

UPDATED

**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, 28th Floor, Seattle, Washington 98104-3601, on Thursday, June 29, 2017, at 11:00 a.m. to consider the following:

- I. Cindy Felker:** Review and discussion of the Commission's Succession Plan. (20 min.)

- II. Lisa DeBrock:** Provide a briefing on the upcoming Request for Proposals for Single Family Master Servicer(s). (20 min.)

- III. 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 29, 2017, at 1:00 p.m. to consider the following:

I. Chair: Approval of the Minutes from the April 27, 2017 & May 22, 2017 Special Meetings. (5 min.)

II. Chair: Conduct a Public Hearing on the following:

A. Santos Place/Sandpoint Family Housing Resyndication, OID # 17-104A [Commission Hearing]

Bob Peterson: The proposed issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs for the acquisition, rehabilitation and addition to a 69-unit low income multifamily housing facility located at 6801, 6831 and 6940 62nd Avenue NE, Seattle, WA 98115, to be owned by SPH Two LLLP, a Washington limited liability limited partnership. Proceeds of the bonds may be used to provide a portion or all of the costs of financing the bonds. The total estimated bond amount is not expected to exceed \$8,000,000. (10 min.)

B. The Walk, OID # 13-101A [Commission Hearing]

Bob Peterson: The proposed issuance of a Qualified Energy Conservation Bond (QECB) to finance the construction of 38 units of a 52-unit housing development located at 201 Madrona Way NE, Bainbridge Island, WA 98110 to be owned by Paditu, LLC, a Washington limited liability company. This project is part of Kitsap County's Green Community Initiative. The total estimated bond amount is not expected to exceed \$4,100,000. (5 min.)

C. Vintage at Bremerton, OID # 17-139A

Bob Peterson: The proposed issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition and rehabilitation of a 143-unit low income multifamily housing facility for seniors located at 1717 Sheridan Road, Bremerton, WA 98310, to be owned by Vintage at Bremerton 2, LP, a Washington limited partnership. Proceeds of the notes may be used to provide a portion or all of the costs of financing the notes. The total estimated note amount is not expected to exceed \$19,000,000. (10 min.)

D. Welcome Center, OID # 17-140A

Bob Peterson: The proposed issuance of tax-exempt revenue bonds to finance the construction and equipping of a 7,856 square foot community facility with a gathering hall, reception areas, library, craft and activity rooms, commercial-grade kitchen, administrative office space, bathrooms and showers, and an

outdoor covered patio located at 12306 Vickery Avenue E., Tacoma, WA 98446, to be owned by L'Arche Tahoma Hope Community, a Washington 501(c)(3) nonprofit organization. Proceeds of the bonds may be used to provide a portion or all of the costs of financing the bonds. The total estimated bond amount is not expected to exceed \$1,500,000. (10 min.)

E. St. Andrew's Place Assisted Living; OID # 17-143A

Bob Peterson: The proposed issuance of tax-exempt revenue bonds to refinance existing debt of a 40-apartment unit assisted living community for seniors 55 and older located at 520 E. Park Avenue, Port Angeles, WA 98362, to be owned by St. Andrew's Retirement Community, a Washington 501(c)(3) nonprofit organization. Proceeds of the bonds may be used to provide a portion or all of the costs of financing the bonds. The total estimated bond amount is not expected to exceed \$1,650,000. (10 min.)

F. Franke Tobey Jones, OID # 17-142A

Bob Peterson: The proposed issuance of one or more series of tax-exempt revenue bonds to finance (i) the construction and equipping of a new facility containing 43 skilled nursing beds and 28 memory care units, and (ii) the construction and equipping of a 16-unit independent living community and one duplex in an existing continuing care retirement community, located at 5340 North Bristol Street, Tacoma, WA 98407. The buildings will be owned by Franke Tobey Jones, a Washington 501(c)(3) nonprofit organization. Proceeds of the bonds may be used to provide a portion or all of the costs of financing the bonds. The total estimated bond amount is not expected to exceed \$30,000,000. (10 min.)

G. McKinley Terrace Properties Redevelopment, OID # 17-103A-D

Bob Peterson: The proposed issuance of one or more series of tax-exempt and taxable revenue notes to provide a portion of the costs of acquiring and rehabilitating: (1) two multifamily housing facilities (McKinley Terrace Apartments located at 809 E. Wright Avenue, Tacoma, WA 98404; Meadow Park Garden Court located at 5602 Hannah Pierce Road W., University Place, WA 98467); (2) one senior multifamily facility (Chehalis Manor located at 300 South Market Boulevard, Chehalis, WA 98532); and (3) one senior multifamily facility (Kennewick Garden Court located at 955 West 5th Avenue, Kennewick, WA 99336). All facilities are expected to be owned by McKinley Terrace LLC, a Washington limited liability company. Proceeds of the notes are expected to be used to provide a portion of the financing for the acquisition and rehabilitation of the 107-unit McKinley Terrace Apartments, the 66-unit Meadow Park Garden Court, the 33-unit Chehalis Manor and the 27-unit Kennewick Garden Court. Proceeds of the notes may also be used to pay a portion or all of the costs of issuing the bonds. The total estimated aggregate note amount is not expected to exceed \$33,000,000 (a portion of which may be taxable). (10 min.)

- H. LARC @ Burien, OID # 16-156A**
Bob Peterson: The proposed issuance of one or more series of tax-exempt notes to finance a portion of the costs for the acquisition, construction and equipping of a 160-unit senior multifamily housing facility located at 11672 Des Moines Memorial Drive, Burien, WA 98168, to be owned by LARC @ Burien, LLC, a Washington limited liability company. Proceeds of the notes may be used to pay a portion or all of the costs of financing the notes. The total estimated note amount is not expected to exceed \$26,000,000. (10 min.)
- I. YWCA Snohomish Portfolio, OID # 17-108A-C**
Bob Peterson: The proposed issuance of one or more series of tax-exempt and taxable revenue bonds to finance a portion of the costs for the acquisition and rehabilitation of three multifamily housing facilities (Somerset Village located at 19703 – 19723 68th Avenue W., Lynnwood, WA 98036; Victorian Woods located at 4002-4015 and 4101-4103 212th Street SW, Mountlake Terrace, WA 98043; Wear to Live located at 11802 4th Avenue W., Everett, WA 98204). All facilities will be owned by Snohomish Portfolio LLLP, a Washington limited liability limited partnership. Proceeds of the bonds are expected to be used to provide a portion of the financing for the acquisition and rehabilitation of the 64-unit Somerset Village, the 66-unit Victorian Woods and the 90-unit Wear to Live. Proceeds of the bonds may also be used to pay a portion or all of the costs of issuing the bonds. The total estimated aggregate bond amount is not expected to exceed \$37,000,000 (a portion of which may be taxable). (10 min.)
- J. Waterview Crossing, OID # 15-100A**
Bob Peterson: The proposed issuance of one or more series of tax-exempt and taxable revenue notes to finance a portion of the costs for the acquisition of land and new construction and equipping of a 326-unit multifamily housing facility located at 22000 Pacific Highway South, Des Moines, WA 98198, to be owned by Waterview Crossing, LLC, a Washington limited liability company. Proceeds of the notes may be used to provide a portion or all of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$85,000,000 (a portion of which may be taxable). (10 min.)
- K. 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.)
- L. Lisa Vatske:** Recommend and present Projects for Allocation of Low Income Housing Tax Credits from the 2017 funding round (30 min.)

III. Consider and Act on the Following Action Items:

- A. Resolution No. 17-149, a Resolution for the 2017 Allocation of Credit for the Housing Tax Credit Program**
Lisa Vatske: A resolution authorizing the Executive Director to make reservations and/or allocations of 2017 Housing Tax Credits (15 min.)

- B. Resolution No. 17-148, The Walk, OID # 13-101A**
Lisa Vatske: A resolution approving the issuance of a QECB to finance the construction of 38 units of a 52-unit housing development located at 201 Madrona Way NE, Bainbridge Island, WA 98110 to be owned by Paditu, LLC, a Washington limited liability company. This project is part of Kitsap County’s Green Community Initiative. The total estimated bond amount is not expected to exceed \$4,100,000. (5 min.)

- C. Resolution No. 17-153, Emerald Heights, OID # 17-134A**
Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue bonds to finance the construction and equipping of a 56-unit assisted living facility on an existing campus located at 10901 176th Circle NE, Redmond, WA 98052, to be owned by Eastside Retirement Association dba Emerald Heights, a Washington 501(c)(3) nonprofit organization. Proceeds of the bonds may be used to provide a portion or all the costs of financing the bonds. The total estimated bond amount is not expected to exceed \$25,000,000. The public hearing was held April 27, 2017 (10 min.)

- D. Resolution No. 17-118, Homes First, OID # 16-155A**
Lisa Vatske: A resolution approving the issuance of two series of bonds to refinance existing low-income rental properties and shared housing facilities providing 65 units and 200 beds, owned by Homes First, a Washington 501(c)(3) nonprofit corporation. The addresses are listed below. The shared housing will be financed with a Nonprofit Revenue Bond (facility) and the family housing will be financed with a Nonprofit Housing Revenue Bond. A portion of the proceeds of the bonds may be used to pay all or part of the costs of issuing the bonds. The total estimated aggregate amount of the bonds is not expected to exceed \$2,250,000. The public hearing was held January 26, 2017. (10 min.)

Project: Homes First Shared Housing	Project: Homes First Family Housing
Addresses: (WA) 1812 Sawyer St. SE, Olympia, 98501 1344 Susitna Ln. SW, Tumwater, 98501 221 Milroy St. NW, Olympia, 98502 5501 32nd Ct. SE, Lacey, 98503 5203 Lacey Blvd. SE, Lacey, 98503 4913 22nd Ave. SE, Lacey, 98503 4810 21st Ave. SE, Lacey, 98503 2503 25th Loop SE, Lacey, 98503	Addresses: (WA) 501-503 18th Ave. SE, Olympia, 98501 2516 Lincoln Ave. SE, Olympia, 98501 1729 Legion Way SE, Olympia, 98501 423 Z St. SE, Tumwater, 98501 1819 E. 9th Ave. SE, Olympia, 98501 2408 Lincoln Ave. SE, Olympia, 98501 2124 Soroya Ct. SW, Olympia, 98502 222 Cushing St. NW, Olympia, 98502

5211 22nd Ave. SE, Lacey, 98503	1702 Magnolia St. SE, Olympia, 98503
3012 Impala Dr. SE, Lacey, 98503	1308 Sleater Kinney Rd. SE, Lacey, 98503
5505 32nd Ct. SE, Lacey, 98503	1314 Sleater Kinney Rd. SE, Lacey, 98503
4618 31st Ave. SE, Lacey, 98503	6120-21 Glen Mary Ln. SE, Lacey, 98503
1203 Olympia Ave. NE, Olympia 98506	1603 Bethel St. NE, Olympia, 98506
5908 59th Loop SE, Lacey, 98513	9121 Skokomish Way NE, Olympia, 98516

E. Resolution No. 17-152, K West Apartments, OID # 17-106A

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs to acquire, construct and equip a 192-unit low income multifamily housing facility located at 5500 NE Fourth Plain Boulevard, Vancouver, WA 98663 to be owned by K West Apartments Limited Partnership, an Oregon limited partnership. Proceeds of the bonds may be used to pay a portion or all the costs of financing the bonds. The total estimated bond amount is not expected to exceed \$26,000,000 (a portion of which may be taxable). The public hearing was held April 27, 2017. (10 min.)

F. Resolution No. 17-150, Lake City Family Housing, OID # 17-105A

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs to construct a 70-unit low-income multifamily housing facility located at 12705 30th Avenue NE, Seattle, WA 98125, to be owned by 30th NE Development LLLP, a Washington limited liability limited partnership. Proceeds of the bonds may be used to pay a portion or all the costs of financing the bonds. The total estimated bond amount is not expected to exceed \$15,000,000. Approximately \$2,000,000 of taxable bonds will be used to construct a preschool facility for 80 children on site. The public hearing was held April 27, 2017. (10 min.)

G. Resolution No. 17-122, Sea Mar Vancouver Family Housing, OID # 16-137A

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs to construct and equip a 70-unit low income multifamily housing facility, located at 7803 NE Fourth Plain Boulevard, Vancouver, WA 98662 to be owned by Sea Mar Housing Vancouver, LP, a Washington limited partnership. Proceeds of the notes may be used to provide a portion or all of the costs of financing the bonds. The total estimated aggregate note amount is not expected to exceed \$12,000,000. The public hearing was held November 16, 2016. (10 min.)

H. Resolution No. 17-141, Tukwila Village Phase 1 Senior Living, OID # 17-111A

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue bonds to finance the construction of a 193-unit multifamily senior housing facility, located at 14400 Tukwila International Blvd and 4450 South 144th Street, Tukwila, WA 98168, to be owned by Tukwila Village Associates (1) Limited Partnership, a Washington limited partnership. Proceeds of the bonds may be used to provide a portion or all of the costs of financing the bonds. The total estimated aggregate bond amount is

not expected to exceed \$48,000,000 (a portion of which may be taxable). The public hearing was held February 23, 2017. (10 min.)

- I. Resolution No. 17-144, 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.)

- J. Operating Budget for the fiscal year July 1, 2017 — June 30, 2018**
Bob Cook: Hear and act on a recommendation to adopt the July 1, 2017 – June 30, 2018 operating budget. (10 min.)

- K. Transfer of Reserves to the Program Investment Fund**
Bob Cook: Hear and act on a recommendation to transfer reserves to the Program Investment Fund (5 min.)

- L. Paul Edwards:** Request approval of the recommendation for Bond/General/Tax Credit Counsel and Special Counsel for Energy Efficiency Loan Program. (5 min.)

- IV. Information Report on Department of Commerce Activities.** (10 min.)

- V. Executive Director’s Report** (10 min.)

- VI. Commissioners’ Reports** (10 min.)

- VII. 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, 2017 available at the meeting**

- VIII. Chair: Miscellaneous Business and Correspondence** (5 min.)
 - A. Miscellaneous Business and Correspondence**
 - B. HFC Events Calendar**

IX. Chair: Public Comment

X. Executive Session (if necessary)

XI. 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 one of more series of tax-exempt revenue obligations (the "Notes") to finance a portion of the costs for the acquisition and rehabilitation of a multifamily housing facility in Bremerton, Washington (the "Project"), to be owned and operated by Vintage at Bremerton 2, LP, a Washington limited partnership. The public hearing will be held starting at 1:00 p.m., Thursday, June 29, 2017 in the 28th 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 (the "Code").

The proceeds of the Notes will be used to provide financing for the following Project:

Project:	Vintage at Bremerton
Project Address:	1717 Sheridan Road Bremerton, WA 98310-4659
Total Estimated Project Cost:	\$25,372,237
Estimated Maximum Note Amount:	\$19,000,000

Proceeds of the Notes will be used to provide a portion of the financing for the acquisition and rehabilitation of a 143-unit low-income multifamily housing facility for seniors in Bremerton, WA, and to pay a portion of the costs of issuing the Notes. 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 is intended to comply with the public notice requirements of Section 147(f) of the Code. Written comments with respect to the proposed Project and the proposed Notes may be mailed or faxed to the attention of Jason Hennigan, WSHFC, MHCF 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 28, 2017. 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 tax-exempt 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 MHCF 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 tax-exempt revenue bonds (the “Bonds”) to finance the construction and equipping of a community facility (the “Project”) in unincorporated Pierce County to be owned and operated by L'Arche Tahoma Hope Community, 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 public hearing will be held starting at 1:00 p.m., Thursday, June 29, 2017 in the 28th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104–3601.

The Bonds will be issued pursuant to the Revised Code of Washington, Chapter 43.180 and the Code.

The proceeds of the Bonds will be used to provide financing for the following Project:

Project:	Welcome Center
Project Address:	12306 Vickery Ave E. Tacoma, WA 98446
Total Estimated Project Cost:	\$3,372,000
Estimated Maximum Bond Amount:	\$1,500,000

Proceeds of the Bonds may be used to build a 7,856-square foot community facility with a gathering hall, reception areas, library, craft and activity rooms, commercial-grade kitchen, administrative office space, bathrooms and showers, and an outdoor covered patio, and to pay all or a portion of the costs of issuing the Bonds.

Written comments with respect to the Project and the proposed Bonds may be mailed or faxed to the attention of Jacob Richardson, WSHFC, Multifamily Housing and Community Facilities Division, 1000 Second Avenue, Suite 2700, Seattle, WA 98104-1046 or to (206) 587–5113, for receipt no later than 5 p.m. on Wednesday, June 28, 2017. 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 a tax–exempt bond. 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 tax-exempt revenue bonds (the “Bonds”) to refinance existing debt of an assisted living facility owned and operated by St. Andrew’s Retirement Community, 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 public hearing will be held starting at 1:00 p.m., Thursday, June 29, 2017 in the 28th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104–3601.

The Bonds will be issued pursuant to the Revised Code of Washington, Chapter 43.180 and the Code.

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

Project:	St. Andrew’s Place Assisted Living
Project Address:	520 E. Park Avenue Port Angeles, WA 98362-6970
Total Estimated Project Cost:	\$1,650,000
Estimated Maximum Note Amount:	\$1,650,000

Proceeds of the Bonds may be used to refinance debt which financed the construction and equipping of a 40-apartment unit assisted living community for seniors 55 and older, and to pay all or a portion of the costs of issuing the Bonds.

Written comments with respect to the Project and the proposed Bonds may be mailed or faxed to the attention of Jacob Richardson, WSHFC, Multifamily Housing and Community Facilities Division, 1000 Second Avenue, Suite 2700, Seattle, WA 98104-1046 or to (206) 587–5113, for receipt no later than 5 p.m. on **Wednesday, June 28, 2017**. 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 a tax–exempt bond. 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 bonds (the “Bonds”) to finance the construction and equipping of additions to an existing continuing care retirement community (the “Project”), owned and to be operated by Franke Tobey Jones, 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 public hearing will be held starting at 1:00 p.m., Thursday, June 29, 2017, in the 28th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104–3601.

The Bonds will be issued pursuant to the Revised Code of Washington, Chapter 43.180 and the Code.

The proceeds of the Bonds will be used to provide financing for the following Project:

Project:	Franke Tobey Jones
Project Address:	5340 North Bristol Street Tacoma, WA 98407-2204
Total Estimated Project Cost:	\$50,476,937
Estimated Maximum Bond Amount:	\$30,000,000

Proceeds of the Bonds will be used to finance a portion of (i) the construction and equipping of a new facility containing 43 skilled nursing beds and 28 memory care units, and (ii) the construction and equipping of a 16-unit independent living community plus one duplex for a total of 18 independent living units in an existing continuing care retirement community, and to pay all or a portion of the costs of issuing the Bonds.

This notice is 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 Bonds 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 98104-1046 or to (206) 587–5113, for receipt no later than 5 p.m. on Wednesday, June 28, 2017. 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 tax-exempt bonds. 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 of more series of tax-exempt and taxable revenue obligations (the "Notes") to finance a portion of the costs for the acquisition and rehabilitation of a multifamily housing facility located in Chehalis, Washington (the "Facility"), which is one of four projects (together, the "Portfolio") expected to be owned and operated by McKinley Terrace LLC, a Washington limited liability company. The public hearing will be held starting at 1:00 p.m., Thursday, June 29, 2017, in the 28th 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 ("the Code").

The proceeds of the Notes will be used to provide financing for the following Facility:

Total Estimated Note Amount:	\$33,000,000 (a portion of which may be taxable).
Project:	McKinley Terrace Properties Redevelopment
Facility:	Chehalis Manor
Facility Address:	300 South Market Blvd., Chehalis, WA 98532
Total Estimated Facility Cost:	\$4,600,702
Estimated Amount of Notes for this Facility:	\$3,900,000 (a portion of which may be taxable)

Proceeds of the Notes will be used to provide a portion of the financing for the acquisition and rehabilitation of the 33-unit Facility for seniors, and to pay a portion of the costs of issuing the Notes. Each apartment 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 with low incomes.

The total aggregate estimated cost of the acquisition and rehabilitation of the Portfolio and costs of issuance of the Notes is estimated to be \$39,827,607.

This notice is intended to comply with the public notice requirements of Section 147(f) of the Code. Written comments with respect to the proposed Facility and the proposed Notes may be mailed or faxed to the attention of Jacob Richardson, WSHFC, MHCF 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 28, 2017. 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 Commission 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 Facility.

Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the MHCF 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 of more series of tax-exempt and taxable revenue obligations (the "Notes") to finance a portion of the costs for the acquisition and rehabilitation of a multifamily housing facility located in Kennewick, Washington (the "Facility"), which is one of four projects (together, the "Portfolio") expected to be owned and operated by McKinley Terrace LLC, a Washington limited liability company. The public hearing will be held starting at 1:00 p.m., Thursday, June 29, 2017, in the 28th 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 ("the Code").

The proceeds of the Notes will be used to provide financing for the following Facility:

Total Estimated Note Amount:	\$33,000,000 (a portion of which may be taxable).
Project:	McKinley Terrace Properties Redevelopment
Facility:	Kennewick Garden Court
Facility Address:	955 West 5th Avenue, Kennewick, WA 99336
Total Estimated Facility Cost:	\$3,453,117
Estimated Amount of Notes for this Facility:	\$3,000,000 (a portion of which may be taxable)

Proceeds of the Notes will be used to provide a portion of the financing for the acquisition and rehabilitation of the 27-unit Facility for seniors, and to pay a portion of the costs of issuing the Notes. Each apartment 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 with low incomes.

The total aggregate estimated cost of the acquisition and rehabilitation of the Portfolio and costs of issuance of the Notes is estimated to be \$39,827,607.

This notice is intended to comply with the public notice requirements of Section 147(f) of the Code. Written comments with respect to the proposed Facility and the proposed Notes may be mailed or faxed to the attention of Jacob Richardson, WSHFC, MHCF 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 28, 2017. 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 Commission 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 Facility.

Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the MHCF 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 of more series of tax-exempt and taxable revenue obligations (the "Notes") to finance a portion of the costs for the acquisition and rehabilitation of two multifamily housing facilities located in Pierce County, Washington (each a "Facility" and, together, the "Facilities"), which are two of four projects (together, the "Portfolio") expected to be owned and operated by McKinley Terrace LLC, a Washington limited liability company. The public hearing will be held starting at 1:00 p.m., Thursday, June 29, 2017, in the 28th 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 ("the Code").

The proceeds of the Notes will be used to provide financing for the following Facilities:

Total Estimated Note Amount: \$33,000,000 (a portion of which may be taxable).

Project: McKinley Terrace Properties Redevelopment

Facility: McKinley Terrace Apartments
Facility Address: 809 E. Wright Avenue, Tacoma, WA 98404

Total Estimated Facility Cost: \$18,202,713
Estimated Amount of Notes for this Facility: \$16,000,000 (a portion of which may be taxable)

Facility: Meadow Park Garden Court
Facility Address: 5602 Hannah Pierce Road W., University Place, WA 98467

Total Estimated Facility Cost: \$13,571,075
Estimated Amount of Notes for this Facility: \$11,500,000 (a portion of which may be taxable)

Proceeds of the Notes will be used to provide a portion of the financing for the acquisition and rehabilitation of the 107-unit McKinley Terrace Apartments for seniors and the 66-unit Meadow Park Garden Court, and to pay a portion of the costs of issuing the Notes. Each apartment 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 with low incomes.

The total aggregate estimated cost of the acquisition and rehabilitation of the Portfolio and costs of issuance of the Notes is estimated to be \$39,827,607.

This notice is intended to comply with the public notice requirements of Section 147(f) of the Code. Written comments with respect to the proposed Facilities and the proposed Notes may be mailed or faxed to the attention of Jacob Richardson, WSHFC, MHCF 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 28, 2017. 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 Commission 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 a Facility.

Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the MHCF 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 obligations (the "Notes") to finance a portion of the costs for the acquisition, construction and equipping of a multifamily housing facility located in Burien, Washington (the "Project"), to be owned and operated by LARC @ Burien, LLC, a Washington limited liability company. The public hearing will be held starting at 1:00 p.m., on June 29, 2017, in the 28th 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 (the "Code").

The proceeds of the Notes will be used to provide financing for the following Project:

Project:	LARC @ Burien
Project Address:	11672 Des Moines Memorial Drive Burien, WA 98168
Total Estimated Project Cost:	\$34,228,997
Estimated Maximum Bond Amount:	\$26,000,000

Proceeds of the Notes will be used to provide a portion of the financing for the acquisition, construction and equipping of a 160-unit multifamily housing facility for seniors in Burien, WA, and to pay a portion of the costs of issuing the Notes. 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 is intended to comply with the public notice requirements of Section 147(f) of the Code. Written comments with respect to the proposed Project and the proposed Notes may be mailed or faxed to the attention of Dan Schilling, WSHFC, MHCF Division, 1000 Second Avenue, Suite 2700, Seattle, WA 98104-3601 or to (206) 587-5113, for receipt no later than 5 p.m. on June 28, 2017. 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 tax-exempt 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 MHCF 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 of more series of tax–exempt and taxable revenue obligations (the “Bonds”) to finance a portion of the costs for the acquisition and rehabilitation of three multifamily housing facilities located in Snohomish County (each a “Project” and together, the “Projects”) to be owned by Snohomish Portfolio LLLP, a Washington limited liability limited partnership. The public hearing will be held starting at 1:00 p.m., **Thursday, June 29, 2017** in the 28th Floor Board Room of the Commission’s offices, located at 1000 Second Ave., Seattle, Washington 98104–3601.

The Bonds will be issued pursuant to Chapter 43.180 Revised Code of Washington, and the Internal Revenue Code of 1986, as amended (“the Code”).

A portion of the proceeds of the Bonds will be used to provide financing for the following Project:

Project:	Somerset Village
Project Addresses:	19703 - 19723 68th Ave W Lynnwood, WA 98036
Units:	64
Total Estimated Project Cost:	\$22,576,811
Estimated Maximum Bond Amount for this Project:	\$12,285,000 (a portion of which may be taxable)

Project:	Victorian Woods
Project Addresses:	4002-4015 and 4101-4103 212 th Street SW Mountlake Terrace, WA 98043
Units:	66
Total Estimated Project Cost:	\$20,033,075
Estimated Maximum Bond Amount for this Project:	\$10,980,000 (a portion of which may be taxable)

Project:	Wear to Live
Project Addresses:	11802 4th Ave W Everett, WA 98204
Units:	90
Total Estimated Project Cost:	\$25,673,935
Estimated Maximum Bond Amount for this Project:	\$13,735,000 (a portion of which may be taxable)

Total estimated cost for the Projects is \$68,283,821. The aggregate proceeds of the Bonds will not exceed \$37,000,000 (a portion of which may be taxable).

Proceeds of the Bonds will be used to provide a portion of the financing for the acquisition and rehabilitation of the Projects, and to pay a portion of the costs of issuing the Bonds. 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 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 Bonds may be mailed or faxed to the attention of Jason Hennigan, WSHFC, MHCF 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 28, 2017**. 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 tax-exempt 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 MHCF 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 and taxable revenue obligations (the "Notes") to finance a portion of the costs for the acquisition, construction and equipping of a multifamily housing facility (the "Project") in Des Moines, Washington, to be owned and operated by Waterview Crossing, LLC, a Washington limited liability company. The public hearing will be held starting at 1:00 p.m., Thursday, June 29, 2017, in the 28th 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 ("the Code").

The proceeds of the Notes will be used to provide financing for the following Project:

Project:	Waterview Crossing Apartments
Project Address:	22000 Pacific Highway South Des Moines, WA 98198
Total Estimated Project Cost:	\$101,263,333
Estimated Maximum Note Amount:	\$85,000,000 (a portion of which may be taxable)

Proceeds of the Notes will be used to provide a portion of the financing for the acquisition of land and new construction and equipping of a 326-unit multifamily housing facility in Des Moines, WA, and to pay a portion of the costs of issuing the Notes. 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 is intended to comply with the public notice requirements of Section 147(f) of the Code. Written comments with respect to the proposed Project and the proposed Notes may be mailed or faxed to the attention of Dan Schilling, WSHFC, MHCF 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, June 28, 2017. 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 Commission 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 MHCF 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

Notice is hereby given that the Washington State Housing Finance Commission (the “Commission”) will hold a public hearing at 1:00 p.m., Thursday, June 29, 2017, in the 28th floor Board Room of the Commission at 1000 Second Avenue, Seattle, Washington 98104 or as soon thereafter as practicable, for the purpose of receiving public comment regarding the issuance of single-family mortgage revenue bonds.

The Commission intends to issue its Single-Family Program Bonds, Single Family Special Program Bonds and Homeownership Program Bonds, in one or more series, in a total amount not to exceed \$500,000,000 (together, the “Bonds”). The Bonds will be used to finance the acquisition of eligible single-family residences throughout the state. Mortgage loans will be originated by lending institutions under standard FHA, VA, USDA, Freddie Mac, and Fannie Mae guidelines, and sold to a master servicer. The master servicer will pool the mortgage loans and sell Ginnie Mae, Fannie Mae or Freddie Mac mortgage-backed securities secured by such loans to the Commission’s bond trustee. Proceeds of the Bonds may also, in limited cases, be used to make loans for downpayment and closing cost assistance. The issuance of the Bonds and any remarketing or refunding thereof are pursuant to a plan of financing of the Commission.

The mortgage loans must meet the requirements of the originating lenders as well as Section 143 of the Internal Revenue Code of 1986, as amended (“Code”). Borrowers must be first-time homebuyers (unless the property is located in targeted areas as defined by the Code) and are subject to maximum income limits. Properties are subject to maximum purchase prices and must be owner occupied.

The public is invited to attend and make written or oral statements including objections, if any, concerning the proposed Bonds. Written comments may be mailed or faxed to the attention of Lisa DeBrock, 1000 Second Avenue, Suite 2700, Seattle, WA 98104-1046 or to (206) 587-5113, for receipt no later than 5 p.m. on Wednesday, June 28, 2017. Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact Lisa DeBrock at least 48 hours in advance of the hearing. This notice is published pursuant to Section 147(f) of the Code.



The Washington State
HOUSING FINANCE COMMISSION

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/2017list.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 29, 2017*, in the Commission’s **Board Room, 1000 Second Avenue, 28th 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, 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 28, 2017*. 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.