

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, April 23, 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 either the [Zoom Meeting Link](#) or go to Zoom.com, click on “Meet,” then click on “Join” or “Join a Meeting” and enter the following:

**Meeting/Webinar ID: 849 4143 3854
Passcode: 461238**

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 March 26, 2026, Special Meeting**
- IV. Steve Walker: Employee Recognition (10 min.)**
- V. Chair: Conduct a Public Hearing on the following:**

A. Heron’s Key, (OID 26-40A)

Dan Schilling: The proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to finance and refinance an existing nonprofit housing facility owned and to be owned and operated by Heron’s Key, a Washington nonprofit corporation and an organization described under section 501(c)(3). Proceeds of the Obligations may be used for (i) the expansion, construction and equipping of an existing nonprofit housing facility, (ii) the reissuance of an existing tax-exempt obligation of the Commission, proceeds of which refinanced the acquisition, construction and equipping of the Borrower’s initial facilities, (iii) the payment of capitalized interest and working capital expenditures, and (iv) the payment of all or a portion of the costs of issuing the Obligations. The estimated maximum obligation amount is not expected to

exceed \$200,000,000. This project is located in Gig Harbor, Washington. (5 min.)

B. Silver Creek by Vintage, (OID 25-26A)

Bianca Pyko: 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 and rehabilitation of a multifamily housing facility in Pasco, Washington, to be owned by Silvercreek by Vintage, LP, a Washington limited partnership. Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition and rehabilitation of a 242-unit multifamily housing facility in Pasco, WA, and to pay all or a portion of the costs of issuing the Obligations. The estimated maximum obligation amount is not expected to exceed \$36,675,000. (5 min.)

C. Bond/4% Program: Overview of Proposed Preservation Pilot Policies

Lisa Vatske: Proposed policies and program pilot presentation and overview (30 min.)

VI. Consider and Act on the Following Action Items:

A. Resolution No. 26-58, Harbor Pines, (OID 25-25A)

Lisa Vatske: A resolution approving the issuance of one or more series of tax exempt and 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 total estimated obligation amount is not expected to exceed \$47,850,000. The public hearing was held March 26, 2026. (5 min.)

B. Resolution No. 26-59, Teanaway Court, (OID 25-28A)

Lisa Vatske: A resolution approving the issuance of one or more series of tax exempt and 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 in Cle Elum, WA, and to pay all or a portion of the costs of issuing the Obligations. The total estimated

obligation amount is not expected to exceed \$18,000,000. The public hearing was held February 26, 2026. (5 min.)

C. Resolution No. 26-60, Wesley Homes Des Moines Phase V, (OID 26-42A)

Lisa Vatske: A resolution approving the issuance of one or more series of tax exempt and 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, 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. The total estimated obligation amount is not expected to exceed \$100,000,000. The public hearing was held March 26, 2026. (5 min.)

D. Resolution No. 26-61, The Summit at First Hill, (OID 26-43A)

Lisa Vatske: A resolution approving the issuance of one or more series of tax exempt and 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 total estimated obligation amount is not expected to exceed \$1,400,000. The public hearing was held March 26, 2026. (5 min.)

E. Resolution No. 26-64, Tax Credit Program Allocation, Lewis Spruce and Sixth, OID # 25-03

Lisa Vatske: A request to increase the 9% Low Income Housing Tax Credits (LIHTC) by \$201,679 from \$1,378,777 to \$1,580,456 for Lewis Spruce and Sixth using 2026 LIHTC Allocation, to be owned by Lewis Spruce and 6th Avenue LLLP, a Washington limited liability limited partnership. The project is located at 316 N Lewis Ave, 914 E Spruce St., and 415 N 6th Ave., in Yakima WA 98902. (5 min.)

- VII. Informational Report on Department of Commerce Activities (10 min.)**
- VIII. Executive Director's Report (10 min.)**
- IX. Commissioner Reports (5 min.)**
- X. 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 March 31, 2025**
 - E. Quarterly Program Status Reports from the period ending March 31, 2026:**
 - 1. Homeownership Division**
 - 2. Multifamily and Community Facilities Division**
 - 3. Asset Management and Compliance Division**
 - 4. Administration / Executive Division**
 - 5. IT Division**
 - 6. Finance Division**
- XI. Chair: Miscellaneous Correspondence and Articles of Interest (5 min.)**
 - A. Miscellaneous Correspondence and Articles of Interest**
 - B. HFC Events Calendar**
- XII. Chair: Public Comment**
- XIII. Executive Session (if necessary)**
- XIV. Adjourn**

Nicole Bascomb-Green, Chair

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