

**WASHINGTON STATE HOUSING FINANCE COMMISSION  
COMMISSION MEETING AGENDA**

**YOU ARE HEREBY NOTIFIED** that the Washington State Housing Finance Commission will hold a **Special Emergency Meeting** in the **Commission's Board Room**, located at 1000 Second Avenue, 28th Floor, Seattle, Washington 98104-3601, on Friday, December 1, 2017, at 10:00 a.m. to consider the following:

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

**A. Horizon House, OID # 17-219A**

**Bob Peterson:** The proposed issuance of tax-exempt revenue bonds to finance and refinance Horizon House, a continuing care retirement community located at 900 University Street, Seattle, WA 98101, owned by Horizon House, a Washington nonprofit 501(c)(3) corporation. Proceeds of the bonds may be used to: (i) refund outstanding tax-exempt bonds, which financed and refinanced capital improvements to Horizon House; (ii) pay a portion of the costs of renovating, rehabilitating, improving and equipping Horizon House; (iii) pay swap termination fees; (iv) fund a debt service reserve; and (v) pay all or a portion of the costs of issuing the Bonds. The total estimated maximum par amount of the bonds is not expected to exceed \$75,000,000. (5 min.)

**B. Reserve at Lacey, OID # 16-139A**

**Bob Peterson:** The proposed issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs to acquire land and construct and equip a 240-unit low income senior multifamily housing facility located at 6110 Pacific Avenue SE, Lacey, WA 98503 to be owned by Reserve at Lacey Partners, LLLP, a Washington limited liability 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 aggregate note amount is not expected to exceed \$37,000,000. (5 min.)

**C. Annie Wright Schools, OID # 17-208A**

**[Commission Hearing]**

**Bob Peterson:** The proposed issuance of one or more series of tax-exempt revenue bonds to: (i) refinance an existing taxable debt used to finance educational facilities; (ii) finance the construction of new high school classroom and gymnasium buildings, the renovation of other campus buildings and the expansion of parking facilities; and (iii) pay all or a portion of the costs of issuing the Bonds. The facility is located at 827 North Tacoma Avenue, Tacoma, WA 98403 and owned by Annie Wright Schools, a Washington nonprofit 501(c)(3) corporation. The total estimated bond amount is not expected to exceed \$22,500,000. (5 min.)

**D. Metamorphosis Project, OID # 17-206A**

**[Commission Hearing]**

**Bob Peterson:** The proposed issuance of one or more series of tax-exempt revenue bonds to: (i) refinance an existing debt; (ii) finance the construction

and equipping of a two-story addition and exterior improvements with educational, administrative, service and community spaces; and (iii) pay all or a portion of the costs of issuing the Bonds. The facility is located at 4008 Martin Luther King Jr. Way S., Seattle, WA 98108 and owned by Refugee Women's Alliance (REWA), a Washington nonprofit 501(c)(3) corporation. The total estimated bond amount is not expected to exceed \$3,500,000. (5 min.)

**E. Cloverbrook, OID # 17-207A**

**[Commission Hearing]**

**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 of land and construction and equipping of a 264-unit low income multifamily housing facility located at 4901 123<sup>rd</sup> Street SW and 12515 47<sup>th</sup> Avenue SW, Lakewood, WA 98499, to be owned by VBT Cloverbrook LP, a Washington limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the Notes. The total estimated note amount is not expected to exceed \$45,000,000. (5 min.)

**F. Manor Way Apartments, OID # 17-193A**

**[Commission Hearing]**

**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 the construction and equipping of a 205-unit low income multifamily housing facility located at 2407 Manor Way, 2331 Manor Way, and 13215 Highway 99, Everett, WA 98204, to be owned by Manor Way Apartments, LLC, a Washington limited liability company. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the Notes. The total estimated note amount is not expected to exceed \$55,000,000. (5 min.)

**G. Palouse Trace Apartments, OID # 17-154A**

**[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 and rehabilitation of a 51-unit low income multifamily housing facility located at 375 NE Terre View, Building A, Pullman, WA 99163, to be owned by VBT Palouse Trace LP, a Washington limited partnership. Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the Bonds. The total estimated bond amount is not expected to exceed \$4,500,000. (5 min.)

**H. Panorama Apartments, OID # 17-145A**

**[Commission Hearing]**

**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 and the construction and equipping of a 191-unit low income multifamily housing facility located at the NW corner of Highway 18 and SE 99<sup>th</sup> Street, Snoqualmie, WA 98065, to be owned by Panorama Apartments, LLC, a Washington limited liability company. Proceeds of the notes may also be used

to pay all or a portion of the costs of issuing the Notes. The total estimated note amount is not expected to exceed \$55,000,000. (5 min.)

**I. Vintage at Seatac Apartments, OID # 17-198A**

**[Commission Hearing]**

**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 the construction and equipping of a 170-unit low income multifamily housing facility located at 21212 International Blvd., SeaTac, WA 98198, to be owned by Vintage at Seatac, LP, a Washington limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the Notes. The total estimated note amount is not expected to exceed \$30,000,000. (5 min.)

**J. Vintage at Vancouver, OID # 17-199A**

**[Commission Hearing]**

**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 154-unit low income multifamily housing facility located at 9001 NE 54<sup>th</sup> Street, Vancouver, WA 98662, to be owned by Vintage at Vancouver 2, LP, a Washington limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the Notes. The total estimated note amount is not expected to exceed \$18,000,000. (5 min.)

**K. Winter Heights, OID # 17-200A**

**[Commission Hearing]**

**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 and the construction and equipping of a 120-unit low income multifamily housing facility located at 2702 N. Pines Road, Spokane Valley, WA 99206, to be owned by Winter Heights LLC, a Washington limited liability company. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the Notes. The total estimated note amount is not expected to exceed \$13,000,000. (5 min.)

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

**A. Resolution No. 17-209, Annie Wright Schools, OID # 17-208A**

**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt revenue bonds to: (i) refinance an existing taxable debt used to finance educational facilities; (ii) finance the construction of new high school classroom and gymnasium buildings, the renovation of other campus buildings and the expansion of parking facilities; and (iii) pay all or a portion of the costs of issuing the Bonds. The facility is located at 827 North Tacoma Avenue, Tacoma, WA 98403 and owned by Annie Wright Schools, a Washington nonprofit 501(c)(3) corporation. The total estimated bond amount is not expected to exceed \$22,500,000. The public hearing was held November 27, 2017. (5 min.)

**B. Resolution No. 17-220, Horizon House, OID # 17-219A**

**Lisa Vatske:** A resolution approving the issuance of tax-exempt revenue bonds to finance and refinance Horizon House, a continuing care retirement community located at 900 University Street, Seattle, WA 98101, owned by Horizon House, a Washington nonprofit 501(c)(3) corporation. Proceeds of the bonds may be used to: (i) refund outstanding tax-exempt bonds, which financed and refinanced capital improvements to Horizon House; (ii) pay a portion of the costs of renovating, rehabilitating, improving and equipping Horizon House; (iii) pay swap termination fees; (iv) fund a debt service reserve; and (v) pay all or a portion of the costs of issuing the Bonds. The total estimated maximum par amount of the Bonds is not expected to exceed \$75,000,000. The public hearing was held December 1, 2017. (5 min.)

**C. Resolution No. 17-211, Cloverbrook, OID # 17-207A**

**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition of land, new construction and equipping of a 264-unit low income multifamily housing facility located at 4901 123<sup>rd</sup> Street SW and 12515 47<sup>th</sup> Avenue SW, Lakewood, WA 98499, to be owned by VBT Cloverbrook LP, a Washington limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the Notes. The total estimated note amount is not expected to exceed \$45,000,000. The public hearing was held November 27, 2017. (5 min.)

**D. Resolution No. 17-212, Manor Way Apartments, OID # 17-193A**

**Lisa Vatske:** A resolution approving the 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 the construction and equipping of a 205-unit low income multifamily housing facility located at 2407 Manor Way, 2331 Manor Way, and 13215 Highway 99, Everett, WA 98204, to be owned by Manor Way Apartments, LLC, a Washington limited liability company. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the Notes. The total estimated note amount is not expected to exceed \$55,000,000. The public hearing was held November 27, 2017. (5 min.)

**E. Resolution No. 17-213, Palouse Trace Apartments, OID # 17-154A**

**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 and rehabilitation of a 51-unit low income multifamily housing facility located at 375 NE Terre View, Building A, Pullman, WA 99163, to be owned by VBT Palouse Trace LP, a Washington limited partnership. Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the Bonds. The total estimated bond amount is not expected to exceed \$4,500,000. The public hearing was held November 27, 2017. (5 min.)

- F. Resolution No. 17-214, Panorama Apartments, OID # 17-145A**  
**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt and taxable revenue notes to finance a portion of the costs for the acquisition and the construction and equipping of a 191-unit low income multifamily housing facility located at the NW corner of Highway 18 and SE 99<sup>th</sup> Street, Snoqualmie, WA 98065, to be owned by Panorama Apartments, LLC, a Washington limited liability company. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the Notes. The total estimated note amount is not expected to exceed \$55,000,000. The public hearing was held November 27, 2017. (5 min.)
- G. Resolution No. 17-221, Reserve at Lacey, OID # 16-139A**  
**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs to acquire land and construct and equip a 240-unit low income senior multifamily housing facility located at 6110 Pacific Avenue SE, Lacey, WA 98503 to be owned by Reserve at Lacey Partners, LLLP, a Washington limited liability 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 aggregate note amount is not expected to exceed \$37,000,000. The public hearing was held December 1, 2017. (5 min.)
- H. Resolution No. 17-215, Vintage at Seatac Apartments, OID # 17-198A**  
**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition and the construction and equipping of a 170-unit low income multifamily housing facility located at 21212 International Blvd., SeaTac, WA 98198, to be owned by Vintage at Seatac, LP, a Washington limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the Notes. The total estimated note amount is not expected to exceed \$30,000,000. The public hearing was held November 27, 2017. (5 min.)
- I. Resolution No. 17-216, Vintage at Vancouver, OID # 17-199A**  
**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition and rehabilitation of a 154-unit low income multifamily housing facility located at 9001 NE 54<sup>th</sup> Street, Vancouver, WA 98662, to be owned by Vintage at Vancouver 2, LP, a Washington limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the Notes. The total estimated note amount is not expected to exceed \$18,000,000. The public hearing was held November 27, 2017. (5 min.)
- J. Resolution No. 17-217, Watermark, OID # 17-147A**  
**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition of land and new construction of a 221-unit low income multifamily housing facility located at 31815 Military Road South, Auburn, WA 98001, to be owned by Watermark 320 LLC, a Washington limited liability company.

Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the Notes. The total estimated note amount is not expected to exceed \$49,500,000 (a portion of which may be taxable). The public hearing was held November 16, 2017. (5 min.)

**K. Resolution No. 17-218, Winter Heights, OID # 17-200A**

**Lisa Vatske:** A resolution approving the of one or more series of tax-exempt and taxable revenue notes to finance a portion of the costs for the acquisition and the construction and equipping of a 120-unit low income multifamily housing facility located at 2702 N. Pines Road, Spokane Valley, WA 99206, to be owned by Winter Heights LLC, a Washington limited liability company. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the Notes. The total estimated note amount is not expected to exceed \$13,000,000. The public hearing was held November 27, 2017. (5 min.)

**III. Chair: Miscellaneous Business and Correspondence (5 min.)**

**A. Miscellaneous Business and Correspondence**

**B. HFC Events Calendar**

**IV. Chair: Public Comment**

**V. Executive Session (if necessary)**

**VI. 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 tax-exempt nonprofit facility revenue bonds (the "Bonds") to finance and refinance a continuing care retirement community owned by Horizon House, a Washington nonprofit corporation and an organization described in section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"). The public hearing will be held starting at 10:00 a.m., Friday, December 1, 2017, in the 28th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-1046.

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

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

Project:	Horizon House
Project Address:	900 University Street, Seattle, WA 98101
Estimated Total Project Cost:	\$85,000,000
Estimated Maximum Par Amount of the Bonds:	\$75,000,000

Proceeds of the Bonds may be used to (i) refund outstanding tax-exempt bonds, which financed and refinanced capital improvements to Horizon House, (ii) pay a portion of the costs of renovating, rehabilitating, improving and equipping Horizon House, (iii) pay swap termination fees, (iv) fund a debt service reserve, and (v) pay all or a portion of the costs of issuing the Bonds.

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 98104-1046 or to (206) 587-5113, for receipt no later than 5 p.m. on Thursday, November 30, 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 Multifamily Housing & Community Facilities 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 obligation (the "Notes") to finance a portion of the costs for the acquisition, construction and equipping of a senior multifamily housing facility in Lacey, Washington, to be owned by Reserve at Lacey Partners, LLLP, a Washington limited liability limited partnership. The public hearing will be held starting at 10:00 a.m., Friday, December 1, 2017, 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.

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

Project:	Reserve at Lacey
Project Address:	6100 Pacific Avenue SE Lacey, WA 98503
Total Estimated Project Cost:	\$64,397,599
Estimated Maximum Bond Amount:	\$37,000,000

Proceeds of the Notes will be used to provide a portion of the financing for the acquisition of land, new construction, and equipping of a 240-unit of low-income senior multifamily housing facility in Lacey, 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.

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 Bond 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 5:00 p.m. on Thursday, November 30, 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 revenue bonds (the "Bonds") to refinance an existing taxable debt and to finance the construction of new education facilities and the rehabilitation of existing nonprofit facilities owned and to be owned by Annie Wright Schools, 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., Monday, November 27, 2017 in the 28<sup>th</sup> 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:	Annie Wright Schools
Project Address:	827 North Tacoma Avenue Tacoma, WA 98403-9987
Total Estimated Project Cost:	\$32,500,000
Estimated Maximum Bond Amount:	\$22,500,000

Proceeds of the Bonds may be used to refinance an existing taxable debt used to finance educational facilities, and to finance the construction of new high school classroom and gymnasium buildings, the renovation of other campus buildings and the expansion of parking facilities, 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 Jason Hennigan, 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, November 22, 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.

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 pursuant to a plan of financing by the Commission of one or more series of tax-exempt revenue bonds (the "Bonds") to refinance an existing debt and finance the construction, equipping and expansion of new portions of a headquarters building owned and to be operated by Refugee Women's Alliance (REWA), 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., Monday, November 27, 2017 in the 28<sup>th</sup> 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 (the "Project"):

Project:	REWA Metamorphosis Project
Project Address:	4008 Martin Luther King Jr. Way S. Seattle, WA 98108
Total Estimated Project Cost:	\$4,755,000
Estimated Maximum Bond Amount:	\$3,500,000

Proceeds of the Bonds may be used to refinance an existing taxable loan, to construct and equip a two-story addition and exterior improvements with educational, administrative, services and community spaces, 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 Jason Hennigan, 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, November 22, 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.

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 revenue obligations (the "Notes") to finance a portion of the costs for the new construction and equipping of a multifamily housing facility in Lakewood, Washington, to be owned by VBT Cloverbrook LP, a Washington limited partnership. The public hearing will be held starting at 1:00 p.m., November 27, 2017 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.

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

Project:	Cloverbrook
Project Address:	4901 123rd St. SW 12515 47th Ave. SW Lakewood, 98499
Total Estimated Project Cost:	\$50,345,960
Estimated Maximum Note Amount:	\$45,000,000

Proceeds of the Notes will be used to provide a portion of the financing for the acquisition of land and the construction and equipping of a 264-unit low-income multifamily housing facility in Lakewood, 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 Internal Revenue Code of 1986, as amended. 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 Wednesday, November 22, 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.

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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 of more series of tax-exempt revenue obligations (the "Notes") to finance a portion of the costs for the new construction and equipping of a multifamily housing facility in Everett, Washington, to be owned by Manor Way Apartments, LLC, a Washington limited liability company. The public hearing will be held starting at 1:00 p.m., Monday, November 27, 2017 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.

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

Project:	Manor Way Apartments
Project Address:	2407 Manor Way Everett, WA 98204  2331 Manor Way Everett, WA 98204  13215 Highway 99 Everett, WA 98204
Total Estimated Project Cost:	\$63,727,311
Estimated Maximum Note Amount:	\$55,000,000 (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 the construction and equipping of a 205-unit low-income multifamily housing facility in Everett, 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 Internal Revenue Code of 1986, as amended. 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 Wednesday, November 22, 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 revenue obligations (the "Bonds") to finance a portion of the costs for the acquisition and rehabilitation of a multifamily housing facility in Pullman, Washington, to be owned by VBT Palouse Trace LP, a Washington limited partnership. The public hearing will be held starting at 1:00 p.m., Monday, November 27, 2017 in the 28<sup>th</sup> 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 proceeds of the Bonds will be used to provide financing for the following project:

Project:	Palouse Trace Apartments
Project Address:	375 N.E. Terre View, Bldg. A Pullman, WA 99163
Total Estimated Project Cost:	\$6,454,241
Estimated Maximum Bond Amount:	\$4,500,000

Proceeds of the Bonds will be used to provide a portion of the financing for the acquisition and rehabilitation of a 51-unit low-income multifamily housing facility in Pullman, 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, November 22, 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 revenue obligations (the "Notes") to finance a portion of the costs for the new construction and equipping of a multifamily housing facility in Snoqualmie, Washington, to be owned by Panorama Apartments, LLC, a Washington limited liability company. The public hearing will be held starting at 1:00 p.m., Monday, November 27, 2017 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.

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

Project:	Panorama Apartments
Project Address:	NW Corner of Highway 18 and SE 99th St. Snoqualmie, WA 98065
Total Estimated Project Cost:	\$61,283,156
Estimated Maximum Note Amount:	\$55,000,000 (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 the construction and equipping of a 191-unit low-income multifamily housing facility in Snoqualmie, 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 Internal Revenue Code of 1986, as amended. 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 Wednesday, November 22, 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 revenue obligations (the "Notes") to finance a portion of the costs for new construction and equipping of a multifamily housing facility in SeaTac, Washington, to be owned by Vintage at SeaTac, LP, a Washington limited partnership. The public hearing will be held starting at 1:00 p.m., Monday, November 27, 2017 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.

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

Project:	Vintage at SeaTac Apartments
Project Address:	21212 International Blvd. SeaTac, WA 98198
Total Estimated Project Cost:	\$41,380,501
Estimated Maximum Note Amount:	\$30,000,000

Proceeds of the Notes will be used to provide a portion of the financing for the acquisition of land and the construction and equipping of a 170-unit low-income multifamily housing facility in SeaTac, 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 Internal Revenue Code of 1986, as amended. 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, November 22, 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 revenue obligations (the "Notes") to finance a portion of the costs for the acquisition and rehabilitation of a multifamily housing facility in Vancouver, Washington, to be owned by Vintage at Vancouver 2, LP, a Washington limited partnership . The public hearing will be held starting at 1:00 p.m., Monday, November 27, 2017 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.

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

Project:	Vintage at Vancouver 2
Project Address:	9001 NE 54th Street Vancouver, WA 98662-6001
Total Estimated Project Cost:	\$27,587,611
Estimated Maximum Note Amount:	\$18,000,000

Proceeds of the Notes will be used to provide a portion of the financing for the acquisition and rehabilitation of a 154-unit low-income multifamily housing facility in Vancouver, 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 Internal Revenue Code of 1986, as amended. 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, November 22, 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 revenue obligations (the "Notes") to finance a portion of the costs for the new construction and equipping of a multifamily housing facility in Spokane Valley, Washington, to be owned by Winter Heights LLC, a Washington limited liability company. The public hearing will be held starting at 1:00 p.m., Monday, November 27, 2017 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.

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

Project:	Winter Heights
Project Address:	2702 N Pines Road Spokane Valley, WA 99206
Total Estimated Project Cost:	\$18,125,000
Estimated Maximum Note Amount:	\$13,000,000 (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 the construction and equipping of a 120-unit low-income multifamily housing facility in Spokane Valley, 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 Internal Revenue Code of 1986, as amended. 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 Wednesday, November 22, 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.