

Public Engagement at Commission Meetings

All Board meetings of the Washington State Housing Finance Commission are open to the public. Our intention is to welcome all members of the public and to provide a clear and reasonable process through which they can share their thoughts with us.

Different ways to Join a Commission Meeting:

1. Click [here](#) to go to the meeting directly
2. At www.zoom.us, go to “Join a Meeting,” and enter:
 - Webinar/Meeting ID: **838 9405 8797**
 - Passcode: **236815**
3. To participate by phone, dial toll-free in the U.S. either: **1-(888)-788-0099** or **1-(877)-853-5247**.
4. Members of the public can attend the 1 p.m. Special Meeting in-person in the 28th Floor Board Room, located at 1000 Second Avenue, Seattle, WA 98104-3601.

During Meetings:

During Commission board work sessions and board meetings, attendees can see and hear all presentations and business taking place. Microphones will be turned off except to receive comment during public hearings and the public general comment period.

Public Hearings:

Commission meetings often include public hearings for specific housing projects or other policy decisions. Please limit comments to those directly related to the public hearing topic.

Public Comment:

- **Purpose of Public Comment**
During this period, the Commissioners listen to public concerns and comments but do not generally engage in dialogue. Staff will follow up with commenters who request assistance or answers to questions, providing that contact information is shared. Anyone who wishes to speak during the public comment period can take this opportunity.
- **When to Comment**
The public comment period takes place near the end of the afternoon Commission board meeting (not the morning work session). The starting time for the public comment period depends on the length of the Commission’s other business. Typically, the public comment period is reached after about an hour (2 p.m.) but may be sooner or later.
- **Raising Your Hand in Zoom or Through Phone Participation**
To give us a sense of the number of people wishing to speak and help us call on you in an orderly fashion, the meeting Chair will ask you to use the Zoom “raise hand” feature to indicate you would like to speak. People participating on the telephone can press *9 to virtually “raise a hand.” Whether or not you are able to virtually raise a hand, the chair will provide time and opportunity for all to share their comments before closing the public comment period.
- **Timing of Comments:**
We ask that speakers keep their comments brief (2 to 3 minutes). The chair may ask you to begin bringing your statement to a close after that time, especially if others are waiting to speak. Our intention is not to impose a specific time limit unless it seems necessary to give a large number of speakers an equal chance to share their comments.

**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 **28th Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, October 27, 2022, at 1:00 p.m., to consider the items in the agenda below.

Pursuant to RCW 42.30.030(2), which encourage public agencies to provide for public access to meetings, this meeting can also be viewed via Zoom or joined telephonically.

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

Webinar/Meeting ID: 838 9405 8797

Passcode: 236815

Participants who wish to participate telephonically in the United States, please dial either toll free number: 1-(888) 788-0099 or 1-(877) 853-5247.

Participants wishing to provide public comments, please see public engagement opportunities on page one above for instructions.

- I. Chair: Approval of the Minutes from the September 22, 2022, Special Meeting. 1**
(5 min.)

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

- III. Chair: Conduct a Public Hearing on the following:**
 - A. Franke Tobey Jones, OID # 22-80A 2**
Claire Petersky: The proposed issuance of one or more series of tax-exempt revenue bonds to refund tax-exempt bonds of the Commission previously issued to finance a portion of (i) the construction and equipping of a new facility containing 43 skilled nursing beds and 28 memory care units, and (ii) the construction and equipping of a 16-unit independent living community plus one duplex for a total of 18 independent living units in an existing continuing care retirement community and to refinance a taxable loan issued to pay a portion of the costs of the Project. Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the Bonds. The project is located at 5340 North Bristol Street, Tacoma, WA 98407, owned and operated by Franke Tobey Jones, a Washington nonprofit corporation and organization described under section 501(c)(3). The total estimated bond amount is not expected to exceed \$30,000,000. (5 min.)

 - B. Horizon House, OID # 22-79A 3**
Claire Petersky: The proposed issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs for the rehabilitation of an existing nonprofit senior housing facility located at 900 University Street,

Seattle, WA 98101, owned by Horizon House, a Washington nonprofit corporation and organization described under section 501(c)(3). 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 \$50,000,000. (5 min.)

C. Englewood Gardens, OID # 20-91A **4**

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, rehabilitation and equipping of a 256-unit multifamily housing facility located at 3601 Fairbanks Avenue, Yakima, WA 98902, to be owned by Englewood Housing Partners, LLLP, a Washington limited liability limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$25,000,000. (5 min.)

D. Millworks Family Housing, OID # 22-39A **5**

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, construction and equipping of an 83-unit multifamily housing facility located at 100 W. Laurel Street, Bellingham, WA 98225, to be owned by MHNW 22 Millworks Family LLLP, a Washington limited liability limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$23,500,000. (5 min.)

E. Jacob Richardson: Recommend and present Projects for Allocation of Low-Income Housing Tax Credits from the 2022 funding round. (15 min.) **6**

TC #	Project Name	City	County	Annual Tax Credit Amount
22-09	Laurel and Forest	Bellingham	Whatcom	\$1,684,564
22-23	Colville Family Haven	Colville	Stevens	\$1,821,481
22-24	Martin Way Phase 2	Olympia	Thurston	\$1,891,320

IV. Consider and Act on the Following Action Items:

A. Resolution No. 22-81, Resolution for the 2022 Allocation of Credit for the Housing Tax Credit Program **7**

Lisa Vatske: A resolution authorizing the Executive Director to make reservation and/or allocations of 2022 Housing Tax Credits. (5 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
22-09	Laurel and Forest	Bellingham	Whatcom	\$1,684,564
22-23	Colville Family Haven	Colville	Stevens	\$1,821,481
22-24	Martin Way Phase 2	Olympia	Thurston	\$1,891,320

- B. Resolution No. 22-72, Marina Club Apartments, OID # 22-60A** **8**
Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue notes to refinance all or a portion of existing taxable debt used by the Borrower to finance the acquisition and rehabilitation of an existing facility, located at 2445 S. 222nd Street, Des Moines, WA 98198, owned and to be owned by Bellwether Housing, a Washington nonprofit corporation and organization described under section 501(c)(3). Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$15,000,000. The public hearing was held August 25, 2022. (5 min.)
- ~~**C. Resolution No. 22-73, Bryant Manor Redevelopment, OID # 22-33A** **9**
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, construction and equipping of a 101-unit multifamily housing facility, located at 1801 E. Yesler Way, Seattle, WA 98122, to be owned by Bryant Manor I 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 \$44,000,000. The public hearing was held July 28, 2022. (5 min.)~~
- ~~**D. Resolution No. 22-48, Redondo Heights TOD – Phase I, OID # 19-121A** **10**
Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue bonds to finance a portion of the costs for the acquisition, rehabilitation, expansion and equipping of a 132-unit multifamily housing facility that is part of a combined 334-unit mixed-use development including newly constructed and rehabilitated components under separate ownership, located at 27606 Pacific Highway S., Federal Way, WA 98003, to be owned by Silver Shadows Housing Partners, 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 \$22,000,000. The public hearing was held April 28, 2022. (5 min.)~~
- ~~**E. Resolution No. 22-49, Redondo Heights TOD – Phase II (East and West), OID # 19-121B** **11**
Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue bonds to finance a portion of the costs for the acquisition, construction and equipping of two projects, with 202-units that are part of a combined 334-unit mixed-use development including newly constructed and rehabilitated components under separate ownership, located at 27606 Pacific Highway S., Federal Way, 98003, to be owned by Redondo Heights TOD New Construction 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 for Phase II East is not expected to exceed \$34,108,911 and the total estimated bond amount for Phase II West is not expected to exceed \$18,891,089. The public hearing was held April 28, 2022. (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. Homeownership & Homebuyer Education Programs Monthly Activities Report	12
	B. Multifamily Housing and Community Facilities Monthly Activities Report	13
	C. Asset Management and Compliance Monthly Activities Report	14
	D. Financial Statements as of September 30, 2022	15
	E. Quarterly Program Status Reports from the period ending September 30, 2022:	16
	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 Correspondence and Articles of Interest (5 min.)	
	A. Miscellaneous Correspondence and Articles of Interest	17
	B. HFC Events Calendar	18
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.