

**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** on Thursday, October 22, 2020, at 11:00 a.m., to consider the items in the agenda below.

Per the Governor’s proclamation regarding the Open Public Meetings Act and Public Records Act (Proclamation 20-28) and due to extraordinary public-health circumstances related to the ongoing COVID-19 (coronavirus) outbreak, participation in this meeting will only be offered virtually.

To join virtually, please go to www.zoom.us, go to “Join a Meeting,” and enter:

Meeting ID: 854 3868 1968

Password: 491605

Participants who wish to participate telephonically, please dial either: 1-(888) 788-0099 or 1-(877) 853-5247 U.S. toll-free

- I. Bill Conner & Rich Zwicker:** Update on housing counseling grants. (15 min.)

- II. Claire Petersky:** 501(c)(3) facilities bond programs overview. (20 min.)

- III. Diane Klontz:** Informational Report on Department of Commerce Activities (if time allows)

- IV. Steve Walker :** Executive Director’s Report (if time allows)

Note: There will be a break after the conclusion of the Work Session. The Commission Meeting will reconvene at 1 p.m.

**WASHINGTON STATE HOUSING FINANCE COMMISSION
COMMISSION MEETING AGENDA**

YOU ARE HEREBY NOTIFIED that the Washington State Housing Finance Commission will hold a **Special Meeting** on Thursday, October 22, 2020, at 1:00 p.m., to consider the items in the agenda below.

Per the Governor’s proclamation regarding the Open Public Meetings Act and Public Records Act (Proclamation 20-28) and due to extraordinary public-health circumstances related to the ongoing COVID-19 (coronavirus) outbreak, participation in this meeting will only be offered virtually.

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- I. **Chair: Approval of the Minutes from the September 24, 2020, Special Meeting.** (5 min.)

- II. **Steve Walker: Employee Recognition** (10 min.)

- III. **Chair: Conduct a Public Hearing on the following:**
 - A. **CITC (Construction Industry Training Council) Headquarters and Vocational School, OID # 20-84A**
Claire Petersky: The proposed issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition, renovation, and equipping of a new vocational school and administrative headquarters at an existing facility, creating new parking, and upgrading and replacing utilities, located at 1300 Bronson Way N., Renton, WA 98057, to be owned by Construction Industry Training Council of Washington, a Washington 501(c)(3) nonprofit corporation. Proceeds of the notes may also be used to pay a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$16,000,000. (5 min.)

 - B. **Four Corners, OID # 19-112A**
Claire Petersky: The proposed issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition of land and the construction and equipping of a 430-unit multifamily housing facility, located at 8102 Evergreen Way, Everett, WA 98203, to be owned by Four Corners, LLC, a Washington limited liability company. Proceeds of the notes may also be used to pay a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$110,000,000 (a portion of which may be taxable). (5 min.)

- C. Polaris at Lake City, OID # 19-134A**
Claire Petersky: The proposed issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition of land and the construction and equipping of a 260-unit low-income multifamily housing facility, located at 12548 Lake City Way NE, Seattle, WA 98125, to be owned by Polaris at Lake City, LLC, a Washington limited liability company. Proceeds of the notes may also be used to pay a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$55,700,000 (a portion of which may be taxable). (5 min.)
- D. Polaris at Together Center, OID # 20-67A**
Claire Petersky: The proposed issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition of land and the construction and equipping of a 200-unit low income multifamily housing facility, located at 16225 NE 87th Street, Redmond, WA 98052, to be owned by Polaris at TC, LLC, a Washington limited liability company. Proceeds of the notes may also be used to pay a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$56,500,000 (a portion of which may be taxable). (5 min.)
- E. Proposed changes to the Bond/Tax Credit program policies for the 2021 Allocation year**
Lisa Vatske: A public hearing on the proposed changes to the Bond/Tax Credit program policies for the 2021 allocation year. (10 min.)

IV. Consider and Act on the Following Action Items:

- A. Proposed changes to the Bond/Tax Credit program policies for the 2021 Allocation year**
Lisa Vatske: Request approval of the proposed changes to the Bond/Tax Credit program policies for the 2021 allocation year. (5 min.)
- B. Resolution No. 20-83, The Maddux, OID # 18-139A**
Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs for the acquisition of land and the construction and equipping of a 203-unit low income multifamily housing facility located at 2802 S McClellan Street and 2800 Martin Luther King Jr. Way South, Seattle, WA 98144, to be owned by Maddux MBH LLLP, a Washington limited liability limited partnership. Proceeds of the bonds may also be used to pay a portion of the costs of issuing the bonds. The total estimated bond amount is not expected to exceed \$50,000,000 (a portion of which may be taxable). The public hearing was held September 24, 2020. (5 min.)
- C. Resolution No. 20-80, Northaven Three, OID # 19-136A**
Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue bonds to finance the acquisition of a leasehold interest in the land and the construction and equipping of an 82-unit multifamily housing

facility located at 545 NE 112th Street, Seattle, WA 98125, to be owned by Northaven Three Northgate Limited Partnership, a Washington limited partnership. Proceeds of the bonds may also be used to pay a portion of the costs of issuing the bonds. The total estimated note amount is not expected to exceed \$16,000,000. The public hearing was held August 27, 2020. (5 min.)

- V. Informational 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 Report**
 - D. Asset Management and Compliance Activities Report**
 - E. Financial Statements as of September 30, 2020 available at the meeting**
 - F. Quarterly Program Status Reports from the period ending September 30, 2020:**
 - 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**
- 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**

Bill Rumpf, Chair

Consent Agenda items will only be discussed at the request of a Commissioner.

Posted on the Commission's website on 10/8/2020