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, February 27, 2014, at 11:00 a.m. to consider the following:

I. **Bill Rumpf and Cindy Holler**: Providing an overview of the activities of Mercy Housing Northwest (30 min.)

II. **Leslie Price/Bob Peterson**: Overview Tax Credit Applications (30 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, February 27, 2014, at 1:00 p.m. to consider the following:

I. Chair: Approval of the Minutes from the January 23, 2014 Special Meeting. (5 min.)

II. Kim Herman: Employee Recognition

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

A. Hirabayashi Place, OID #13-123A
   Bob Peterson: The proposed issuance of multifamily revenue bonds to provide a portion of the financing for the new construction of 96 units of multifamily housing located at 424 South Main Street in Seattle, WA to be owned by Hirabayashi Place LLC, a Washington limited liability company. The estimated bond amount is not expected to exceed $16,000,000. (10 min.)

B. Olympia Vista Apartments, OID #13-51A
   Bob Peterson: The proposed issuance of multifamily revenue bonds to provide a portion of the financing for the acquisition of land and new construction of 141 units of multifamily housing located at 3600 Forestbrook Way SW in Olympia, WA to be owned by Olympia Vista Apartment Associates, LLC, a Washington limited liability company. The estimated bond amount is not expected to exceed $11,000,000. (10 min.)

C. Vintage at Lakewood Apartments, OID #13-114A
   Bob Peterson: The proposed issuance of a tax-exempt revenue note to provide a portion of the financing for the acquisition of land and the new construction of 197 units of senior housing located at 2131 172nd Street NE in Marysville, WA to be owned by Vintage at Lakewood Apartments, LLC, a Washington limited liability company. The estimated note amount is not expected to exceed $22,000,000. (10 min.)

D. Bob Peterson/Leslie Price: Recommend and Present Projects for Allocation of Low Income Housing Tax Credits from the 2014 Funding Round. (15 min.)

IV. Consider and Act on the Following Action Items:

A. Resolution No. 14-45, for the Allocation of Credit for the 2014 Housing Tax Credit Program. Bob Peterson: A Resolution authorizing the Executive Director to make reservations and/or allocations of 2014 Housing Tax Credits. (10 min.)
B. City of Tacoma DPA Program – PIF Request: Dee Taylor (10 min.)

C. Resolution No. 13-108, Horizon House
   David Clifton/Faith Pettis: A Resolution approving the issuance of bonds by the Commission in a principal amount not to exceed $61,000,000 to refinance existing Commission bonds and to finance the renovation, rehabilitation, improvement and equipping of a continuing care retirement community in Seattle, WA. The project is owned by Horizon House, a Washington 501(c)(3) non-profit organization. The public hearing for this project was held on September 26, 2013. (10 min.)

D. Resolution No. 14-43, YMCA of Pierce and Kitsap Counties
   David Clifton/Faith Pettis: A Resolution approving the issuance of bonds by the Commission in a principal amount not to exceed $46,010,000 to refinance existing Commission bonds and to provide a portion of the financing for the new construction of a 109,000 square foot regional community center in Sumner, WA. The projects are owned by YMCA of Pierce & Kitsap Counties, a Washington 501(c)(3) non-profit organization. The public hearing for this project was held on January 23, 2014. (10 min.)

E. Resolution No. 14-47, Town and Country Bainbridge
   David Clifton/Faith Pettis: A Resolution approving the issuance of bonds by the Commission in a principal amount not to exceed $1,150,000 to provide a portion of the financing for energy and greenhouse gas savings in the remodel of Bainbridge Town and Country Market in Bainbridge Island, WA. The project is owned by Town and Country Markets, Inc., a Washington Corporation. The public hearing for this project was held on December 19, 2013. (10 min.)

F. Resolution No. 14-44, Lake Washington Apartments
   David Clifton/Faith Pettis: A Resolution approving the issuance of bonds by the Commission in a principal amount not to exceed $28,000,000 to provide a portion of the financing for the acquisition and rehabilitation of 379 units of multifamily housing in Seattle, WA. The project will be owned by Lake Washington II Limited Liability Limited Partnership, a Washington limited liability limited partnership. The public hearing for this project was held on January 23, 2014. (10 min.)

V. Information 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 Activities Report
D. Asset Management and Compliance Report
E. Financial Statements as of January 31, 2014 available at the meeting

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.