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, September 26, 2013, at 11:00 a.m. to consider the following:

I. **Kim Herman:** Update on Commission operations and on-going cooperatives activities with partner organizations. (45 min.)

II. **Kim Herman:** Executive Directors Report (15 min.)
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, September 26, 2013, at 1:00 p.m. to consider the following:

I. Chair: Recognition of former Commissioners

II. Chair: Approval of the Minutes from the August 22, 2013 Special Meeting. (5 min.)

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

A. Horizon House, OID 13-97A
   David Clifton: The proposed issuance of nonprofit housing revenue bonds to refund existing tax-exempt bonds and to finance the renovation, rehabilitation, improvement and equipping of a 474-unit continuing care retirement community located at 900 University Street in Seattle, WA, owned by Horizon House, a Washington 501(c)(3) non-profit organization. The estimated bond amount is not expected to exceed $61,000,000. (10 min.)

B. Madrona Park Project, OID 13-101A
   David Clifton: The proposed issuance of Qualified Energy Conservation Bonds to provide a portion of the financing for the construction of a 48-unit housing development located at 201 Madrona Way on Bainbridge Island, WA to be owned by Madrona Way Investments, LLC, a Washington limited liability company. This project is part of Kitsap County’s Green Community Initiative and will be targeting a Built Green score of four-stars and the Living Building Net Zero status. The estimated bond amount is not expected to exceed $4,500,000. (10 Min.)

C. Mercy Housing Northwest 2013, OID 13-73A-B
   Bob Peterson: The proposed issuance of multifamily housing revenue bonds to provide a portion of the financing for the acquisition and rehabilitation of a 150-unit multifamily housing facility located at 10110 19th Avenue SE in Everett, WA and a 50-unit multifamily housing facility located at 2721 Lincoln Way in Lynnwood, WA, to be owned by Family Tree & Lincoln Way LLLP, a Washington limited liability limited partnership. The estimated bond amount is not expected to exceed $17,800,000. (10 min.)

D. The Reserve at Everett, OID 13-94A
   Bob Peterson: The proposed issuance of multifamily housing revenue bonds to provide a portion of the financing for the acquisition of land and the new construction of a 180-unit senior housing facility located at 8830 Evergreen

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Way in Everett, WA, to be owned by Reserve at Everett Partners LLLP, a Washington limited liability limited partnership. The estimated bond amount is not expected to exceed $18,000,000. (10 min.)

IV. Consider and Act on the Following Action Items:

A. Karen Miller/Kim Herman: Election for Vice-Chair and Treasurer for the Commission

B. Tax Credit Program Allocation Waiver - Kirkland TOD Park & Ride
   Steve Walker: A program policy waiver involving a request to exchange a 2012 credit allocation for a 2013 allocation.

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. 13-98, Ballard Senior Apartments
   Steve Walker/Faith Pettis: A Resolution approving the issuance of bonds by the Commission in a principal amount not to exceed $7,000,000 to provide a portion of the financing for the new construction of a 51-unit senior housing facility in Seattle, WA. The project will be owned by 57th NW Development LLLP, a Washington limited liability limited partnership. The public hearing for this project was held on August 22, 2013. (10 min.)

E. Resolution No. 13-99, Copper Trail Apartments
   Steve Walker/Faith Pettis: A Resolution approving the issuance of bonds by the Commission in a principal amount not to exceed $26,300,000 to provide a portion of the financing for a 260-unit multifamily housing facility in Olympia, WA. The project will be owned by Copper Trail Apartments, LLC, a Washington limited liability company. The public hearing for this project was held on August 22, 2013. (10 min.)

V. Information Report on Department of Commerce Activities. (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 11
C. Multifamily Housing and Community Facilities Activities Report 12
D. Asset Management and Compliance Report 13
E. Financial Statements as of August 31, 2013 available at the meeting 14

VIII. Chair: Miscellaneous Business and Correspondence (5 min.) 15
A. Miscellaneous Business and Correspondence 15

B. HFC Events Calendar 16

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.