

**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, September 28, 2017, at 11:00 a.m. to consider the following:

- I. Mike Awadis/Lisa DeBrock:** Financial comparison of loan servicing models. (20 min.)
  
- II. Kim Herman/Lisa DeBrock/Lisa Vatske:** Briefing on PRI Investments and the Impact Capital liquidity increase. (15 min.)
  
- III. David Tan/Bob Cook:** Briefing on Impact Capital and the requested increase in the liquidity line of credit. (10 min.)
  
- IV. Kim Herman: Executive Director's Report** (time allowing)

**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, September 28, 2017, at 1:00 p.m. to consider the following:

**I. Chair: Approval of the Minutes from the August 24, 2017, Special Meeting**  
(5 min.)

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

**A. Redmond Ridge East Apartments, OID # 17-146A**  
**[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, construction and equipping of a 109-unit low income multifamily housing facility located at 11099 Eastridge Drive NE, Redmond, WA 98053, to be owned by Redmond Ridge Apartments, LLC, a Washington limited liability company. 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 \$33,000,000 (a portion of which may be taxable). (10 min.)

**B. Spokane Portfolio, OID # 17-101A-B**

**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 and rehabilitation of two multifamily housing facilities (Coventry Court Apartments located at 1600 W. Pacific Avenue, Spokane, WA 99201 and St. Andrews Court Apartments located at 802 W. Nora, 1815 N. Post and 811 W. Indiana Avenue, Spokane, WA 99205). Both facilities will be owned by Spokane 2 Preservation 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 \$12,500,000. (10 min.)

**C. Proposed 9% Housing Tax Credit Program Policy Changes for the 2018 Allocation Round**

**Lisa Vatske:** A public hearing on the proposed changes to the 9% Competitive Housing Tax Credit Program Policies for the 2018 allocation round. (20 min.)

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

**A. Proposed changes to the 9% Housing Tax Credit Program Policies for the 2018 allocation round**

**Lisa Vatske:** Request approval of the proposed changes to the 9% Housing Tax Credit Program Policies for the 2018 allocation round. (5 min.)

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

**C. Resolution No. 17-189, Redmond Ridge East Apartments, OID # 17-146A**

**Lisa Vatske:** 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, construction and equipping of a 109-unit low income multifamily housing facility located at 11099 Eastridge Drive NE, Redmond, WA 98053, to be owned by Redmond Ridge Apartments, LLC, a Washington limited liability company. 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 \$33,000,000 (a portion of which may be taxable). The public hearing was held September 7, 2017. (10 min.)

**D. Lisa Vatske:** Program-Related Investment (PRI) request of an additional \$2 million for Sustainable Energy Trust. (5 min.)

**E. Lisa Vatske:** Program-Related Investment (PRI) request of an additional \$4 million for Critical Housing Preservation Program. (5 min.)

**F. Lisa Vatske:** Program-Related Investment (PRI) request of an additional \$4 million for Land Acquisition Program. (5 min.)

- G. Lisa Vatske:** Program-Related Investment (PRI) request of an additional \$2 million for Manufactured Housing Preservation. (5 min.)
  - H. Lisa Vatske:** Program-Related Investment (PRI) request of an additional \$500,000 for Capital Plus! (WCRA). (5 min.)
  - I. Bob Cook:** A request to amount our liquidity loan agreement with Impact Capital to increase the total amount to \$5,000,000, allowing Impact Capital to meet loan commitments should they exhaust their current lending resources due to loan extensions for current borrowers. (10 min.)
  - J. Kim Herman/Bob Cook:** Program-Related Investment (PRI) Request of an additional \$3 million for the loan program with Habitat for Humanity of Washington State to provide liquidity for certain of its affiliates secured by the pledge of otherwise unencumbered first mortgages. (10 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 August 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.



The Washington State  
**HOUSING FINANCE COMMISSION**

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the Washington State Housing Finance Commission (*the "Commission"*) will hold a public hearing in the Boardroom of the Commission's offices, 1000 Second Avenue, 28<sup>th</sup> Floor, Seattle, Washington, on **Thursday, September 28, 2017 at 1:00 P.M.**, or as soon thereafter as practical, for the purpose of receiving public comment regarding proposed "changes" to the [9% Competitive Housing Tax Credit Program Policies for the 2018 allocation round.](#)

The Commission is the agency designated by the Governor to allocate federal Low-Income Housing Tax Credits in the state. Tax credits are awarded on a competitive basis to developers for financing either the rehabilitation of existing buildings or construction of new buildings for residential use. Recipients must comply with federal and state requirements that include maximum rent levels and the set-aside of a certain percentage of apartment units for occupancy by low-income tenants.

The public is invited to attend the public hearing and make written or oral statements including objections, if any, concerning the proposed "changes" to the *Policies*. **Written comments received no later than 5:00 P.M., Wednesday, September 27, 2017** will also be considered. The Commission is scheduled to take action on the proposed "changes" to the *Policies* immediately following the conclusion of the public hearing.

Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the Tax Credit division directly at least *48 hours in advance* of the hearing.

Kim Herman, Executive Director  
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 issuance by the Commission of one of more series of tax-exempt revenue obligations (the "Bonds") to finance a portion of the costs for the new construction and equipping of a multifamily housing facility in Redmond, Washington, to be owned by Redmond Ridge Apartments, LLC, a Washington limited liability company. The public hearing will be held starting at 1:00 p.m. Thursday, September 7, 2017 in the 28<sup>th</sup> Floor Elliott Bay 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 proceeds of the Bonds will be used to provide financing for the following project:

Project:	Redmond Ridge East Apartments
Project Address:	11099 Eastridge Drive NE Redmond, WA 98053
Total Estimated Project Cost:	\$43,186,940
Estimated Maximum Bond Amount:	\$33,000,000 (a portion of which may be taxable)

Proceeds of the Bonds will be used to provide a portion of the financing for the acquisition of land and the construction and equipping of a 109-unit low-income multifamily housing facility in Redmond, WA, 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 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 Wednesday, September 6, 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 two multifamily housing facilities located in Spokane, Washington (each a "Facility" and, together, the "Facilities"), which are two projects (together, the "Portfolio") expected to be owned and operated by Spokane 2 Preservation Limited Partnership, a Washington limited partnership. The public hearing will be held starting at 1:00 p.m., Thursday, September 28, 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").

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

Total Estimated Bond Amount:	\$12,500,000
Project:	Spokane Portfolio (Coventry Court Apts. & St. Andrews Court Apts.)
Facility:	Coventry Court Apartments
Facility Address:	1600 W. Pacific Avenue Spokane, WA 99201
Total Estimated Facility Cost:	\$12,500,000
Estimated Amount of Bonds for this Facility:	\$6,000,000
Facility:	St. Andrews Court Apartments
Facility Address:	802 W. Nora, 1815 N. Post and 811 W Indiana Ave. Spokane, WA 99205
Total Estimated Facility Cost:	\$11,794,215
Estimated Amount of Bonds for this Facility:	\$6,500,000

Proceeds of the Bonds will be used to provide a portion of the financing for the acquisition and rehabilitation of the 88-unit Coventry Court Apartments and the 81-unit St. Andrews Court Apartments, 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 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 Bonds is estimated to be \$12,500,000.

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 Bonds 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, September 27, 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.