

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 **Budget and Planning Session (day 1 of 2)** at the **World Trade Center Seattle**, located at **2200 Alaskan Way, Seattle, WA 98121**, on **Monday, May 18, 2026 at 9:00 a.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 [Zoom Mtg. Link](#), go to “Join a Meeting” or “Join” and enter:

Login information for Monday, May 18, 2026:

**Webinar/Meeting ID: 817 1273 5650
Passcode: 729662**

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 pages one above for instructions.

Public comment will take place at the end of the Business Meeting on Day 1 only.

- I. **Chair: Call to Order**
- II. **Steve Walker: Roll Call**
- III. **Chair: Approval of the Minutes from the April 23, 2026, Special Meeting. (5 min.)**
- IV. **Consider and Act on the Following Action Items:**
 - A. **~~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 \$10,000,000. The public hearing was held February 26, 2026. (5 min.)~~

B. 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.)~~

C. Resolution No. 26-65, Riverview Retirement Community, (OID # 25-98A)

~~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 Riverview Lutheran Retirement Community of Spokane dba Riverview Retirement Community, a Washington nonprofit corporation and an organization described under section 501(c)(3). Proceeds of the Obligations may be used to (i) finance the demolition of existing facilities and the construction, improvement and equipping of 113 independent living units and common areas in two separate facilities; (ii) refund bonds of the Commission issued to finance and refinance the construction, acquisition, renovation and equipping of the Borrower's facilities; (iii) refinance a taxable loan used to construct, improve and equip 20-unit memory care facility; (iv) fund a debt service reserve fund; (v) pay capitalized interest and/or working capital expenditures relating to the Obligations; and (vi) pay all or a portion of the costs of issuing the Obligations. The total estimated obligation amount is not expected to exceed \$120,000,000. The public hearing was held January 22, 2026. (5 min.)~~

D. Resolution No. 26-66, Heron's Key, (OID 26-40A)

Lisa Vatske: A resolution approving the issuance of one or more series of tax exempt and taxable revenue obligations to finance and refinance the addition to an existing nonprofit housing facility owned and to be owned and operated by Emerald Communities, a Washington Other, the sole member of which is Emerald Communities, a Washington nonprofit corporation and an organization described under section 501(c)(3). Proceeds of the Obligations may be used for the addition to an existing nonprofit housing facility, and to pay all or a portion of the costs of issuing the Obligations. The total estimated obligation amount is not expected to exceed \$120,000,000. The public hearing was held April 23, 2026. (5 min.)

E. Proposed Preservation Policies and Program Pilot

Lisa Vatske: Take action on proposed policies and program pilot (10 min.)

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

A. Miscellaneous Correspondence and Articles of Interest

B. HFC Events Calendar

VI. Chair: Public Comment

VII. Adjourn Special Business Meeting

The Budget/Planning Session will start five (5) minutes after the adjournment of the Special Commission Business Meeting, or at 9:30 a.m. (whichever comes later) at the World Trade Center Seattle.

Members of the public joining the Budget & Planning Session virtually will be muted, and there will be no in-person or virtual public comment periods.

Please see the next page for Day 1 Budget & Planning Session agenda.

****BUDGET PLANNING SESSION AGENDA - SUBJECT TO CHANGE****

Monday, May 18, 2025

BUSINESS MEETING:

9:00 **Call to Order: Special Commission Business Meeting to approve necessary bond resolutions and other action items** (please see agenda on pages two and three above)

****ADJOURN BUSINESS MEETING****

BUDGET AND PLANNING SESSION – DAY 1

9:30 **Chair: Call to Order – Commission Budget & Planning Session**
Steve Walker, Executive Director: Housekeeping Items & Agenda Review

9:35 **Single Family: Market Updates and Division Reports - Successes; Meeting Challenges in FY 2027**

Market Updates

- Mina Choo, Managing Director, RBC Capital Markets (20 min)
- Mike Awadis, Managing Director, Hilltop Securities Inc (20 mins)

Homeownership Division (30 mins)

- Lisa DeBrock, Homeownership Director

10:45 **Multi Family: Market Update and Division Report - Successes; Meeting Challenges in FY 2027**

Market Updates (30 mins)

- Thomas Stagg, Partner, Novogradac & Company LLP

Multi Family Housing and Community Facilities Division (45 mins)

- Lisa Vatske, MHCF Division Director

****Noon – 1:00 LUNCH BREAK****

1:00 **Overview of Proposed FY 2026 Budget and Business Objectives (50 mins)**

- Steve Walker
- Lucas Loranger, Senior Finance Director

1:50 **Program related Investments – Status Report and Proposed Investments for FY 2027 (30 mins)**

- Lucas Loranger & Steve Walker

**** Break 2:20 – 2:35 ****

Division Reports – Successes; Meeting Challenges in FY 2027

- 2:35 **Asset Management & Compliance Division** (20 mins)
- Wubet Biratu, AMC Division Director
- 3:40 **Communication Strategy and Procedures** (20 min)
- Margret Grahm, Communications Director
- 4:00 Wrap up and debrief from day 1

****ADJOURN DAY 1****

Please see the next page for Day 2 Budget & Planning Session agenda.

YOU ARE HEREBY NOTIFIED that the Washington State Housing Finance Commission will hold a **Budget and Planning Session (day 2 of 2)** at the **World Trade Center Seattle**, located at **2200 Alaskan Way, Seattle, WA 98121**, on **Tuesday, May 19, 2025 at 9:00 a.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 [Zoom Mtg. Link](#), go to “Join” or “Join a Meeting,” and enter:

Login information for Tuesday, May 19, 2025:

Meeting ID: 876 4618 2022

Passcode: 116363

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.

Members of the public joining the Budget & Planning Session virtually will be muted, and there will be no in-person or virtual public comment periods.

BUDGET AND PLANNING SESSION – DAY 2:

- 9:00 **Executive Session** – Executive Director’s Performance Evaluation (60 mins)
- 10:00 **Continuation of Division Reports – Successes; Meeting Challenges in FY 2027**
- Finance Division** (10 mins)
 Lucas Loranger
- Organizational Strategy and Engagement** (20 mins)
 Nashika Stanbro, Director
- Communications Activities Update** (20 mins)
 Margret Graham, Director
- Information Technology Division** (10 mins)
 Bob Woodard, Director
- Administration/Executive Division** (10 mins)
 Bob Peterson, Deputy Director
- 11:10 **Chair: Discussion of FY2027 Budget, External Challenges and Direction to Staff.**

****ADJOURN BUDGET PLANNING SESSION****