

**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, November 19, 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: 889 5498 9214

Passcode: 507845

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

- I. Lisa Vatske:** Microsoft partnership presentation with representatives from Microsoft. (20 min.)
- II. Eli Lieberman:** Overview of Sustainable Energy Trust (SET). (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, November 19, 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 October 22, 2020, Special Meeting. (5 min.)**

- II. Chair: Conduct a Public Hearing on the following:**
 - A. Uncle Bob’s Place, OID # 19-77A**
Claire Petersky: The proposed issuance of one or more series of revenue notes to finance a portion of the costs for the acquisition of land and the construction and equipping of a 126-unit multifamily housing facility located at 714 S. King Street, Seattle, WA 98104, to be owned by Uncle Bob’s Place LLLP, a Washington limited liability limited partnership. 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 \$28,000,000 (a portion of which may be taxable). (5 min.)

- III. Consider and Act on the Following Action Items:**
 - A. Resolution No. 20-86, Auburn Court Apartments, OID # 19-155A**
Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt and taxable revenue notes to finance a portion of the costs for the acquisition and rehabilitation of a 296-unit senior housing facility located at 102 10th Street NE, 104 10th Street NE and 106 10th Street NE, Auburn, WA 98002, to be owned by Fairfield Auburn Court LP, a Washington limited partnership. 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 \$39,000,000 (a portion of which may be taxable). The public hearing was held September 24, 2020. (5 min.)

- B. Resolution No. 20-87, Four Corners, OID # 19-112A**
Lisa Vatske: A resolution approving the 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). The public hearing was held October 22, 2020. (5 min.)
- C. Resolution No. 20-88, Meridian Court Apartments, OID # 19-158A**
Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt and taxable revenue notes to finance a portion of the costs for the acquisition and rehabilitation of a 200-unit senior housing facility located at 31420 & 31510 23rd Avenue South, Federal Way, WA 98003, to be owned by Fairfield Meridian Court LP, a Washington limited partnership. 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 \$30,166,500 (a portion of which may be recycled/taxable). The public hearing was held September 24, 2020. (5 min.)
- D. Resolution No. 20-89, Polaris at Lake City, OID # 19-134A**
Lisa Vatske: A resolution approving the 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). The public hearing was held October 22, 2020. (5 min.)
- E. Resolution No. 20-90, Polaris at Together Center, OID # 20-67A**
Lisa Vatske: A resolution approving the 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). The public hearing was held October 22, 2020. (5 min.)
- F. 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.)

- G. Steve Walker:** Request approval of the 2021 Commission Meeting Calendar. (5 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 Report**
 - D. Asset Management and Compliance Activities Report**
 - E. Financial Statements as of October 31, 2020**

- 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**

Bill Rumpf, Chair

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

Posted on the Commission's website on 11/5/2020