

**WASHINGTON STATE HOUSING FINANCE COMMISSION
COMMISSION WORK SESSION AGENDA**

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 23, 2017, at 11:00 a.m. to consider the following:

- I. **Lisa Vatske:** Policy discussion regarding 9% tax credits (15 min.)
- II. **Kim Herman:** Executive Director's Report

**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, February 23, 2017, at 1:00 p.m. to consider the following:

I. Chair: Approval of the Minutes from the January 26, 2017, Special Meeting.
(5 min.)

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

A. Pioneer Human Services, OID # 17-114A

Bob Peterson: The proposed issuance of one or more series tax-exempt and taxable revenue bonds to finance the cost of rehabilitating and equipping existing facilities; the possible acquisition of an existing building, and to refinance existing tax-exempt and taxable obligations previously issued by the Commission for facilities located in: Auburn, Bellingham, Seattle, Spokane and Tacoma, each owned or to be owned by Pioneer Human Services, a Washington 501(c)(3) nonprofit corporation. The facilities and addresses are listed below. The facilities will include a mix of apartments, group homes, training facilities and offices. A portion of the proceeds of the bonds may be used to pay all or part of the costs of issuing the bonds. The bonds will be issued in an aggregate tax-exempt amount of not to exceed \$25,000,000, of which \$3,000,000 may be used for manufacturing equipment. (10 min.)

Pioneer Industries 7000 Highland Parkway SW Seattle, WA 98106	Jack J. Lobdell Apartments (f/k/a Valentia) 812 10 th Street NE Auburn, WA 98002
Hudson House 1712 Summit Avenue Seattle, WA 98122	Granberg Apartments 1737 Belmont Avenue Seattle, WA 98122
Snider Apartments 11018 and 11020 1 st Avenue SW Seattle, WA 98146	Operations Center 7440 West Marginal Way South Seattle, WA 98108
Bruksos House 1727 Belmont Avenue Seattle, WA 98122	Madison Inn 102 21 st Avenue East Seattle, WA 98112
Steward House 1733 Belmont Avenue Seattle, WA 98122	Bishop Lewis 703 8 th Avenue Seattle, WA 98104
Spruce Street Inn 1102 East Spruce Street Seattle, WA 98122	Rap House & Office for Rap/Lincoln 3704 S. Yakima Street Tacoma, WA 98418
Lincoln Building 3706 S. Yakima Street Tacoma, WA 98418	St. Helens Apartments 303 S. 9 th Street Tacoma, WA 98402
Exley Apartments 309 S. 9 th Street Tacoma, WA 98402	Rialto Apartments 311 S. 9 th Street Tacoma, WA 98402

J Street 922 South J Street Tacoma, WA 98405	J Street 1009 S. 10 th Street Tacoma, WA 98403
Carlyle Care Center 206 S. Post Street Spokane, WA 99201	Pathway House 222 S. Howard Street Spokane, WA 99201
Pioneer Center East 3400 West Garland Avenue Spokane, WA 99205	City Gate Apartments 607 East Holly Street Bellingham, WA 98225

B. Avaire Apartments, OID # 16-51A

Bob Peterson: The proposed issuance of one or more series of tax-exempt revenue notes to finance the acquisition and rehabilitation of a 96-unit multifamily housing facility, located at 824 West Casino Road, Everett, WA 98204, to be owned by Casino-Westmont Affordable Housing Partners, LLLP, a Washington limited liability limited partnership. Proceeds of the notes may be used to provide a portion or all of the costs of financing the bonds. The total estimated aggregate note amount is not expected to exceed \$12,000,000. (10 min.)

C. Evergreen Villages, OID # 16-75A

Bob Peterson: The proposed issuance of one or more series of tax-exempt revenue notes to finance the acquisition and rehabilitation of a 180-unit low income multifamily housing facility, located at 505 NW Division Street, Olympia, WA 98502, to be owned by Evergreen Village Apartments II LLLP, a Washington limited liability limited partnership. Proceeds of the notes may be used to provide a portion or all of the costs of financing the bonds. The total estimated aggregate note amount is not expected to exceed \$44,000,000. (10 min.)

D. Tukwila Village Phase I Senior Living, OID # 17-111A

Bob Peterson: The proposed issuance of one or more series of tax-exempt revenue bonds to finance the construction of a 193-unit multifamily senior housing facility, located at 14400 Tukwila International Blvd and 4450 South 144th Street, Tukwila, WA 98168, to be owned by Tukwila Village Associates (1) Limited Partnership, a Washington limited partnership. Proceeds of the bonds may be used to provide a portion or all of the costs of financing the bonds. The total estimated aggregate bond amount is not expected to exceed \$48,000,000 (a portion of which may be taxable). (10 min.)

E. Tax Credit Program Allocation, Mt. Angeles View Phase I, OID # 16-18

Lisa Vatske: A request to increase credit for Mt. Angeles View Phase I from \$1,262,776 to \$1,412,776 using 2017 LIHTC. (10 min.)

III. Consider and Act on the Following Action Items:

A. Resolution No. 17-117, Tax Credit Program Allocation, Mt. Angeles View Phase I, OID # 16-18

Lisa Vatske: Approval of an increase of credit to Mt. Angeles View Phase I, from \$1,262,776 to \$1,412,776 using 2017 LIHTC. (10 min.)

B. Resolution No. 16-166, Homes First, OID # 16-155A

Lisa Vatske: A resolution approving the issuance of two series of bonds to refinance existing low-income rental properties and shared housing facilities providing 65 units and 200 beds, owned by Homes First, a Washington 501(c)(3) nonprofit corporation. The addresses are listed below. The shared housing will be financed with a Nonprofit Revenue Bond (facility) and the family housing will be financed with a Nonprofit Housing Revenue Bond. A portion of the proceeds of the bonds may be used to pay all or part of the costs of issuing the bonds. The total estimated aggregate amount of the bonds is not expected to exceed \$2,250,000. The public hearing was held January 26, 2017. (10 min.)

Project: Homes First Shared Housing	Project: Homes First Family Housing
Addresses: (WA) 1812 Sawyer St. SE, Olympia, 98501 1344 Susitna Ln. SW, Tumwater, 98501 221 Milroy St. NW, Olympia, 98502 5501 32nd Ct. SE, Lacey, 98503 5203 Lacey Blvd. SE, Lacey, 98503 4913 22nd Ave. SE, Lacey, 98503 4810 21st Ave. SE, Lacey, 98503 2503 25th Loop SE, Lacey, 98503 5211 22nd Ave. SE, Lacey, 98503 3012 Impala Dr. SE, Lacey, 98503 5505 32nd Ct. SE, Lacey, 98503 4618 31st Ave. SE, Lacey, 98503 1203 Olympia Ave. NE, Olympia 98506 5908 59th Loop SE, Lacey, 98513	Addresses: (WA) 501-503 18th Ave. SE, Olympia, 98501 2516 Lincoln Ave. SE, Olympia, 98501 1729 Legion Way SE, Olympia, 98501 423 Z St. SE, Tumwater, 98501 1819 E. 9th Ave. SE, Olympia, 98501 2408 Lincoln Ave. SE, Olympia, 98501 2124 Soroya Ct. SW, Olympia, 98502 222 Cushing St. NW, Olympia, 98502 1702 Magnolia St. SE, Olympia, 98503 1308 Sleater Kinney Rd. SE, Lacey, 98503 1314 Sleater Kinney Rd. SE, Lacey, 98503 6120-21 Glen Mary Ln. SE, Lacey, 98503 1603 Bethel St. NE, Olympia, 98506 9121 Skokomish Way NE, Olympia, 98516

C. Resolution No. 16-164, Boulevard Place, OID # 11-44A

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs to acquire, construct and equip a 291-unit multifamily housing facility, located at 18221 Bothell Way NE, Bothell, WA 98011 to be owned by Boulevard Place Senior Living Associates, LLC, a Washington limited liability company. Proceeds of the notes may be used to provide a portion or all of the costs of financing the notes. The total estimated aggregate note amount is not expected to exceed \$50,500,000. The public hearing was held February 1, 2017. (10 min.)

D. Resolution No. 16-163, Sea Mar Vancouver Family Housing, OID # 16-137A

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs to construct and equip a 70-unit low income multifamily housing facility, located at 7803 NE

Fourth Plain Boulevard, Vancouver, WA 98662 to be owned by Sea Mar Housing Vancouver, LP, a Washington limited partnership. Proceeds of the notes may be used to provide a portion or all of the costs of financing the bonds. The total estimated aggregate note amount is not expected to exceed \$12,000,000. The public hearing was held November 17, 2016. (10 min.)

E. Resolution No. 16-165, Thai Binh Apartments, OID # 16-118A

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs to acquire land and construct and equip a 249-unit low income multifamily housing facility located at 913 S. Jackson Street, 417 9th Avenue S., 923 S. Jackson Street, & 423 10th Avenue S., Seattle, WA 98104 to be owned by Polaris ID Apartments, LLC, a Washington limited liability company. Proceeds of the notes may be used to provide a portion or all of the costs of financing the notes. The total estimated aggregate notes amount is not expected to exceed \$40,000,000. The public hearing was held January 26, 2017. (10 min.)

F. Resolution No. 17-115, Chehalis Avenue Apartments, OID # 16-148A

Lisa Vatske: A resolution approving the issuance of one or more series of taxable and tax-exempt revenue notes to finance a portion of the costs to acquire and rehabilitate a 60-unit multifamily housing facility, located at 366 SW 3rd Street, Chehalis, WA 98532 to be owned by Chehalis Preservation Limited Partnership, a Washington limited partnership. Proceeds of the notes may be used to provide a portion or all of the costs of financing the notes. The total estimated aggregate note amount is not expected to exceed \$8,500,000 (a portion of which may be taxable). The public hearing was held January 26, 2017. (10 min.)

G. Resolution No. 16-160, Parkside Apartments, OID # 16-122A

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs to acquire land and rehabilitate a 202-unit low-income multifamily housing facility located at 900 West Casino Road, Everett, WA 98204-1628 to be owned by Parkside Preservation Limited Partnership, a Washington limited partnership. Proceeds of the notes may be used to pay a portion or all of the costs of financing the notes. The total estimated aggregate note amount is not expected to exceed \$43,000,000. The public hearing was held October 27, 2016. (10 min.)

H. Resolution No. 16-153, Trailside Village Apartments, OID # 16-121A

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs to acquire and rehabilitate a 250-unit low-income multifamily housing facility located at 1300 100th Place SE, Everett, WA 98208-4102 to be owned by Trailside Preservation LP, a Washington limited partnership. Proceeds of the bonds may be used to pay a portion or all of the costs of financing the bonds. The total estimated aggregate bond amount is not expected to exceed \$35,000,000. The public hearing was held October 27, 2016. (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 January 31, 2017 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.

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing for the purpose of considering the issuance by the Commission of one or more series of tax-exempt and taxable revenue bonds (the "Bonds") to finance the cost of renovating existing facilities in Auburn, Seattle, Spokane and Tacoma, Washington, and to refinance existing tax-exempt and taxable obligations previously issued by the Commission to acquire, rehabilitate and equip projects in Auburn, Bellingham, Seattle, Spokane and Tacoma, each owned or to be owned by Pioneer Human Services, a Washington nonprofit corporation described under section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"). The public hearing will be held starting at 1 p.m., Thursday, February 23, 2017, in the 28th floor Board Room of the Commission's offices located at 1000 Second Avenue, Seattle, Washington 98104-1046.

The Bonds will be issued pursuant to the Revised Code of Washington, Chapter 43.180 and the Code.

The proceeds of the Bonds will be used to provide financing or refinancing for the following projects (together, the "Facilities"):

Project: Pioneer Industries
Address: 7000 Highland Parkway SW
Seattle, WA 98106

Project: Jack J. Lobdell Apartments (f/k/a Valentia)
Address: 812 - 10th Street NE
Auburn, WA 98002

Project: Hudson House
Address: 1712 Summit Avenue
Seattle, WA 98122

Project: Granberg Apartments
Address: 1737 Belmont Avenue
Seattle, WA 98122

Project: Snider Apartments
Address: 11018 and 11020 - 1st Avenue SW
Seattle, WA 98146

Project: Operations Center
Address: 7440 West Marginal Way South
Seattle, WA 98108

Project: Bruksos House

Address: 1727 Belmont Avenue
Seattle, WA 98122

Project: Madison Inn
Address: 102 – 21st Ave East
Seattle, WA 98112

Project: Stewart House
Address: 1733 Belmont Avenue
Seattle, WA 98122

Project: Bishop Lewis
Address: 703 8th Avenue
Seattle, WA 98104

Project: Spruce Street Inn
Address: 1102 East Spruce Street
Seattle, WA 98122

Project: Rap House and Office for Rap/Lincoln
Address: 3704 S. Yakima Street
Tacoma, WA 98418

Project: Lincoln Building
Address: 3706 S. Yakima Street
Tacoma, WA 98418

Project: St. Helen's Apartments
Address: 303 S. 9th Street
Tacoma, WA 98402

Project: Exley Apartments
Address: 309 S. 9th Street
Tacoma, WA 98402

Project: Rialto Apartments
Address: 311 S. 9th Street
Tacoma, WA 98402

Project: J Street
Address: 922 South J Street
Tacoma, WA 98405

Project: J Street
Address: 1009 S. 10th Street
Tacoma, WA 98403]

Project: Carlyle Care Center
Address: 206 S. Post Street
Spokane, WA 99201

Project: Pathway House
Address: 222 S. Howard Street
Spokane, WA 99201

Project: Pioneer Center East
Address: 3400 West Garland Avenue
Spokane, WA 99205

Project: City Gate Apartments
Address: 607 East Holly Street
Bellingham, WA 98225

Bonds will be issued in an aggregate tax-exempt amount of \$25,000,000 for facilities throughout the State of which \$3,000,000 may be used for manufacturing equipment.

Proceeds of the Bonds are also expected to pay costs of issuance of the Bonds. The Facilities will include a mix of apartments, group homes, training facilities and offices. A portion of the units in the apartments may be set aside for low-income residents.

Written comments with respect to the proposed refinancing and the proposed Bonds may be mailed or faxed to the attention of Dan Schilling, WSHFC, Multifamily Housing and Community Facilities Division, 1000 Second Avenue, Suite 2700, Seattle, WA 98104-1046 or to (206) 587-5113, for receipt no later than 5 p.m. on Wednesday, February 22, 2017. Public testimony will be heard from all interested members of the public attending the hearing. The Commission will consider the public testimony and written comments in determining if the project will receive funding from the Bonds. Testimony and written comments regarding land use, zoning and environmental regulation should be directed to the local jurisdiction that is authorized to consider these matters when issuing building permits for the Facilities.

Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact Capital Projects at 206-464-7139 or 1-800-767-HOME (in state) at least 48 hours in advance of the hearing.

The results of the hearing will be sent to the Governor for approval.

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing for the purpose of considering the issuance by the Commission of one of more series of tax-exempt revenue obligations (the "Certificates") to assist with the financing of the acquisition and rehabilitation of a multifamily housing facility located in Everett, Washington, to be owned by Casino-Westmont Affordable Housing Partners, LLLP, a Washington limited liability limited partnership. The public hearing will be held starting at 1:00 p.m., Thursday, February 23, 2017 in the 28th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

The Certificates will be issued pursuant to Chapter 43.180 Revised Code of Washington, and the Internal Revenue Code of 1986, as amended (the "Code").

The proceeds of the Certificates will be used to provide financing for the following project:

Project:	Avaire Apartments
Project Address:	824 West Casino Road Everett, WA 98204
Total Estimated Project Cost:	\$17,422,590
Estimated Maximum Certificate Amount:	\$12,000,000

Proceeds of the Certificates will be used to assist with the financing for the acquisition and rehabilitation of an existing 96-unit multifamily housing facility in Everett, Washington, and to pay a portion of the costs of issuing the Certificates. Each apartment is a complete and separate dwelling unit consisting of living, eating and sanitation facilities. A percentage of the total units will be set aside for persons or households with low incomes.

This notice is intended to comply with the public notice requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended. Written comments with respect to the proposed project and the proposed Certificates may be mailed or faxed to the attention of Dan Schilling, WSHFC, MHCF Division, 1000 Second Avenue, Suite 2700, Seattle, WA 98104-3601 or to (206) 587-5113, for receipt no later than 5 p.m. on Wednesday, February 22, 2016. Public testimony will be heard from all interested members of the public attending the hearing. The Commission will consider the public testimony and written comments in determining if the project will receive funding from tax-exempt obligations. Testimony and written comments regarding land use, zoning and environmental regulation should be directed to the local jurisdiction that is authorized to consider these matters when issuing building permits for the project.

Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the MHCF division at 206-464-7139 or 1-800-767-HOME (in state) at least 48 hours in advance of the hearing.

The results of the hearing will be sent to the Governor for approval.

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing for the purpose of considering the issuance by the Commission of one of more series of tax-exempt revenue obligations (the "Notes") to finance a portion of the costs for the acquisition and rehabilitation of a multifamily housing facility located in Olympia, Washington, to be owned by Evergreen Village Apartments II LLLP, a Washington limited liability limited partnership. The public hearing will be held starting at 1:00 p.m., Thursday, February 23, 2017 in the 28th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

The Notes will be issued pursuant to Chapter 43.180 Revised Code of Washington, and the Internal Revenue Code of 1986, as amended.

The proceeds of the Notes will be used to provide financing for the following project:

Project:	Evergreen Villages
Project Address:	505 NW Division Street Olympia, WA 98502-4767
Total Estimated Project Cost:	\$56,000,000
Estimated Maximum Note Amount:	\$44,000,000

Proceeds of the Notes will be used to provide a portion of the financing for the acquisition and rehabilitation of a 180-unit low-income multifamily housing facility in Olympia, WA, and to pay a portion of the costs of issuing the Notes. Each apartment will be a complete and separate dwelling unit consisting of living, eating and sanitation facilities. A percentage of the total units will be set aside for persons or households with low incomes.

This notice is intended to comply with the public notice requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended. Written comments with respect to the proposed Project and the proposed Notes may be mailed or faxed to the attention of Jason Hennigan, WSHFC, MHCF Division, 1000 Second Avenue, Suite 2700, Seattle, WA 98104-3601 or to (206) 587-5113, for receipt no later than 5 p.m. on Wednesday, February 22, 2017. Public testimony will be heard from all interested members of the public attending the hearing. The Commission will consider the public testimony and written comments in determining if the project will receive funding from tax-exempt obligations. Testimony and written comments regarding land use, zoning and environmental regulation should be directed to the local jurisdiction that is authorized to consider these matters when issuing building permits for the project.

Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the MHCF division at 206-464-7139 or 1-800-767-HOME (in state) at least 48 hours in advance of the hearing.

The results of the hearing will be sent to the Governor for approval.

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing for the purpose of considering the issuance by the Commission of one of more series of tax-exempt revenue obligations (the "Bonds") to finance a portion of the costs for the new construction of a senior housing facility located in Tukwila, Washington, to be owned by Tukwila Village Associates (1) Limited Partnership, a Washington limited partnership. The public hearing will be held starting at 1:00 p.m., Thursday, February 23, 2017 in the 28th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

The Bonds will be issued pursuant to Chapter 43.180 Revised Code of Washington, and the Internal Revenue Code of 1986, as amended ("the Code").

The proceeds of the Bonds will be used to provide financing for the following project:

Project:	Tukwila Village Phase 1 Senior Living
Project Address:	14400 Tukwila International Blvd and 4450 South 144th Street Tukwila, WA 98168
Total Estimated Project Cost:	\$56,412,972
Estimated Maximum Bond Amount:	\$48,000,000 (a portion of which may be taxable)

Proceeds of the Bonds will be used to provide a portion of the financing for the acquisition and new construction of a 193-unit multifamily housing facility for seniors and to pay a portion of the costs of issuing the Bonds. Each apartment will be a complete and separate dwelling unit consisting of living, eating and sanitation facilities. A percentage of the total units will be set aside for persons or households with low incomes.

This notice is intended to comply with the public notice requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended. Written comments with respect to the proposed Project and the proposed Bonds may be mailed or faxed to the attention of Jason Hennigan, WSHFC, MHCF Division, 1000 Second Avenue, Suite 2700, Seattle, WA 98104-3601 or to (206) 587-5113, for receipt no later than 5 p.m. on Wednesday, February 22, 2017. Public testimony will be heard from all interested members of the public attending the hearing. The Commission will consider the public testimony and written comments in determining if the project will receive funding from tax-exempt obligations. Testimony and written comments regarding land use, zoning and environmental regulation should be directed to the local jurisdiction that is authorized to consider these matters when issuing building permits for the project.

Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the MHCF division at 206-464-7139 or 1-800-767-HOME (in state) at least 48 hours in advance of the hearing.

The results of the hearing will be sent to the Governor for approval.



The Washington State
HOUSING FINANCE COMMISSION

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing for the purpose of considering the allocation by the Commission of federal low-income housing tax credits (the "Credits") to sponsor multifamily residential projects. The projects to be considered for an allocation of Credits are posted on the Commission's website at <http://www.wshfc.org/mhcf/9percent/2017list.pdf>. The open public hearing will be held at 1:00 p.m., or as soon thereafter as the consideration of any other Commission business will allow, on *Thursday, February 23rd, 2017*, in the Commission's **Board Room, 1000 Second Avenue, 28th Floor, Seattle, Washington**. Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the Multifamily Housing and Community Facilities Division at 206.464.7139 or 1.800.767.HOME (in state) at least *48 hours* in advance of the hearing.

The Credits will be allocated pursuant to the authority of the Commission under Chapter 43.180 RCW as amended, Executive Order 94-05, dated April 2, 1994, and the Internal Revenue Code of 1986, as amended. As a condition of receiving an allocation of tax credits and under a competitive process, the developers commit to serving very low and extremely low income and special needs populations for up to 40 years.

Written comments with respect to the proposed projects and allocation of Credits may be emailed to lisa.vatske@wshfc.org, mailed or faxed to the **Washington State Housing Finance Commission (Attention: Lisa Vatske, MHCF Division Director, 1000 Second Avenue, Suite 2700, Seattle, Washington, 98104-1046; fax number 206.587.5113)** for receipt no later than *5:00 p.m. on February 22nd, 2017*. The public testimony will be heard from all interested members of the public attending the hearing. The Commission will consider the public testimony and written comments in determining if the projects will receive Credits; however, the Commission will not consider testimony and written comments regarding land use, zoning, and environmental regulation, which should be directed to the local jurisdictions that are authorized to consider these matters when issuing building permits for the project.