

Public Engagement at Commission Meetings

Members of the public are welcome at all the meetings of the Housing Finance Commission board. These include monthly business meetings as well as work sessions, which typically take place quarterly.

Sharing Your Thoughts

We are committed to providing a fair, respectful and safe opportunity for all voices to be heard. Public comment is not part of Commission work sessions, but business meetings offer two opportunities:

- **Public hearings (specific topics):**

Most Commission meetings begin with public hearings on specific financing projects or other decisions that will come to the Commission for a decision in the near future. Please limit comments during this time to those directly related to the hearing topic.

- **Public comment period (any topic):**

During this period, which takes place at the end of the business meeting, the Commissioners listen to public concerns and comments on any topic related to the work of the Commission. Anyone who wishes to speak can take this opportunity. The starting time for the public comment period depends on the length of the Commission's other business.

The Commissioners may not respond to your comment or question during the meeting, but staff may follow up with you with your consent.

- **Zoom Chat**

The chat feature is disabled in all Commission meetings and work sessions, as phone attendees cannot participate.

Raising Your Hand

The meeting chair will ask you to "raise your hand" or otherwise indicate that you would like to speak. If online, use the Zoom "raise hand" feature. Attendees on the telephone can press *9 to "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.

Community Standards

- Please keep your comments brief (2 minutes). The chair may ask you to bring your statement to a close after that time, especially if others are waiting to speak.
- Please keep your comments respectful. Any remarks or behavior that is rude, abusive, or otherwise disruptive will not be tolerated. This specifically includes slurs regarding protected classes as outlined by federal and state statute, such as race/ethnicity, disability, religion, sexual orientation, gender identity, etc. For complete list of state protected classes, visit hum.wa.gov.
- Those who do not follow these standards will be asked to leave or removed from the meeting.

**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 **27th Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, March 26, 2026, 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” or “Join a Meeting” and enter:

**Webinar/Meeting ID: 818 3079 9429
Passcode: 109203**

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: Call to Order**
- II. Steve Walker: Roll Call**
- III. Chair: Approval of the Minutes from the February 26, 2026, Special Meeting.**
(5 min.)
- IV. Chair: Conduct a Public Hearing on the following:**
 - A. Harbor Pines, (OID # 25-25A)**

Dan Schilling: The proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to finance a portion of the costs for the acquisition, construction and equipping of a multifamily housing facility in Olympia, Washington, to be owned by Harbor Pines Apartments, LLC, a Washington limited liability company. Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of a 272-unit multifamily housing facility in Olympia, Washington, and to pay all or a portion of the costs of issuing the Obligations. The estimated maximum obligation amount is not expected to exceed \$47,850,000. (5 min.)
 - B. Wesley Homes Des Moines Phase V, (OID # 26-42A)**

Dan Schilling: The proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to finance costs for the construction, expansion and

equipping of nonprofit housing facilities in Des Moines, WA, owned and to be owned and operated by Wesley Homes Des Moines, LLC, a Washington limited liability company, the sole member of which is Wesley Homes, a Washington nonprofit corporation and an organization described under section 501(c)(3). Proceeds of the Obligations are expected to be used to (i) finance costs for the demolition of a vacant facility and the construction, expansion and equipping of nonprofit housing facilities in Des Moines, Washington, (ii) fund a debt service reserve fund, (iii) pay capitalized interest and certain working capital expenditures relating to the Project, and (iv) pay all or a portion of the costs of issuing the Obligations. The estimated maximum obligation amount is not expected to exceed \$100,000,000. (5 min.)

C. The Summit at First Hill, dba Mary Schwartz Summit, (OID # 26-43A)

Dan Schilling: The proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to finance and/or refinance nonprofit facilities owned and to be owned and operated by The Kline Galland Center, a Washington nonprofit corporation and an organization described under section 501(c)(3). Proceeds of the Obligations may be used to refinance bonds previously issued by the Commission to finance and refinance the construction and equipping of the Project and related expenses, and to pay all or a portion of the costs of issuing the Obligations. The Project is located at 1200 University Street, Seattle, WA 98101. The estimated maximum obligation amount is not expected to exceed \$1,400,000. (5 min.)

V. Consider and Act on the following Action Items:

A. Chair: Election of new Board Treasurer. (5 min.)

B. Resolution No. 26-45, Bertschi School, (OID # 26-38A)

Lisa Vatske: A resolution approving the issuance of one or more series of tax exempt and taxable revenue obligations to finance and refinance the acquisition, construction, rehabilitation, improvement and equipping of a nonprofit facility owned and to be owned and operated by The Bertschi School, Washington nonprofit corporation and an organization described under section 501(c)(3). Proceeds of the Obligations may be used to (i) finance the construction and equipping of an approximately 15,919 square foot nonprofit school facility which will replace an existing school building, and the improvement of outdoor play areas, the campus entrance and other school facilities, (ii) refund existing tax-exempt obligations of the Commission used to finance the acquisition, rehabilitation, construction and equipping of existing facilities and real property, (iii) refinance taxable debt used in the acquisition, rehabilitation, construction and/or equipping of existing facilities and/or real property, and (iv) pay all or a portion of the costs of issuing the Obligations. The total estimated obligation amount is not expected to exceed \$33,000,000. The public hearing was held February 26, 2026. (5 min.)

C. Resolution No. 26-46, Addison Grove, (OID # 26-39A)

Lisa Vatske: A resolution approving the issuance of one or more series of tax exemptand taxable revenue obligations to finance a portion of the costs for the acquisition, construction and equipping of a multifamily housing facility in Puyallup, Washington, to be owned by Pseudotsuga Apartments LLC, a to-be-formed Washington limited liability company affiliated with Great Expectations SPC, a Washington social purpose corporation. Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of a 102-unit multifamily housing facility in Puyallup, Washington, and to pay all or a portion of the costs of issuing the Obligations. The total estimated obligation amount is not expected to exceed \$19,000,000. The public hearing was held February 26, 2026. (5 min.)

D. Action needed to extend existing Ruby Portfolio PRI loan:

Lisa Vatske: Authorizing the extension of the Ruby Portfolio Program-Related Investments (PRI) loan. (10 min.)

E. Action needed to transfer \$5,000,000 from the Social Equity Program Reserves to the Field Order 15 Fund:

Lisa Vatske: Authorizing the transfer of funds from the Social Equity Program Reserves to the Field Order 15 fund. (10 min.)

VI. Informational Report on Department of Commerce Activities (10 min.)

VII. Executive Director’s Report (10 min.)

VIII. Commissioners’ Report (10 min.)

IX. Chair: Consent Agenda (5 min.)

A. Homeownership & Homebuyer Education Programs Monthly Activities Report

B. Multifamily Housing and Community Facilities Monthly Activities Report

C. Asset Management and Compliance Monthly Activities Report

D. Financial Statements as of February 28, 2026

X. Chair: Miscellaneous Correspondence and Articles of Interest (5 min.)

A. Miscellaneous Correspondence and Articles of Interest

B. HFC Events Calendar

XI. Chair: Public Comment

XII. Executive Session (if necessary)

XIII. Adjourn

Nicole Bascomb-Green, Chair

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

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the “Commission”) will hold an open public hearing with respect to a proposed plan of financing for the issuance by the Commission of one or more series of tax-exempt and/or taxable revenue obligations (the “Obligations”) to finance a portion of the costs for the acquisition, construction and equipping of a multifamily housing facility in Olympia, Washington, to be owned by Harbor Pines Apartments, LLC, a Washington limited liability company. The Obligations may be issued as one or more series issued from time to time and may include series of refunding obligations. The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, March 26, 2026. Participants wishing to join telephonically in the United States, please dial either toll free number: 1-(888) 788-0099 or 1-(877) 853-5247. Participants wishing to attend in person may attend, in the 27th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

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

Webinar/Meeting ID: 818 3079 9429
Passcode: 109203

The Obligations will be issued pursuant to Chapter 43.180 of the Revised Code of Washington for the purpose of financing a qualified residential rental facility under Section 142(d) of the Internal Revenue Code of 1986, as amended (the “Code”).

The proceeds of the Obligations will be used to provide financing for the following project:

Project:	Harbor Pines
Project Address:	3909 9th Ave SW Olympia, WA 98502
Total Estimated Project Cost:	\$113,195,467
Estimated Maximum Obligation Amount:	\$47,850,000

Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of a 272-unit multifamily housing facility in Olympia, Washington, and to pay all or a portion of the costs of issuing the Obligations. Each apartment will be a complete and separate dwelling unit consisting of living, eating and sanitation facilities. A percentage of the total units will be set aside for persons or households with low incomes.

This notice and the provision of toll-free telephone access to the hearing are intended to comply with the public notice requirements of Section 147(f) of the Code. Written comments with respect to the Project and the proposed plan of financing with respect to the Obligations may be mailed or faxed to the attention of Dan Schilling, WSHFC, Multifamily Housing and Community Facilities Division, 1000 Second Avenue, Suite 2700, Seattle, WA 98104-3601 or to (206) 587-5113, for receipt no later than 5:00 p.m. on Wednesday, March 25, 2026. Public testimony will be heard from all interested members of the public attending the hearing in person or via the telephone or internet. The Commission will consider the public testimony and written comments in determining if the project will receive funding from tax-exempt and/or taxable obligations. Testimony and written comments regarding land use,

zoning and environmental regulation should be directed to the local jurisdiction that is authorized to consider these matters when issuing building permits for the project.

Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the Multifamily Housing and Community Facilities Division at (206) 464-7139 or 1-(800) 767-HOME (in state) at least 48 hours in advance of the hearing.

The results of the hearing will be sent to the Governor for approval.

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the “Commission”) will hold an open public hearing with respect to a proposed plan of financing for the issuance by the Commission of one or more series of tax-exempt and/or taxable revenue obligations (the “Obligations”) to finance costs for the construction, expansion and equipping of nonprofit housing facilities in Des Moines, WA, owned and to be owned and operated by Wesley Homes Des Moines, LLC, a Washington limited liability company, the sole member of which is Wesley Homes, a Washington nonprofit corporation and an organization described under section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”). The Obligations may be issued as one or more series issued from time to time and may include series of refunding obligations. The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, March 26, 2026. Participants wishing to join telephonically in the United States, please dial either toll free number: 1-(888) 788-0099 or 1-(877) 853-5247. Participants wishing to attend in person may attend, in the 27th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

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The Obligations will be issued pursuant to Chapter 43.180 of the Revised Code of Washington for the purpose of financing an exempt facility under Section 145 of the Code.

The proceeds of the Obligations will be used to provide financing for the following project:

Project:	Wesley Homes Des Moines Phase V
Project Address:	1122 South 216th Street Des Moines, WA 98198
Total Estimated Project Cost:	\$90,199,652
Estimated Maximum Note Amount:	\$100,000,000

Proceeds of the Obligations are expected to be used to (i) finance costs for the demolition of a vacant facility and the construction, expansion and equipping of nonprofit housing facilities in Des Moines, WA, (ii) fund a debt service reserve fund, (iii) pay capitalized interest and certain working capital expenditures relating to the Project, and (iv) pay all or a portion of the costs of issuing the Obligations.

This notice and the provision of toll-free telephone access to the hearing are intended to comply with the public notice requirements of Section 147(f) of the Code. Written comments with respect to the Project and the proposed plan of financing with respect to the Obligations may be mailed or faxed to the attention of Dan Schilling, WSHFC, Multifamily Housing and Community Facilities Division, 1000 Second Avenue, Suite 2700, Seattle, WA 98104-3601 or to (206) 587-5113, for receipt no later than 5:00 p.m. on Wednesday, March 25, 2026. Public testimony will be heard from all interested members

of the public attending the hearing in person or via the telephone or internet. The Commission will consider the public testimony and written comments in determining if the project will receive funding from tax-exempt and/or taxable obligations. Testimony and written comments regarding land use, zoning and environmental regulation should be directed to the local jurisdiction that is authorized to consider these matters when issuing building permits for the project.

Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the Multifamily Housing and Community Facilities Division at (206) 464-7139 or 1-(800) 767-HOME (in state) at least 48 hours in advance of the hearing.

The results of the hearing will be sent to the Governor for approval.

NOTICE OF PUBLIC HEARING

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The Obligations will be issued pursuant to Chapter 43.180 of the Revised Code of Washington for the purpose of financing a nonprofit facility under Section 145 of the Code.

The proceeds of the Obligations will be used to provide financing for the following project:

Project:	The Summit at First Hill, dba Mary Schwartz Summit
Project Address:	1200 University Street Seattle, WA 98101
Total Estimated Project Cost:	\$1,200,000
Estimated Maximum Obligations Amount:	\$1,400,000

Proceeds of the Obligations may be used to refinance bonds previously issued by the Commission to finance and refinance the construction and equipping of the Project and related expenses, and to pay all or a portion of the costs of issuing the Obligations.

This notice and the provision of toll-free telephone access to the hearing are intended to comply with the public notice requirements of Section 147(f) of the Code. Written comments with respect to the Project and the proposed plan of financing with respect to the Obligations may be mailed or faxed to the attention of Dan Schilling, WSHFC, Multifamily Housing and Community Facilities Division, 1000 Second Avenue, Suite 2700, Seattle, WA 98104-3601 or to (206) 587-5113, for receipt no later than 5:00 p.m. on Wednesday, March 25, 2026. Public testimony will be heard from all interested members of the public attending the hearing in person or via the telephone or internet. The Commission will consider the public testimony and written comments in determining if the project will receive funding from tax-exempt and/or taxable obligations. Testimony and written comments regarding land use, zoning and environmental regulation should be directed to the local jurisdiction that is authorized to consider these matters when issuing building permits for the project.

Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the Multifamily Housing and Community Facilities Division at (206) 464-7139 or 1-(800) 767-HOME (in state) at least 48 hours in advance of the hearing.

The results of the hearing will be sent to the Governor for approval.

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
MINUTES**

February 26, 2026

The Commission meeting was called to order by Chair Nicole Bascomb-Green at 1:08 p.m. in the Board Room of the Washington State Housing Finance Commission at 1000 Second Avenue, Suite 2700, Seattle, Washington 98104 and via Zoom. Those Commissioners present were Commissioners Ann Melone, Bill Rumpf, Dr. Michone Preston, and Pedro Espinoza; and via Zoom, Chair Bascomb-Green, Aaron McGrath, Diana Perez, Lowel Krueger, State Treasurer Mike Pellicciotti, and Tedd Kelleher.

**Approval of the
Minutes**

The January 22, 2026 Commission meeting minutes were approved as distributed.

**Public Hearing:
Teanaway Court,
OID #25-28A**

The Chair opened a public hearing for Teanaway Court, OID #25-28A, at 1:11 p.m.

Ms. Bianca Pyko, Senior Housing Bond/Credit Analyst, Multifamily Housing & Community Facilities (MHCF) Division, stated that this is a public hearing for the proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to finance a portion of the costs for the acquisition, construction, and equipping of a multifamily housing facility in Cle Elum, Washington, to be owned by Teanaway Court Associates LLLP, a Washington limited liability limited partnership. Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of a 41-unit multifamily housing facility located at 401 North Short Avenue, Cle Elum, Washington 98922, and to pay all or a portion of the costs of issuing the

Obligations. The estimated maximum obligation amount is not expected to exceed \$18,000,000, and to be privately placed with Citi Community Capital.

Ms. Pyko added that Teanaway Court will be new construction and will create 41 total affordable housing units in a variety of 1-, 2-, and 3-bedroom layouts over ten, four-plex style buildings. A resident community building will house HopeSource offices for onsite management, laundry facilities and a resident common area. At the center of the site will be a child development center, serving the community at large and operated by a separate child development center provider, ABC Dino. The project will be supported by HopeSource's direct assistance, which includes housing stability, food security, employment skills development, and budgeting.

She added further that HopeSource will have onsite community service offices will support community members and eventual residents of the housing by increasing access to physical and mental health support, housing stability services, life skills and education, and case management to aid in eventual self-sufficiency and stability. Also, HopeSource prioritizes low barrier approaches to housing services. Clients with experience with the criminal justice system and those with prior eviction experience are eligible to receive housing through HopeSource's programs. HopeSource's client advocates work to remove barriers where possible. Last, HopeSource continues to develop new permanent housing solutions that ensure housing stability and protections for lowest-income renters, not just during times of crisis.

Ms. Pyko then stated that this project will have a Total Development Cost (TDC) limit waiver submitted, due primarily to site location constraints.

Ms. Pyko then introduced Ms. Jennifer Lambert, Vice President of Development, and Mr. Chris Eisenzimmer, Principal, Blue Ridge Cascade.

Ms. Lambert stated that in addition to the housing units along with the community center, there would be offices for HopeSource, and a early child development center that can serve up to 66 children from the greater community

of Cle Elum. She stated further that site selection was based on the need for affordable housing in Cle Elum, as well as this site is relatively flat and zoned for multifamily housing.

Ms. Lambert commented that HopeSource, with deep roots in Kittitas County, has had a successful track record for delivering housing and supportive services to the communities that they support. She added that funding sources for this project were from: Washington State Housing Trust Fund, HUD Community Project Funding, Department of Commerce appropriated funds, along with a grant from Kittitas County.

She mentioned that the cost drivers for this project, were the early child development center that, there are funding sources for and drive costs for the additional building, along with off-site infrastructure and public utility improvements, that require Washington State Department of Transportation (WSDOT) code regulations in order to be able to install the public utilities to the project, along with current building and energy code compliance, and rural construction pricing.

Ms. Lambert concluded that the development team is working very diligently to be able to hire and utilize as many local subcontractors as possible, to support the local community. She noted that nearby, are two large high-end developments that either have been completed, or to be completed: Suncadia, and Bullfrog Flats, that are also attracting subcontractors from outside Cle Elum and Kittitas County. She also stated that project closing is targeted to occur sometime in April, 2026.

Mr. McGrath asked if there were any other site options in the Cle Elum area that did not have any of the infrastructure and roadway costs. Ms. Lambert replied that many iterations of this project was done, but this site with the associated costs was the best choice. Mr. McGrath then also asked about what the City of Cle Elum's role in this, given their current and previous financial issues, and why they did not assist at a city-wide level with the financing of the infrastructure and roadway costs. Ms. Lambert replied that the City is relatively small, and the

project has other public funding sources from Kittitas County, the State, and Federal dollars.

Mr. McGrath also asked about the process in determining how dense the project is, given there will be seven buildings, versus a less dense and less concentrated project. Ms. Lambert replied that it initially was nine buildings, with one being a food bank, but later became the early childhood development center. Also, their buildings will meet local community height and design codes.

Mr. McGrath then asked about the Total Development Cost (TDC) waiver for this project and asked why it was classified as urban-type metro, given Cle Elum is located a rural area. Ms. Lisa Vatske, MHCF Division Director, replied that TDC limits are geographically based and based on averages. She added that given the nature of the site, MHCF staff felt like it qualified under the criteria that was in the Policies.

Mr. McGrath also asked Ms. Vatske to what degree does the Commission influence the kind of calculation or criteria used for TDC, or is it imposed on the Commission through the IRS or other kind of external sources. Ms. Vatske stated that these are policies created by the Commission themselves, using third-party analysis and utilize the *Engineering News Record* (ENR) quarterly. She added that total project cost studies are being further analyzed by her staff utilizing best practices established by the National Council of State Housing Agencies (NCSHA).

Mr. Eisenzimmer added that the child development center added about \$50,000 per unit. Mr. McGrath asked if in general, costs for onsite childcare centers or community buildings are not included in Commission bonds or low-income housing tax credits (LIHTC). Ms. Vatske replied that in Difficult to Develop Areas (DDA) or Qualified Census Tracts (QCT), tax credit equity can be used, and for non-LIHTC bond projects, the non-housing costs are separated.

Mr. Rumpf asked about the organizational history of Blue Ridge Cascade. Mr. Eisenzimmer replied that it was created by a partnership and later merger of

Shelter Resources, Inc., which was created and founded by Mr. Len Brannen, from the West Coast, and Blue Ridge Atlantic from the East Coast into one company, Blue Ridge Cascade, Inc. to focus nationally and run efficiently, from both coasts.

Ms. Perez thanked Commission staff and the representatives of Blue Ridge Cascade for including the childcare element in this project, as the need is great in rural areas for not just affordable housing, but onsite childcare as well.

There were no comments or written testimony from members of the public, and the public hearing was closed at 1:34 p.m.

**Public Hearing:
Bertschi School,
OID #26-38A**

The Chair opened a public hearing for Bertschi School, OID #26-38A, at 1:34 p.m.

Ms. Pyko stated that this is a public hearing for the proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to finance and refinance the acquisition, construction, rehabilitation, improvement and equipping of a nonprofit facility owned and to be owned and operated by The Bertschi School, a Washington nonprofit corporation and an organization described under section 501(c)(3) of the IRS Tax Code. Proceeds of the Obligations may be used to (i) finance the construction and equipping of an approximately 15,919 square foot nonprofit school facility which will replace an existing school building, and the improvement of outdoor play areas, the campus entrance and other school facilities, (ii) refund existing tax-exempt obligations of the Commission used to finance the acquisition, rehabilitation, construction and equipping of existing facilities and real property, (iii) refinance taxable debt used in the acquisition, rehabilitation, construction and/or equipping of existing facilities and/or real property, and (iv) pay all or a portion of the costs of issuing the Obligations. Project is located at the following addresses: 2033, 2205, 2215, 2219, 2227, & 2231 – 10th Avenue E.; and 913 E. Lynn Street in Seattle, Washington 98102. The estimated maximum obligation amount is not expected to exceed \$33,000,000.

Ms. Pyko added that The Bertschi School (“Bertschi”) was founded in 1975 and is located in Seattle’s Capitol Hill neighborhood. The Bertschi School’s urban campus serves children in Pre-K through grade 5. She added that The Bertschi School has previously utilized the nonprofit facilities bond program in 1991, 2006, 2015, and 2020. The bonds will be used to demolish the current schoolhouse facility and construct a new schoolhouse that will allow the school to add over 20 new students and refinance their existing debt. Also, the new building will allow for a second Pre-K classroom, a new lounge for teachers and staff, as well as enhancements to the main campus entrance and office area. In addition, the project will also include significant upgrades to the outdoor play spaces.

Ms. Pyko then introduced from The Bertschi School, Dr. Raymond Yu, Head of School, and Mr. Mike Gardner, Chief Financial & Operating Officer.

Dr. Yu stated that for the past 50 years, and also celebrating their anniversary this year, Bertschi proudly has and currently serves families at their campus in Seattle’s North Capitol Hill neighborhood. He stated further that Bertschi currently enrolls 349 students in pre-kindergarten through 5th grade, and employs 64 dedicated, full-time and part-time faculty and staff members, whom are all committed to helping children thrive academically, socially, and emotionally.

He mentioned that Bertschi’s campus reflects the thoughtful blend of historic preservation and usage, with forward-looking design, along with the highest standards of sustainability, which supports collaboration, quiet reflection, and creativity, and nurturing belonging, curiosity, and joy.

Dr. Yu then stated that as a nonprofit institution, their primary sources of revenue are tuition, followed by their annual fund, and then their endowment draw at 4%. Salaries and benefits comprise the largest portion of the operating budget because the school firmly believes in investing in educators as an investment to their children. He added that Bertschi is deeply committed to access and affordability, dedicating \$1.4 million, which is approximately 14% of their annual budget,

towards financial assistance so that families from diverse backgrounds can experience an education from Bertschi. Dr. Yu mentioned that the number of students who receive financial assistance from Bertschi, comprises about 20% of their student body.

Dr. Yu concluded by stating that the overall underwriting plan includes a combination of loan financing, a capital campaign with \$6.2 million currently raised towards an \$8 million goal, and long-term bank financing through Columbia Bank.

There were no comments or written testimony from members of the public, and the public hearing was closed at 1:42 p.m.

**Public Hearing:
Addison Grove,
OID #26-39A**

The Chair opened a public hearing for Addison Grove, OID #26-39A, at 1:42 p.m.

Ms. Pyko stated that this is a public hearing for the proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to finance a portion of the costs for the acquisition, construction and equipping of a multifamily housing facility in Puyallup, Washington, to be owned by Pseudotsuga Apartments LLC, a to-be-formed Washington limited liability company affiliated with Great Expectations SPC, a Washington social purpose corporation. Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of a 102-unit multifamily housing facility located at 17753 - 78th Ave East, Puyallup, Washington 98375, and to pay all or a portion of the costs of issuing the Obligations. The estimated maximum obligation amount is not expected to exceed \$19,000,000.

Ms. Pyko added that Addison Grove will access the Commission's Recycled Bond Cap Program utilizing cap that is otherwise set to expire in April, 2026 for the new construction of a 102-unit multifamily affordable housing community located in the Frederickson community of unincorporated Pierce County,

Washington. The project will be utilizing the Washington Family Housing Fund (“WAFAM”) subordinate loan program launched by The Ballmer Group, and administered/serviced through the Commission. The WAFAM program will provide a 60-year affordability term. The project will also benefit from the State’s Connecting Housing to Infrastructure Program (CHIP) to offset infrastructure costs for affordable housing projects. Ms. Pyko concluded that this bond issuance will be a public sale, underwritten by Stiefel with Fannie Mae funds, along with construction financing from Heritage Bank.

Ms. Vatske added that typically, the Commission’s memorandum of understanding (MOU) with the WAFAM Fund would have not have been a project that would have been brought forward to the board as WAFAM has their own approval process, and the Commission is just administering the funds for that fund, given that recycled bond cap is being utilized, that is the reason why this project is coming forward. She concluded by stating that the Commission sees this as an opportunity to use recycled bond cap that is potentially going to expire otherwise.

Ms. Pyko then introduced Mr. Thomas Geffner, Acquisitions & Development Manager, Great Expectations SPC.

Mr. Geffner stated that Addison Grove is 102 units of family affordable housing located in Frederickson, a rapidly growing industrial region south of Tacoma, which has been identified by the Puget Sound Regional Council (PSRC) as a major center for industrial job growth. Over 2,000 acres of industrial space has been developed which has brought jobs, but it has also caused housing prices to increase in the area. He added that this project aims to serve families who might otherwise be priced out. The project is located next to one of the largest parks in the region, and backs up on Frederickson Elementary School, which they (Great Expectations) believe it is a strong, stable, long-term neighborhood for families.

He mentioned that in addition to the housing itself, Great Expectations will be building a 2,000 square foot clubhouse to serve as a resident amenity. They also be building a playground, and inside the units and homes themselves, there will

be durable long-term finishes, homes that will have balconies, and building ample parking, with 1.8 stalls per unit, so families will have the option to have more than one car if they need to do so.

Mr. Geffner stated that Great Expectations is very grateful for The Ballmer Group's support on this project, and it's enabled them (Great Expectations) to do this housing at deeply affordable levels without utilizing low-income housing tax credits (LIHTC). He added that WAFAM is making a long-term, low-interest loan to the project with accruing interest, to allow to bridge the gap between the affordable rents that Great Expectations will charge their residents,

He mentioned that The Ballmer Group has some strict programmatic rules about how much they can fund individual homes in their program(s), and given the realities of construction costs, it can be very hard to make those numbers work.

Mr. Geffner stated further that with the recycled bond volume cap, Great Expectations is able to access long-term low-rate debt which has been the missing piece to enable this project to proceed forward. He added that a caveat of the WAFAM, it will require a long-term covenant income restricting two-thirds of the homes to 50% of the local county's average median income (AMI) and the remaining one-third of the homes to 60% AMI. He concluded that Great Expectations is on a strict closing deadline, and to use the recycled volume bond cap before it expires, they are targeting a closing date of April 15, 2026.

Mr. McGrath stated for the record that has an investment and existing relationship with one of the projects that is currently being developed by this developer, Great Expectations, but not this specific project, Addison Grove. He then asked how Great Expectations came up with the number of units for the 40% AMI set asides and would this be financially sustained. Mr. Geffner replied that the WAFAM requirements are stringent, 60% of total units at 50% local AMI, but also to satisfy IRS requirements for the bond financing, Great Expectations is electing the 40% of total units at 60% local AMI minimum set-aside.

Mr. McGrath also asked if for any future bond issuances with The Ballmer Group, if bond cap will be utilized. Ms. Vatske replied this does not utilize private activity volume bond cap, which can be leveraged with Low-Income Housing Tax Credits (LIHTCs), whereas recycled volume bond cap doesn't, and is on a much tighter timeline (6 months) to use the recycled volume cap before it expires.

Ms. Perez commented that she saw that there were a good number of 3- to 4-bedroom units for this community and stressed how important to have these units with many bedrooms to keep multigenerational families together. She also commended Great Expectations on the project location near the school, the 40% of the total units at 60% local AMI set-aside, but also including a good number of units set-aside for large households. Mr. Geffner replied that the large household set-aside units are usually the first to lease out. Ms. Vatske added that she commends WAFAM for prioritizing these communities with a good number of large household units.

Dr. Preston asked if the 60-year covenant is a Commission or WAFAM requirement. Mr. Geffner replied that it is a WAFAM requirement, with the caveat that after 60 years, the covenant can be exchanged for the loan to be totally forgiven.

There were no comments or written testimony from members of the public, and the public hearing was closed at 1:55 p.m.

**Informational
Report on
Department of
Commerce
Activities**

Mr. Tedd Kelleher, WSHFC Commissioner Designee, and current Interim Assistant Director of Housing at the Department of Commerce, gave a very brief report on Department of Commerce activities.

He mentioned that the current 60-day Legislative session has only a few days remaining, with the State's supplemental operating budget in a tight position but had some modest good news with the recent revenue forecast being better than expected, bringing a few hundred million dollars more into the general fund.

Mr. Kelleher mentioned that Commerce's Housing Division did quite well, with the different House and Senate proposed allocation amounts for this year's supplemental budget(s), but in all cases, proposing significant increases in the capital investments and through the Housing Trust Fund.

He mentioned further that Mr. Steve Walker, Executive Director, and the Commission are involved in Governor Ferguson's Executive Order #25-12, creating a task force of 19 members to study the creation of a dedicated state housing agency. Numerous outreach to stakeholders will be done multiple ways, both in writing and otherwise, to engage in the discussion of what that agency should look like. This task force will deliver a report in November, 2026, to be ready for the January, 2027 start of the next Legislative session. He commented that this task force is not about studying whether to create an Office of Housing, it is more about studying the proposal to create one, based on the Governor's direction. He concluded that Commerce has three members on the task force, and just like the Commission is doing, is helping the Governor's Office to support and participating in, this task force.

Executive Director's Report

Mr. Walker mentioned the following items from the Executive Director's Report, which was included in the board meeting packet as follows:

Multifamily Housing and Community Facilities (MHCF) Division:

Personnel Updates:

Mr. Walker stated that he is super excited to share that Kate DeCramer has accepted the inaugural MHCF Division Operations Manager position, effective immediately.

In this position, Kate will continue to support her current direct reports, Ben Brown and Aditi Mangla, and maintain her focus on energy policy. At the same time, she will begin prioritizing work with Carol Johnson to transition WHEFA Board responsibilities, as Carol is retiring in two months, as well as shadowing

and gradually taking on more of the division's internal business processes, notably the budget development and business objectives process. She will also continue to serve as a key thought leader in our preservation work.

Meetings:

Keri Williams attended the groundbreaking of the latest project as part of our partnership with Sound Transit- the Prisma development at Overlake Village. This project is a partnership between Bellwether Housing, a local community-based organization (CBO) Hopelink, and Friends of the Village Collective, a coalition of smaller CBOs serving a wide diversity of cultures and communities on the Eastside, who will have a cultural hub on the first floor. The Commission was specifically thanked for our dedication and help aligning multiple funding sources and shepherding the project from the time Sound Transit chose the development team through financing closing.

Lisa Vatske attended the quarterly Association of Washington Housing Authorities (AWHA) meeting and shared current updates on Commission programs, including our agency request legislation, 9% policy changes, and discussed the Housing Task Force.

Homeownership Division:

Covenant Homeownership:

A federal judge denied a request to block Washington's Covenant Homeownership Program, ruling in favor of Pacifica Law Group's client, the Washington State Housing Finance Commission.

Mr. McGrath asked Ms. Faith Pettis, the Commission's legal counsel from Pacifica, if the plaintiffs will appeal this decision regarding the Covenant Homeownership Program. Ms. Pettis replied that the plaintiffs have until March 11, 2026 to file any appeals on the preliminary injunction.

Ms. Pettis then gave more context on the federal judge's decision. The decision was twofold: First, was a denial of Pacifica's motion to dismiss (on behalf of the Commission), and second, on the positive side, it was a denial of the plaintiff's motion for a preliminary injunction, which would have stopped the race-based aspects of the Commission's program during this litigation.

She added that the litigation is ongoing; and in fact, this week, Pacifica filed an answer to the amended complaint that the plaintiff submitted in July, 2025. Ms. Pettis concluded her remarks by saying if any Commissioners and/or staff would like to see a copy of the judge's decision on the preliminary injunction, she would be happy to share that.

Finance Division:

Finance Division staff held a budget kickoff meeting with Commission management to review the budget timeline, underlying assumptions, and discuss agency-wide initiatives for the coming year. Finance is also excited to start another budget process for the coming year and look forward to bringing the results to the board for review & discussion at the May Budget & Planning session on May 18-19, 2026.

Ms. Perez asked about the administrative desk review done by the Department of Treasury. Mr. Walker replied that it was for closing out the HAF (Housing Assistance Fund) program.

Asset Management & Compliance (AMC) Division:

Compliance Monitoring:

Based on the recent inspection survey feedback, AMC is developing an FAQ to clarify common misunderstandings about inspection types and processes among housing authorities, in particular HUD's REAC (Real Estate Assessment Center) & NSPIRE (National Standards for the Physical Inspection of Real Estate)

inspection standards.

Community Engagement & Education:

Fair Housing Training: AMC is pleased to offer the Federal Fair Housing Basics training video in partnership with the Northwest Fair Housing Alliance (NWFHA). This on-demand video covers essential Fair Housing principles, helping property managers stay up to date on compliance requirements, best practices, and strategies to ensure equitable treatment for all residents. This training is provided free of charge, with the Commission covering the cost.

Grand Openings: Wubet Biratu, AMC Division Director of Asset Management and Compliance Division, attended the Clover Place Grand Opening, and Brett Pickett, Portfolio Analyst, attended the Felida Park Senior Housing Grand Opening. These activities reinforce our team's continued support for these projects and help us stay connected to partners and communities we serve.

Ms. Perez asked if these videos can be available to Commissioners. Mr. Walker replied that Ms. Biratu and AMC staff will make these available to any Commissioners who would be interested.

Executive Director's & Legislative Updates:

Mr. Walker mentioned that there are monthly meetings happening regarding the Office of Housing task force, of which he, along with Commerce are part of this 20+ member task force regarding how to structure an agency like that.

Senate Gubernatorial Appointment (SGA) 9280, Commissioner Aaron McGrath; and SGA 9281, Commissioner Ann Melone, both had Majority - do confirms. These will now be sent to the Rules Committee for signature(s).

Mr. Walker then gave a brief legislative update, which was included in the board meeting packet. He stated that it was currently Day 46 of the short 60-day

session. The Commission is now tracking a total of 11 bills remaining, with two of those just not advancing. Of note, Mr. Walker mentioned House Bill 2266 (monitoring) regarding Supportive & Emergency Housing and that cities/towns to not allow these to be built/operated; and Senate Bill 6026 (supporting) regarding housing in commercial zones.

Mr. Walker then mentioned Senate Bill 6027 (supporting) regarding local retail taxes and for these funds for housing rehabilitation and rental assistance.

Mr. Walker stated that the companion bills to clean up/update the Commission's RCWs bill(s) failed to advance past the houses of origin, due to the lack of time by the Legislature to consider them further.

Ms. Perez asked what bills had the Commission's RCW language cleanup and updating, before they both failed to advance in this year's Legislative session. Mr. Walker replied that it was House Bill 2236 & Senate Bill 6018.

Mr. Walker then asked State Treasurer Pellicciotti to give an update on the supplemental budget for 2025-2026 being deliberated by the Legislature during the final days of this year's Legislative session.

Treasurer Pellicciotti stated that the supplemental operating budget, as presented, does not meet the recommendations that his office has put forward related to reserve levels. He noted that the Legislature is proposing taking money out of the state's Rainy Day Fund, and to replenishing it in the next biennium by using funds from one of the overfunded pension plans. He noted that not all the pension plans are overfunded.

Treasurer Pellicciotti noted that if the money being taken out and being put into reserves, it would be far less consequential from a credit standpoint than if it is being used for spending, and certainly if it's being used for spending on an ongoing basis. He concluded by saying that it is a very risky move by legislators who support this and the Governor, especially if there is any market corrections

or further federal withholding of funds, with the consequences likely resulting in a negative credit rating for the state, and/or risks to the other pension plans.

Last, Treasurer Pellicciotti stated that the Legislature is backfilling money from the state's Rainy-Day fund due to the Federal government's implementation of the House Resolution 1 (H.R. 1), which caused a reduction in \$750 million in Federal funding to administer the Medicaid program in the state, which he feels is not an irresponsible use of the Rainy Day Fund. This is being backfilled in both the two budgets being presented (House & Senate), but it also becomes very reliant on the proposed millionaire's tax bill passing at the end of the current Legislative session, with the caveat that if that bill doesn't pass and/or doesn't get upheld by the courts, it undermines the entire structure of the budget and creates a structural imbalance, with negative consequences.

Consent Agenda

The consent agenda was approved as distributed.

Public Comment

The Chair opened the public comment section. No members of the public commented.

Adjournment

The meeting was adjourned at 2:27 p.m.

Signature
