

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
MINUTES**

May 20, 2019

The Commission meeting was called to order by Chair Karen Miller at 8:45 a.m. in the Estate Room at 344 Silica Rd NW, Quincy, Washington 98848. Those Commissioners present were Jason Richter, Wendy Lawrence, Lowell Krueger, Beth Baum, Randy Robinson, Alishia Topper and Diane Klontz.

Approval of the Minutes

The minutes of the April 25, 2019 special meeting were approved as mailed.

**Action Item:
Resolution No. 19-61, The Little School Campus, OID # 19-51**

Lisa Vatske, Director of the Multifamily Housing and Community Facilities Division, said this is a resolution approving the issuance of one or more series of tax-exempt revenue bonds to refinance pre-development costs, finance the rehabilitation of an existing nonprofit facility and construct a new multipurpose building located at 2812 116th Avenue NE, Bellevue, WA 98004, for the benefit of The Little School, a Washington 501(c)(3) nonprofit corporation. 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 \$16,050,000. The public hearing was held April 25, 2019.

Ms. Topper moved to approve the resolution. Ms. Lawrence seconded the motion. Mr. Robinson abstained from the vote due to a conflict of interest. The resolution was unanimously approved with one abstention.

**Action Item:
Resolution No. 19-60, April's Grove, OID # 18-47A**

Ms. Vatske said this is 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 new construction and equipping of a 45-unit low income multifamily facility located at 900 North Beach Road, Eastsound, WA 98245, to be owned by April's Grove, LLLP, a Washington limited liability limited

partnership. Proceeds of the bonds may also be used to pay a portion or all of the costs of issuing the bonds. The total estimated bond amount is not expected to exceed \$8,750,000. Public hearings were held September 27, 2018 and May 15, 2019.

Mr. Krueger moved to approve the resolution. Ms. Lawrence seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 19-
52, Coronado
Springs Cottages,
OID # 18-116A**

Ms. Vatske said this is 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 and rehabilitation of a 148-unit multifamily housing facility located at 1400 SW 107th Street, Seattle, WA 98146, to be owned by Coronado Springs Cottages 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 \$29,700,000. The public hearing was held March 28, 2019.

Ms. Baum moved to approve the resolution. Mr. Krueger seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 19-
53, Encore
Apartments, OID #
18-120A**

Ms. Vatske said this is a resolution approving the issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the new construction and equipping of a 60-unit multifamily housing facility located at 3010 First Avenue, Seattle, WA 98121, to be owned by Encore Housing 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 \$13,500,000. The public hearing was held March 28, 2019.

Ms. Baum moved to approve the resolution. Mr. Krueger seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 19-
54, River's Edge
Apartments, OID #
18-57A**

Ms. Vatske said this is 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 new construction and equipping of a 166-unit multifamily housing facility located at 147 South Ann Street, Monroe, WA 98272, to be owned by River's Edge WA 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 \$35,190,000 (a portion of which may be taxable). The public hearing was held February 28, 2019.

Mr. Krueger moved to approve the resolution. Ms. Lawrence seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 19-
55, The Farm by
Vintage, OID # 18-
111A**

Ms. Vatske said this is 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 new construction and equipping of a 354-unit low income multifamily housing facility located at 4008 132nd Street SE, Mill Creek, WA 98012, to be owned by The Farm by Vintage, 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 \$87,000,000. Public hearings were held March 28, 2019 and May 16, 2019.

Ms. Topper moved to approve the resolution. Mr. Krueger seconded the motion. The resolution was unanimously approved.

**Action Item:
Stand-by Bond
Purchase
Agreement**

Robert Cook, Senior Director of Finance Division stated that Debra Stephenson, Manager of Finance Division, led a process to review and retain a Standby Bond Purchase Agreement for our Single Family variable-rate demand bonds. The Commission currently has about \$7.5 million in bonds that require this liquidity. We asked the respondents to provide a line of up to \$50 million during a 3- to 5-year term of agreement, beginning July 1, 2019.

The Commission received eight responses:

Bank of America

Barclays
JP Morgan
Royal Bank of Canada
State Street (our current provider)
Sumitomo Mitsui Banking Corp. (SMBC)
US Bank
Wells Fargo

Staff reviewed the bids in conjunction with some members of our Single-family bond finance team. Staff determined Royal Bank of Canada had the most advantageous bid in rate and proposed agreement terms.

Ms. Stephenson and Mr. Cook met with Mr. Herman to review our findings and gained his concurrence with our recommendation.

Mr. Cook asked the Commissioners to consider approval of the recommendation of staff to select Royal Bank of Canada as a provider of a Standby Bond Purchase Agreement for our Single Family variable-rate demand bonds and to authorize the Executive Director to finalize terms and execute the related contract.

Mr. Krueger moved to approve the request. Ms. Lawrence seconded the motion. The request was unanimously approved.

Adjournment

The meeting was adjourned at 9:00 a.m.

Signature

[Posted on the Commission's website on 8/30/2019](#)