

**WASHINGTON STATE HOUSING FINANCE COMMISSION  
COMMISSION WORK SESSION AGENDA**

**YOU ARE HEREBY NOTIFIED** that the Washington State Housing Finance Commission will hold a **work session** in the **Commission's Board Room**, located at 1000 Second Avenue, 28<sup>th</sup> Floor, Seattle, Washington 98104-3601, on Thursday, June 25, 2015, at 11:00 a.m. to consider the following:

**I. Report of Nuveen Asset Management, Investment Manager of the Commission's reserves.** Bob Cook with Lynne M. Harrington and Wan-Chong Kung from Nuveen, (25 minutes)

**II. Kim Herman:** Executive Director's Report

**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 **Commission's Board Room**, located at 1000 Second Avenue, 28th Floor, Seattle, Washington 98104-3601, on Thursday, June 25, 2015, at 1:00 p.m. to consider the following:

- I. **Chair: Approval of the Minutes from the May 18, 2015 Special Meeting.**  
(5 min.)
- II. **Chair: Proud Partner Award, Pacific Continental Bank**
- III. **Chair: Bob Ferguson, Attorney General's Office, is awarding the Commission with the Cy Pres Grant.**
- IV. **Chair: Conduct a Public Hearing on the following:**
  - A. **Annual public hearing for the issuance of single-family bonds**  
**Lisa DeBrock:** The Commission has determined that in order to provide affordable homeownership opportunities it is desirable to issue its single-family mortgage revenue bonds, in multiple programs and in series to facilitate the financing of single-family housing in a total amount not to exceed \$500,000,000 (10 min.)
  - B. **Ruby Preservation Portfolio, OID #15-74A-D**  
**Bob Peterson:** The proposed issuance of one or more series of tax-exempt revenue notes to provide a portion of the costs of acquiring and rehabilitating two multifamily housing facilities (Madrona Manor and Lexy Manor) in the community of Oak Harbor and two multifamily housing facilities (Norris Place and Fairhaven Manor) in the community of Burlington. The project will be owned by BOH Portfolio Preservation Associates, LLLP, a Washington limited liability limited partnership. The total estimated aggregate note amount is not expected to exceed \$13,350,900. (10 min.)
  - C. **Marion Court Preservation, OID #14-112A-B**  
**Bob Peterson:** The proposed issuance of one or more series of tax-exempt revenue notes to provide a portion of the costs of acquiring and rehabilitating one multifamily housing facility (Marion Court) in the community of Bremerton, one multifamily housing facility (Marine Plaza) in the community of Port Townsend, and one multifamily housing facility (The Olympian Senior) in the community of Olympia. The project will be owned by Marion Court Preservation Limited Partnership, a Washington limited partnership. The total estimated aggregate note amount is not expected to exceed \$16,000,000. (10 min.)

- D. Jackson Workforce Apartments, OID #15-81A**  
**Bob Peterson:** The proposed issuance of a tax-exempt revenue note to provide a portion of the costs of constructing a multifamily housing facility at 2020 S. Jackson Street in Seattle. The project will be owned by 2020 Jackson Street LLLP, a Washington limited liability limited partnership. The total estimated note amount is not expected to exceed \$11,000,000. (10 min.)
- E. Lisa Vatske:** Recommend and Present Projects for Allocation of Low Income Housing Tax Credits from the 2015 Funding Round. (30 min.)

**III. Consider and Act on the Following Action Items:**

- A. Resolution No. 15-85, Single Family Resolution**  
**Lisa DeBrock/Faith Pettis:** A resolution authorizing the issuance and remarketing of Single Family Mortgage Revenue Bonds, Homeownership, Program Bonds, and Single Family Special Program Bonds in one or more series, in a total amount not to exceed \$500,000,000; authorizing the Home Advantage Program, payment agreements and the sale of certificates without the issuance of bonds, all to facilitate the financing of single family housing. (10 min.)
- B. Lisa DeBrock/Bryan Schmid:** Consider and Act on a request to approve \$300,000 in undesignated Program Investment Funds to create the Pierce County DPA program (10 min.)
- C. Bob Cook:** Consider and act on a request to approve the General Operating Budget for the fiscal year July 1, 2015 – June 30, 2016. (10 min.)
- D. Bob Cook:** Consider and act on a request to transfer reserves in excess of \$18 million in the General Operating Fund as of June 30, 2015 to the Program Investment Fund. (5 min.)
- E. David Clifton:** Requesting approval for extending the current fee waiver for the Nonprofit Housing, Nonprofit Facilities, and Sustainable Energy Programs, until such time that the spread between taxable and tax-exempt bonds is sufficient to tolerate a higher fee. When such an event occurs, staff will bring a recommendation to the Commissioners who will have the option to maintain the fee waiver or raise the fees. (15 min.)
- F. Resolution No. 15-84, for the Allocation of Credit for the 2015 Housing Tax Credit Program**  
**Lisa Vatske:** A Resolution authorizing the Executive Director to make reservations and/or allocations of 2015 Housing Tax Credits. (10 min.)

- G. Re-allocation of Housing Tax Credits – Western Avenue Senior Housing**  
**Lisa Vatske:** A program policy waiver involving a request to exchange a 2014 credit allocation for a 2015 allocation. (10 min.)
- H. Resolution No. 15-78, Columbia Basin College Health Science Center II**  
**Lisa Vatske/Faith Pettis:** A Resolution approving the issuance of a bond by the Commission in the principal amount not to exceed \$7,000,000 to finance the construction of a new educational center for health sciences in Richland, WA. The project will be owned by Columbia Basin College Foundation, a 501(c)(3) nonprofit organization. The public hearing for this project was held on April 23, 2015. (10 min.)
- I. Resolution No. 15-79, Heron’s Key**  
**Lisa Vatske/Faith Pettis:** A Resolution approving the issuance of bonds by the Commission in the principal amount not to exceed \$155,000,000 to finance the construction of a continuing care retirement facility in Gig Harbor, WA. The community is expected to include 194 independent living units, 36 assisted living units, and 45 skilled nursing beds. The project will be owned by Heron’s Key, a 501(c)(3) nonprofit organization. The public hearing for this project was held on April 23, 2015. (10 min.)
- J. Resolution No. 15-82, Amara Building**  
**Lisa Vatske/Faith Pettis:** A Resolution approving the issuance of bonds by the Commission in the principal amount not to exceed \$5,400,000 for the acquisition and rehabilitation of an existing facility in Seattle, WA, and refinancing of existing debt used to acquire the property and site preparation work. The project will be owned by Amara Parenting & Adoption Services, a Washington 501(c)(3) non-profit corporation. The public hearing for this project was held on November 18, 2014. (10 min.)
- K. Resolution No. 15-83, CAC 515 Preservation Portfolio**  
**Lisa Vatske/Faith Pettis:** A Resolution approving the issuance of bonds by the Commission in the principal amount not to exceed \$7,150,000 to provide a portion of the costs of acquiring and rehabilitating two multifamily housing facilities (Belfair House Apartments and Ashford House Apartments) in the community of Belfair, one multifamily housing facility (Saratoga Springs Apartments) in the community of Shelton, and one multifamily housing facility (Killion Court Apartments) in the community of Yelm. The project will be owned by CAC 515 Preservation Portfolio Associates, LLLP, a Washington limited liability limited partnership. The public hearing for this project was held on April 30, 2015. (10 min.)

- L. **David Clifton/Alice Ostdiek:** Requesting approval of a \$2,000,000 Program Investment Fund loan for the Pacific Tower project (pending submission and documentation of the proposed financing and management structure).
- IV. **Information Report on Department of Commerce Activities.** (10 min.)
- V. **Commissioners' Reports** (10 min.)
- VI. **Chair: Consent Agenda** (5 min.)
  - A. **Status report on the current Homeownership Programs**
  - B. **Status report on the current Homebuyer Education Programs**
  - C. **Multifamily Housing and Community Facilities Activities Report**
  - D. **Asset Management and Compliance Report**
  - E. **Financial Statements as of May 31, 2015 available at the meeting**
- VII. **Chair: Miscellaneous Business and Correspondence** (5 min.)
  - A. **Miscellaneous Business and Correspondence**
  - B. **HFC Events Calendar**
- VII. **Chair: Public Comment**
- IX. **Executive Session (if necessary)**
- X. **Adjourn**

Karen Miller, 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 for the purpose of considering the issuance by the Commission of a tax-exempt revenue note (the "Note") to finance a portion of the costs of constructing a multifamily housing facility in Seattle, Washington in King County, to be owned by 2020 Jackson Street LLLP, a Washington limited liability limited partnership ("Borrower"). The public hearing will be held starting at 1:00 p.m., Thursday, June 25, 2015, in the 28<sup>th</sup> Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

The Note will be issued pursuant to Chapter 43.180 Revised Code of Washington, and the Internal Revenue Code of 1986, as amended.

Proceeds of the Note will be used to provide a portion of the financing for the following project:

Project:	Jackson Workforce Apartments
Project Address:	2020 S. Jackson Street, Seattle, WA 98144
Total Estimated Project Cost:	\$18,461,413
Estimated Amount of the Note for this Project:	\$11,000,000

Proceeds of the Note are expected to provide a portion of the financing to construct a 68-unit multifamily housing facility in Seattle, Washington, and to pay costs of issuing the Note.

Each apartment in the project will be a complete and separate dwelling unit consisting of living, eating and sanitation facilities. A percentage of the total units in the facility will be set aside for persons or households with low incomes.

This notice is intended to comply with the public notice requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended. Written comments with respect to the proposed project and the proposed Note 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 p.m. on Wednesday, June 24, 2015. Public testimony will be heard from all interested members of the public attending the hearing. The Commission will consider the public testimony and written comments in determining if the project will receive funding from the Note. 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 for the purpose of considering the issuance by the Commission of one or more series of tax-exempt revenue notes (the "Notes") to finance a portion of the costs of acquiring and rehabilitating two multifamily housing facilities in the community of Oak Harbor, Washington in Island County, to be owned by BOH Portfolio Preservation Associates, LLLP, a Washington limited liability limited partnership ("Borrower"). The public hearing will be held starting at 1:00 p.m., Thursday, June 25, 2015, in the 28<sup>th</sup> Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

The Notes will be issued pursuant to Chapter 43.180 Revised Code of Washington, and the Internal Revenue Code of 1986, as amended.

A portion of the proceeds of the Notes will be used to provide financing for the following projects, which are two of four similar projects to be financed by the Notes:

Total Estimated Aggregate Note Amount:	\$13,350,900
Project:	Madrona Manor
Project Address:	890 S.W. Kimball Drive, Oak Harbor, WA 98277
Total Estimated Project Cost:	\$6,064,464
Estimated Amount of Notes for this Project:	\$3,903,725
Project:	Lexy Manor
Project Address:	300 N.E. 7 <sup>th</sup> Avenue, Oak Harbor, WA 98277
Total Estimated Project Cost:	\$2,930,075
Estimated Amount of Notes for this Project:	\$1,911,924

Each apartment in the projects will be a complete and separate dwelling unit consisting of living, eating and sanitation facilities. A percentage of the total units in each facility will be set aside for persons or households with low incomes.

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## NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing for the purpose of considering the issuance by the Commission of one or more series of tax-exempt revenue notes (the "Notes") to finance a portion of the costs of acquiring and rehabilitating a 40-unit multifamily housing facility in the community of Port Townsend, Washington in Jefferson County, to be owned by Marion Court Preservation Limited Partnership, a Washington limited partnership ("Borrower"). The public hearing will be held starting at 1:00 p.m., Thursday, June 25, 2015, in the 28<sup>th</sup> Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

The Notes will be issued pursuant to Chapter 43.180 Revised Code of Washington, and the Internal Revenue Code of 1986, as amended.

A portion of the proceeds of the Notes will be used to provide financing for the following project, which is one of three similar projects to be financed by the Notes:

Total Estimated Bond Amount:	\$16,000,000
Project:	Marine Plaza
Project Address:	619 Clay Street Port Townsend, WA 98368
Total Estimated Project Cost:	\$5,479,637
Estimated Amount of Notes for this Project:	\$5,000,000

Each apartment in the Project will be a complete and separate dwelling unit consisting of living, eating and sanitation facilities. A percentage of the total units in each facility will be set aside for persons or households with low incomes.

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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 for the purpose of considering the issuance by the Commission of one or more series of tax-exempt revenue notes (the "Notes") to finance a portion of the costs of acquiring and rehabilitating a 35-unit multifamily housing facility in the community of Bremerton, Washington in Kitsap County, to be owned by Marion Court Preservation Limited Partnership, a Washington limited partnership ("Borrower"). The public hearing will be held starting at 1:00 p.m., Thursday, June 25, 2015, in the 28<sup>th</sup> Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

The Notes will be issued pursuant to Chapter 43.180 Revised Code of Washington, and the Internal Revenue Code of 1986, as amended.

A portion of the proceeds of the Notes will be used to provide financing for the following project, which is one of three similar projects to be financed by the Notes:

Total Estimated Bond Amount:	\$16,000,000
Project:	Marion Court
Project Address:	3500 Marion Court Bremerton, WA 98312
Total Estimated Project Cost:	\$5,285,459
Estimated Amount of Notes for this Project:	\$5,000,000

Each apartment in the Project will be a complete and separate dwelling unit consisting of living, eating and sanitation facilities. A percentage of the total units in each facility will be set aside for persons or households with low incomes.

This notice is intended to comply with the public notice requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended. Written comments with respect to the proposed projects and the proposed Notes 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 p.m. on Wednesday, June 24, 2015. Public testimony will be heard from all interested members of the public attending the hearing. The Commission will consider the public testimony and written comments in determining if the projects will receive funding from the Notes. 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 projects.

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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 for the purpose of considering the issuance by the Commission of one or more series of tax-exempt revenue notes (the "Notes") to finance a portion of the costs of acquiring and rehabilitating two multifamily housing facilities in the community of Burlington, Washington in Skagit County, to be owned by BOH Portfolio Preservation Associates, LLLP, a Washington limited liability limited partnership ("Borrower"). The public hearing will be held starting at 1:00 p.m., Thursday, June 25, 2015, in the 28<sup>th</sup> Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

The Notes will be issued pursuant to Chapter 43.180 Revised Code of Washington, and the Internal Revenue Code of 1986, as amended.

A portion of the proceeds of the Notes will be used to provide financing for the following projects, which are two of four similar projects to be financed by the Notes:

Total Estimated Aggregate Note Amount:	\$13,350,900
Project:	Norris Place
Project Address:	486 S. Norris Street, Burlington, WA 98233
Total Estimated Project Cost:	\$6,178,798
Estimated Amount of Notes for this Project:	\$4,153,727
Project:	Fairhaven Manor
Project Address:	115 Hulbush Lane, Burlington, WA 98233
Total Estimated Project Cost:	\$5,116,762
Estimated Amount of Notes for this Project:	\$3,381,524

Each apartment in the projects will be a complete and separate dwelling unit consisting of living, eating and sanitation facilities. A percentage of the total units in each facility will be set aside for persons or households with low incomes.

This notice is intended to comply with the public notice requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended. Written comments with respect to the proposed projects and the proposed Notes may be mailed or faxed to the attention of Jason Hennigan, 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 p.m. on Wednesday, June 24, 2015. Public testimony will be heard from all interested members of the public attending the hearing. The Commission will consider the public testimony and written comments in determining if the projects will receive funding from the Notes. 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 projects.

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 for the purpose of considering the issuance by the Commission of one or more series of tax-exempt revenue notes (the "Notes") to finance a portion of the costs of acquiring and rehabilitating a 50-unit multifamily housing facility in the community of Olympia, Washington in Thurston County, to be owned by Marion Court Preservation Limited Partnership, a Washington limited partnership ("Borrower"). The public hearing will be held starting at 1:00 p.m., Thursday, June 25, 2015, in the 28<sup>th</sup> Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

The Notes will be issued pursuant to Chapter 43.180 Revised Code of Washington, and the Internal Revenue Code of 1986, as amended.

A portion of the proceeds of the Notes will be used to provide financing for the following project, which is one of three similar projects to be financed by the Notes:

Total Estimated Bond Amount:	\$16,000,000
Project:	The Olympian Senior
Project Address:	519 Washington Street S.E. Olympia, WA 98501
Total Estimated Project Cost:	\$6,620,878
Estimated Amount of Notes for this Project:	\$6,000,000

Each apartment in the Project will be a complete and separate dwelling unit consisting of living, eating and sanitation facilities. A percentage of the total units in each facility will be set aside for persons or households with low incomes.

This notice is intended to comply with the public notice requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended. Written comments with respect to the proposed projects and the proposed Notes 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 p.m. on Wednesday, June 24, 2015. Public testimony will be heard from all interested members of the public attending the hearing. The Commission will consider the public testimony and written comments in determining if the projects will receive funding from the Notes. 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 projects.

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.



The Washington State  
**HOUSING FINANCE COMMISSION**

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**NOTICE OF PUBLIC HEARING**

The Washington State Housing Finance Commission (the “Commission”) will hold an open public hearing for the purpose of considering the allocation by the Commission of federal low-income housing tax credits (the “Credits”) to sponsor multifamily residential projects. The projects to be considered for an allocation of Credits are posted on the Commission’s website at <http://www.wshfc.org/mhcf/9percent/2015list.pdf>. The open public hearing will be held at 1:00 p.m., or as soon thereafter as the consideration of any other Commission business will allow, on *Thursday, June 25<sup>th</sup>, 2015*, in the Commission’s **Board Room, 1000 Second Avenue, 28<sup>th</sup> Floor, Seattle, Washington**. 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 Credits will be allocated pursuant to the authority of the Commission under Chapter 43. 180 RCW as amended, Executive Order 94-05, dated April 2, 1994, and the Internal Revenue Code of 1986, as amended. As a condition of receiving an allocation of tax credits and under a competitive process, the developers commit to serving very low and extremely low income and special needs populations for up to 40 years.

Written comments with respect to the proposed projects and allocation of Credits may be emailed to [lisa.vatske@wshfc.org](mailto:lisa.vatske@wshfc.org), mailed or faxed to the **Washington State Housing Finance Commission** (*Attention: Lisa Vatske, MHCF Division Director, 1000 Second Avenue, Suite 2700, Seattle, Washington, 98104-1046*; fax number 206.587.5113) for receipt no later than *5:00 p.m. on June 24<sup>th</sup>, 2015*. The public testimony will be heard from all interested members of the public attending the hearing. The Commission will consider the public testimony and written comments in determining if the projects will receive Credits; however, the Commission will not consider testimony and written comments regarding land use, zoning, and environmental regulation, which should be directed to the local jurisdictions that are authorized to consider these matters when issuing building permits for the project.