YOU ARE HEREBY NOTIFIED that the Washington State Housing Finance Commission will hold a work session in the Commission’s Board Room, located at 1000 Second Avenue, 28th Floor, Seattle, Washington 98104-3601, on Thursday, January 24, 2019 at 11:00 a.m. to consider the following:

I. Lisa Vatske: Overview of JLARC report: Analyzing Development Costs for Low-Income Housing (15 min.)

II. Kim Herman: Update on legislation of interest to the Commission (10 min.)

III. Diane Klontz: Informational Report on Department of Commerce Activities (10 min.)

IV. Kim Herman: Executive Director’s Report (10 min.)
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, January 24, 2019, at 1:00 p.m. to consider the following:

I. Chair: Approval of the Minutes from the December 13, 2018 Special Meeting. (5 min.)

II. Kim Herman: Employee Recognition

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

A. Sound Generations Projects, OID # 18-109A
   Bob Peterson: The proposed issuance of one or more series of tax-exempt revenue bonds to refinance the construction and equipping of a nonprofit facility and to refinance the construction and equipping of a 25-unit multifamily housing facility for seniors located at 2208 2nd Avenue, Seattle, WA 98121, to be owned by Sound Generations, a Washington 501(c)(3) nonprofit corporation. Proceeds of the bonds may also be used to pay a portion of the costs of issuing the bonds. The total estimated bond amount is not expected to exceed $1,800,000 (a portion of the bonds may be taxable). (10 min.)

B. Riverview Apartments, OID # 17-192A
   Bob Peterson: The proposed issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition of land and new construction and equipping of a 203-unit low income multifamily housing facility located at 1602 – 1626 East Marine View Drive, Everett, WA 98201, to be owned by Riverview I, LLC, a Washington limited liability company. Proceeds of the notes may also be used to pay a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed $58,000,000 (a portion of the notes may be taxable). (10 min.)

C. Traditions at Federal Way, OID # 18-117A
   Bob Peterson: The proposed issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition of land and new construction and equipping of a 200-unit low income multifamily housing facility located at 31701 Pete von Reichbauer Way S., Federal Way, WA 98003, to be owned by Traditions at Federal Way, LLC, a Washington limited liability company. Proceeds of the notes may also be used to pay a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed $35,000,000 (a portion of the notes may be taxable). (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. Status report on the current Homeownership Programs

B. Status report on the current Homebuyer Education Programs

C. Multifamily Housing and Community Facilities Report

D. Asset Management and Compliance Activities Report

E. Financial Statements as of December 31, 2018 available at the meeting

F. Quarterly Program Status Reports from the period ending December 31, 2018:
   1. Homeownership Division
   2. Multifamily and Community Facilities Division
   3. Asset Management and Compliance Division
   4. Administration, Human Services and IT Division
   5. Finance Division

VII. Chair: Miscellaneous Business and Correspondence (5 min.)

A. Miscellaneous Business and Correspondence

B. HFC Events Calendar

IX. Chair: Public Comment

X. Executive Session (if necessary)

XI. Adjourn

Karen Miller, Chair
Consent Agenda items will only be discussed at the request of a Commissioner.