and no additional TEFRA public hearing(s) would be needed.

Mr. Larsen moved to approve the resolution. Mr. Espinoza seconded the motion. The resolution was unanimously approved, with Ms. Bascomb-Green abstaining, as her employer is the fiscal agent/trustee.

**Action Item:
Resolution No. 22-
48, Redondo
Heights TOD –
Phase I , OID # 19-
121A**

Ms. Vatske stated that this was 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, rehabilitation, expansion and equipping of a 132-unit multifamily housing facility that is part of a combined 334-unit mixed-use development including newly constructed and rehabilitated components under separate ownership, located at 27606 Pacific Highway South, Federal Way, WA 98003, to be owned by Silver Shadows Housing 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 \$24,000,000. Public hearings were held on April 28, 2022 and October 26, 2022, with a commitment letter from JLL Real Estate Capital, LLC for \$22,500,000.

Ms. Topper moved to approve the resolution. Mr. Espinoza seconded the motion. The resolution was unanimously approved, with Ms. Bascomb-Green abstaining, as her employer is the fiscal agent/trustee.

**Action Item:
Resolution No. 22-
49, Redondo
Heights TOD –
Phase II , OID # 19-
121B**

Ms. Vatske stated this was 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 two projects, with 202-units that are part of a combined 334-unit mixed-use development including newly constructed and rehabilitated components under separate ownership, located at 27606 Pacific Highway South, Federal Way, 98003, to be owned by

Redondo Heights TOD New Construction 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 for Phase II East is not expected to exceed \$34,108,911, and the total estimated bond amount for Phase II West is not expected to exceed \$18,891,089. The public hearing was held April 28, 2022, with a commitment letter from JP Morgan Chase Bank N.A. for an amount not to exceed \$64,000,000.

Mr. Espinoza moved to approve the resolution. Mr. Larsen seconded the motion. The resolution was unanimously approved, with Ms. Bascomb-Green abstaining, as her employer is the fiscal agent/trustee.

**Executive
Director's Report**

Mr. Walker gave the Executive Director's report as follows:

Multifamily & Community Facilities (MHCF):

We are so excited to introduce Kate Rodriques, who joined our team on November 1! She just relocated from Minnesota and most recently worked for the Minnesota HFA on their HAF program and then prior to that worked for the City of Saint Paul on housing policy. She joins our team as a 9% LIHTC development analyst. She also will be the third Kate in that division and as well as at the Commission!

MHCF just received twenty 9% LIHTC applications, requesting over \$32 million in credit, with our typical annual allocation of approximately \$20 million. We received five applications from Seattle/King, 5 applications from the Metro pool and 10 applications in the non- metro pool. Staff has begun the review process and working with the HTF at Commerce and public funders to align and coordinate funding decisions. Although we did experience some technical difficulties, all the applications were submitted using our online portal.

Now that mid-terms are behind us, NCSHA and AHTCC are gearing up for a year-end push on the two top priorities, reinstating the 12.5% increase for the 9%

program and reducing the 50% test on tax-exempt bonds to access the 4% credit. We will be working closely with these organizations to help support this effort.

Homeownership:

As of November 15, 2022, there have been over 1,000 applications put into the Homebuyer Assistance Fund system. Of those, 229 grants have been funded totaling nearly \$4.3 million dollars in grant assistance. For the same period there are over fifty-one applications with a funding reserved totaling over \$2 million and many continue to be processed.

Through our vendor, HOTB, we continue to create the relationships with servicers necessary for program success. Reports from our counseling and civil legal aid partners are positive and they continue to be excited about this program and how it can work well in the overall default counseling support programs offered to homeowners.

We continue to fine-tune the program based upon feedback received from our counseling and civil legal aid network, as well as others that can benefit from the program, and we are finalizing the program procedures for those with non-traditional financing (such as privately held contracts) to participate in the program.

We have instituted a bi-weekly meeting with our counseling network to talk through program ideas, concerns, and best practices to make sure that the entire network is supported and working towards a common goal.

Outreach to underserved communities regarding the HAF Program continues to reach all areas of the state and in multiple languages. Advertising in social media, along with local publications and radio stations, has shown results through the steady traffic to our HAF Program landing site (WashingtonHAF.org) as well as the “Hotline” at the Washington Homeownership Resource Center.

We do anticipate a slight slowing of demand through the end of the year as homeowners' focus will shift to the holiday season. We're using this time to fine-tune the system as well as prepare for an anticipated surge at the beginning of next year.

We look forward to the fourth quarter of 2022 to provide us with sufficient data to be able to analyze trends, distribution, and the effectiveness of our outreach program.

In October, we had \$82 million in new reservations assisting 251 households!

Asset Management & Compliance (AMC):

AMC continues to engage in the Strategic Planning process and have completed the Community Engagements (Safe Space Principles) exercise and is actively implementing the use of the engagement principles. They are scheduled to meet with Dr. Carmen in January as a group to review divisional goals and action items.

Portfolio analysts are making the last stretch to review the remaining 25% of all tax credit annual reports to meet the annual goal of 100% by year end.

City of Seattle Office of Housing, Spectrum and USIG are all doing inspections at full speed and to complete the outstanding inspections to complete 100% of the total targeted 330 properties.

AMC delivered a successful Bond training Nov 8-9 and had a record number of forty-two participants. AMC delivered Tax Credit fundamentals training Nov 15-18, 2022. We had a record number of seventy-seven registrants attend the training. This is the first time we have exceeded our maximum of seventy-five.

Allie Delano, Duane Bakke, Shawna Taylor, Michael Soper, and Lanakay Lipp attended the Average Income Test Regulations Webinar provided by Novogradac at the end of October. The webinar examined the recently updated IRS average

income test regulations and how the new regulations clarify previous guidance in meeting the minimum set-aside.

Wubet Biratu, Michael Soper, Erik Giesen and Allie Delano attended a two-day Certified Credit Compliance Professional (C3P) for Low Income Housing Tax Credit seminar November 15-16, 2022, offered by Spectrum.

Finance:

The independent financial audit report will be available before the December board meeting.

Other news from Steve:

Friend of Housing (FOH) Coffee Talk

He moderated two virtual Coffee Talks with Friend of Housing (“FOH”) awardees. With more than one hundred views, the virtual sessions covered the topics of peer services, housing bureaucracy, housing counseling, and advocacy. These sessions are available on our Housing Washington website along with all conference materials.

You can watch the sessions online: Coffee Talk One with FOH awardees Maureen Howard, Rep. Frank Chopp and Nancy Nash-Mendez, and Coffee Talk Two with FOH awardees Antonia Medrano, Terry Britt, and the Bremerton Housing Authority.

He mentioned that Housing Washington brand is being re-branded for not just the annual conference but for year-round outreach and discussions/forums.

Strategic Plan

Our engagement with our consultant, Dr. Carmen Phelps continues. Carmen has presented us with her assessment outcome identifying eight specific goals for becoming an anti-racist organization. Supported by Carmen, each division is

currently engaged with identifying actions, policies, or programs that they will add to our 3-year work plan framework. Looking ahead and as part of an iterative feedback process we have our next all staff convening with Carmen coming up in early December as well we will collaborate with Carmen to prepare for a full board briefing at your January, 2023 work session.

Events and Meetings

He participated in the following events and meetings:

Bellwether Housing – Closer to Home Luncheon; CAHD Workforce Housing Initiative; Covenant Re-Investment Workgroup, HCESC Board and Members Meeting; CHS Health and Home Initiative meeting; Sound Communities Steering Committee; BHI Policy Group, and the WCRA Criticized Credit Committee.

Consent Agenda

The consent agenda was approved as distributed.

Public Comment

Ms. Michele Roberts, Ms. Billie Rabang, and Ms. Gwendolyn Peterson each testified as current residents of the Nooksack Homes 9% LIHTC property located on the Nooksack Indian Reservation in Whatcom County, near the town of Deming. They are all currently in the process of being evicted in early December by the Nooksack Tribal Housing Authority, as a result of being disenrolled by the Nooksack Indian Tribe and their elders/governance board. They all were asking the Commission to intervene to halt the evictions by the Tribe.

They all made mention that they believe they are being evicted for no cause despite the satisfying all terms and conditions with the eventual tenant ownership.

Mr. Walker replied back that if any resident/residents of the Nooksack Homes would like to talk with him further along with Commission staff, to email or

phone him.

Mr. Stan Betz (sp?), a resident and member of a tenants' action group of the Eleanor Apartments in Bellingham, a LIHTC property owned by Mercy Housing Northwest, testified that they are trying to develop a work group to address tenants' rental rates rising and becoming unaffordable or becoming a much higher burden on incomes – 50+% in many cases, especially for those on a fixed income.

He recommended that the Commission establish something in their policies going forward that requires owners/sponsors/property managers to have current rent burden information available to aid in developing and maintaining their properties, especially for the elderly/special needs, and create an action plan, so that tenants will not be displaced and/or rent-burdened. In addition, he recommended that the Commission review the items/guidelines in the yet-to-be passed Affordable Housing Credit Improvement Act drafted and sponsored by U.S. Senator Maria Cantwell.

Chair Rumpf replied that the Commission is in full support of the legislation and has assisted Senator Cantwell in the drafting of the legislation.

Mr. Chuck Messinger, a Housing Service Manager of the The Opportunity Council, based in Bellingham, also testified regarding the Eleanor Apartments, and the Nooksack Homes. He mentioned specifically that The Opportunity Council is very sympathetic and shares the same concerns with the residents of the Nooksack Homes, and they are ready to step in to assist when needed. He was concerned that this was a unique case, in that the residents were promised deeds to their houses after 15 years of tenancy, but yet, the Nooksack Tribe and the Tribal Housing agency and/or the syndicator suddenly reneged, and are suddenly evicting these families in a few weeks, into the December cold, especially those that are elderly and disabled/special needs. He concluded by thanking the Commission, but asked that Commission to continue to do what it can to prevent these evictions and to think about the families affected.

Executive Session

Chair Rumpf stated that a closed-door Executive Session is needed with Commissioners, Mr. Walker, Ms. Vatske (MHCF Division Director), and Ms. Biratu (AMC Division Director), along with legal counsel from Pacifica Law Group. Mr. Walker stated that this Executive Session is needed to discuss the status of the litigation with respect to the Nooksack Homes tax credit property. He added the approximate length of the Executive Session is 30 minutes, but it could go longer than that. Also he noted that no action items are considered or are voted on in Executive Session.

Chair Rumpf then adjourned the meeting into Executive Session at 2:16 p.m.

**Re-convening of the
Special Meeting &
Adjournment**

The meeting was re-convened from Executive Session and opened to the public at 3:16 p.m. After hearing no other items for the good of the order, the meeting was adjourned at the time above.

Signature
