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, August 22, 2013, at 11:00 a.m. to consider the following:

I. David Clifton & Avi Jacobson: Presentation by Green Canopy Homes regarding our Sustainable Energy Trust investment. (25 min.)

II. Kim Herman: Follow-up to request for Commission preferences for PIF investments. (10 min.)

III. Kim Herman: Results of our 2013 Organizational Success Factor Survey. (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, August 22, 2013, at 1:00 p.m. to consider the following:

I. Chair: Approval of the Minutes from the July 25, 2013 Special Meeting. (5 min.)

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

A. Steve Walker/Bob Peterson: Recommend Projects for Allocation of Low-Income Housing Tax Credits from the 2013 Funding Round. (15 min.)

B. Ballard Senior Apartments, OID 12-108A
   Bob Peterson: The proposed issuance of multifamily housing revenue bonds to provide a portion of the financing for the construction of a 51-unit senior housing facility located at 2014 NW 57th Street in Seattle, WA, to be owned by 57th NW Development LLLP, a Washington limited liability limited partnership. The estimated bond amount is not expected to exceed $7,000,000. (10 min.)

C. Sunny View Village, OID 12-90A
   Bob Peterson: The proposed issuance of multifamily housing revenue bonds to provide a portion of the financing for the construction of a 26-unit multifamily housing facility located at 1667 Scenic Avenue in Freeland, WA, to be owned by Bayview Greens, LLC, a Washington limited liability company. The estimated bond amount is not expected to exceed $3,500,000. (10 min.)

D. Copper Trail Apartments, OID 13-72A
   Bob Peterson: The proposed issuance of multifamily housing revenue bonds to provide a portion of the financing for the construction of a 260-unit multifamily housing facility located at the 3500 Block of Capitol Mall Drive SW and 600 Block of Alta Street W in Olympia, WA, to be owned by Copper Trail Apartments, LLC, a Washington limited liability company. The estimated bond amount is not expected to exceed $24,800,000. (10 min.)

E. Emerald Care, OID 13-87A
   David Clifton: The proposed issuance of nonprofit revenue bonds to refinance an existing loan and to finance the rehabilitation of an 82-bed skilled nursing facility located at 209 North Ahtanum Avenue in Wapato, WA, to be owned by Emerald Care. The estimated bond amount is not expected to exceed $4,500,000. (10 min.)
III. Consider and Act on the Following Action Items:

A. Resolution No. 13-93, 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. Resolution No. 13-85, Des Moines Family Housing
   Steve Walker/Faith Pettis: A Resolution approving the issuance of bonds by the Commission in a principal amount not to exceed $8,475,000 to provide a portion of the financing for the acquisition of land and new construction of a 43-unit multifamily housing facility in Des Moines, WA. The project will be owned by Sea Mar Community Family Housing, Des Moines, LP, a Washington limited partnership. The public hearing for this project was held on June 27, 2013. (10 min.)

C. Resolution No. 13-90, The Vantage Apartments
   Steve Walker/Faith Pettis: A Resolution approving the issuance of bonds by the Commission in a principal amount not to exceed $30,000,000 to provide a portion of the financing for the acquisition of land and the new construction and equipping of a 201-unit multifamily housing facility in unincorporated Snohomish County, WA. The project will be owned by Speedway, LLC, a Washington limited liability company. The public hearing for this project was held on June 27, 2013. (10 min.)

D. Resolution No. 13-91, Green River Community College Foundation
   David Clifton/Faith Pettis: A Resolution approving the issuance of bonds by the Commission in a principal amount not to exceed $15,500,000 to refinance existing 2003 Commission bonds for an 87-unit student housing facility in Auburn, WA. The project is owned by Green River Community College Foundation. (10 min.)

F. Resolution No. 13-92, Rockwood Retirement Communities
   David Clifton/Faith Pettis: A Resolution amending previously approved Resolution No. 13-69 which authorized the issuance of tax-exempt and taxable nonrecourse nonprofit revenue bonds in multiple series in the aggregate principal amount of not to exceed $115,000,000. Market conditions have delayed the anticipated sale of the Bonds and the Borrower has requested that the Commission amend its prior approval and delegation to provide for additional time to sell the Bonds and to allow for a higher interest rate within which the tax-exempt Bonds may be sold. This project is owned by Spokane United Methodist Homes and is located in Spokane, WA. The public hearing for this project was held on April 25, 2013. (10 min.)
IV. Information 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 Activities Report
   D. Asset Management and Compliance Report
   E. Financial Statements as of July 31, 2013 available at the meeting

VIII. 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.