

Housing Washington

October 6, 2015

Lobby Talk #9

**Affordable Housing Merger: A Win/Win/Win For
SHV, NAHA & USDA-RD**



S P O K A N E
Housing Ventures
Giving people a place to call home®



Jon Stewart Video Clip



SHV Timeline



- Counties: Spokane to Lincoln to Yakima and beyond
- Number of Individuals Served on any given day: 2,000 +
- Occupancy now at 98%

NAHA Timeline



- **Counties:** Pierce, Clallam, Jefferson, Grant, Okanogan, Klickitat, Yakima

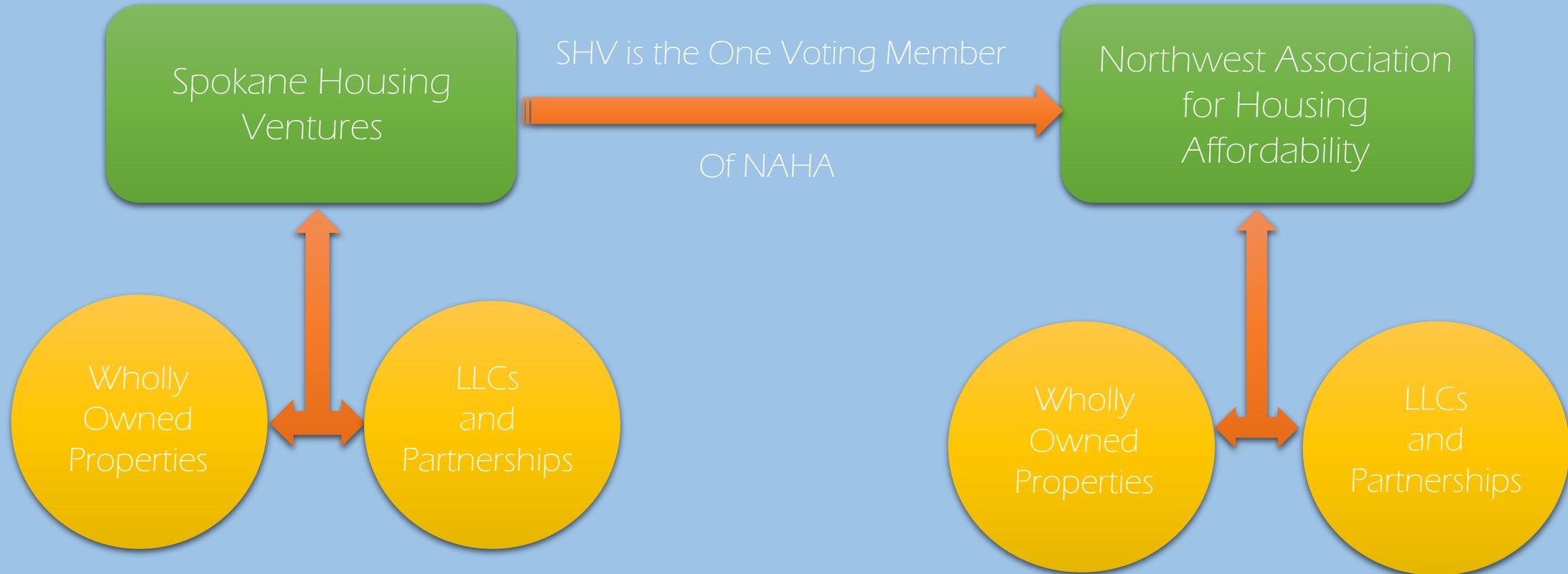
Merger Timeline

- 2013-Merger contemplated
- 2014-Merger proposed
- 2015-Merger approved by:
 - USDA
 - HUD
 - WSHFC
 - Multiple Funders

Due Diligence Process

- April 2014- Initial Meeting in Spokane
- May 2014- Due Diligence/Financial Analysis
- September 2014- Meeting in Ellensburg
- October 2014-
 - Initial discussions with USDA in Tacoma
 - Meeting in Olympia
- November 2014-July 2015- Working with USDA-RD, HUD, WSHFC, WCRA, lenders and investors to secure approval
- September 2015- NAHA Articles and Bylaws amended with Washington Secretary of State

Structure of the Merger



SHV and NAHA Portfolios



NAHA Properties



Bishop Park Apartments
Port Townsend, WA



Crestview Apartments
Goldendale, WA



Danwood Apartments
Silverdale, WA



Cedarwood Apartments
Winthrop, WA



The Commons
Grandview, WA



Glacier Village Apartments
Eatonville, WA

NAHA Properties



Grandview Square Apartments
Grandview, WA



Maple Leaf Townhouses
Yakima, WA



Quail Run
Apartments
Quincy, WA



Hilltop Ridge Apartments
Port Angeles, WA



Nor'West Village Apartments
Port Townsend, WA



Riverview Apartments
Twisp, WA

NAHA Properties

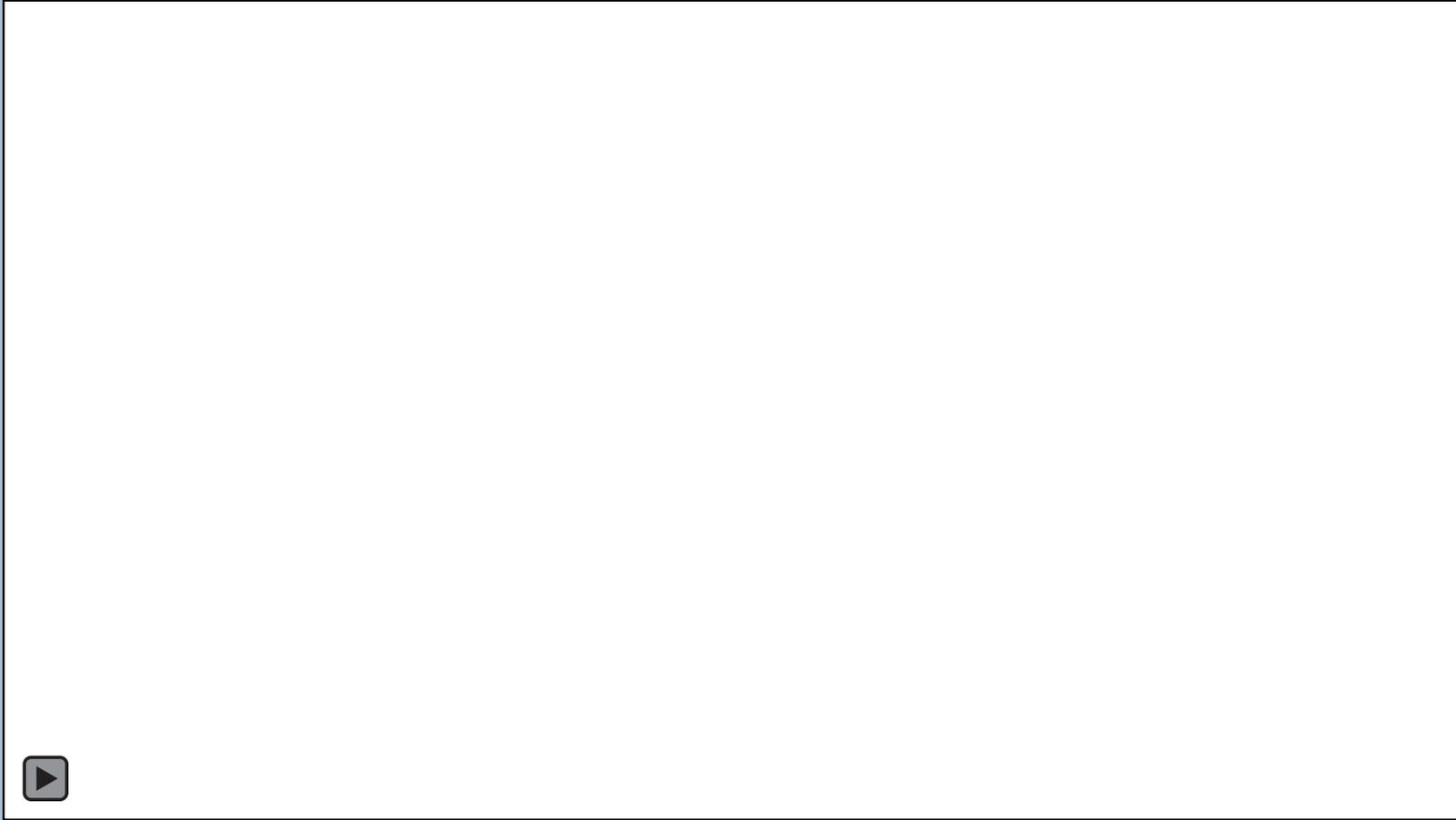


Sunnyside Manor I
Sunnyside, WA



Vista View
Apartments
Omak, WA

Devin Davis Video Clip



Many thanks to JP Morgan Chase and
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Snapshot of Past Conferences

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CONFERENCE EVALUATIONS

 Michele Norris Keynote Address	 Johann Hari Keynote Address	 Barney Frank Keynote Address
Lobby Talks 1 - 2 - 3	Lobby Talks 4 - 5 - 6	Lobby Talks 7 - 8 - 9
Focus Sessions T1 - T2 - T3	Focus Sessions T4 - T5 - T6	Focus Sessions T7 - T8 - T9
Focus Sessions W1 - W2 - W3	Focus Sessions W4 - W5 - W6	View the program ->

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