

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
PUBLIC HEARING MINUTES**

September 26, 2018

A public hearing was opened on SAG Preservation Portfolio 1, OID No. 18-60A-G, at 10:00 a.m., Wednesday, September 26th, 2018 in the 28th Floor Elliott Bay Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

Mr. Bob Peterson, Manager of the Multifamily Housing and Community Facilities Division, stated that this is a hearing for the proposed issuance of one of more series of tax-exempt revenue obligations (the "Bonds") to finance a portion of the costs for the acquisition and rehabilitation of seven multifamily and senior housing facilities in Snohomish, Kitsap, and Island Counties with 299 aggregate housing units, as more particularly described below to be owned by SAG Preservation Portfolio 1 LLLP, a Washington limited liability limited partnership.

Proceeds of the bonds may also be used to pay a portion or all of the costs of issuing the bonds. The total estimated aggregate bond amount is not expected to exceed \$24,600,000.

Project:	SAG Preservation Portfolio 1
Facility: Address:	Cambridge Cove 470 SE 4th Avenue Oak Harbor, WA 98277
Units: Estimated Bond Amount for this Facility:	37 Units \$2,100,000
Facility: Address:	Conifer Ridge 1721 Fircrest Dr SE Port Orchard, WA 98366
Units: Estimated Bond Amount for this Facility:	40 Units \$4,000,000
Facility: Address:	Harbor Ridge 950 N Oak Harbor St Oak Harbor, WA 98277
Units: Estimated Bond Amount for this Facility:	32 Units \$2,500,000
Facility: Address:	Oak Bay Station 135 NE Barron Drive Oak Harbor, WA 98277
Units: Estimated Bond Amount for this Facility:	82 Units \$7,000,000
Facility: Address:	Oak Harbor Estates 191 NE Ernst St Oak Harbor, WA 98277
Units: Estimated Bond Amount for this Facility:	42 Units \$3,000,000
Facility: Address:	Silvercrest Apartments 9725 Danwood Lane NW Silverdale, WA 98383
Units: Estimated Bond Amount for this Facility:	42 Units \$2,500,000
Facility: Address:	Wesley Point 1033 Wesley St. Arlington, WA 98223
Units: Estimated Bond Amount for this Facility:	24 Units \$3,500,000
Total Estimated Project Cost:	\$45,772,000
Estimated Maximum Bond Amount:	\$24,600,000

Mr. Peterson noted that a Public Hearing was held for this project at the July 26, 2018 Commission Meeting held in Seattle and the minutes from that meeting are incorporated below.

Mr. Peterson asked if there were any comments. After hearing none, the public hearing was closed at 10:15 a.m.

July 26, 2018

The Chair opened a public hearing on OID # 17-133A, SAG Kitsap County Preservation at 1:40 p.m.

The proposed issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs for the acquisition and rehabilitation of seven multifamily and senior housing facilities, equaling 299 aggregate housing units. The addresses and units are listed below. The facilities will be owned by SAG Preservation Portfolio 1 LLLP, a Washington limited liability limited partnership. Proceeds of the bonds may also be used to pay a portion or all of the costs of issuing the bonds. The total estimated aggregate bond amount is not expected to exceed \$24,000,000.

Projects:	SAG Preservation Portfolio 1	
Project Addresses and Total Units:	Cambridge Cove 470 SE 4th Avenue Oak Harbor, WA 98277 37 Units	Conifer Ridge 1721 Fircrest Drive SE Port Orchard, WA 98366 40 Units
	Oak Bay Station 135 NE Barron Drive Oak Harbor, WA 98277 82 Units	Harbor Ridge 950 N Oak Harbor Street Oak Harbor, WA 98277 32 Units
	Silvercrest Apartments 9725 Danwood Lane NW Silverdale, WA 98383 42 Units	Oak Harbor Estates 191 NE Ernst Street Oak Harbor, WA 98277 42 Units
	Wesley Point 1033 Wesley Street Arlington, WA 98223 24 Units	

Ms. Vatske introduced Matt Chantry, Senior Project Manager at Shelter Resources, Inc.

Mr. Chantry stated that this acquisition and rehabilitation of seven USDA Rural Development multifamily and senior housing properties in Snohomish, Kitsap, and Island Counties with 299 aggregate housing units will include general upgrades such as upgraded bathroom floors, siding, asphalt, ADA accessibilities. Each unit will receive approximately \$2,000 of rehabilitation.

In response to a question from Kim Herman, Mr. Chantry stated that USDA process has been going very smoothly and faster than expected.

There were no other comments from members of the public and the hearing was closed at 1:50 p.m.