

**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, January 23, 2020 at 11:00 a.m. to consider the following:

- I. **Lisa Vatske:** Bond round update. (15 min.)
- II. **Lisa Vatske/Bob Cook:** Evergreen Impact Fund update. (15 min.)
- III. **Cheryl Engstrom:** Housing Washington: Recap of 2019 and Looking Ahead to 2020 (15 min.)
- IV. **Bob Cook:** Nuveen Investment Management presentation. (15 min.)

**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, January 23, 2020, at 1:00 p.m. to consider the following:

- I. Chair: Approval of the Minutes from the December 12, 2019 Special Meeting.**
(5 min.)

- II. Chair: Conduct a Public Hearing on the following:**
 - A. Washington Odd Fellows Home, OID # 20-39A**
Claire Petersky: The proposed issuance of one or more tax exempt revenue bonds to finance and refinance an existing nonprofit facility located at 534 Boyer Avenue, 20 S. Clinton Street, 30 S. Clinton Street and 115 Merriam Street, Walla Walla, WA 99362, for the benefit of Washington Odd Fellows Home, a Washington 501(c)(3) nonprofit corporation. Proceeds of the bonds will be used to: (i) refinance an existing debt of the Borrower which financed and refinanced the Facility, including (a) the acquisition of a nursing home, boarding home and assisted living facility, (b) the construction of an independent living facility, (c) the renovation of the nursing home and assisted living facility, and (d) the payment of costs of issuing the existing debt, (ii) finance capital improvements at the Facility, and (iii) pay all or a portion of the costs of issuing the Bonds. The total estimated bond amount is not expected to exceed \$7,400,000. (10 min.)

- III. Consider and Act on the Following Action Items:**
 - A. Bob Cook:** Recommendation of Conduit Bond Trustee for FYE 2021 – 2023 (10 min.)

 - B. Lisa Vatske/Bob Cook:** Discuss and consider approval of the administrative role of the Commission in the Evergreen Impact Housing Fund. Delegate to the Executive Director the authority to negotiate and execute a contract with The Seattle Foundation to administer the Fund. (10 min.)

 - C. Resolution No. 20-38, The Confluence, OID # 19-75A**
Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt and taxable revenue bonds to finance a portion of the costs for the acquisition of land and the construction and equipping of a 103-unit multifamily housing facility located at 3481 S. 152nd Street, 3601 S. 152nd Street and 3703-3707 S. 152nd Street, Tukwila, WA 98188, to be owned by Bellwether Tukwila LLLP, a Washington limited liability limited partnership. Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the bonds. The total estimated bond amount is not expected to exceed

\$26,000,000 (a portion of which may be taxable). The public hearing was held November 14, 2019. (5 min.)

- IV. Informational 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 Report**
 - D. Asset Management and Compliance Activities Report**
 - E. Financial Statements as of December 31, 2019 available at the meeting**
 - F. Quarterly Program Status Reports from the period ending December 31, 2019:**
 - 1. Homeownership Division
 - 2. Multifamily and Community Facilities Division
 - 3. Asset Management and Compliance Division
 - 4. Administration, Human Services and IT Division
 - 5. Finance 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.
Posted on the Commission's website on 1/9/2020