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, December 19, 2013, at 11:00 a.m. to consider the following:

I.  Kim Herman: Introduction of speakers.
    A. Maureen Fife, Chief Executive Officer of Pierce County Habitat for Humanity (20 min.)
    B. Lisa Wolters, Director of Housing Advocacy and Rental Assistance Programs at the Association of Washington Housing Authorities (invited) (20 min.)

II. Kim Herman: Executive Director’s Report (20 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, December 19, 2013, at 1:00 p.m. to consider the following:

I. Chair: Approval of the Minutes from the November 21, 2013 Special Meeting.
   (5 min.)

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

   A. Beaver Creek Apartment Homes, OID #13-113A
      Bob Peterson: The proposed issuance of multifamily housing revenue bonds to provide a portion of the financing for the acquisition and rehabilitation of 119 units of multifamily housing located at 4801 200th St, SW in Lynnwood, WA owned by Lynnwood Beaver Creek LLC, a Washington limited liability company. The estimated bond amount is not expected to exceed $6,700,000. (10 min.)

   B. Town and Country Bainbridge, OID #13-112A
      David Clifton: The proposed issuance of Qualified Energy Conservation Bonds to provide a portion of the financing for energy and greenhouse gas savings in the remodel of the Bainbridge Town and Country Market located at 343 Winslow Way E. in Bainbridge Island, WA owned by Town and Country Markets, Inc., a Washington corporation. The estimated bond amount is not expected to exceed $3,000,000. (10 min.)

III. Consider and Act on the Following Action Items:

   A. Resolution No. 13-116, Rockwood Retirement Communities
      David Clifton/Faith Pettis: A Resolution amending Resolution No. 13-69, as previously amended, 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 for a continuing care community known as Rockwood Retirement Communities. The amending resolution provides for additional time to sell the Bonds and allows for a higher interest rate within which the 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.)

   B. Resolution No. 13-115, The Reserve at Everett
Steve Walker/Faith Pettis: A Resolution approving the issuance of bonds by the Commission in a principal amount not to exceed $18,000,000 to provide a portion of the financing for the acquisition of land and the construction of a 180-unit senior housing facility in Everett, WA. The project will be owned by Reserve at Everett Partners LLLP, a Washington limited liability limited partnership. The public hearing for this project was held on September 26, 2013. (10 min.)

C. Resolution No. 13-117, Reauthorization of Funding for the Beginning Farmer/Rancher Program

Steve Walker/Faith Pettis: A Resolution approving the issuance of up to $2,000,000 in bonds to fund the Beginning Farmer/Rancher Loan Program. (10 min.)

D. Sustainable Energy Trust (SET) PIF Request

David Clifton (10 min.)

E. Land Acquisition Program (LAP) PIF Request

Bob Peterson (10 min.)

F. Request approval on 2014 Commission Meeting Calendar

Kim Herman (5 min.)

G. Request approval of the Commission’s 2014 Legislative Agenda

Kim Herman (5 min.)

H. Request approval of Resolution 13-118, for the carryforward of Private Activity Bond Cap

Kim Herman (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 November 30, 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.