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 98104-1046, on Thursday, April 25, 2013, at 11:00 a.m. to consider the following:

I. Kim Herman: Presentation by metro partners on metro challenges and opportunities.

   A. Mark Smith, Executive Director, Housing Consortium of Everett and Snohomish County (15 mins.)
   
   B. Connie Brown, Executive Director, Tacoma-Pierce County Affordable Housing Consortium (15 mins.)
   
   C. Cindy Algeo, Executive Director, Spokane Low Income Housing Consortium (15 mins)
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 98104-1046, on Thursday, April 25, 2013, at 1:00 p.m. to consider the following:

I. Chair: Approval of the Minutes from the March 28, 2013 Special Meeting. (5 min.)

II. Kim Herman: Employee Recognition

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

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<td>A.</td>
<td>Steve Walker/Bob Peterson: Recommend Projects for Allocation of Low-Income Housing Tax Credits from the 2013 Funding Round. (15 min.)</td>
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| B. | Seattle Preparatory School, OID #13-59A  
Bob Peterson: The proposed issuance of a nonprofit revenue bond to finance the expansion and renovation of buildings, landscaping, and other capital improvements on the campus of Seattle Preparatory School in Seattle, WA. The estimated bond amount is not expected to exceed $11,000,000. (10 min.) |
| C. | Presbyterian Retirement Communities Northwest (PRCN), OID #13-62A  
Bob Peterson: The proposed issuance of nonprofit revenue bonds to refinance existing debt and to finance construction, remodeling, and renovations for two senior housing complexes and related facilities in Seattle, WA. The estimated bond amount is not expected to exceed $18,000,000. (10 min.) |
| D. | Rockwood Retirement Communities, OID #13-63A  
Bob Peterson: The proposed issuance of nonprofit revenue bonds to finance and refinance two continuing care retirement communities in Spokane, Washington, owned by Spokane United Methodist Homes. The estimated bond amount is not expected to exceed $115,000,000. (10 min.) |
| E. | YMCA of Greater Seattle, OID #13-64A-F  
Bob Peterson: The proposed issuance of a nonprofit revenue bond to finance energy efficiency improvements for projects located in Auburn, Bellevue, Seattle and Bothell, Washington, owned by the Young Men’s Christian Association of Greater Seattle. The estimated bond amount is not expected to exceed $2,500,000. (10 min.) |
IV. Consider and Act on the Following Action Items:

A. Resolution No. 13-65, for the Allocation of Credit for the 2013 Housing Credit Program. Steve Walker: A Resolution authorizing the Executive Director to make reservations and/or allocations of 2013 Housing Credits. (10 min.)

B. Steve Walker - Approval of the Proposed Changes to the Multifamily Housing Bonds with 4% Tax Credits Policy. (10 min.)

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

VI. Executive Director’s Report (10 min.)

VII. Commissioners’ Reports (10 min.)

VIII. 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 March 31, 2013

F. Quarterly Program Status Reports from the period ending March 31, 2013.

1. Homeownership Division

2. Multifamily and Community Facilities Division

3. Asset Management and Compliance Division

4. Administration and Human Services

5. Finance and IT Division

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

A. Miscellaneous Business and Correspondence
B. HFC Events Calendar

X. Chair: Public Comment

XI. Executive Session (if necessary)

XII. Adjourn

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