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, October 23, 2014 at 11:00 a.m. to consider the following:

I. **Kim Herman:** Overview of Open Government in Washington State: Open Public Records and Open Public Meetings. (20 min.)  

II. **Margret Graham:** Comments and questions about the Communications Strategy (15 min.)  

III. **Kim Herman:** Overview of changes to:  
1) The Program Investment Fund Policies (PIF);  
2) The Succession Plan (15 min.)  

IV. **Kim Herman:** Executive Director’s Report.
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, October 23, 2014 at 1:00 p.m. to consider the following:

I. Chair: Approval of the Minutes from the September 25, 2014 Special Meeting. (5 min.)

II. Kim Herman: Employee Recognition

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

A. Amara Building, OID #14-97A

   David Clifton: The proposed issuance of nonprofit revenue bonds to pay a portion of the costs for the acquisition and rehabilitation of an existing facility at 5907 Martin Luther King Way South in Seattle, WA owned by Amara Parenting & Adoption Services, a Washington 501(c)(3) non-profit corporation. Bond proceeds are also expected to be used to refinance existing debt. The estimated bond amount is not expected to exceed $5,300,000. (10 min.)

B. Ridpath Club Apartments, OID #14-99A

   Bob Peterson: The proposed issuance of multifamily revenue bonds to provide a portion of the financing for the acquisition and rehabilitation of a 206-unit multifamily housing facility in Spokane, WA to be owned by Ridpath Club Apartments, LLC, a Washington limited liability company. Bond proceeds may also be used to pay a portion of the costs of issuance. The estimated bond amount is not expected to exceed $13,000,000. (10 min.)

C. Polaris at Covington, OID #14-100A

   Bob Peterson: The proposed issuance of multifamily revenue bonds to provide a portion of the financing for the new construction of a 200-unit multifamily housing facility in Covington, WA to be owned by Polaris at Covington, LLC, a Washington limited liability company. The estimated bond amount is not expected to exceed $26,500,000. (10 min.)

D. The Douglas, OID #14-101A

   Bob Peterson: The proposed issuance of multifamily revenue bonds to provide a portion of the financing for the acquisition and rehabilitation of a
62–unit multifamily housing facility in Lynnwood, WA to be owned by The Douglas, LP, a Washington limited partnership. The estimated bond amount is not expected to exceed $9,000,000. (10 min.)

IV. Consider and Act on the Following Action Items:

A. **Kim Herman:** Consider and Act on Approval of revisions to the Program Investment Fund

B. **Kim Herman:** Consider and Act on Approval of revisions to the Succession Plan

C. **Kim Herman/Margret Graham:** Consider and Act on Approval of the Communications Strategy.

D. **Resolution No. 14-102, Liberty Park Terrace Apartments**
   **Lisa Vatske/Faith Pettis:** A Resolution approving the issuance of a bond by the Commission in the principal amount of not to exceed $1,160,000 to finance the rehabilitation of an existing 48-unit multifamily housing complex and ancillary facilities at 1411 East Hartson Ave. in Spokane, WA. The project is owned by Proclaim Liberty, Inc., a Washington 501(c)(3) non-profit organization. The public hearing for this project was held on September 25, 2014. (10 min.)

E. **Resolution No. 14-66, Summit Ridge Apartments**
   **Lisa Vatske/Faith Pettis:** A Resolution approving the issuance of a bond by the Commission in the principal amount of not to exceed $11,600,000 to finance and refinance a portion of the costs of the acquisition and new construction of 120 units of multifamily housing in Spokane, WA, and to pay a portion of the costs of issuing the bond. The project will be owned by Summit Ridge LLC, a Washington limited liability company. The public hearing for this project was held on March 27, 2014. (10 min.)

F. **Resolution No. 14-103, Market Street Apartments**
   **Lisa Vatske/Faith Pettis:** A Resolution approving the issuance of a bond by the Commission in the principal amount of not to exceed $10,190,000 to finance the acquisition and rehabilitation and equipping of a 125–unit senior housing facility in Tacoma, WA, and to pay a portion of the cost of issuing the bonds. The project will be owned Reliant – Market Street, LLC, a Washington limited liability company or other affiliate or successor of such entity and controlled by Gung Ho Partners, LLC. The public hearing for this project was held on September 25, 2014. (10 min.)

V. Informational 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
C. Multifamily Housing and Community Facilities Report
D. Asset Management and Compliance Activities Report
E. Financial Statements as of September 30, 2014 available at the meeting
F. Quarterly Program Status Reports from the period ending September 30, 2014.
   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

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.