

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
PUBLIC HEARING MINUTES**

November 9, 2018

A public hearing was opened on Heatherstone Preservation, OID No. 18-55A, at 1:05 p.m., Friday, November 9, 2018 in the 28th Floor Elliott Bay Room of the Commission's offices located at 1000 Second Avenue, Seattle, Washington 98104-3601.

Mr. Kim Herman, Executive Director of the Washington State Housing Finance Commission, stated this is a hearing for the proposed issuance 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 three multifamily housing facilities, which have been and will be operated as a single 455-unit multifamily facility, located at 1114 W. 10th Avenue, 1138 W. 10th Avenue and 1212 W. 10th Avenue, Kennewick, Washington 99336, to be owned by Heatherstone Preservation LP, a Washington limited partnership.

Proceeds of the Notes may also be used to pay a portion of the costs of issuing the Notes. The total estimated Facility cost will be approximately \$84,219,780 and the estimated Note amount is not expected to exceed \$44,000,000.

Mr. Herman noted that a Public Hearing was held for this project on Thursday, July 26, 2018 in Seattle, and the minutes from that meeting are incorporated below.

Mr. Herman asked if there were any comments. After hearing none, the public hearing was closed at 1:20 p.m.

July 26, 2018

Ms. Karen Miller, Chair, opened a public hearing on OID # 18-55A, Heatherstone at 1:50 p.m.

Ms. Lisa Vatske, Director of the Multifamily Housing and Community Facilities Division, said this is 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 rehabilitation of three multifamily housing facilities, which have been and will be operated as a single 455-unit multifamily facility. The facilities are located at 1114 W. 10th Avenue, 1136 W. 10th Avenue, and 1212 W. 10th Avenue in Kennewick, WA 99336, to be owned by Heatherstone Preservation LP, a Washington limited partnership. Proceeds of the notes may also 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 \$42,000,000 (a portion of which may be taxable). Ms. Vatske introduced Brandon Musser, Investment Manager at Security Properties.

Mr. Musser stated thirty percent of units will be available to residents at or below 50% of AMI, and 70% of units will be available to residents at or below 60% of AMI. Ten percent of the units will be set-aside for persons with disabilities, and ten percent of the units will be set-aside for large household. Project amenities include an onsite community garden and an onsite business learning center.

There were no other comments from members of the public and the hearing was closed at 1:57 p.m.