



WASHINGTON STATE HOUSING FINANCE COMMISSION

**** AMENDED ****
BOARD MEETING PACKET
OCTOBER 24, 2024



Public Engagement at Commission Meetings

Members of the public are welcome at all the meetings of the Housing Finance Commission board. These include monthly business meetings as well as work sessions, which typically take place quarterly.

Sharing Your Thoughts

We are committed to providing a fair, respectful and safe opportunity for all voices to be heard. Public comment is not part of Commission work sessions, but business meetings offer two opportunities:

- **Public hearings (specific topics):**
Most Commission meetings begin with public hearings on specific financing projects or other decisions that will come to the Commission for a decision in the near future. Please limit comments during this time to those directly related to the hearing topic.
- **Public comment period (any topic):**
During this period, which takes place at the end of the business meeting, the Commissioners listen to public concerns and comments on any topic related to the work of the Commission. Anyone who wishes to speak can take this opportunity. The starting time for the public comment period depends on the length of the Commission's other business. The Commissioners may not respond to your comment or question during the meeting, but staff may follow up with you with your consent.
- **Zoom Chat**
The chat feature is disabled in all Commission meetings and work sessions, as phone attendees cannot participate.

Raising Your Hand

The meeting chair will ask you to "raise your hand" or otherwise indicate that you would like to speak. If online, use the Zoom "raise hand" feature. Attendees on the telephone can press *9 to "raise a hand." Whether or not you are able to virtually raise a hand, the chair will provide time and opportunity for all to share their comments before closing the public comment period.

Community Standards

- Please keep your comments brief (2 minutes). The chair may ask you to bring your statement to a close after that time, especially if others are waiting to speak.
- Please keep your comments respectful. Any remarks or behavior that is rude, abusive, or otherwise disruptive will not be tolerated. This specifically includes slurs regarding protected classes as outlined by federal and state statute, such as race/ethnicity, disability, religion, sexual orientation, gender identity, etc. For complete list of state protected classes, visit hum.wa.gov.
- Those who do not follow these standards will be asked to leave or removed from the meeting.

**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 **28th Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, October 24, 2024, at 1:00 p.m., to consider the items in the agenda below.

Pursuant to RCW 42.30.030(2), which encourage public agencies to provide for public access to meetings, this meeting can also be viewed via Zoom or joined telephonically.

To join virtually, please go to [Zoom](#), go to “Join” or “Join a Meeting” and enter:

**Webinar/Meeting ID: 825 3433 9276
Passcode: 122935**

Participants who wish to participate telephonically in the United States, please dial either toll free number: **1 (888) 788-0099** or **1 (877) 853-5247**

Participants wishing to provide public comments, please see public engagement information on page one above for instructions.

- I. **Chair: Approval of the Minutes from the September 19, 2024, Special Meeting. (5 min.)**
- II. **Bob Peterson: Employee Recognition**
- III. **Chair: Conduct a Public Hearing on the following:**
 - A. **The Northwest School of the Arts, Humanities and Environment, OID # 24-116A**
Jason Hennigan: The proposed issuance of one or more series of tax exempt and/or taxable revenue bonds to provide a portion of the financing to refinance the acquisition and rehabilitation of existing school facilities located at 1415 Summit Avenue, 401 E. Pike Street, 1422 Bellevue Avenue, 1417 Bellevue Avenue and 1406 Bellevue Avenue, Seattle, WA 98122, owned and operated by The Northwest School of the Arts, Humanities and Environment, dba The Northwest School, a Washington nonprofit corporation and an organization described under section 501(c)(3). 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 \$12,500,000. (5 min.)
 - B. **Village at Lake Stevens, OID # 23-42A**
Jason Hennigan: The proposed issuance of one or more series of tax-exempt and/or taxable revenue notes to provide a portion of the financing for the acquisition, construction and equipping of a 188-unit multifamily housing facility located at 9023 Soper Hill Road, Lake Stevens, WA 98258, to be owned by Village at Lake Stevens, 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 \$55,000,000. (5 min.)

C. Wesley Homes Bradley Park, OID # 24-114A
Dan Schilling: The proposed issuance of one or more series of tax-exempt and/or taxable revenue bonds to finance a portion of the costs: (i) to refinance costs paid (a) for construction and equipping of a continuing care retirement community located in Puyallup, WA with independent living, assisted living and memory care units and community amenities (the “2016 Facilities”), (b) to fund a debt service reserve fund for the prior bonds, (c) to pay capitalized interest on the prior bonds, and (d) to pay all or a portion of the costs of issuing the prior bonds, and (ii) finance (a) the expansion and improvement of the 2016 Facilities through the addition of 67 independent living units, a 36-bed skilled nursing facility, and additional amenities, (b) the funding of a debt service reserve fund for the Bonds, (c) the payment of capitalized interest and working capital expenditures, and (d) the payment of all or a portion of the costs of issuing the Bonds. The facility is located at 707 39th Avenue SE, Puyallup, WA 98374, owned and to be owned by Wesley Homes Bradley Park, LLC, a Washington limited liability company, the sole member of which is Wesley Homes, a 501 (c)(3) nonprofit corporation. The total estimated bond amount is not expected to exceed \$157,000,000. (5 min.)

D. Bryant Manor Phase II, OID # 24-109A
Dan Schilling: The proposed issuance of one or more series of tax-exempt and/or taxable revenue bonds to provide a portion of the financing for the acquisition, construction and equipping of a 149-unit multifamily housing facility located at 110 – 18th Avenue S., Seattle, WA 98122, to be owned by Bryant Manor 2 LLLP, a Washington limited liability 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 \$50,000,000. (5 min.)

E. Viridian Grove, OID # 23-40A
Dan Schilling: The proposed issuance of one or more series of tax-exempt and/or taxable revenue notes to provide a portion of the financing for the acquisition, construction and equipping of a 98-unit multifamily housing facility located at 5228 S. Mason Avenue, Tacoma, WA 98409, to be owned by VBT Viridian Grove 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 \$35,000,000. (5 min.)

IV. Consider and Act on the Following Action Items:

A. Resolution No. 24-118, 2024 Grata at Totem Lake 4% Supplemental, OID # 20-78B
Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue bonds to provide a portion of the financing for the new construction of a 125-unit multifamily housing facility located at 12410 NE Totem Lake Way, Kirkland, WA 98034, to be owned by Kirkland TWG LLLP, a Washington limited liability 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 \$12,500,000. The public hearing was held November 18, 2021. (5 min.)

- B. Resolution No. 24-120, Mercy Aviva Crossing – 4%, OID # 24-50A**
Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue bonds to provide a portion of the financing for the acquisition, construction and equipping of a 79-unit multifamily housing facility located at 1622 S. Mildred Street, Tacoma, WA 98465, to be owned by MHNW 25 Aviva 4 LLLP, a Washington limited liability 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 \$22,300,000. The public hearing was held September 19, 2024. (5 min.)
- C. Resolution No. 24-113, 2024 Midvale Village Supplemental, OID # 21-81A**
Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue notes to provide a portion of the financing for the acquisition, construction and equipping of a 210-unit multifamily housing facility located at 18110 Midvale Avenue N., Shoreline, WA 98133, to be owned by Midvale Village, LP, a to-be-formed 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 \$28,560,000. The public hearing was held October 17, 2024. (5 min.)
- D. Resolution No. 24-122, Tax Credit Program Allocation, Clarkston Family Housing, OID # 24-95**
Lisa Vatske: Approval to increase the 9% Low Income Housing Tax Credits (LIHTC) by \$ 349,680 from \$1,926,069 to \$2,275,749 for Clarkston Family Housing using 2024 LIHTC Allocation, to be owned by Horizon Housing Clarkston LLC, a Washington limited liability company. The project is located at Port Drive, Clarkston, WA 99403. (3 min.)
- E. 2025 Board Meeting Dates for Board Vote/Approval.**
Bob Peterson (5 mins.)
- V. Informational Report on Department of Commerce Activities.** (10 min.)
- VI. Executive Director’s Report** (10 min.)
- VII. Commissioners’ Report** (10 min.)
- VIII. Chair: Consent Agenda** (5 min.)
- A. Homeownership & Homebuyer Education Programs Monthly Activities Report**
- B. Multifamily Housing and Community Facilities Monthly Activities Report**
- C. ~~Asset Management and Compliance Monthly Activities Report~~**
- D. Financial Statements as of September 30, 2024**

- E. Quarterly Program Status Reports from the period ending September 30, 2024**
 - 1. Homeownership Division**
 - 2. Multifamily and Community Facilities Division**
 - 3. Asset Management and Compliance Division**
 - 4. Information Technology**
 - 5. Administration and Human Resources**
 - 6. Finance Division**

- IX. Chair: Miscellaneous Correspondence and Articles of Interest (5 min.)**
 - A. Miscellaneous Correspondence and Articles of Interest**

 - B. HFC Events Calendar**

- X. Chair: Public Comment**

- XI. Executive Session (if necessary)**

- XII. Adjourn**

Nicole Bascomb-Green, Chair

Consent Agenda items will only be discussed at the request of a Commissioner.

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
MINUTES**

September 19, 2024

The Commission meeting was called to order by Chair Nicole Bascomb-Green at 1:00 p.m. in the 28th Floor Board Room of the Washington State Housing Finance Commission at 1000 Second Avenue, Seattle, Washington 98104 and via Zoom. Those Commissioners present via Zoom were: Chair Bascomb-Green, Albert Tripp, Brian Surratt, Corina Grigoras, Jason Richter, and Lowel Krueger. Commissioner Bill Rumpf was present in-person in the 28th Floor Board Room.

**Approval of the
Minutes**

The August 22, 2024 Commission meeting minutes were approved as distributed.

**Public Hearing:
New Hope Family
Housing, OID #23-
45A**

Chair Bascomb-Green opened the public hearing for New Hope Family Housing, OID #23-45A at 1:04 p.m.

Mr. Dan Schilling, Senior Development Analyst, Multifamily Housing & Community Facilities (MHCF) Division, stated that this was a proposed issuance of one or more series of tax-exempt and/or taxable revenue notes to provide a portion of the financing for the acquisition, construction and equipping of a 92-unit multifamily housing facility located at 114, 116, & 123 - 21st Avenue, Seattle, WA 98122, to be owned by New Hope Family Housing LLLP, a Washington limited liability 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.

Mr. Schilling then introduced Mr. Johnny Wheeler, Developer, Low Income Housing Institute (LIHI); and Ms. Tiffany Howard Davis, Chair of the Board, New Hope Community Development Initiative (NHCDI).

Mr. Wheeler stated that LIHI will be partnering with NHCDI in this mixed-use development, with NHCDI owning 51%, which includes the commercial and the condominium component, and LIHI the remaining amount for the low-income residential units. This will consist of two new buildings with 92 total affordable workforce housing units serving individuals and families located at 21st Avenue and Yesler Way in Seattle's Central District.

Mr. Wheeler added that the ground floor of each building will house Clean Greens, a local nonprofit that sells fresh produce and provides food for the needy, and five office spaces for NHCDI. Also, the unit mix will consist of 64 units for persons making 50% or less of area median income (AMI), 27 units for those making 60% or less of AMI, along with an on-site staff common area unit. He added further that there will be 44 studio units, 21 1-bedroom units, and 28 2-bedroom units. He concluded that the project will be affirmatively marketed to individuals and families in the Central District, with a focus on people at risk of displacement, or who have previously been displaced from the neighborhood.

Mr. Wheeler mentioned that funding sources for this project came from the City of Seattle, Department of Commerce, Umpqua Bank, The National Equity Fund, Freddie Mac, and the City of Seattle's Equitable Development Initiative which will enable NHCDI to purchase the commercial condominium unit. He also mentioned that funding and groundbreaking would occur in November 2024 and construction completed in May 2026.

There was no written testimony submitted, and after hearing no comments from members of the public, the Chair closed the public hearing at 1:10 p.m.

**Public Hearing:
Spring
District/120th
ETOD, OID #24-
56A**

Chair Bascomb-Green opened the public hearing for Spring District/120th ETOD, OID #24-56A at 1:10 p.m.

Mr. Jason Hennigan, Manager, Multifamily Housing & Community Facilities (MHCF) Division, stated that this was a proposed issuance of one or more series of tax-exempt and/or taxable revenue notes to provide a portion of the financing for the acquisition, construction and equipping of a 234-unit multifamily housing facility to be located on vacant parcels at approximately 1865 – 120th Avenue East, adjacent to the Sound Transit Operation & Maintenance Facility East, Bellevue, WA 98005, to be owned by NE 120th ETOD LLLP, a Washington limited liability 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 \$75,000,000.

Mr. Hennigan then introduced the following representatives from BRIDGE Housing: Ms. Mary Jane Jagodzinski, Senior Vice President of Development; Mr. Noah Rosen, Director of Development; Mr. Walter Zisette, Director of Development; and Mr. Martin Leung, Director, Acquisitions & Planning.

Ms. Jagodzinski stated that BRIDGE Housing is a 41-year-old nonprofit located in the three Pacific coast states and has two projects under construction in the Seattle area. She added that in their history, BRIDGE has developed close to 21,000 total units of affordable housing. She added that BRIDGE takes pride in being part of the community where each of their properties are located.

She added that Sound Transit (ST) selected BRIDGE in October 2020 to develop and build the transit-oriented affordable housing in the Spring District of Bellevue, next to the newly constructed ST East Operations & Maintenance Facility. She added further that the property will consist of two buildings with 234 affordable housing units with 2 manager units, consisting of 48 3-bedroom units, 25 2-bedroom units, and the remainder 1-bedroom units.

Ms. Jagodzinski also mentioned that the units will serve persons making 50-60% or lower of local AMI, with 40 units set aside for persons with intellectual

disabilities, and eight project-based vouchers will be issued to those making 30% or less of local AMI. Also, the YMCA and the Open Doors for Multicultural Families will be service providers for all of the residents living at this property. The funding partners include the City of Bellevue, Department of Commerce CHIP program, King County, ARCH, and the Amazon Housing Equity Fund.

Ms. Rennie Elliott, Senior TOD Project Manager, from Sound Transit, stated that ST fully supports this project, which is the second project in the \$200 million commitment from the Commission. ST appreciates the partnership with the Commission on this TOD project and current/future projects.

Mr. Rumpf commended both BRIDGE Housing and ST on this TOD project to be constructed in Bellevue. He asked what the current low-income housing tax credit rate per dollar BRIDGE is receiving for this project from the syndicator(s). Ms. Jagodzinski replied about \$0.85/dollar.

There was no written testimony from members of the public, and after hearing no further comments from members of the public, the Chair closed the public hearing at 1:24 p.m.

**Public Hearing:
Mercy Aviva
Crossing – 4%,
OID #24-50A**

Chair Bascomb-Green opened the public hearing for Mercy Aviva Crossing – 4%, OID #24-50A at 1:24 p.m.

Mr. Hennigan stated that this was a proposed issuance of one or more series of tax-exempt and/or taxable revenue bonds to provide a portion of the financing for the acquisition, construction and equipping of a 79-unit multifamily housing facility located at 1622 S. Mildred Street, Tacoma, WA 98465, to be owned by MHNW 25 Aviva 4 LLLP, a Washington limited liability 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 \$22,300,000.

Mr. Hennigan noted that this is a 4%/9% “combo” deal, which would be two separate projects, one for the 4%/bonds portion and the other for the 9% Low Income Housing Tax Credits.

Mr. Hennigan then introduced Ms. Katie Randall, Project Developer II; & Mr. Joe Thompson, President, both from Mercy Housing Northwest.

Mr. Thompson stated that Mercy Housing Northwest (Mercy) has over 6,000 units total located on 50 properties throughout Washington, serving families, and seniors and persons with disabilities. He added that what makes Mercy unique is its commitment to resident services, including, for Aviva Crossing, the Mercy Scholars program to activate and accelerate young learners that reside at the property. He concluded that Tacoma Housing Authority (THA) and the Metropolitan Development Council (MDC) will be partners in this development as well.

Ms. Randall stated further that this building will have 129 affordable units and two separate condominium units and function as a single building. Of those units, 20% of the units will be reserved for persons with physical disabilities, 20% of the units will be for large families utilizing the 3-bedroom units, and 8 units for people that are, or at risk of, being homeless. Also, they are partnering with the Tacoma School District to refer youth at risk of homelessness and for inclusion in the Mercy Scholars program as well.

She added that the unit set-aside mix for the 4%/bond project will be 10% of units at 30% or less of AMI, 40% of units at 50% or less of AMI, and the remaining 50% of units at 60% or less of AMI.

Ms. Randall then introduced Ms. Annette Massari, from THA’s Asset Management & Real Estate Development Team. Ms. Massari stated that Aviva Crossing will be located in a 5-acre 1980s-era shopping center site (James Center) of which there is a large parking lot for a majority of this property, and part of a larger Aviva Crossing master plan for 500 affordable housing units in multiple buildings, located across from Tacoma Community College (TCC). She

added that THA will have vouchers available for all residents of this Mercy developed/built building.

Ms. Randall also introduced Mr. Scott Schubert, CEO of MDC to explain the partnership between Mercy and MDC for this project. Mr. Schubert mentioned that MDC has been part of the Tacoma area for 60 years. In this time, MDC has successfully provided services besides housing, such as substance abuse/mental disorder services, weatherization, and energy assistance services.

Mr. Richter asked Ms. Randall what does “condo” mean in the context of this project. Ms. Randall replied that it is an unique “air rights” condo setup, so that the 4% and 9% projects can each be financed and built separately utilizing the condos instead of the land.

There was no written testimony from members of the public, and after hearing no comments from members of the public, the Chair closed the public hearing at 1:36 p.m.

**Public Hearing:
Project(s) for
Allocation of Low-
Income Housing
Tax Credits in the
2024 funding round**

The Chair opened a public hearing on the recommended allocation of 9% Low-income Housing Tax Credits (“LIHTC”) for the following two projects at 1:36 p.m.:

TC #	Project Name	City	County	Annual Tax Credit Amount
24-05	Mercy Aviva Crossing	Tacoma	Pierce	\$1,700,000
24-15	CCHS Grant County Preservation	Quincy	Grant	\$1,504,112

Mr. Jacob Richardson, Manager, MHCF Division, stated these are the next two (of 13 total) projects for consideration for an allocation of 2024 9% LIHTCs this calendar year. Nine projects have already been approved for an allocation of credit with only two projects remaining to be considered/approved for allocations after today.

Mercy Aviva Crossing (9%)

Mr. Richardson stated that as mentioned in the previous public hearing, Mercy Aviva Crossing (9%) is being developed by Mercy Housing Northwest. It will have 50 units and will be located at 1622 South Mildred Street, Tacoma, 98465. The project is in the Metro credit allocation pool.

Mr. Richardson then re-introduced Ms. Katie Randall, Project Developer II, Mercy Housing Northwest.

Ms. Randall stated that this was the 9% LIHTC component of the Mercy Aviva Crossing 4%/9% “combo” project. She added that in addition, MDC will offer housing choice vouchers for the 9% component. Also, the set-aside mix is much the same as the 4%/bond component, with the addition of six units committed to the City of Tacoma for those experiencing or at high risk of experiencing homelessness.

CCHS Grant County Preservation

Mr. Richardson stated that CCHS Grant County Preservation is being developed by Catholic Charities Housing Services, Diocese of Yakima (CCHS). It will have 95 units total and will be located at 205 “D” Street SW, Quincy, 98848. The project is in the non-Metro credit allocation pool.

Mr. Richardson introduced Mr. Bryan Ketcham, Vice President & Director of Housing, from CCHS; and Ms. Cindy Proctor, Vice President of Development, from Beacon Development Group.

Mr. Ketcham stated that CCHS Grant County Preservation is an acquisition/rehabilitation project and a HUD Section 8 Mark to Market, plus a 20-year extension on Quincy Manor. He added that this transaction will be combined with two other resyndication projects: Villa Santa Maria in Mattawa, and La Amistad in Warden. He concluded that 75% of the total units from these three sites will be set aside for farmworker housing.

There was no written testimony or comments from members of the public for either project, and the public hearing was closed at 1:42 p.m.

**Public Hearing:
Proposed Bond/4%
Policy changes for
2025**

The Chair opened a public hearing for the proposed Bond/4% Policy changes for 2025 at 1:42 p.m.

Ms. Lisa Vatske, Director, Multifamily Housing & Community Facilities (MHCF) Division, stated that this public hearing is for consideration/approval of the proposed Bond/4% tax credit policy changes for 2025. She referred Commissioners to the memo and proposed changes table with details, which are included in the board meeting packet and posted to the Commission's website.

Ms. Vatske stated further that she is proposing minor changes and corrections to the Bond Tax Credit Program policies for 2025. Changes were identified through policy analysis, lessons learned from the application review process and engagement with interested parties. The proposed policy changes were posted for public comment on August 14. An information session was also held on August 21 to present and discuss initial draft changes. Based on the feedback received through the meeting and through other channels, through email and conversations with external stakeholders/clientele, the Commission made some minor changes and published those for additional comment on September 5.

Ms. Vatske stated the only new policy addition is Section 4.2, which adds incentive points for resyndicated projects to maintain their existing affordability.

Ms. Vatske stated that the Commission is currently in an extended engagement process with community groups to better understand how the Commission's current policies are working and to assess the potential changes for future allocation cycles particularly related to the policies for the Commission's community-based organization partnerships and addressing barriers for BIPOC developers.

She also is suggesting a correction to Section 4.4, where the wording of the policy was interpreted to incentivize BIPOC organizations, to become a minority partner rather than a sole sponsor, which was not the intent.

She added that given the dynamic nature of current market conditions and evolving operating concerns, language was added to the preamble, to further clarify procedure and intent, to strategically align resources, and to be responsive to changes in the affordable housing environment.

Ms. Vatske concluded that, with existing projects potentially needing additional resources and the funding from various public funders being limited, it seemed prudent to limit the number of changes to the allocation process. For this cycle, however, the Commission is proceeding with clarifying intent, and aligning policies and procedures as needed, which includes aligning Sections 4.8 and 4.9 of the Policies with the implementation of the State Energy Code of 2021.

Mr. Hennigan and Ms. Vatske then briefly summarized the remaining proposed changes as presented in the table located in the board meeting packet and also posted to the Commission’s website.

There were no comments or written testimony submitted from members of the public, and the public hearing was closed at 1:51 p.m.

**Action Item:
Resolution No. 24-
111, 2024
Allocations of
Credit for the
Housing Tax Credit
Program**

Ms. Vatske, stated that this is a resolution authorizing the Executive Director to make reservations and/or allocations of 2024 LIHTCs for the following two projects:

TC #	Project Name	City	County	Annual Tax Credit Amount
24-05	Mercy Aviva Crossing	Tacoma	Pierce	\$1,700,000
24-15	CCHS Grant County Preservation	Quincy	Grant	\$1,504,112

Ms. Vatske stated that the public hearing for these two projects was just held prior to the consideration of this resolution.

Mr. Krueger moved to approve the resolution. Mr. Rumpf seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 24-112, The Overlake School & Community Center, OID #24-87A**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue bonds to provide a portion of the financing for the construction and equipping of a facility to house admissions, administrative offices and a community center, located at 20301 NE 108th Street, Redmond, WA 98053, owned and to be owned and operated by The Overlake School, a Washington nonprofit corporation and an organization described under section 501(c)(3). 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 \$10,000,000. The public hearing was held August 22, 2024.

Wells Fargo Bank has issued a bond purchase commitment letter for an amount not to exceed \$9,000,000.

Mr. Krueger moved to approve the resolution. Mr. Tripp seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 24-94, Ovation @ Meeker Apts., OID #21-39A**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt revenue bonds originally issued and to be issued to finance a portion of the costs for the new construction and equipping of a 218-unit multifamily housing facility, located at 623 W. Meeker Street, Kent, WA 98032, to be owned by Ovation at Meeker, LLC, a Washington limited liability company. 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 \$55,000,000. The public hearing was held May 21, 2024.

Ms. Vatske concluded that this is a supplemental request, and that US Bank has issued a note purchase commitment letter for an amount not to exceed \$2,500,000.

Mr. Krueger moved to approve the resolution. Ms. Grigoras seconded the motion. The resolution was unanimously approved.

**Action Item:
Approval of
Proposed Bond/4%
Policy Changes for
2025**

Ms. Vatske stated that this is a request for approval by Commissioners of the proposed Bond/4% policy changes for 2025 as presented in the public hearing and as distributed in the board meeting packet, along with being posted on the Commission's website. She reiterated that there is one major policy change and the remaining changes are just procedural clarification of language. The one main policy change is to provide points for keeping the existing regulatory agreement in place in a resyndication. She concluded by mentioning that there was no written testimony submitted, and no comments were made by members of the public during the public hearing that was just held.

Mr. Rumpf moved to approve the proposed Bond/4% policy changes as presented by Ms. Vatske and Mr. Hennigan earlier in the public hearing, and as distributed in the board meeting packet. Ms. Tripp seconded the motion. The motion was unanimously approved.

**Action Item:
Approval of
Proposed Bond/4%
Policy Changes for
2025**

Mr. Steve Walker, Executive Director, stated this was a request for approval from Commissioners for authorization of the Executive Director or his designee, to enter into contracts necessary to complete the procurement of \$2,000,000 as appropriated to the Department of Commerce to pass through to the Commission, to fund housing counseling services and technical assistance to communities eligible for assistance through the Covenant Homeownership Program established under RCW 43.181, and for the drafting of a strategic plan to reduce the cost of start homes for first-time homebuyers and lessen other costs associated with purchasing a home.

Mr. Walker stated further that the funding was allocated as follows:
\$500,000 Counseling and Outreach, \$1,000,000 Grant Administrator for Homeownership Developer Predevelopment and Capacity Building Grants, & \$500,000 Comprehensive and Scalable Starter Home Production Plan.

Staff conducted three distinct Requests for Proposal (RFP) processes to allocate the funding, as summarized in the memo to Commissioners included in the board meeting packet.

RFP #1: Counseling and Outreach - \$500,000

The Commission issued a Request for Proposal (RFP) via Washington's Electronic Business Solutions (WEBS) on July 1, 2024. The Commission received four responses to its RFP: American Financial Solutions (Counseling/Outreach), HomeSight (Counseling/Outreach), Washington Homeownership Resource Center (Outreach), & Healthy Smart Homes (Counseling/Outreach).

All proposals combined exceeded the \$500,000 set aside for these programs. However, the Commission determined that all proposals had merit and negotiated with the respondents the following distributions: American Financial Solutions (\$50,000), HomeSight (\$50,000), Washington Homeownership Resource Center (\$50,000), & Healthy Smart Homes (\$350,000)

All four entities received less than they requested. Amended budgets and Scopes of Work reflecting the award amount(s) were provided by all entities. Contract negotiations have been ongoing and are being finalized.

RFP #2: Grant Administrator for Homeownership Developer Predevelopment and Capacity Building Grants - \$1,000,000

The Commission issued a Request for Proposal (RFP) via Washington's Electronic Business Solutions (WEBS) on July 23, 2024. The RFP was also

posted on the Commission's website. The Commission received three responses as follows: HomeSight, PUSH for Dreams, & Takeall.

An evaluation team reviewed the submitted proposals. Staff recommendations are based upon a thorough assessment of each firm's experience, capacity, reputation, and fees. The recommendation from staff is the selection of HomeSight.

RFP #3: Comprehensive and Scalable Starter Home Production Plan - \$500,000

The Commission issued a Request for Proposal (RFP) via Washington's Electronic Business Solutions (WEBS) on August 16, 2024. The RFP was also posted on the Commission's website. The Commission received two responses from Abt Global and Civic Commons. An evaluation team is reviewing the submitted proposals. Staff recommendations will be based upon a thorough assessment of each firm's experience, capacity, reputation, and fees.

The recommendation from staff is to permit the Executive Director to make a final selection of one of the two applicants listed above for this RFP.

Chair Bascomb-Green asked Mr. Walker when these funds would be distributed. Mr. Walker replied that the soonest would be about two weeks after the contracts are executed.

Mr. Krueger moved to authorize the Executive Director, or his designee to enter into and execute the contracts for the three RFPs as presented by Mr. Walker and as referred in the memo included in the board meeting packet. Mr. Tripp seconded the motion. The motion was unanimously approved.

**Informational
Report on
Department of
Commerce
Activities**

Ms. Grigoras mentioned a few items from the monthly informational Department of Commerce activities report that was included in the board packet:

Office of Apple Health & Home & Permanent Supportive Housing:

New HUD 811 Project Rental Assistance Program (PRA): The Department of Commerce was notified that a recent Notice of Funding Availability to which the agency applied has resulted in a third award under the HUD 811 PRA umbrella. The 811 Program pays rent subsidies to qualifying multifamily housing projects that participate in the program.

On top of the awards received by Commerce from HUD in 2012 and 2019, this third award is the largest yet of the 3 Commerce has received from HUD. At \$8,000,000, Commerce expects to be able to bring online an additional 158 units across Washington for disabled persons. The 2012 award resulted in 133 units currently online, and when the 2019 award is fully obligated, Commerce expects another 140 units to be brought online. Altogether, when all three awards are fully obligated, Commerce anticipates 431 units to be receiving rent assistance payments under this program.

Homelessness Assistance Unit:

Washington State Homeless Housing Strategic Plan: An update to Washington's State Homeless Housing Strategic Plan describes the specific actions the Department of Commerce will take over the next five years to achieve a reduction in homelessness. The Plan aims to reduce homelessness in Washington by strengthening relationships with partners and communities most impacted by homelessness. Commerce strengthens the homeless crisis response system by pursuing resources necessary for immediate assistance, temporary housing, and the 1,100,000 additional housing units needed over the next 20 years.

The Plan sets the following five goals/objectives for Washington's homeless crisis response system:

Objective 1: Promote an equitable, accountable and transparent homeless crisis response system

Objective 2: Strengthen the homeless service provider workforce

Objective 3: Prevent episodes of homelessness whenever possible

Objective 4: Prioritize those with the greatest barriers to housing stability and the greatest risk of harm

Objective 5: House everyone in a stable setting that meets their needs

**Executive
Director's Report**

Mr. Walker stated that the 2024 Housing Washington Conference & the annual Friend of Housing Awards is coming up, from September 24 to 26 at the Spokane Convention Center. He thanked staff members Margret Graham, Anna Porkalob, and Bob Peterson for their hard work and preparation for these events. Also for the first time ever, registration is sold out and the number of registrants capped at around 900, which is capacity.

Mr. Walker then mentioned a few items from the Executive Director's Report, which was included in the board packet, as follows:

Multifamily & Community Facilities (MHCF):

Staff attended the grand opening ceremony at Bryant Manor – this is the first of two phases, and the culmination of nearly two decades' work by FAME Housing to “recapture Bryant Manor as a beacon for the Black community to come back to the Central District, in an affordable way.” Phase 1 contains 101 two-, three- and even four-bedroom units, suitable for large families, which is a dire need in this community and hard to find. The ceremony had a palpable air of celebration by members of the community, funders, and the development team which included Lotus Development, a Black-owned consulting group. This project rose to the top of the competitive process for allocating the 4% Bond/Tax Credit

resource in part due to the policy change the Commission has made in 2021 to create more projects owned and developed by BIPOC community organizations.

The Commission has received the State Auditor's Office (SAO) draft performance audit on our Eventual Tenant Ownership (ETO) policy and are in the technical review period. Once the Commission responds to the technical review, then a draft final report will be provided, and there will be a formal response period. The final audit report will be provided by the SAO in November and then presented to the JLARC committee in early December. Commission staff has extended an invitation for the State Auditors to present their report to the Board in November.

Homeownership:

Covenant Homeownership Act (CHA): As of 9/16, the Commission has 58 loans with CHA reservations representing King, Pierce, Kitsap, Grant, Mason, Spokane, Benton, Pacific, Thurston, Whatcom, and Yakima counties, with 31 confirmed loan closings.

In August, Homeownership's other programs had \$198 million in new reservations assisting 515 households.

Asset Management & Compliance (AMC):

Physical Inspections: Inspections are proceeding under HUD's NSPIRE standards, with LIHTC properties inspected at least once every three years. U.S. Housing Consultants are inspecting over 300 properties between March and October.

Critical Preservation: In a cross-divisional effort with MHCF, AMC is providing technical assistance to a project that needs preservation in rural Washington. Kudos to Shawna Higgins for providing asset management support!

Housing WA Conference Spokane: Michael Soper worked hard with the organizing committee to finalize the speaker line up for the Multifamily Management track. Shout out to Michael for the wonderful lineup! He has also helped put together an Affordable Housing Tour hosted by Spokane Low Income Housing Consortium. To reserve your spot on the tour, a guided shuttle bus tour to explore three unique and inspiring properties please go on the SLIHC Events page on their website.

Finance:

The FY 24 HAF Single Audit being performed by the State Auditor's Office is currently wrapping up fieldwork and expects to be finalized in the coming months. Staff were praised by the SAO in their response to the issues identified in last year's audit, so a big kudos to Homeownership and Finance staff involved.

Just as the FY 24 Single Audit is concluding, the FY 24 Financial Audit is in full swing, with Finance Staff working hard to fulfill the auditors' requests. Fieldwork is anticipated to conclude in early October with the final report published by the end of October.

DEI:

Nashika Stanbro and Steve Walker will be on a panel at NCSHA to talk about designing and launching equity focused initiatives with Maryland Department of Housing and Community Development and the Vera Institute of Justice. We will be expanding on the challenges and opportunities that were unearthed while developing the Racial Equity Strategic Plan and next steps for this work. The session takes place on Tuesday, October 1, 2024.

Other information from Steve:

Steve traveled to Yakima to help celebrate the 45th anniversary of the Office of Rural and Farmworker Housing (ORFH). We have participated in numerous

deals with ORFH over the years and greatly value their partnership and leadership. Kim Herman, the Commission's retired and founding Executive Director, was in attendance as well.

Pre-legislative session conversations have begun. Steve has recently met with the Commission's legislative consultant, Nick Federici, Representatives Macri and Alvarado, and Senator Trudeau to discuss potential housing legislation. The Commission will begin developing the legislative agenda for board consideration at its December meeting.

Consent Agenda

The consent agenda was approved as distributed.

Public Comment

The Chair opened the public comment section. No members of the public commented.

Adjournment

The meeting was adjourned at 2:18 p.m.

Signature

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing with respect to a proposed plan of financing for the issuance by the Commission of one or more series of tax-exempt and/or taxable revenue obligations (the "Bonds") to finance and refinance the acquisition and rehabilitation of existing facilities owned and operated by The Northwest School of the Arts, Humanities and Environment (the "Project"), dba The Northwest School, 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 Bonds may be issued in one or more series from time to time and may include series of refunding obligations. The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, October 24, 2024. Participants wishing to join telephonically in the United States, please dial either toll free number: (888) 788-0099 or (877) 853-5247. Participants wishing to attend in person may attend in the 28th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

Pursuant to RCW 42.30.030(2), which encourage public agencies to provide for public access to meetings, this meeting can also be viewed via Zoom or joined telephonically.

To join virtually, please go to [Zoom](#), go to "Join" or "Join a Meeting" and enter:

**Webinar/Meeting ID: 825 3433 9276
Passcode: 122935**

The Bonds will be issued pursuant to Chapter 43.180 of the Revised Code of Washington for the purpose of financing an exempt facility under Section 145 of the Code.

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

Project:	The Northwest School of the Arts, Humanities, and Environment
Project Address:	1415 Summit Avenue, 401 East Pike Street, 1422 Bellevue Avenue, 1417 Bellevue Avenue, 1406 Bellevue Avenue, Seattle, WA 98122
Total Estimated Project Cost:	\$11,100,883
Estimated Maximum Bond Amount:	\$12,500,000

Proceeds of the Bonds may be used to refinance the acquisition and rehabilitation of existing school facilities, to finance a portion of the costs of the rehabilitation of the Project, and to pay all or a portion of the costs of issuing the Bonds.

This notice and the provision of toll-free telephone access to the hearing are 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 plan of financing with respect to the Bonds may be mailed or faxed to the attention of Bianca Pyko, WSHFC, Multifamily Housing and Community Facilities 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, October 23, 2024. Public testimony will be heard from all interested members of the public attending the hearing in person or via the telephone or internet. The Commission will consider the public testimony and written comments in determining if the Project will receive funding from tax–exempt and/or taxable 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 Multifamily Housing and Community Facilities Division at 206-464-7139 or 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.

Nonprofit Facilities Program

Project Name	The Northwest School for the Arts, Humanities and Environment
Borrower	The Northwest School for the Arts, Humanities and Environment
Description	Refinance the acquisition and rehabilitation of existing school facilities, to finance a portion of the costs of the rehabilitation of the Project, and to pay all or a portion of the costs of issuing the Bonds.
Location	1415 Summit Avenue 401 East Pike Street 1422 Bellevue Avenue 1417 Bellevue Avenue 1406 Bellevue Avenue, Seattle, WA 98122
Relation to Mission and Goals	To provide effective, low-cost financing for nonprofit facilities
Project Type	Refinance of existing debt and a rehabilitation of an existing facility.
<i>Financial Information</i>	
Estimated Tax-Exempt Bond Amount (Not to exceed)	\$12,500,000
Total Estimated Project Costs	\$11,100,883
Bond Structure	Private Placement
Lender	Wells Fargo Bank, N.A.
Action	Public Hearing for OID # 24-116A
Anticipated Closing Date	December 2024

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing with respect to a proposed plan of financing for the issuance by the Commission of one or more series of tax-exempt and/or taxable revenue obligations (the "Notes") to finance the acquisition, construction and equipping of a multifamily housing facility in Lake Stevens, Washington, to be owned by Village at Lake Stevens, LP, a Washington limited partnership. The Notes may be issued in one or more series from time to time and may include series of refunding obligations. The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, October 24, 2024. Participants wishing to join telephonically in the United States, please dial either toll free number: 1-(888) 788-0099 or 1-(877) 853-5247. Participants wishing to attend in person may attend in the 28th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

Pursuant to RCW 42.30.030(2), which encourage public agencies to provide for public access to meetings, this meeting can also be viewed via Zoom.

To join virtually, please go to www.zoom.us, go to "Join a Meeting" or "Join," and enter:

Webinar ID: 825 3433 9276

Passcode: 122935

The Notes will be issued pursuant to Chapter 43.180 of the Revised Code of Washington for the purpose of financing a qualified residential rental facility under Section 142(d) of 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:	Village at Lake Stevens
Project Address:	9023 Soper Hill Road Lake Stevens, WA 98258
Total Estimated Project Cost:	\$72,663,000
Estimated Maximum Note Amount:	\$55,000,000 (a portion of which may be taxable).

Proceeds of the Notes will be used to finance the acquisition, construction and equipping of a 188-unit multifamily housing facility in Lake Stevens, Washington, and to pay all or 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 and the provision of toll-free telephone access to the hearing are 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 plan of financing with respect to the Notes 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 98104-3601 or to (206) 587-5113, for receipt no later than 5:00 p.m. on Wednesday, October 23, 2024. Public testimony will be heard from all interested members of the

public attending the hearing in person or via the telephone or internet. The Commission will consider the public testimony and written comments in determining if the Project will receive funding from tax-exempt and/or taxable 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 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.

Multifamily Housing Program

Project Name

Village at Lake Stevens

Developer

Vintage Housing Development, Inc.

Description

Village at Lake Stevens will be in Lake Stevens in Snohomish County, WA and is being co-developed with Veteran’s Village. The building, floor plans, community facilities, outdoor spaces, on-site services, as well as this ideal in-fill location are designed to specifically fill a gap of housing needs not being met for low-income seniors in the area.

The development will consist of 133 one-bedroom/one-bath and 55 two-bedroom/one-bath independent living units in a four-story elevator-serviced building surrounded by parking and outdoor amenity spaces. Each unit will be designed to meet the needs of seniors and those with disabilities. All bathrooms will be large and accessible to meet the needs of our residents with disabilities. Each unit will come with a washer and dryer.

Veteran’s Village and Vintage Housing Development will be undertaking an extensive community engagement process to seek feedback on the amenities and services desired at Village at Lake Stevens. The final amenities and services may change once the project is ready to begin construction based on feedback received from potential residents and community members.

The Village at Lake Stevens will be energy-efficient, and the development will incorporate many of the options under the Evergreen Sustainable Development Standards. The site will also contain a photovoltaic solar array to offset energy consumption and electric vehicle charging stations.

The co-developers will work together to provide an array of social services to residents. Services will include on-site social activities such as holiday parties and resident game nights and will be

coordinated by the on-site coordinator. There may also be on-site health and wellness seminars, and welfare classes conducted by local service agency representatives. Finally, Vintage and Veteran’s Village will enter into a service partnership with a provider that is selected by the community during the community engagement process.

Location	9023 Soper Hill Road Lake Stevens, WA 98258	
Project Type	New Construction	
Units	One Bedroom	133
	Two Bedroom	55
	Total	188
Housing Tax Credits	Yes	
Income Set-Aside	100% at 60% Area Median Income	
Regulatory Agreement Term	Minimum 40 years	
Evaluation Plan Scoring	Cost Efficient Development	8
	Commitments for Priority Populations	2
	Systemic Barrier	6
	CBO Ownership	8
	CBO Inclusion	5
	Community Engagement Process	2
	Application of Community Engagement	3
	Donation in Support of Nonprofit Programs	2
	Energy Efficiency, Healthy Living, & Renewable Energy – New Construction	10
	Total Points	46
Estimated Tax-Exempt Note Amount (a portion of which may be taxable)	\$55,000,000	
Note Structure	Private Placement	
Lender	Citi Community Capital	

Development Budget

Acquisition Costs	\$3,832,500
Construction	\$42,556,750
Soft Costs	\$11,163,881
Financing Costs	\$7,242,167
Capitalized Reserves	\$853,832
Other Development Costs	\$7,014,578
Total Development Costs	\$72,663,708

Permanent Sources

Tax-Exempt Debt	\$38,810,000
Net Operating Income	\$2,353,857
Deferred Developer Fee	\$4,056,821
Tax Credit Equity at \$0.83 per credit x 10 years	\$27,443,030
Total Permanent Sources	\$72,663,708

Total Development Cost Limit

Project's Total Development Cost Limit	\$78,453,115
Total Development Cost (minus land and reserves)	\$68,077,376
Waiver	Not required

Project Operations

<i>Unit Size</i>	<i>Market Rents</i>	<i>Proposed Rent Range</i>
One Bedroom	\$2,050	\$1,646
Two Bedroom	\$2,560	\$1,968

Action

Public Hearing for OID # 23-42A

Anticipated Closing Date

December 2024

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing with respect to a proposed plan of financing for the issuance and reissuance by the Commission of one or more series of tax-exempt and/or taxable revenue obligations (the "Bonds") to finance and refinance costs for the acquisition, construction and equipping of nonprofit housing facilities owned and to be owned and operated by Wesley Homes Bradley Park, LLC, a Washington limited liability company, the sole member of which is Wesley Homes, 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 Bonds may be issued as one or more series issued from time to time and may include series of refunding obligations. The public hearing will be held in person and by telephone starting at 1:00 p.m. (PST), Thursday, October 24, 2024. Participants wishing to join telephonically in the United States, please dial either toll free number: (888) 788-0099 or (877) 853-5247. Participants wishing to attend in person may attend, in the 28th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

Pursuant to RCW 42.30.030(2), which encourage public agencies to provide for public access to meetings, this meeting can also be viewed via Zoom or joined telephonically.

To join virtually, please go to [Zoom](#), go to "Join" or "Join a Meeting" and enter:

**Webinar/Meeting ID: 825 3433 9276
Passcode: 122935**

The Bonds will be issued pursuant to Chapter 43.180 of the Revised Code of Washington for the purpose of financing an exempt facility under Section 145 of the Code.

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

Project:	Wesley Homes Bradley Park
Project Address:	707 - 39th Avenue SE Puyallup, WA 98374
Total Estimated Project Cost:	\$162,000,000
Estimated Maximum Bond Amount:	\$157,000,000

Proceeds of the Bonds are expected to be used to (i) refinance costs paid (a) for construction and equipping a continuing care retirement community located in Puyallup, WA with independent living, assisted living and memory care units and community amenities (the "2016 Facilities"), (b) to fund a debt service reserve fund for the prior bonds, (c) to pay capitalized interest on the prior bonds, and (d) to pay all or a portion of the costs of issuing the prior bonds, and (ii) finance (a) the expansion and improvement of the 2016 Facilities through the addition of 67 additional independent living units, a 36-bed skilled nursing facility, and additional amenities, (b) the funding of a debt service reserve fund for the Bonds, (c) the payment of capitalized interest and working capital expenditures, and (d) the payment of all or a portion of the costs of issuing the Bonds.

This notice and the provision of toll-free telephone access to the hearing are intended to comply with the public notice requirements of Section 147(f) of the Code. Written comments with respect to the Project financed with the Bonds and the proposed plan of financing with respect to the 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 98104-3601 or to (206) 587-5113, for receipt no later than 5:00 p.m. (PST) on Wednesday, October 23, 2024. Public testimony will be heard from all interested members of the public attending the hearing in person or via the telephone or internet. The Commission will consider the public testimony and written comments in determining if the project will receive funding from tax-exempt and/or taxable 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 Multifamily Housing and Community Facilities Division at 206-464-7139 or 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.

Nonprofit Housing Program

Project Name	Wesley Homes Bradley Park LLC
Developer	Wesley Homes/Wesley Homes Bradley Park, LLC
Description	Wesley Home Bradley Park is a senior retirement community serving the Puyallup area. The project originally received 501(C)(3) bond financing in 2016 and consisted of the construction and equipping of a new continuing care retirement facility with 131 independent living units, 50 assisted living units, 17 memory care units and community amenities in Puyallup, WA. This phase of the project will add a 36-bed skilled nursing facility and 67 independent living apartments. This project will also add a swimming pool and rehabilitation center.
Location	707 39th Avenue SE Building A and C Puyallup, WA 98373
Relation to Mission and Goals	To provide effective, low-cost financing for nonprofit housing
Project Type	New Construction of a Nonprofit Housing facility
Estimated Tax-Exempt Bond Amount (Not to exceed)	\$157,000,000
Bond Structure	Public Sale
Total Estimated Project Cost	\$101,292,785
Lender	Hamlin Capital Management
Underwriter	Odeon Capital Group
Action	Public Hearing for OID # 24-114A
Anticipated Closing Date	November 2024

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing with respect to a proposed plan of financing for the issuance by the Commission of one or more series of tax-exempt and/or taxable revenue obligations (the "Bonds") to finance a portion of the costs for acquisition, construction and equipping of a multifamily housing facility in Seattle, Washington, to be owned by Bryant Manor 2 LLLP, a Washington limited liability limited partnership. The Bonds may be issued as one or more series issued from time to time and may include series of refunding obligations. The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, October 24, 2024. Participants wishing to join telephonically in the United States, please dial either toll free number: (888) 788-0099 or (877) 853-5247. Participants wishing to attend in person may attend, in the 28th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

Pursuant to RCW 42.30.030(2), which encourage public agencies to provide for public access to meetings, this meeting can also be viewed via Zoom or joined telephonically.

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**Webinar/Meeting ID: 825 3433 9276
Passcode: 122935**

The Bonds will be issued pursuant to Chapter 43.180 of the Revised Code of Washington for the purpose of financing a qualified residential rental facility under Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code").

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

Project:	Bryant Manor Phase II
Project Address:	110 - 18th Avenue S. Seattle, WA 98122
Total Estimated Project Cost:	\$97,541,622
Estimated Maximum Bond Amount:	\$50,000,000 (a portion of which may be Taxable)

Proceeds of the Bonds will be used to provide a portion of the financing for the acquisition, construction and equipping of a 149-unit multifamily housing facility in Seattle, Washington, and to pay all or 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 and the provision of toll-free telephone access to the hearing are 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 plan of financing with respect to the 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 98104-3601 or to (206) 587-5113, for receipt no later than 5:00 p.m.

on Wednesday, October 23, 2024. Public testimony will be heard from all interested members of the public attending the hearing in person or via the telephone or internet. The Commission will consider the public testimony and written comments in determining if the project will receive funding from tax-exempt and/or taxable 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 Multifamily Housing and Community Facilities Division at 206-464-7139 or 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.

Multifamily Housing Program

Project Name	Bryant Manor Phase II								
Developer	First A.M.E. Housing Association								
Description	<p>Bryant Manor Phase II is the second-phase of the redevelopment of The Bryant Manor Apartments. The original apartments were constructed in the early 1970s as part of a partnership between Boeing and HUD. First A.M.E. (FAME) Housing Association, a Community Based Organization founded in 1969, was selected through an RFP process to take over ownership of Bryant Manor. FAME Housing owned and operated Bryant Manor as family housing with a cultural orientation toward the Black Community for the following 50 years. The six-building complex was in need of significant capital investment to achieve another 50 year life and recent zoning changes offered FAME the opportunity to increase the families served at Bryant Manor from 58 to 250. In Phase I, FAME demolished three of the six original buildings and began construction of 101 new family units, an Early Learning Center and Office space for FAME. The last three original buildings will be demolished to make way for Phase II's construction of 149 units. The redevelopment is part of movement to bring back black families to the Central District and counter the effects of gentrification.</p>								
Location	110 - 18th Avenue S. Seattle, WA 98122								
Project Type	New Construction								
Units	<table><tr><td>One Bedroom</td><td>25</td></tr><tr><td>Two Bedroom</td><td>94</td></tr><tr><td>Three Bedroom</td><td>30</td></tr><tr><td>Total</td><td>149</td></tr></table>	One Bedroom	25	Two Bedroom	94	Three Bedroom	30	Total	149
One Bedroom	25								
Two Bedroom	94								
Three Bedroom	30								
Total	149								
Housing Tax Credits	Yes								
Income Set-Aside	70% at 50% AMI 30% at 60% AMI								
Regulatory Agreement Term	Minimum 40 years								

Evaluation Plan Scoring	Cost Efficient Development	1
	Additional Low-Income Housing	6
	Commitments	
	Commitments for Priority Populations	2
	Systemic Barrier	8
	CBO Ownership	8
	CBO Inclusion	5
	Community Engagement Process	2
	Application of Community Engagement	3
	Donation in Support of Local Nonprofit Programs	2
	Energy Efficiency, Healthy Living, & Renewable Energy – New Construction	5
	Total Points	42

Estimated Tax-Exempt Note Amount (Not expected to exceed) \$50,000,000

Note Structure Private Placement

Lender Citi Community Capital

Development Budget

Acquisition Costs	\$12,070,000
Construction	\$66,658,515
Soft Costs	\$8,997,895
Financing Costs	\$6,724,045
Capitalized Reserves	\$1,392,006
Other Development Costs	\$1,699,161
Total Development Costs	\$97,541,622

Permanent Sources

King County	\$1,000,000
Deferred Fee	\$2,500,000
SHA Buy up	\$2,300,000
Tax Exempt Note	\$18,254,451
Sponsor Loan	\$1,500,000
State Housing Trust Fund	\$5,000,000
Sponsor Loan - Reserves	\$300,000
City Of Seattle	\$21,283,912
Capital Contribution Land value	\$12,020,000
Tax Credit Equity at \$0.8350 per credit x 10 years	\$33,383,259
Total Permanent Sources	\$97,541,622

Total Development Cost Limit

Project's Total Development Cost Limit	\$83,796,883
Total Development Cost (minus land and reserves)	\$83,796,881
Waiver	Not required

Project Operations

<i>Unit Size</i>	<i>Market Rents</i>	<i>Proposed Rent Range</i>
One Bedroom	\$2,015	\$1,361
Two Bedroom	\$2,925	\$1,630 - \$1,969
Three Bedroom	\$3,530	\$1,859 - \$2,251

Action Public Hearing for OID # 24-109A

Anticipated Closing Date November 2024

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing with respect to a proposed plan of financing for the issuance by the Commission of one or more series of tax-exempt and/or taxable revenue obligations (the "Notes") to finance a portion of the costs for the acquisition, construction and equipping of a multifamily housing facility in Tacoma, Washington, to be owned by VBT Viridian Grove LLC, a Washington limited liability company. The Notes may be issued as one or more series issued from time to time and may include series of refunding obligations. The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, October 24, 2024. Participants wishing to join telephonically in the United States, please dial either toll free number: (888) 788-0099 or (877) 853-5247. Participants wishing to attend in person may attend, in the 28th Floor Board Room of the Commission's offices located at 1000 Second Avenue, Seattle, Washington 98104-3601.

Pursuant to RCW 42.30.030(2), which encourage public agencies to provide for public access to meetings, this meeting can also be viewed via Zoom or joined telephonically.

To join virtually, please go to [Zoom](#), go to "Join" or "Join a Meeting" and enter:

**Webinar/Meeting ID: 825 3433 9276
Passcode: 122935**

The Notes will be issued pursuant to Chapter 43.180 of the Revised Code of Washington for the purpose of financing a qualified residential rental facility under Section 142(d) of 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:	Viridian Grove
Project Address:	5228 S. Mason Avenue Tacoma, WA 98409
Total Estimated Project Cost:	\$42,302,002
Estimated Maximum Note Amount:	\$35,000,000 (a portion of which may be taxable)

Proceeds of the Notes will be used to provide a portion of the financing for the acquisition, construction and equipping of a 98-unit multifamily housing facility in Tacoma, WA, and to pay all or 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 and the provision of toll-free telephone access to the hearing are 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 plan of financing with respect to the Notes 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 98104-3601 or to (206) 587-5113, for receipt no later than 5:00 p.m.

on Wednesday, October 23, 2024. Public testimony will be heard from all interested members of the public attending the hearing in person or via the telephone or internet. The Commission will consider the public testimony and written comments in determining if the project will receive funding from tax-exempt and/or taxable 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 Multifamily Housing and Community Facilities Division at 206-464-7139 or 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.

Multifamily Housing Program

Project Name	Viridian Grove	
Developer	Southport Financial Services	
Description	<p>Viridian Grove is a proposed 98-unit multi-family project comprised of two, three and four bedroom units. The project will be rent restricted with income set asides at 60% of AMI. The project site is in the South Tacoma submarket. The neighborhood is predominantly residential with retail uses on arterials, and warehouse and light industrial uses to the east.</p> <p>Southport Financial Services will be working with the Metropolitan Development Counsel as the community-based organization focused on community engagement.</p>	
Location	5228 S. Mason Avenue Tacoma, WA 98409	
Project Type	New Construction	
Units	Two Bedroom	23
	Three Bedroom	63
	Four Bedroom	12
	Total	98
Housing Tax Credits	Yes	
Income Set-Aside	100% at 60%	
Regulatory Agreement Term	Minimum 40 years	
Evaluation Plan Scoring	Cost Efficient Development	6
	Commitments for Priority Populations	2
	Donation in Support of Local Nonprofit Programs	2
	Community Based Organization – Inclusion	4
	Community Engagement Process	2
	Energy Efficiency, Healthy Living, & Renewable Energy – New Construction	10
	Total Points	26

Estimated Tax-Exempt Note Amount (Not to exceed)	\$35,000,000
Note Structure	Private Placement
Lender	R4 Capital Finance

Development Budget

Acquisition Costs	\$1,900,000
Construction	\$26,461,411
Soft Costs	\$6,504,562
Financing Costs	\$3,790,000
Capitalized Reserves	\$904,600
Other Development Costs	\$939,000
Total Development Costs	\$40,499,573

Permanent Sources

Pierce County Funds	\$2,000,000
Tax Exempt Note	\$19,308,284
Deferred Development Fee	\$1,472,477
City of Tacoma	\$2,000,000
Tax Credit Equity at \$0.85 per credit x 10 years	\$15,718,812
Total Permanent Sources	\$40,499,573

Total Development Cost Limit

Project's Total Development Cost Limit	\$53,480,060
Total Development Cost (minus land and reserves)	\$36,958,982
Waiver	Not required

Project Operations

<i>Unit Size</i>	<i>Market Rents</i>	<i>Proposed Rent Range</i>
Two Bedroom	\$ 1,600	\$ 1,310
Three Bedroom	\$ 2,100	\$ 1,498
Four Bedroom	\$ 2,500	\$ 1,667

Action Public Hearing for OID # 23-40A

Anticipated Closing Date November 2024

WASHINGTON STATE HOUSING
FINANCE COMMISSION

RESOLUTION NO. 24-118

A RESOLUTION of the Washington State Housing Finance Commission making findings and determinations with respect to housing needs within Washington; approving a program to finance multifamily housing; authorizing the issuance of an additional series of multifamily tax-exempt bonds in a principal amount of not to exceed \$12,000,000 to finance a portion of the construction and equipping of a 125-unit multifamily housing facility in Kirkland, Washington, owned by Kirkland TWG LLLP; approving the sale of the bonds to KeyBanc Capital Markets Inc.; delegating to the Executive Director of the Commission the authority to execute a final form of bond purchase agreement with KeyBanc Capital Markets Inc.; approving the form of a trust indenture, a financing agreement, a tax certificate and an amendment to regulatory agreement; and authorizing the officers and Executive Director of the Commission to amend and execute such documents and other related documents.

APPROVED ON OCTOBER 24, 2024

PREPARED BY:

PACIFICA LAW GROUP LLP
1191 Second Avenue, Suite 2000
Seattle, Washington 98101

TABLE OF CONTENTS*

	<u>Page</u>
Section 1. Definitions.....	3
Section 2. Findings.....	3
Section 3. Multifamily Program	4
Section 4. Authorization of Bonds.....	4
Section 5. Approval of Documents.....	4
Section 6. Sale of the Bonds	5
Section 7. Executive Director	6
Section 8. Effective Date	6

* This table of contents is not part of the resolution; it is included for the convenience of the reader only.

RESOLUTION NO. 24-118

A RESOLUTION of the Washington State Housing Finance Commission making findings and determinations with respect to housing needs within Washington; approving a program to finance multifamily housing; authorizing the issuance of an additional series of multifamily tax-exempt bonds in a principal amount of not to exceed \$12,000,000 to finance a portion of the construction and equipping of a 125-unit multifamily housing facility in Kirkland, Washington, owned by Kirkland TWG LLLP; approving the sale of the bonds to KeyBanc Capital Markets Inc.; delegating to the Executive Director of the Commission the authority to execute a final form of bond purchase agreement with KeyBanc Capital Markets Inc.; approving the form of a trust indenture, a financing agreement, a tax certificate and an amendment to regulatory agreement; and authorizing the officers and Executive Director of the Commission to amend and execute such documents and other related documents.

WHEREAS, the Washington State Housing Finance Commission, a public body corporate and politic of the State of Washington (the “Commission”) has been duly constituted pursuant to the authority and procedures of Laws of 1983, Chapter 161 of the State of Washington, as amended, now codified at RCW 43.180 et seq. (the “Act”); and

WHEREAS, the Act authorizes the Commission to issue its bonds and other evidences of indebtedness for the purpose of acquiring mortgage loans used to finance multifamily housing facilities in Washington; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the “Code”), grants an exemption from federal income tax for interest paid on obligations where the proceeds thereof are used to finance multifamily housing facilities meeting the requirements of the Code; and

WHEREAS, the Commission adopted a Housing Finance Plan (the “Plan”) on December 12, 2019, following public notice and hearings as required by the Act; and

WHEREAS, the Commission previously issued its Multifamily Tax-Exempt Mortgage-Backed Revenue Bonds (M-TEBS) (Grata at Totem Lake Apartments Project), Series 2022A and its Multifamily Housing Revenue Bonds (Grata at Totem Lake Apartments Project), Series 2022B (the “Prior Bonds”) in the aggregate principal amount of \$23,915,000 to finance the construction and equipping of a 125-unit housing facility in Kirkland, Washington (the “Project”) to be owned and operated by Kirkland TWG LLLP, a Washington limited liability limited partnership (the “Owner”) and to pay costs of issuing the Prior Bonds; and

WHEREAS, the Owner has requested that the Commission issue an additional tax-exempt note to finance costs of construction and equipping of the Project; and

WHEREAS, KeyBank National Association (the “Bond Lender”), offered to originate an additional qualified loan in the principal amount of not to exceed \$12,000,000 (the “Bond Loan”) to the Owner to provide additional financing for a portion of the construction and equipping of the Project and to pay costs of issuing the Bonds (as hereinafter defined), and to assign the Bond Loan to U.S. Bank Trust Company, National Association (the “Trustee”) on behalf of the Commission; and

WHEREAS, the Owner has requested that the Commission issue its Multifamily Housing Revenue Bonds (Grata at Totem Lake Apartments Project), Series 2024 (the “Bonds”), in a principal amount of not to exceed \$12,000,000, and use the proceeds thereof to provide additional financing for a portion of the construction and equipping of the Project; and

WHEREAS, the Bonds will be publicly sold and are expected to be rated “AA+” by Moody’s Investors Service, Inc., and will be secured by cash-funded collateral accounts held by the Trustee, funded from time to time with a portion of the proceeds of a mortgage loan from

KeyBank National Association, and other available, bankruptcy-remote funds as permitted by the Indenture (as defined below); and

WHEREAS, the Commission has given preliminary approval to the Project by Official Intent Declaration Nos. 20-78A and 20-78B, the Commission held a public hearing with respect to the plan of finance for the Project on November 18, 2021, and the Governor approved the plan of finance for the Project and the Bonds on December 7, 2021; and

WHEREAS, the Commission has received a form of bond purchase agreement (the “Bond Purchase Agreement”) from KeyBanc Capital Markets Inc. (the “Underwriter”) to purchase the Bonds in whole; and

NOW, THEREFORE, BE IT RESOLVED by the Washington State Housing Finance Commission as follows:

Section 1. Definitions. Unless otherwise defined in this resolution, capitalized terms used herein shall have the meanings set forth in the following documents filed with the Commission: the Indenture of Trust between the Commission and the Trustee (the “Indenture”); the Financing Agreement among the Commission, the Owner, the Bond Lender and the Trustee (the “Financing Agreement”); a Regulatory Agreement between the Commission and the Owner dated as of February 1, 2022, as amended by a First Amendment to Regulatory Agreement (as amended, the “Regulatory Agreement”); the Non-Arbitrage Certificate of the Commission (the “Tax Certificate”); and the form of Bond Purchase Agreement among the Commission, the Owner and the Underwriter.

Section 2. Findings. The Commission hereby ratifies its prior findings that there are a substantial number of persons and households in the state who are unable to rent apartments in various parts of the state or the rents required are substantially in excess of the available income

of such persons or households. As a result, many persons and households are unable to rent safe and sanitary housing at a reasonable cost without financial assistance. A principal reason that the cost of renting apartments is not affordable for such persons and households is the interest rate on mortgage loans used to acquire, construct and rehabilitate multifamily rental projects. The provision of lower interest rate loans will encourage developers to acquire, construct and rehabilitate projects which will make additional units available to persons and households at affordable cost and will act as a significant stimulant to the economy of the State.

Section 3. Multifamily Program. The Commission hereby ratifies, affirms and adopts its program to finance the acquisition of multifamily mortgage loans on eligible multifamily projects through the issuance of nonrecourse multifamily mortgage revenue bonds (the “Program”). The Commission hereby finds and determines that the Program and the Bonds are in furtherance of the Act and the Plan.

Section 4. Authorization of Bonds. The Commission hereby authorizes the issuance and sale of its bonds to be designated “Multifamily Housing Revenue Bonds (Grata at Totem Lake Apartments Project), Series 2024,” with appropriate series designation, and in a principal amount of not to exceed \$12,000,000, pursuant to and in accordance with the provisions of the Act, the Code, and the Indenture.

Section 5. Approval of Documents. It is hereby found and determined that the Indenture, the Financing Agreement, the Regulatory Agreement and the Tax Certificate conform to the requirements of the Act and the Code and provide for the maximum available security for the Bonds consistent with the Act and the Code.

The Indenture, Financing Agreement, Regulatory Agreement, and Tax Certificate are hereby approved in substantially the forms filed with the Commission. The Chair, Vice Chair,

Secretary or his designee, Executive Director or the Treasurer of the Commission are each authorized to execute such documents, the documents contemplated therein, and any other necessary documents or certificates on its behalf including the final offering document, and to do all things necessary on its behalf to proceed with the issuance, sale and delivery of the Bonds as authorized herein. Only one signature is required to bind the Commission. Such officers, the Executive Director or the Secretary's designee are each authorized to approve such changes in these documents as are recommended by counsel to the Commission that are in furtherance of the Program and which do not materially increase the obligations of the Commission as described in such documents on file with the Commission. The Executive Director is hereby authorized to execute documents and certificates on behalf of the Commission as are required for the issuance, sale and delivery of the Bonds including, but not limited to, certificates required by the securities laws of various states and the United States of America. The designee of the Secretary may execute documents on behalf of the Secretary, and all prior acts of such designee on behalf of the Secretary are hereby ratified and confirmed.

Section 6. Sale of the Bonds. The Commission hereby authorizes and approves the sale of the Bonds to KeyBanc Capital Markets Inc., an underwriter listed on its roster of approved underwriting firms as described in RCW 43.180.100, in accordance with the terms and conditions set forth in the Bond Purchase Agreement. The Commission hereby delegates to the Executive Director the authority to execute the Bond Purchase Agreement on behalf of the Commission in substantially the form filed with the Commission, subject to the following limitations: (a) the principal amount of the Bonds does not exceed \$12,000,000; (b) the initial interest rate on the Bonds does not exceed 6.00%; (c) the Bond Purchase Agreement is executed

prior to December 31, 2024; and (d) the final terms of the Bond Purchase Agreement are otherwise in furtherance of the Act and the Plan.

Section 7. Executive Director. The Deputy Director or an alternate designee is hereby authorized to act on behalf of the Executive Director for all purposes of this Resolution if it is necessary or desirable to accomplish the purposes hereof.

Section 8. Effective Date. This resolution shall become effective immediately after its adoption and signature by the Chair and attestation by the Secretary of the Commission or his designee and when effective shall act to ratify and confirm all acts taken previously in furtherance of and consistent with this resolution.

ADOPTED at a special meeting duly noticed and called this 24th day of October, 2024.

WASHINGTON STATE HOUSING
FINANCE COMMISSION

By _____
Chair

ATTEST:

Secretary

APPROVED AS TO FORM:

General Counsel



WASHINGTON STATE
**HOUSING FINANCE
COMMISSION**

WSHFC Staff Use Only

Project Name: Grata at Totem Lake

Reviewed by: Dan Rothman

Date: 10/21/2024

Recommendation: Approve as Requested

Rationale:

Grata at Totem Lake, a Commission Bond/Tax credit project sponsored by TWG Development (TWG), exceeds the 2024 Balance of King TDC limit by 17%, or ~\$10.2M. At the time of closing, the project would have exceeded the limits in place at the time by 43.29% or \$20.8M. However, given that the 2022 limits were out of date and costs have remained relatively flat since the market escalation of 2021 and 2022--it makes sense to evaluate this waiver request using the current limits.

The project is complete and certificate of occupancy was provided by City of Kirkland. The project is leasing up and there will be no additional development costs. This waiver is necessary because TWG is seeking a supplemental bond issuance to meet their 50% test.

TWG submitted the Grata at Totem Lake project for bond cap in January 2021 and closed February 2022 with a public bond sale. Hard costs used in the 2021 application were based on active projects and contracts over 2020 which had not yet experienced the sharp cost inflation of mid- to late-2021 and the continued volatile inflation into 2022. Grata's final bids came in during the months of March and April 2022 while the previous cost estimates while moving towards closing came in between December 2020 and October 2021. In addition, TWG failed to ensure that subcontractors provide reliable estimates related to the progress set of drawings, which led to an understated budget.

Beyond market issues, the project is relatively expensive (over \$550,000 a unit) due to the urban infill nature of the project, structured parking, and the low unit count.

While this is a relatively high cost project, the project is delivering mixed-income, family sized housing in a desirable neighborhood near transit and community and commercial facilities. We recommend that TWG's request is approved as requested.

Approved by: Lisa Vatske

Signature: Lisa Vatske

Date: 10/22/2024

Total Development Cost Limit Waiver Request

Date of Waiver Request:	10/14/2024	Program Type:	4% Credit
Project Name:	Grata at Totem Lake		
Project City, County:	Kirkland, King		
Sponsor Organization:	TWG Development		
Project Contact:	Megan Adams, madams@twgdev.com		
Development Phase:	Placing in Service		

1. Has this project received a TDC Waiver in the past? If so:

Approval Date: Approved TDC:

2. Please fill out all forms in this workbook:

- Square Footage
- Sources and Uses
- LIHTC Eligible Basis
- LIHTC Calculation
- Financing Terms

3. Description of Project

Briefly describe the project, the location and population to be served. If project is considered an "Urban Type Project" for purposes of the TDC limit, explain how it qualifies for that determination.

Grata is 125 units with 70% at and below 50% AMI and 30% at and below 60% AMI. Grata is located on Totem Lake lake park at 12410 Totem Lake Way, Kirkland, WA 98034. There are studios, one-bedrooms, two-bedrooms, three-bedrooms, and four-bedrooms. The building serves individuals, families, large families, and a protected population. The project is Urban Type project--it is within Kirkland city limits, is within the Totem Lake central commercial zone, and has an elevator.

4. Explain what this cost estimate is based on (bids, drawings, etc).

Where are you in the design/bidding process? Is a contingency or cost escalator included? If so, please explain what the assumptions are.

The project construction is complete and certificate of occupancy was provided by City of Kirkland. The property is leasing up quickly. There will be no additional development costs.

5. Calculation of Project's Total Development Cost*

Total Residential Project Cost	\$	72,471,074
- Land	\$	2,990,000
- Offsite Infrastructure	\$	-
- Capitalized Reserves	\$	622,400
Total Development Cost		\$68,858,674

\$ 579,768.59

6. Calculation of Project's TDC limit:

Which limits is this project subject to? Balance of King

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Number of Units**	25	65	10	20	5
Average Square Feet of Units					
Appropriate Cost/Unit Limits	\$387,605	\$448,729	\$476,790	\$591,595	\$634,297
Max Cost by Unit Type	\$9,690,137	\$29,167,370	\$4,767,901	\$11,831,898	\$3,171,483
Project's Total Development Cost Limit:	\$58,628,790				
\$ Amount Above TDC Limit	\$10,229,884				
% Above TDC Limit	17.45%				

7. Cost Drivers

Select from drop down list to identify which cost drivers have caused the project to exceed the TDC Limit. What elements are unique to the project that cause it to exceed the Limit? The total amount in the cost column

Category	Cost	Abbreviated description
1. Market Escalation	\$3,600,000	The project went to closing on the dawn of COVID inflation, global shutdowns, and flow of goods transit blockages. The volatile and unprecedented cost inflation was above and beyond any control of the experienced General Contractor. The materials and labor increases and the concrete strike delay caused construction loan interest to increase \$3,000,000. Electrical and window inflation was \$600,000.
2. Labor, shortage issues or other	\$200,000	The project immediately saw consultants and sub contractors demanding amendments to accommodate that staff were leaving cities for the suburbs and needing cost of living adjustments. \$200,000 in this category is an under-estimate of the stressors of staff changes but reflects the cost to hold staff (not moving to another job) during the concrete strike.
3. Site-related	\$2,000,000	There is little undeveloped, urban land left on the Eastside at a reasonable price, especially near high capacity transit. The land is in an amazing location at Totem Lake lake park and mall. But the site is a steep slope that required a large amount of shoring and retaining walls.
4. Structured Parking	\$5,000,000	City of Kirkland requires parking for multi-family. City approved a 0.7 parking ratio which was a substantial amount of structured parking compared to City of Seattle.
5. Location	\$460,000	There is little land left around Totem Lake for new multi-family development and Grata's location is stellar--it is on a private street right in the heart of urban Totem Lake, so it is quiet, yet a very short walk to numerous amenities. The private road is also a dead end. This increased the cost on the GC for the thousands of loads of large trucks to maneuver the small one way road. The limited site required a tower crane that was in very limited supply and limited staffing all of a sudden in February 2021 when we were closing.
6. Other	\$4,409,849	dev fee was increased by this amount to max allowed to earn more 4% credits
7. Other	\$518,000	Builder's Risk Insurance increased \$518,000 to cover the delay of the concrete strike.
8. Design	\$2,000,000	2021 Energy Code caused added material and design costs of at least \$2,000,000 for the additional efficiency systems and the all-at-once demand for extremely limited supply of newer product.
9. Select from List		
Total		\$18,187,849
Amount Project exceeds Limit		\$10,229,884

8. Narrative explanation of each cost driver listed above.

Include reasons why higher cost items have been included in the project. Also identify and quantify steps that have been taken to mitigate costs. If the project includes long term sustainability components beyond the Evergreen Sustainable Development Standards (ESDS), identify each item, why the decision was made to include it, and quantify the upfront costs and long term benefits.

If project already has a current TDC Waiver Approval and this is an **additional** waiver request above that, clearly explain the cost differences between the approved Total Development Cost in the original request and the Total Development Cost in this waiver request.

The current TDC limits reflect State Prevailing Wages - Residential as well as Davis Bacon - Residential Wages.

In summary:

Costs soared during 2021 into 2022 caused by a period of volatile inflation spikes affecting hard costs and soft costs across the country. Hard costs affected during that time include: materials, extreme limitations on sub availability and sub inflation, bid set changes to adjust for material and sub limitations during that time, and City changes post permit approval. Soft costs affected include: engineering, builders risk and general liability insurance, additional loan interest to cover the bridge, additional bridge loan fees, sales tax.

In detail:

The Grata project was submitted for bond cap in January 2021 and closed February 2022 with a public bond sale. Hard costs used in the 2021 application were based on active projects and contracts over 2020 which had not yet

experienced the sharp cost inflation of mid- to late-2021 and the continued volatile inflation into 2022. Grata's final bids came in during the months of March and April 2022 while the previous cost estimates while moving towards closing came in between December 2020 and October 2021. The delta between those months was when most projects nation-wide experienced large spikes in inflation.

Worldwide issues were reflected in bid pricing due to limited imports from difficulties with world-wide transportation and lower factory production. Local issues were reflected in pricing due to labor shortages and labor cost increases, materials cost inflation, and the King County concrete Teamster's strike.

The Teamster's Local 174 strike, which halted concrete operations in the greater Seattle market from late 2021 to early summer 2022, were during the buy-out phase of the project and greatly affected availability and confidence from subcontractors.

Grata has a significant amount of concrete in the design for the major shoring wall, retaining walls, and City required parking structure, which were minorly offset by having an affordable land price for the Eastside. Construction loan interest alone increased nearly \$3 million.

Due to the delay in concrete, total project completion was delayed. The added builder's risk insurance to extend coverage was \$518,000 (yes, five-hundred and eighteen thousand dollars).

\$200,000 increase just in holding (staffing and preserving subcontracts) during the concrete strike.

\$600,000 due solely to cost increases on electric and window inflation over a three-month period from bids to buy outs.

\$360,000 tower crane increased due to limited supply and limited staffing during February 2021.

In 2022, there were large jumps to labor rates on electrical, mechanical, and plumbing. Concurrent to workforce capacity, subcontractors were also experiencing unprecedented material escalations due to historic inflation, labor shortages, and supply chain challenges. The net result was a price increase that fell way outside of any historic norm. This effected all levels of material supply to the contracting community, from fuel supplies to additional costs for expediting, storing, and procurement at a premium to ensure the materials and equipment required to prosecute the work were available.

Mechanical, electrical, plumbing materials and subs costs soared throughout the country and particularly in the Northwest.

Subcontractors who previously budgeted the project had not dedicated a deep level of effort in reviewing the progress set of drawings. For reference on 192 Shoreline project, our plumbing and electrical design-build subcontractors both dropped out after eight (8) months of design/engineering, due to over-commitments with other GCs under contract and staffing shortages. This is a major factor in soliciting Venture for the Grata project—to work with a firm who already has strong ties to the local sub-base and can keep them from walking off to another project.

Additional smaller things that collectively added up—but would have previously been covered by hard contingency if not for the added inflation issues of the time period—include:

Specific to City of Kirkland and State requirements, the change in Energy Code added a few million in hard costs, and items such as operated man lift (for inspections) and use taxes for tower crane and lift operators were not previously budgeted. Revised storm detention, under slab dewatering, and revised shoring cost increases due to regulatory revisions were driven by new, unique-to-City requirements and resulted in increased cost not previously anticipated by any project team members.

Parking and hoisting based on severe restrictions of a private dead-end road. Full time management of the site and frontage was realized as requirements along with critical sequencing of earthwork and shoring. Venture created a detailed site logistics and sequencing plan to ensure work was expeditious and neighbors were happy—and we received glowing reviews multiple times during construction from the neighbors and City.

Cost Savings Efforts, Grata at Totem Lake:

Relocation of the detention vault to minimize shoring & excavation and vault design.

BIM utilized to improve efficiency & productions of Mechanical, Electrical, Plumbing, & Fire Sprinkler coordination. Early identification of ground water inflow resulting in elimination of long-duration maintenance and operation of planned well-point system.

Finish of permanent shotcrete shoring walls changed from carved sculptured finish to dimple finish.

Deletion of waterproofing of storm detention tank.

Deletion of stainless-steel backsplashes at ranges.

Use of PEX and PVC for plumbing.

Redesign of underground drainage and sewer systems .

Early Design Clarifications:

- Electrical Service reduced to actual building loads.
- Top Mat of L2 Post Tension Deck deleted.
- Redesign of Roof Fall Protection System.
- Alignment of trash chute.
- Elimination of garage laser cut screening.
- Deletion of carpet throughout building & revision of LVT material.
- Drywall finishes reduced to NW standard level 3 finish.

9. Complete the following:

Number of Units by Building Type:

<input type="checkbox"/>	Single Family Detached
<input type="checkbox"/>	Townhouse/Duplex
<input type="checkbox"/>	Walk-Up/Garden Style Apartments
<input type="checkbox"/>	Low-Rise (2-3 stories with elevator)
<input checked="" type="checkbox"/>	Mid-Rise (4-8 stories with elevator)
<input type="checkbox"/>	High Rise (9+ stories with elevator)

<input checked="" type="checkbox"/>	New Construction
<input type="checkbox"/>	Rehabilitation

<input type="checkbox"/>	State Prevailing Wages - Residential
<input type="checkbox"/>	State Prevailing Wages - Commercial
<input type="checkbox"/>	Davis Bacon Wages - Residential
<input type="checkbox"/>	Davis Bacon Wages - Commercial
<input checked="" type="checkbox"/>	No wage requirements

Parking

<input type="checkbox"/>	88	Number of Structured Parking† Stalls (Residential Only)
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*The Total Development Cost submitted in the Application may not exceed the Total Development Cost in the waiver request.

** Include Low-Income, Market Rate and Common Area Units.

† Structured parking is defined as an above-grade or underground structure specifically designed for vehicle parking.

Multifamily Housing Program

Project Name	Grata at Totem Lake 4%												
Developer	TWG Development, LLC												
Description	<p>Grata at Totem Lake is within an Urban Center tucked in a quiet location next to the newly updated Totem Lake lake-park on a private road ending in a cul-de-sac. Grata at Totem Lake is within walking distance of Kirkland Transit Center and a planned and funded BRT station on I-405 at the Kingsgate Park & Ride. Grata at Totem Lake is located less than 0.4 miles from Evergreen Hospital and Evergreen Emergency Department, 0.2 miles from The Villages at Totem Lake which includes a new mall with a Trader Joe's and a Whole Foods, 1 mile walking distance from Kirkland Police Department and Municipal Court.</p> <p>95% of the Grata units will have a view of Native Growth Protection Areas and/or the lake-park facing south. The site plan features a secure outdoor space along the north edge--the area includes landscaped hang-out space and a turf-ed-space for dogs to be taken out at night.</p>												
Location	12410 NE Totem Lake Way Kirkland, WA 98034												
Project Type	New Construction												
Units	<table border="0"> <tr> <td>Studio</td> <td>25</td> </tr> <tr> <td>One Bedroom</td> <td>65</td> </tr> <tr> <td>Two Bedroom</td> <td>10</td> </tr> <tr> <td>Three Bedroom</td> <td>20</td> </tr> <tr> <td>Four Bedroom</td> <td>5</td> </tr> <tr> <td>Total</td> <td>125</td> </tr> </table>	Studio	25	One Bedroom	65	Two Bedroom	10	Three Bedroom	20	Four Bedroom	5	Total	125
Studio	25												
One Bedroom	65												
Two Bedroom	10												
Three Bedroom	20												
Four Bedroom	5												
Total	125												
Housing Tax Credits	Yes												
Income Set-Aside	70% at 50% AMI 30% at 60% AMI												
Regulatory Agreement Term	Minimum 45 years												

Evaluation Plan Scoring	Additional Low-Income Set-Asides	10
	Commitments for Priority Populations	20
	Leveraging of Public Resources	6
	Cost Efficient Development	5
	Property Type	3
	Location Efficient Projects	3
	Area Targeted by Local Jurisdiction	2
	Transit Development	3
	Community Revitalization Plan	3
	High and Very High Opportunity Area	1
	Nonprofit Sponsor	3
	Donation in Support of Local Nonprofit	8
	Solar Options	5
	Energy Efficient Modeling	2
	Energy Efficient Building	6
	Electric Vehicle Charging Stations	1
	Total Points	81

Estimated Tax-Exempt Note Amount (not to exceed) \$12,000,000

Note Structure Public Sale

Permanent Lender KeyBanc Capital Markets

Underwriter Fannie Mae

Development Budget

Acquisition Costs	\$2,990,000
Construction	\$48,007,592
Soft Costs	\$13,024,432
Financing Costs	\$8,288,309
Capitalized Reserves	\$714,868
Other Development Costs	\$2,506,721
Total Development Costs	\$75,531,721

Permanent Sources

Perm Loan	\$20,314,100
Amazon	\$12,500,000
Bond Underwriting Rebate	\$353,500
Deferred Developer Fee	\$7,720,989
Energy Credit Equity	\$161,960
Tax Credit Equity at \$0.9500 per credit x 10 years	\$34,481,374
Total Permanent Sources	\$75,531,923

Project Operations

<i>Unit Size</i>	<i>Market Rents</i>	<i>Proposed Rent Range</i>
Studio	\$1,525	\$1,045
One Bedroom	\$1,675	\$1,120
Two Bedroom	\$1,875	\$1,343
Three Bedroom	\$2,175	\$1,552
Four Bedroom	\$2,893	\$1,662

Action Approval of Resolution No.

Anticipated Closing Date November 2024

WASHINGTON STATE HOUSING
FINANCE COMMISSION

RESOLUTION NO. 24-120

A RESOLUTION of the Washington State Housing Finance Commission authorizing the issuance of one or more series of tax-exempt and taxable multifamily revenue bonds in the aggregate principal amount of not to exceed \$24,500,000 to finance the acquisition, construction and equipping of a 79-unit multifamily housing facility located in Tacoma, Washington, to be owned by MHNW 25 Aviva 4 LLLP, a Washington limited liability limited partnership; approving the sale of the bonds to JPMorgan Chase Bank, N.A. pursuant to its purchase offer; approving the form of a financing agreement, regulatory agreement and tax certificate; and authorizing the Chair, Vice-Chair, Treasurer, Secretary, or the Secretary's designee, and Executive Director of the Commission to execute such documents and other related documents.

APPROVED ON OCTOBER 24, 2024

PREPARED BY:

PACIFICA LAW GROUP LLP

1191 Second Avenue, Suite 2000
Seattle, Washington 98101

Table of Contents

	Page
Section 1. Definitions.....	2
Section 2. Findings.....	3
Section 3. Financing Program.....	3
Section 4. Authorization of the Bonds.....	3
Section 5. Approval of Documents.....	4
Section 6. Sale of the Bonds	4
Section 7. Executive Director	4
Section 8. Effective Date	5
Exhibit A Purchase Offer	

RESOLUTION NO. 24-120

A RESOLUTION of the Washington State Housing Finance Commission authorizing the issuance of one or more series of tax-exempt and taxable multifamily revenue bonds in the aggregate principal amount of not to exceed \$24,500,000 to finance the acquisition, construction and equipping of a 79-unit multifamily housing facility located in Tacoma, Washington, to be owned by MHNW 25 Aviva 4 LLLP, a Washington limited liability limited partnership; approving the sale of the bonds to JPMorgan Chase Bank, N.A. pursuant to its purchase offer; approving the form of a financing agreement, regulatory agreement and tax certificate; and authorizing the Chair, Vice-Chair, Treasurer, Secretary, or the Secretary's designee, and Executive Director of the Commission to execute such documents and other related documents.

WHEREAS, the Washington State Housing Finance Commission, a public body corporate and politic of the State of Washington (the "Commission") has been duly constituted pursuant to the authority and procedures of Laws of 1983, Chapter 161 of the State of Washington, as amended, and codified at RCW 43.180 et seq. (the "Act"); and

WHEREAS, the Act authorizes the Commission to issue its bonds for the purpose of acquiring mortgage loans used to finance multifamily housing facilities in Washington; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), exempts from federal income tax the interest paid on bonds the proceeds of which are used to finance multifamily housing facilities meeting the requirements of the Code; and

WHEREAS, the Commission adopted a Housing Finance Plan (the "Plan") on December 12, 2019 following public notice and hearing as required by the Act; and

WHEREAS, JPMorgan Chase Bank, N.A. (the "Bank") has offered to originate two mortgage loans in an aggregate principal amount of not to exceed \$24,500,000 (together, the "Loan") to finance a portion of the costs of the acquisition, construction and equipping of a 79-

unit multifamily housing facility located in Tacoma, Washington (the “Project”), by MHNW 25 Aviva 4 LLLP, a Washington limited liability limited partnership (the “Borrower”), and to sell the Loan to the Commission; and

WHEREAS, it is desirable for the Commission to provide the Borrower with tax-exempt financing for the Project through: (1) the issuance of its Washington State Housing Finance Commission Multifamily Housing Revenue Bond (Aviva Crossing Apartments Project), Series 2024A, and its Taxable Multifamily Housing Revenue Bond (Aviva Crossing Apartments Project), Series 2024B, with such additional series and designations as may be appropriate, in the aggregate principal amount of not to exceed \$24,500,000 (the “Bonds”); and (2) its acquisition of the Loan with proceeds of the Bonds; and

WHEREAS, the Commission has previously given preliminary approval of the Project by Official Intent Declaration No. 24-50A, the Commission held a public hearing as required by federal tax law on September 19, 2024, and the Governor has, or by the closing on the Bonds will have, approved the Project and the Bonds; and

WHEREAS, the Commission has received an offer to purchase the Bonds (the “Purchase Offer”) from the Bank; and

NOW, THEREFORE, BE IT RESOLVED by the Washington State Housing Finance Commission as follows:

Section 1. Definitions. Unless otherwise defined in this resolution, capitalized terms used herein shall have the meanings set forth in the following documents filed with the Executive Director of the Commission: the Financing Agreement among the Commission, U.S. Bank Trust Company, National Association, as the fiscal agent, the Borrower and the Bank (the “Financing Agreement”), the Non-Arbitrage Certificate executed by the Commission of even

date with the Bonds (the “Tax Certificate”), and the Regulatory Agreement between the Commission and the Borrower (the “Regulatory Agreement”).

Section 2. Findings. The Commission hereby ratifies its prior findings that a substantial number of persons and families in the state of Washington are unable to rent apartments in various parts of the state or the rents required of such persons or families substantially exceed their available income. As a result, many persons and families are unable to rent safe and sanitary housing at reasonable cost without financial assistance. A principal reason that the cost of renting apartments is not affordable for such persons and families is the interest rate on mortgage loans used to acquire, construct and rehabilitate multifamily rental projects. The issuance of the Bonds by the Commission will encourage developers to construct new projects and rehabilitate existing projects, which will make additional units available to persons and families at affordable rents.

Section 3. Financing Program. The Commission hereby confirms and ratifies its program for the acquisition of loans under the Act for the financing of eligible housing facilities through the issuance of privately placed nonrecourse revenue bonds (the “Program”). The Commission hereby finds and determines that the Program and the Bonds are in furtherance of the Act and the Plan.

Section 4. Authorization of the Bonds. The Commission hereby authorizes the issuance, sale and delivery of its Bonds to be designated “Multifamily Housing Revenue Bond (Aviva Crossing Apartments Project), Series 2024A” and its “Taxable Multifamily Housing Revenue Bond (Aviva Crossing Apartments Project), Series 2024B,” and with such additional series and designations as may be appropriate, in an aggregate principal amount not to exceed \$24,500,000, pursuant to and in accordance with the provisions of the Act and the Code.

Section 5. Approval of Documents. It is hereby found and determined that the Financing Agreement, the Tax Certificate and the Regulatory Agreement conform to the requirements of the Act and the Code and provide appropriate security for the Bonds consistent with the Act and the Code.

The Financing Agreement, Tax Certificate and Regulatory Agreement are hereby approved in substantially the forms filed with the Executive Director of the Commission. The Commission hereby authorizes the Chair, Vice-Chair, Treasurer, Executive Director and the Secretary, or the Secretary's designee, to execute on its behalf such documents, the documents contemplated therein, and any other necessary documents or certificates, and to do all things necessary on its behalf to proceed with the Program and the issuance, sale and delivery of the Bonds. Such officers, the Executive Director and the Secretary's designee, are each authorized to approve such changes in these documents as are recommended by counsel to the Commission that are consistent with the Program and do not materially increase the obligations of the Commission as described in the documents on file with the Commission. The designee of the Secretary may execute documents on behalf of the Secretary, and all prior acts of such designee on behalf of the Secretary are hereby ratified and confirmed.

Section 6. Sale of the Bonds. The Commission hereby authorizes and approves the sale of the Bonds to the Bank, in accordance with the Purchase Offer attached hereto as Exhibit A.

Section 7. Executive Director. The Deputy Director is hereby authorized to act on behalf of the Executive Director for all purposes of this Resolution if it is necessary or desirable to accomplish the purposes hereof.

Section 8. Effective Date. This resolution shall become effective immediately after its adoption and signature by the Chair and attestation by the Secretary of the Commission or the Secretary's designee and when effective shall act to ratify and confirm all acts taken previously in furtherance of and consistent with this resolution.

ADOPTED at a special meeting duly noticed and called this 24th day of October, 2024.

WASHINGTON STATE HOUSING
FINANCE COMMISSION

By _____
Chair

ATTEST:

Secretary

APPROVED AS TO FORM:

General Counsel

EXHIBIT A
Purchase Offer



October 21, 2024

The Commissioners
c/o Executive Director
Washington State Housing Finance Commission
1000 Second Avenue, Suite 2700
Seattle, WA 98104-1046

Re: Not to Exceed \$22,000,000 Washington State Housing Finance Commission Multifamily Housing Revenue Bond (Aviva Crossing Apartments Project), Series 2024 (the "Bond")

Dear Honorable Commissioners:

JPMorgan Chase Bank, N.A. ("Bank"), is pleased to offer to purchase the above-described Bond in the amounts set forth above at a price of par solely by assignment to the Washington State Housing Finance Commission of Bank's loan to MHNW 25 AVIVA 4 LLLP, a Washington limited liability limited partnership, evidenced by a Promissory Note (the "Note") in the principal amount of not to exceed \$22,000,000.

The Bond will be dated the date of closing (the "Closing Date"), anticipated to be on November 15, 2024. It is anticipated that the Bond will have a Maturity Date of 243 months from the Closing Date. Interest on the Bond will accrue at a variable rate calculated as set forth in the Note until its conversion to a fixed rate to be specified by Bank in the Note prior to the Closing Date. Such interest rates will be subject to adjustment if an event of default occurs or if interest on the Bond becomes taxable.

Our offer is subject to Bank's receipt of satisfactory legal opinions from Pacifica Law Group LLP and satisfaction of other customary conditions to closing as determined by Bank.

Very truly yours,

JPMORGAN CHASE BANK, N.A.

Name: Alexandra Moravec

Title: Authorized Signatory

Multifamily Housing Program

Project Name	Mercy Aviva Crossing - 4%								
Developer	Mercy Housing Northwest								
Description	<p>Mercy Housing Northwest (MHNW) and Tacoma Housing Authority (THA) propose to develop 129 units of affordable family housing to be known as Mercy Aviva Crossing at the former James Center North shopping center as a part of a mixed-income master-planned community in Tacoma’s West End. The site is located a quarter mile from the planned Link Light Rail extension to Tacoma Community College.</p> <p>The proposed project will utilize a combination 4% and 9% tax credit structures to finance the development and provide deep affordability. The project will consist of a single building split into two condos, one of 79-units financed with 4% tax credits and tax-exempt bonds and one of 50-units financed with 9% tax credits. From the tenant and community perspective, the building will essentially function as a single 129-unit development which is referred to as Mercy Aviva Crossing.</p> <p>The 4% Condo includes a 20% set-aside for residents with a disability and a 20% set-aside for large families. THA will provide rental subsidies for all apartments. MHNW will partner with Metropolitan Development Council and THA to provide resident services that will include case management and support for children in schools.</p> <p>Metro Parks Tacoma will provide a public park and plaza within the community as well as new sidewalks and roads with landscaping to access these public amenities.</p>								
Location	1622 S Mildred Street Tacoma, WA 98465								
Project Type	New Construction								
Units	<table border="0"> <tr> <td>One Bedroom</td> <td style="text-align: right;">33</td> </tr> <tr> <td>Two Bedroom</td> <td style="text-align: right;">30</td> </tr> <tr> <td>Three Bedroom</td> <td style="text-align: right;">16</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">79</td> </tr> </table>	One Bedroom	33	Two Bedroom	30	Three Bedroom	16	Total	79
One Bedroom	33								
Two Bedroom	30								
Three Bedroom	16								
Total	79								

Housing Tax Credits	Yes	
Income Set-Aside	100% at 60% AMI	
Regulatory Agreement Term	Minimum 40 years	
Evaluation Plan Scoring	Cost Efficient Development	3
	Commitments for Priority Populations	2
	Systemic Barrier	5
	CBO Inclusion	5
	Community Engagement Process	2
	Application of Community Engagement	3
	Donation in Support of Local Nonprofit Programs	2
	Energy Efficiency, Healthy Living, & Renewable Energy – New Construction	11
	Combo Properties	5
	Total Points	38

**Estimated Tax-Exempt Bond Amount
(Not to exceed)** \$24,500,000

Bond Structure Private Placement

Permanent Lender Chase

Development Budget

Acquisition Costs	\$67,364
Construction	\$31,816,705
Soft Costs	\$7,203,933
Financing Costs	\$3,215,208
Capitalized Reserves	\$709,707
Other Development Costs	\$750,828
Total Development Costs	\$43,763,745

Permanent Sources

State HTF Residential	\$4,000,000
National Housing Trust Fund	\$1,000,000
Deferred Fee	\$1,337,648
Sponsor Loan	\$397,818
Permanent Loan – Tax Exempt	\$10,880,475
Tacoma Housing Authority loan	\$1,000,000
City of Tacoma	\$1,986,749
Pierce County	\$4,503,055
Tax Credit Equity at \$0.891 per credit x 10 years	\$18,658,000
Total Permanent Sources	\$43,763,745

Total Development Cost Limit

Project's Total Development Cost Limit	\$38,577,271
Total Development Cost (minus land and reserves)	\$38,930,392
<hr/>	
Waiver	Not required

Project Operations

<i>Unit Size</i>	<i>Market Rents</i>	<i>Proposed Rent Range</i>
One Bedroom	\$1,400	\$542 – 1,147
Two Bedroom	\$1,800	\$648 – 1,374
Three Bedroom	\$2,100	\$736 – 1,575

Action Approval of Resolution No. 24-120

Anticipated Closing Date November 2024

WASHINGTON STATE HOUSING FINANCE COMMISSION

RESOLUTION NO. 24-113

A RESOLUTION of the Washington State Housing Finance Commission authorizing the issuance of an additional tax-exempt nonrecourse revenue note in a principal amount of \$28,000,000, to provide additional financing for the acquisition, construction and equipping of a multifamily housing facility in Shoreline, Washington, to be owned by Midvale Village, LP; approving the issuance and delivery of the note to Citibank, N.A.; approving the form of a funding loan agreement, a borrower loan agreement, a tax certificate and an amended regulatory agreement; and authorizing the Chair, Vice-Chair, Treasurer, Secretary, or the Secretary's designee, and Executive Director of the Commission to amend and execute such documents and other related documents.

APPROVED ON OCTOBER 24, 2024

PREPARED BY:

PACIFICA LAW GROUP
1191 Second Avenue, Suite 2000
Seattle, Washington 98101

Table of Contents

		Page
Section 1.	Definitions.....	3
Section 2.	Findings.....	3
Section 3.	Financing Program.....	4
Section 4.	Authorization of the Note	4
Section 5.	Approval of Documents	4
Section 6.	Issuance and Delivery of the Note	5
Section 7.	Executive Director	5
Section 8.	Effective Date	5
Exhibit A	Loan Commitment	

RESOLUTION NO. 24-113

A RESOLUTION of the Washington State Housing Finance Commission authorizing the issuance of an additional tax-exempt nonrecourse revenue note in a principal amount of \$28,000,000, to provide additional financing for the acquisition, construction and equipping of a multifamily housing facility in Shoreline, Washington, to be owned by Midvale Village, LP; approving the issuance and delivery of the note to Citibank, N.A.; approving the form of a funding loan agreement, a borrower loan agreement, a tax certificate and an amended regulatory agreement; and authorizing the Chair, Vice-Chair, Treasurer, Secretary, or the Secretary's designee, and Executive Director of the Commission to amend and execute such documents and other related documents.

WHEREAS, the Washington State Housing Finance Commission, a public body corporate and politic of the State of Washington (the "Commission") has been duly constituted pursuant to the authority and procedures of Laws of 1983, Chapter 161 of the State of Washington, as amended, and codified at RCW 43.180 et seq. (the "Act"); and

WHEREAS, the Act authorizes the Commission to issue its bonds and other evidences of indebtedness for the purpose of acquiring mortgage loans used to finance multifamily housing facilities in Washington; and

WHEREAS, the Internal Revenue Code of 1986, as amended (the "Code"), grants an exemption from federal income tax for interest paid on obligations where the proceeds thereof are used to finance multifamily housing facilities meeting the requirements of the Code; and

WHEREAS, the Commission adopted a Housing Finance Plan (the "Plan") on December 12, 2019, following public notice and hearings as required by the Act; and

WHEREAS, the Commission previously issued a tax-exempt revenue note in 2021 to finance the acquisition, construction and equipping of a 210-unit multifamily housing facility

located in Shoreline, Washington (the “Project”), to be owned by Midvale Village, LP, a Washington limited partnership (the “Borrower”); and

WHEREAS, the Borrower has requested that the Commission issue an additional tax-exempt note to finance costs of acquisition, construction and equipping of the Project in exchange for imposing income and rent limitations on an additional 126 units within the Project; and

WHEREAS, Citibank, N.A. (“Citi”) has offered to make a second loan in a principal amount of \$28,000,000 to the Commission (the “Funding Loan”) to provide additional funds for the Project; and

WHEREAS, the Commission will use the proceeds of the Funding Loan to acquire a loan originated by a mortgage lender to the Borrower (the “Borrower Loan”) for the Project; and

WHEREAS, it is desirable for the Commission to provide the Borrower with additional tax-exempt financing of the Project through: (1) the incurrence of the Funding Loan, as evidenced by its Multifamily Revenue Note (Midvale by Vintage Apartments Project), Series 2024 (the “Note”) in the principal amount of \$28,000,000; and (2) its acquisition of the Borrower Loan with proceeds of the Note; and

WHEREAS, the Note is unrated and privately placed and will be issued with terms consistent with and in furtherance of the Commission’s policy for unrated obligations; and

WHEREAS, the Commission has previously given preliminary approval of the Project by Official Intent Declaration No. 21-81A, the Commission held a public hearing on October 17, 2024, and the Governor has, or by the closing on the Note will have, approved the plan of finance for the Project and the Note; and

WHEREAS, the Commission has received an offer to make the Funding Loan evidenced by the Note (the “Loan Commitment”) from Citi; and

NOW, THEREFORE, BE IT RESOLVED by the Washington State Housing Finance Commission as follows:

Section 1. Definitions. Unless otherwise defined in this resolution, capitalized terms used herein shall have the meanings set forth in the following documents filed with the Executive Director of the Commission: the Funding Loan Agreement (the “Funding Loan Agreement”), among Citi, the Commission and U.S. Bank Trust Company, National Association, as fiscal agent (the “Fiscal Agent”); the Borrower Loan Agreement (the “Borrower Loan Agreement”), among the Commission, the Fiscal Agent, Citi, acting as mortgage lender, and the Borrower; the Non-Arbitrage Certificate of the Commission (the “Tax Certificate”); and the Regulatory Agreement dated as of December 1, 2021, as amended by a First Amendment to Regulatory Agreement (as amended, the “Regulatory Agreement”) between the Borrower and the Commission.

Section 2. Findings. The Commission hereby ratifies its prior findings that there are a substantial number of persons and families in the state of Washington who are unable to rent apartments in various parts of the state or the rents required are substantially in excess of the available income of such persons or families. As a result, many persons and families are unable to rent safe and sanitary housing at reasonable cost without financial assistance. A principal reason that the cost of renting apartments is not affordable for such persons and families is the interest rate on mortgage loans used to acquire, construct and rehabilitate multifamily rental projects. The provision of lower interest rate loans will encourage developers to acquire,

construct and rehabilitate projects which will make additional units available to persons and households at affordable cost and will act as a significant stimulant to the economy of the state.

Section 3. Financing Program. The Commission hereby confirms and ratifies its program for the acquisition of loans for the financing of eligible housing facilities under the Act through the issuance of privately placed nonrecourse revenue obligations (the “Program”). The Commission hereby finds and determines that the Program and the Note are in furtherance of the Act and the Plan.

Section 4. Authorization of the Note. The Commission hereby authorizes the issuance and delivery of its note to be designated “Multifamily Revenue Note (Midvale by Vintage Apartments Project), Series 2024” in a principal amount of \$28,000,000, pursuant to and in accordance with the provisions of the Act, the Code and the Funding Loan Agreement.

Section 5. Approval of Documents. It is hereby found and determined that the Funding Loan Agreement, the Borrower Loan Agreement, the Regulatory Agreement and the Tax Certificate conform to the requirements of the Act and the Code and provide appropriate security for the Note consistent with the Act and the Code.

The Funding Loan Agreement, the Borrower Loan Agreement, the Regulatory Agreement and the Tax Certificate are hereby approved in substantially the forms filed with the Executive Director of the Commission. The Commission hereby authorizes the Chair, Vice-Chair, Treasurer, Executive Director and the Secretary, or the Secretary’s designee, to execute such documents, the documents contemplated therein, and any other necessary documents or certificates on its behalf, and to do all things necessary on its behalf to proceed with the Program and the issuance and delivery of the Note as authorized herein. Such officers, the Executive Director and the Secretary’s designee, are each authorized to approve such changes in these

documents as are recommended by counsel to the Commission that are consistent with the Program and which do not materially increase the obligations of the Commission as described in the documents on file with the Commission. The designee of the Secretary may execute documents on behalf of the Secretary and all prior acts of such designee on behalf of the Secretary are hereby ratified and confirmed.

Section 6. Issuance and Delivery of the Note. The Commission hereby authorizes and approves the issuance and delivery of the Note to Citi to evidence the Funding Loan, in accordance with the terms and conditions set forth in the Loan Commitment, attached hereto as Exhibit A.

Section 7. Executive Director. The Deputy Director is hereby authorized to act on behalf of the Executive Director for all purposes of this resolution if it is necessary or desirable to accomplish the purposes hereof.

Section 8. Effective Date. This resolution shall become effective immediately after its adoption and signature by the Chair and attestation by the Secretary of the Commission or the Secretary's designee and when effective shall act to ratify and confirm all acts taken previously in furtherance of and consistent with this resolution.

ADOPTED at a special meeting duly noticed and called this 24th day of October, 2024.

WASHINGTON STATE HOUSING
FINANCE COMMISSION

By _____
Chair

ATTEST:

Secretary

APPROVED AS TO FORM:

General Counsel

EXHIBIT A
Loan Commitment

October 21, 2024

The Commissioners
c/o Steve Walker, Executive Director
Washington State Housing Finance Commission
1000 Second Avenue, Suite 2700
Seattle, WA 98104-1046

Re: Washington State Housing Finance Commission Multifamily Revenue Note (Midvale by Vintage Apartments Project), Series 2024

Dear Honorable Commissioners:

Citibank, N.A. ("Funding Lender") is pleased to offer to make a loan (the "Funding Loan") to the Washington State Housing Finance Commission (the "Commission") to be evidenced by the above-referenced Multifamily Revenue Note (the "Note") in a principal amount not to exceed \$28,000,000, with the understanding that the proceeds of the Funding Loan will be used by the Commission to purchase a loan being originated by Citibank, N.A. ("Mortgage Lender") to Midvale Village, LP, a Washington limited partnership ("Borrower") for purposes of providing supplemental financing for the acquisition, construction and development of a 210-unit multifamily residential apartment project, known or to be known as Midvale by Vintage, located in the City of Shoreline, King County, Washington, all pursuant to the provisions of the Funding Loan Agreement, dated as of November 1, 2024 (the "Funding Loan Agreement"), among the Funding Lender, the Commission and U.S. Bank Trust Company, National Association ("Fiscal Agent"), and a Borrower Loan Agreement, dated as of November 1, 2024 (the "Borrower Loan Agreement"), among the Commission, the Borrower, the Mortgage Lender and the Fiscal Agent.

The Note will be dated the date of closing, which is anticipated to be November 13, 2024. The Note is expected to mature on January 1, 2040. Principal on the Note will initially accrue interest at a variable rate equal to compounded average of SOFR over a rolling 30-calendar day period (subject to a floor of 0.50%) plus a margin equal to 2.11% until the Conversion Date, which can occur no later than January 1, 2026, and thereafter principal on the Note will accrue interest at a fixed rate to not to exceed 3.97%. Interest only payments will be made from the closing date to the Conversion Date, and thereafter principal and interest are to be paid in monthly installments amortized over 40 years.

Our offer is subject to a legal opinion from Pacifica Law Group LLP of Seattle, Washington, acceptable to the Funding Lender, and to other conditions set forth in the Funding Loan Agreement, Borrower Loan Agreement, Construction Funding Agreement, and in the Borrower Loan application, all of which have been reviewed and approved by Borrower.

Very truly yours,

CITIBANK, N.A.

By: _____

Name:

Title:

Selina Mendota
Selina Mendota
Authorized Signatory

Multifamily Housing Program

Project Name 2024 Midvale Village Supplemental

Developer Vintage Housing

Description Midvale Village is an infill development in Shoreline and will include 42 efficiency/one-bathroom, 140 one-bedroom/one-bath units and 28 two-bedroom/one-bath units. The garage will contain electric vehicle charging stations and will offset a portion of its energy consumption with a photovoltaic solar system. Midvale Village will be income targeted to households with incomes at or below 50% and 60% of area median income.

The property is being co-developed by Veterans Village and will give preference for 10% of the units to qualified income households in which one member is a Veteran. Veterans Village will work with organizations that serve low-income veterans, such as the Veterans Administrations, the United States Veterans Initiative (U.S. Vets), and local chapters of the American Legion and Veterans of Foreign Wars to fill these units with eligible veterans. Veterans Village will work with low-income veteran residents to provide veteran-specific resources and services as needed.

The property is in the Town Center subarea of the City of Shoreline. The City has invested \$140 million to improve landscaped meridians, sidewalks, lighting, and environmentally sustainable drainage systems. The property is well-located near community amenities, public services, and transit.

Location 18110 Midvale Avenue N.
Shoreline, WA 98133

Project Type New Construction

Units	Studio	42
	One Bedroom	140
	Two Bedroom	28
	Total	210

Housing Tax Credits	Yes
Income Set-Aside	20% at 50% AMI, 80% at 60% AMI
Regulatory Agreement Term	Minimum 40 years
Relation to Mission and Goals	To provide effective, low-cost financing for multifamily housing
Project Type	Supplemental Issuance
Estimated Tax-Exempt Note Amount (not to exceed)	\$28,000,000
Bond Structure	Private Placement
Lender	Citi Community Capital
Action	Approval of Resolution No. 24-113
Anticipated Closing Date	November 2024

**WASHINGTON STATE HOUSING
FINANCE COMMISSION**

RESOLUTION NO. 24-122

**A RESOLUTION of the Washington State Housing Finance
Commission authorizing the Executive Director to make reservations
and/or allocations of 2024 federal low-income housing tax credits.**

WHEREAS, Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"), authorizes tax credits for the construction, acquisition or rehabilitation of residential rental projects meeting the requirements of the Code, including the set-aside of rental units for low-income tenants; and

WHEREAS, the Code authorizes the housing credit agency of a state to allocate the limited amount of federal low-income housing tax credits (the "Credit") available for projects within the state among such projects; and

WHEREAS, by Executive Order No. 94-05, the Governor of the State of Washington has designated the Washington State Housing Finance Commission (the "Commission") as the housing credit agency of Washington for the purposes of allocating Credit and has authorized the Commission to allocate such Credit in accordance with the terms and conditions of such Executive Order; and

WHEREAS, in order to provide decent, safe and affordable housing, the Commission is authorized pursuant to RCW 43.180.050(d) to participate fully in federal programs and to take such actions as are necessary and consistent with RCW 43.180.010 et seq. to secure to itself and the people of the State of Washington the benefits of those programs; and

WHEREAS, the Commission has approved a Qualified Allocation Plan (the "Allocation Plan") for the allocation of Credit, the Allocation Plan has been approved by the Governor in accordance with WAC 262-01-120; the Commission has approved rules (WAC 262-01-130) for the administration of the tax credit program (the "Rules"); and the Commission has issued policy statements advising the public about the Commission's current opinions, approaches, and likely courses of action in implementing the tax credit program (the "Policies"); and

WHEREAS, the Commission has received applications from developers of residential projects for consideration in the Commission's 2024 allocation program (the "Program"); and

WHEREAS, staff has reviewed the application(s) for the project(s) listed below in accordance with the Allocation Plan, the Rules and the Policies and has presented a recommendation to the Commission for the allocation of Credit to selected projects; and

NOW, THEREFORE, BE IT RESOLVED by the Washington State Housing Finance Commission as follows:

Section 1. The Commission authorizes the Executive Director to reserve and/or allocate 2024 Credit in the anticipated amount, to the project or projects listed below, subject to the conditions set forth below. The Commission authorizes the Executive Director to take such actions as are necessary to make such reservations and/or allocations in accordance with the Code, the Allocation Plan, the Rules, and the Policies, including the criteria contained in Chapter Five of the Policies (Project Ranking Policies) and

project feasibility and viability and other requirements as described in Chapters Two through Seven of the Policies.

Project:

TC#	Project Name	City	County	Additional credit requested	Total credit requested
24-95	Clarkston Family Housing	Clarkston	Asotin	\$ 349,680	\$2,275,749

Section 2. All actions previously taken by the Commission or its staff or agents in furtherance of the Program are hereby ratified and confirmed.

ADOPTED by the Washington State Housing Finance Commission at a special meeting duly noticed and called this 24th day of October 2024.

WASHINGTON STATE
HOUSING FINANCE COMMISSION

By _____
Chair

ATTEST:

Secretary

APPROVED AS TO FORM:

General Counsel

9% Competitive Housing Tax Credit Program

Project Name	Clarkston Family Housing	
Sponsor	Horizon Housing Alliance	
Description	<p>This 72-unit apartment complex will provide 50% of the units for families exiting homelessness and other low-income households in Clarkston. The buildings use three-story garden style walk up buildings, to maximize construction efficiency as well as simplicity of maintenance. The project is centrally located, which provides access to numerous employers, amenities, and recreational activities.</p> <p>The buildings will incorporate common space that promotes the creation of community and a support network among residents. The development will also include a 4,500 square foot, standalone community center that will further enhance residents’ communal experience. Other amenities will include a BBQ, patio, bike storage, and accessible spaces in the complex for hosted classes, counseling, and case management.</p> <p>Horizon Housing Alliance – the managing member of the ownership entity – will be contracting with Catholic Charities of Eastern WA to provide on-site services for the residents.</p>	
Location	Port Drive Clarkston, WA 99403	
Credit Pool	Non-Metro	
Project Type	New Construction without Federal Subsidies	
Low-Income Housing Units	One Bedroom	24
	Two Bedroom	36
	Three Bedroom	12
	Total	72
Income Set-Asides	10% of units at 30% AMI 60% of units at 40% AMI 30% of units at 60% AMI	
Scoring	Additional Low-Income Housing Set-Aside	58
	Additional Low-Income Use Period (22 Years)	44

2025 Proposed Board Meeting Dates

MONTH	DATE
Jan	23
Feb	27
March	27
April	24
May	19 & 20
June	26
July	24
Aug	28
Sept	25
Oct	23
Nov	20
Dec	11

Department of Commerce updates for the Housing Finance Commission meeting

Housing Division

Multifamily Housing Unit

Contact: shawn.slape@commerce.wa.gov.

2024 State and Federal Funding Cycle

- NOFA MHU-2024-02 (State) and NOFA MHU 2024-03 (Federal) posted on June 20 and applications were submitted on/by September 18.
 - \$81,848,482 in total State funding, and \$9,880,586 in Federal funding is available
 - \$23,023,664 available for new construction, acquisition or rehabilitation
 - \$18,430,000 available for IDD projects
 - \$40,394,818 available for Apple Health and Homes
 - \$6,116,705 available for HOME program
 - \$3,763,881 available for NHTF program
 - State NOFA received 76 total applications, totaling \$334,971,731 in requests.
 - Federal NOFA received 9 applications, totaling \$20,053,473 in requests. Eight of the nine federal applications were simultaneous Federal and State funding applications.
 - 36 applications are LIHTC projects with a total request of \$689,695,371 in LIHTC investment.
 - Applications are under review, which includes consultation with the public funders.

Community Advisory Team

- Application period for membership in the Community Advisory Team (formerly known as PAT) closed on September 17.
 - 85 applications were received
 - Interviews are ongoing, with 10 interviews being completed to-date, which began October 1.
 - We expect to have 18 recommendations ready for AHAB Chair within ~6 weeks.

Homeownership Unit

Contact: ann.campbell@commerce.wa.gov

Homeownership 2024 Fall Funding Cycle

- \$17.7 Million Available (from \$20M 2024 Supplemental appropriation – after subtracting admin and 2 direct appropriations)
 - 50 applications received:
 - \$93,418,851 requested; \$363,065,397 total development cost
 - Use of funds: 46% new construction, 28% acquisition/rehabilitation; 26% down payment assistance [DPA] (NOTE: this may not be DPA for existing homes; this may be DPA for homes being built with other funding sources.)
 - Applications are being reviewed by a multi-disciplinary team of Commerce staff (Housing Division and Local Government)
 - Applicants will be interviewed to discuss their project(s)
 - Commerce will consult and coordinate with fellow public funders as far as our differing funding directives and rules will allow.
 - Award announcements to be made in December 2024.

Community Reinvestment Program – All funds are awarded

- Awardees are meeting with Commerce in Tacoma to discuss pre-contracting, contracting, draw and other program details. Commerce is hosting the gathering so that the HOU CRP grantees can form a community to take their work forward.

Foreclosure Fairness Program

- Program partners are convening to discuss updates and changes to the program's funding resource and allocation. Conversations are ongoing and include WSHFC, AGO, Office of Civil Legal Aid, Homeownership Resource Center, NW Justice Project, and Rep Orwall, which includes various financial institutions and their legal counsels.

Manufactured Housing (MH)

- Study to identify and analyze funding structures to preserve MH communities as nonprofit or cooperatively-run affordable housing projects is progressing ahead of schedule (2024 Supplement operating budget SB 5950 sec. 127 (122)).
- Initial draft estimated in late December 2024.

Office of Apple Health & Home & Permanent Supportive Housing

Contact: Melodie.Pazolt@commerce.wa.gov.

Housing Trust Fund Operations & Maintenance and PSH Operations Maintenance and Services NOFO (HTF O&M and PSH OMS NOFO)

- On Oct. 14 the NOFO closed for the HTF O&M and PSH OMS NOFO. This funding opportunity was intended to expand the portfolio of projects that require a supplement to their revenue and need assistance to cover their operating, maintenance, and in the case of PSH, its service costs.
- 46 PSH OMS applications from 17 organizations were received and 6 HTF O&M applications from 6 organizations were received.

- The team will be reviewing the applications for eligibility and the amount of gap funding over the next several weeks.

Homelessness Assistance Unit

Contact: kathy.kinard@commerce.wa.gov.

2024-2029 State Homeless Housing Strategic Plan

- Commerce’s Housing Division announced the release of the [2024-2029 Homeless Housing Strategic Plan](#) with a vision that, “Everyone experiencing homelessness and housing instability has swift and equitable access to stable housing that meets their needs.”
- The Plan will pursue bold actions to reduce homelessness in Washington, informed by both researched best practices and lived expertise from individuals with firsthand experiences with homelessness and housing instability.
- Accompanying the plan, Commerce has released guidance for local governments preparing their own homeless housing strategic plans. The guidance will support alignment between statewide efforts and local homeless crisis response systems from 2025-2030.
- To support local governments in their own planning efforts, Commerce has contracted with a consultant, Homebase, to provide technical assistance. Homebase will be available to county lead staff to provide advice and expertise on how to develop robust, inclusive, and equitable local homeless housing plans.
- The Guidance provides a framework for counties and cities to align their local homelessness priorities with the statewide strategy. Each local plan will:
 - Provide a baseline of current services,
 - Identify projected temporary and permanent housing needs,
 - Summarize current and potential resources,
 - Articulate actions, measures, and timelines to achieve reductions in homelessness from 2025-2030.



Opening doors to a better life

MEMO

DATE: October 23, 2024
TO: Board Commissioners
FROM: Steve Walker
RE: Executive Directors Report

This memo is a summary of activities for each division as well as highlights of some of my activities from September 16 – October 22, 2024. Please contact Tera to set up a call with me or a division director should you have any questions.

Multifamily & Community Facilities:

- Excited to welcome Bianca Pyko-filling a senior bond analyst position in the MHCF Division. Bianca recently moved from Portland, where she was working for CREA, a syndicator investor for the past 8 years underwriting and closing tax credit investments. She received a law degree from Texas A&M, and spent a few years in the legal field, but pivoted to the investment side of affordable housing bringing expertise enthusiasm and immediate capacity to our team.
- Staff have attended several grand openings in the past several weeks:
 - The Korean's Women's Association opening of Tahoma Place, in Tacoma, a new affordable housing project with a 9% tax credit allocation providing housing for seniors, where the State Treasurer spoke on behalf of the Commission.
 - The opening of Lotus Court, the second phase of a permanent supportive housing project, receiving 9% tax credits, in Olympia developed by LIHI.
 - The opening of the Africatown Plaza – a collaborative effort between Community Roots and Africatown Community Land trust – in the heart of the Central district – a symbol of resurgence in this historically black community, challenging the years of displacement and disenfranchisement and welcoming community members back.
- Staff are gearing up for the submission of 9% applications due November 4th and continuing to coordinate with the public funders on the fall funding round as well as current operating issues.

Homeownership:

Covenant Homeownership –

- As of 10/21, we have 115 loans with CHA reservations in Benton, Franklin, Grant, King, Kitsap, Kittitas, Lewis, Mason, Pacific, Pierce, Skagit, Snohomish, Spokane, Thurston, Yakima, & Whatcom counties with 71 confirmed loan closings.
- We welcomed Angela Smith on November 7th as Communication's new Covenant outreach person.
- We awarded four contracts totaling \$500,000 as part of the Budget Proviso to Healthy Smart Homes for outreach and Washington Homeownership Resource Center, HomeSight, and American Financial Solutions for housing counseling and outreach services.

Homeownership Assistance Fund –

- As of October 15, 2024, over 4,900 grants have been funded totaling approximately \$102 million dollars in grant assistance.
- The program continues to demonstrate excellent geographic distribution of funding and continues to show the success of our marketing in reaching underserved communities and communities of color. The program is on schedule to expend all the funding by June 30, 2025, as anticipated.
- The Homeownership HAF Team is currently working with the Finance Division and the State's Auditor's Office to finalize its Single Audit for Fiscal Year 2024 and that is expected to be concluded in the next month.

Other –

- In September, we had \$183 million in new reservations assisting 479 households.
- We received \$320,685 from HUD's Office of Housing Counseling for housing counseling services on September 26th.
- Homeownership staff attended the NCSHA Conference in Phoenix on September 28th – October 1st.
- Lisa DeBrock presented as part of the partnership panel at the WMBA conference on September 23rd, presented on our programs at the WA Realtors Conference on September 19th, and the Africatown Homeownership Advocacy panel on September 28th.

- Our new Loan Servicing Administrator, Paula Benson, started with the Commission on September 23rd. Paula previously worked for the Commission as Homeownership Director in 1999.

Asset Management & Compliance:

Compliance Monitoring –

- Tax Credit Reviews: 86% of the required Tax Credit annual reports have been reviewed.
- Bond Reviews: All Bond annual reports are closed out for this calendar year.
- Physical Inspections: inspections are proceeding under HUD’s NSPIRE standards, with LIHTC properties inspected at least once every three years. U.S. Housing Consultants are inspecting over 300 properties between March and October. 93% of all 2024 inspections have been completed. The remaining onsite Inspections will be completed by the end of October. We are getting ready to start an evaluation of the entire process to identify lessons learned and improve our processes for the next inspection cycle beginning spring of 2025.
- Eventual Tenant Ownership: Performance Audit of the program wrapped up and we are working with the auditors on the final report that is due in November. The performance audit team will be presenting their final report during the November Board meeting.

Community Engagement and Education –

- LIHTC Fundamentals and Advance Trainings for owners and Operators: We successfully completed our Online Bond Training October 8 – 9. Our instructors were Shawna Higgins and Sarah Watson, with TyeRae Guined as Technical Support.
- Our November Online Fundamentals Training will be ready to roll out for registration this week. The training will be held November 13th and 14.
- Housing Opportunity Through Modernization Act (HOTMA) Implementation effective 1/1/2025: to prepare managers and owners for the implementation of this new guidance November’s Fundamentals training will be followed by our first HOTMA training on Friday November 15. AMC is finalizing publishing specific guidance on relevant changes from HOTMA. We will begin monitoring LIHTC property compliance with HOTMA rules on new move-in certifications and first anniversary recertifications effective 1/1/2025.

- Language Access Project update: - Forms Evaluation updates -We will be sending out the vendor contract agreement for review and signatures this week, with an anticipated project start date of November 1st. Our first task will be to publish the new HOTMA forms that have completed the language accessibility process.
- Business Process improvement: We are looking to further improve our inspection process after going through the evaluation process of this past cycle. Stay tuned for updates in December.

Finance:

- The Fiscal Year 2024 financial audit performed by Eide Bailly is coming to a close. All substantive work has been completed and draft reports provided, and we expect to publish final reports by the end of this month. An exit conference will be scheduled with the audit committee to review the results once available.
- After a long hiatus, work has resumed with CSG Advisors to take a deep dive into our financials and prepare a set of performance metrics to help us monitor the financial health of the agency. This is essential as the agency has grown substantially over the last decade and this analysis will help us get a better handle on what we are doing well and not so well and help inform decision-making.
- Following a brief pause to focus on audit work, Finance staff have resumed meeting with vendors to view demonstrations of timesheet options to replace an outdated system that has been in place for over 20 years. This will bring much needed efficiencies to payroll processing and help alleviate frustrations of staff.

DEI:

- We have hired Angela Smith, Community Outreach Specialist as part of our Communications team to provide support to the Homeownership division and the Covenant Homeownership program. Nashika continues to work with Margret on developing and leading our outreach and engagement strategy.
- Like many organizations, we face challenges with hybrid work. Nashika continues collaborating closely with HR and the EMT to revise and implement our hybrid teleworking policy, set to take effect in January.
- Nashika has also been collaborating closely with the Athena Group on organizational development initiatives aimed at enhancing the long-term well-

being of our organization. Our focus is on refining decision-making processes and navigating change while fostering a culture that prioritizes an employee-centered approach. This approach not only acknowledges the immense value of our staff but also ensures our accountability to our mission and strategic plan.

Steve Walker:

- The Housing Washington Conference held in Spokane was a standout success, reaching full capacity (800-plus attendees) and selling out several weeks before the event. The sessions were again organized in five focused tracks covering homeownership, multifamily housing development, multifamily housing management, communications/advocacy, and general housing topics. Commission staff were responsible for most of the session content, overseeing the panels and speakers within their areas of expertise. We heard very positive feedback about this content especially.
- The Commission also ensured that the conference supported Black homeownership in several key ways – especially in supporting the Black Home Initiative in inviting local partners and convening them for BHI’s expansion of the network to the Spokane area, and in working to bring in the Advancing Black Homeownership (ABH) Exhibit from Habitat for Humanity USA.
- Feedback has been overwhelmingly positive, with many praising it as one of the best conferences we’ve hosted. Planning is already underway for next year’s event in Bellevue, WA..
- Along with a number of staff, I attended the NCSHA Annual Conference in Phoenix. The Board was also well represented by, Nicole, Pedro, and Lowel (elected NCSHB Chair). While there, I attended the annual general membership and board of directors meeting and the executive director’s forum amongst many other community meetups.
- Western States Gathering – Arizona Housing hosted several states to discuss and share key topics and challenges such as: LIHTC 4%, 9%, Volume Cap, State LIHTC, QC's and other trending issues. Lisa V. joined me for this convening.
- We held our all Staff Planning Session on October 18th at Pac Tower, and this was the first time in six years that we have held this event. We mixed in some fun team building activities with informative outside speakers discussing topics ranging from individual and organizational change management to HR and retirement planning.

Other Events and Meetings:

I took part in the following events and meetings for September:

ETO Performance Audit; CHA Core Meeting Group; CSG Financial Analysis Kick off meeting, Federal Liaison Legislative Discussion & Athena Group Meeting.

Washington State Housing Finance Commission
Homeownership Programs
Fiscal Year Loan Production
July 1, 2024 - September 30, 2024

*Fiscal Year Goal - 5,000 households purchase an affordable home using the Home Adv/HK programs.

Percentage of Goal reached YTD - 25.8%

HOME ADVANTAGE			
	Loans	\$ Volume	% Households of Color
Conventional FNMA	46	\$ 19,263,581	32.6%
Conventional FHLMC	152	\$ 61,359,379	25.6%
Government	925	\$ 375,673,657	35.3%
Energy Spark	0	\$ -	0.0%
Covenant Homeownership	25	\$ 9,379,938	100.0%
Total	1148	\$ 465,676,555	35.3%

HOUSE KEY OPPORTUNITY			
	Loans	\$ Volume	% Households of Color
Conventional FNMA	64	\$ 17,024,357	31.3%
Conventional FHLMC	13	\$ 3,825,665	46.2%
Government	67	\$ 19,314,482	31.3%
Total	144	\$ 40,164,504	32.6%

DOWNPAYMENT ASSISTANCE			
	Loans	\$ Volume	% Households of Color
Home Adv 0%	1074	\$ 17,295,856	34.3%
Home Adv Needs Based 1%	2	\$ 19,900	50.0%
Opportunity	129	\$ 1,819,134	33.3%
HomeChoice	7	\$ 93,650	14.3%
Bellingham	1	\$ 40,000	0.0%
East King County	0	\$ -	0.0%
Pierce County	0	\$ -	0.0%
Seattle	0	\$ -	0.0%
Tacoma	0	\$ -	0.0%
University of WA	0	\$ -	0.0%
Veterans	2	\$ 20,000	50.0%
Clark County DPA	0	\$ -	0.0%
Social Justice DPA (Non-Commission)	3	\$ 30,000	100.0%
Covenant (Non-Commission)	28	\$ 2,953,681	100.0%
Total	1246	\$ 22,272,221	35.7%

Washington State Housing Finance Commission/Homeownership Division
 Counseling & Grants:
 Default Counseling, Pre-Purchase and Other Homeowner Assistance
Report for September 2024

Grant Name/ Description/Service Area	Granting Entity	Subgrantees/ Partners	Grant Amount/ Date	Amount Disbursed to Date	Balance Remaining	Grant Expiration
HUD SuperNOFA 2022 Default and Pre-Purchase Counseling. Service Area: Statewide	Department of Housing and Urban Development	AFS; CVH; KCLT; OIC; OPAL; Parkview; RRCA; SNAP	\$200,000 2023/2024	\$200,000	\$0.00	9/30/2024
HUD SuperNOFA 2023 Default and Pre-Purchase Counseling. Service Area: Statewide	Department of Housing and Urban Development	AFS; CVH; KCLT; OIC; OPAL; Parkview; RRCA; SNAP	\$271,690	0.00	\$271,690	3/31/2025
HAF Counseling Pay-Per- Service Grant FY 2025 Default Housing Counseling. Service Area: Statewide	U.S. Department of the Treasury	AFS; OIC; NJP; Parkview; RRCA; SNAP; ULMS;	\$1,200,000 FY2025	\$297,500	\$902,500	12/31/2025
Foreclosure Fairness Act Default Housing Counseling and Mediation. Service Area: Statewide	Department of Commerce	WHRC; AFS; NJP; Parkview; RRCA; SNAP; ULMS;	\$2,000,000 FY2025	\$65,850	\$1,934,150	6/30/2025 & None
HAF Application Assistance Post-HAF Application Assistance Service Area: Statewide	U.S. Department of the Treasury	AFS; OIC; NJP; Parkview; RRCA; SNAP; ULMS;	\$1,100,000 FY2025	\$130,750	\$969,250	12/31/2025

AFS – American Financial Solutions CVH – Columbia Valley Affordable Homeownership ECDLR – El Centro de la Raza KCLT – Kulshan Community Land Trust NJP – Northwest Justice Project OPAL – Opal Community Land Trust	OIC – Opportunities Industrialization Center Parkview – Parkview Services RRCA – Rural Resources Community Action SNAP – Spokane Neighborhood Action Partners WHRC – Washington Homeownership Resource Center
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HOMEOWNERSHIP PROGRAMS

HOMEBUYER EDUCATION PRODUCTION and HOME LOAN TRAINING

July 1, 2024 - September 30, 2024

HOMEBUYER CLASS

Fiscal year goal - 800 classes, 8,000 participants by June 30, 2025

Percentage of goal reached YTD: 39.5%

	Classes	Participants
Virtual:	164	966
In-Person:	104	732
Online Classes:	1,463	1,463
Total:	1,731	3,161

Classes not yet reporting participation: 91

Data lags 3 months due to data collection process

In-Person and Virtual All-Time Totals 1992 to Present

Classes:	45,325
Participants	247,785

PROGRAM TRAINING ATTENDEES

Fiscal year goal - 10 Instructor classes by June 30, 2025

Percentage of goal reached YTD: 30%

Month	Classes	Attendees
July	1	35
August	1	45
September	1	38
October		
November		
December		
January		
February		
March		
April		
May		
June		
Total:	3	118

WASHINGTON STATE HOUSING FINANCE COMMISSION
9% Housing Tax Credit Program
2024 Allocation List
Final Allocation amounts may change if new Federal resources are made available.

King County Pool (November 2023 application round)

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	% of Low-Income Housing Units				Units for Priority Populations						
										30% AMI	40% AMI	50% AMI	60% AMI	Farm workers	Large Households	Elderly	Persons with Disabilities	Homeless		
24-13	Approved 6/27/2024	DESC Lake City	Downtown Emergency	Seattle	King	185	\$18,030	\$2,163,612	120	60	0	60	0	0	0	0	0	0	90	
24-19	Approved 7/25/2024	Burien Family Housing	Mercy Housing North	Burien	King	182	\$34,350	\$1,545,743	45	23	0	22	0	0	0	0	0	0	34	
24-23	Application	125th & Aurora Senior Housing	Low Income Housing In	Seattle	King	181	\$24,313	\$2,163,828	89	45	0	44	0	0	0	0	0	0	67	
24-11	Approved 8/22/2024	Sea Mar Community Health Centers /	Sea Mar Community H	Seattle	King	167	\$27,902	\$2,148,440	77	39	0	38	0	0	0	0	0	0	0	
24-62	Credit Exchange	DESC Woodland	Downtown Emergency	Seattle	King	100	\$22,774	\$2,163,612	95	48	0	47	0	0	0	0	0	0	72	
	Credit Exchange	Horizon Housing at Totem Lake	Horizon Housing Allian	Kirkland	King	189	\$26,576	\$1,063,040	40					0	0	0	0	0	30	
								King County Credit Allocated:	\$11,248,275		215	0	211	0	0	0	0	0	263	
								King County Credit Available:	\$6,902,540											
								Balance:	(\$4,345,735)											

King County Pool Unranked (Noncompetitive or Awaiting Other Funding Commitments)

24-20	Application	Pandion at Star Lake	TWG Development	Kent	King	*	\$28,360	\$794,080	28	14	0	14	0	0	0	0	0	0	21
24-12	Application	Sea Mar Community Health Centers /	Sea Mar Community H	Kent	King	*	\$28,060	\$869,859	31	16	0	15	0	0	14	0	0	0	0
								King County Unranked Balance:	\$1,663,939	59	30	0	29	0	0	14	0	0	21

Metro Pool (November 2023 application round)

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	% of Low-Income Housing Units				Units for Priority Populations					
										30% AMI	40% AMI	50% AMI	60% AMI	Farm workers	Large Households	Elderly	Persons with Disabilities	Homeless	
24-04	Approved 6/27/2024	River Family Haven	Catholic Charities East	Spokane	Spokane	171	\$28,208	\$1,974,527	70	35	7	0	28	0	0	0	0	0	18
24-01	Approved 4/25/2024	Felida Park Senior Housing + PACE	Specialized Housing In	Unincorporated Clark County	Clark	169	\$21,590	\$1,403,366	65	33	0	32	0	0	0	65	13	0	
24-05	Approved 9/19/2024	Mercy Aviva Crossing	Mercy Housing North	Tacoma	Pierce	166	\$34,000	\$1,700,000	50	25	0	25	0	10	0	10	0	0	
24-02	Approved 7/25/2024	Broadway Senior Housing	Spokane Neighborhood	Spokane Valley	Spokane	164	\$27,640	\$1,658,400	60	0	24	18	18	0	0	60	12	0	
24-03	Approved 6/27/2024	Bellis Fair Family Housing	Opportunity Council	Bellingham	Whatcom	160	\$28,609	\$1,802,385	63	32	0	19	12	0	0	0	13	13	
24-63	Credit Exchange	Hifumi-en	Spokane Housing Auth	Spokane	Spokane	167	\$25,158	\$2,163,557	86	22	43	0	21	0	0	86	18	0	
								Total Metro Credit Allocated:	\$10,702,235	308	125	31	94	58	0	10	125	48	31
								Metro Credit Available:	\$7,372,815										
								Metro Balance (Total):	(\$3,329,420)										

Non-Metro Pool (November 2023 application round)

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	% of Low-Income Housing Units				Units for Priority Populations					
										30% AMI	40% AMI	50% AMI	60% AMI	Farm workers	Large Households	Elderly	Persons with Disabilities	Homeless	
24-15	Approved 9/19/2024	CCHS Grant County Preservation	Catholic Charities Hou	Quincy	Grant	173	\$16,173	\$1,504,112	93	10	47	36	0	73	0	0	0	0	24
								Non-Metro Rehab Credit Allocated:	\$1,504,112	93	10	47	36	0	73	0	0	0	24
24-17	Approved 6/27/2024	CCHS Casa de la Mora	Catholic Charities Hou	Yakima	Yakima	175	\$24,187	\$1,741,480	72	18	36	0	18	0	0	0	0	0	18
24-08	Approved 4/25/2024	WWHA Meadow Grove	Walla Walla Housing Al	Walla Walla	Walla Walla	174	\$26,424	\$1,321,183	50	13	25	0	12	0	0	0	0	13	
24-10	Application	Twisp Family Haven	Catholic Housing Servit	Twisp	Okanogan	173	\$28,093	\$1,320,371	47	24	5	0	18	0	0	0	0	12	
	Credit Exchange	Rocky Point Housing Development	Othello Housing Auth	Othello	Adams	184	\$27,521	\$1,256,464	40	4	20	16	0	30	0	0	0	0	
	Credit Exchange	Clarkston Family Housing	Horizon Housing Allian	Clarkston	Asotin	186	\$27,515	\$2,275,749	70	35	7	0	28	0	0	0	0	35	
								Non-Metro New Production and Preservation Credit Allocated:	\$9,419,359	372	65	113	36	48	73	0	0	0	102
								Non-Metro Credit Available:	\$9,280,688		45		52	30					
								Non-Metro Balance:	(\$138,671)		76		36	58					

Non-Metro Unranked (Noncompetitive or Awaiting Other Funding Commitments)

24-18	Application	Alderwood Apartments	Trillium Housing Serv	Yakima	Yakima	*	\$24,420	\$2,002,440	82	9	41	32	0	62	0	0	0	0	0
24-07	Application	Catlin and Main	Lower Columbia Comm	Kelso	Cowlitz	*	\$27,640	\$1,105,600	40	20	4	0	16	0	0	0	0	10	
24-06	Application	Cottages at Pea Patch	OPAL Community Land	Eastsound	San Juan	*	\$41,460	\$829,200	20	10	0	10	0	0	0	0	0	5	
24-21	Application	Franz Anderson PSH	Low Income Housing In	Olympia	Thurston	*	\$27,640	\$1,934,800	70	35	0	35	0	0	0	0	0	18	
24-09	Application	Lewis, Spruce, and Sixth	The Housing Authority	Yakima	Yakima	*	\$27,640	\$1,382,000	50	25	5	0	20	0	0	0	0	13	
24-14	Application	Moore Wright Legacy Housing	The Moore Wright Gro	Aberdeen	Grays Harbor	*	\$27,639	\$1,879,432	68	59	0	9	0	0	0	0	0	17	
24-24	Application	Vince's Village	Bayside Housing & Ser	Port Townsend	Jefferson	*	\$36,086	\$829,972	23	23	0	0	0	0	0	0	0	6	
24-16	Application	VOA North	Volunteers of America	Burlington	Skagit	*	\$20,481	\$839,715	41	21	0	20	0	0	0	0	0	11	
24-22	Application	228 Olympia	Interfaith Works	Olympia	Thurston	*	\$27,637	\$1,879,343	68	34	0	34	0	0	0	0	0	17	
								Non-Metro Waiting List Balance:	\$12,682,502	462	236	50	140	36	62	0	0	0	97

Statewide Allocation Round Totals:		Total Project Applications: 24	Total Credit Requested:	\$47,220,422	1,627	671	194	510	142	135	24	125	48	514
		Total Projects Above Line: 12	Total Credit Available for 2024:	\$23,556,043	1,106	405	144	341	106	73	10	125	48	396
		Application Success Percentage: 50%	FWD Commitment of 2025 LIHTC:	\$9,317,938										
			Total LIHTC Allocation for 2024:	\$32,873,981										



Washington State Housing Finance Commission
2024 Bond/Tax Credit Balance of State Allocation List

Development Name	Developer	Community-Based Organization	City	Tax-Exempt Bond Request	Taxable Bond Request	Geographic Target	Units	Points Awarded
Geographic Target: Publicly-Funded Balance of State								
Vancouver Waterfront Gateway Affordable Housing	Colas Development	Native American Youth and Family Center	Vancouver	\$23,000,000	\$ -	Publicly Funded - Balance of State	95	40
Mercy Aviva Crossing - 4%	Mercy Housing Northwest	Metropolitan Development Council	Tacoma	\$19,887,309	\$ -	Publicly Funded - Balance of State	79	38
			Subtotal	\$42,887,309	\$ -		174	
Geographic Target: Balance of State								
Crestview Terrace Apartments	Community Preservation Partners	Hopesource	Ellensburg	\$27,500,000	\$5,500,000	Balance of State	168	65
Westgate Terrace & Parkland Terrace	Reliant Group	Longview Senior Center	Longview	\$19,126,750	\$3,873,250	Balance of State	153	49
			Subtotal	\$46,626,750	\$9,373,250		321	
Geographic Target: Snohomish								
Rucker Avenue	Devco	Rise Up Academy	Everett	\$55,000,000	\$ -	Snohomish	214	41
Village at Lake Stevens	Vintage Housing Development	Veteran's Village	Lake Stevens	\$36,570,000	\$ -	Snohomish	191	46
			Subtotal	\$91,570,000	\$ -		405	
Waitlist								
Cedar Flats	MacDonald Ladd Development	Metropolitan Development Council	Puyallup	\$22,062,322	\$653,433	Balance of State	120	32
Cedar Crossing	MacDonald Ladd Development	Metropolitan Development Council	Puyallup	\$27,343,362	\$866,882	Balance of State	144	32
			Subtotal	\$49,405,684	\$1,520,315		264	
			TOTAL	\$230,489,743	\$10,893,565		1164	



WASHINGTON STATE
**HOUSING FINANCE
COMMISSION**

Nicole Bascomb-Green
Chair
Steve Walker
Executive Director

October 23, 2024

Commissioners
Washington State Housing Finance Commission
Seattle, Washington

We have compiled the UNAUDITED statement of Net Position of the Washington State Housing Finance Commission (the “Commission”) General Operating Fund as of September 30, 2024, and the related statement of Activities and Changes in Net Position for the month ended, in accordance with generally accepted accounting principles.

This compilation is limited to presenting, in the form of financial statements, information that is accurate to the best of our knowledge and belief. These statements have not been audited or reviewed by an independent third party.

We have elected to omit substantially all of the disclosures required by generally accepted accounting principles including the statement of cash flow. If the omitted disclosures were included in the financial statements, they might influence the users' conclusions about the Commission's financial position, results of operations and changes in financial position. Accordingly, these financial statements are not designed for those who are not informed about these matters.

Prepared by: Shirleen Noonan
Shirleen Noonan
General Operations Manager

Approved by: Lucas Loranger
Lucas Loranger
Senior Finance Director

WASHINGTON STATE
HOUSING FINANCE COMMISSION
GENERAL OPERATING FUND

September 30, 2024

CONTENTS

(See Accountant's Compilation Report)

Financial Statements:

Statement of Net Position	3
Statement of Activities and Changes in Net Position	4

Accompanying Information to Financial Statements:

Detailed Statement of Activities	5
----------------------------------	---

Washington State Housing Finance Commission
Statement of Net Position
Fund: General Operating Fund
Division: All
September 30, 2024
(See Accountant's Compilation Report)

	Current Year	Prior Year	Variance		
			Amount	%	
ASSETS					
Cash and Cash Equivalents:					
Demand Deposits	\$ 8,854,915	\$ 7,093,854	\$ 1,761,061	(1)	25%
Money Market Accounts	89,718,296	140,615,908	(50,897,612)	(1)	-36%
Investment Securities	18,224,134	18,858,571	(634,437)	(1)	-3%
Interest Receivable	894,722	839,744	54,978		7%
Fees Receivables	15,463,870	15,669,294	(205,424)		-1%
Prepaid Expenses & Other Receivable	3,547,077	1,404,526	2,142,551	(2)	153%
Furniture and Fixtures (net of depreciation)	434,969	313,628	121,341	(3)	39%
Intangible Lease Asset (net of amortization)*	-	763,411	(763,411)	(4)	-100%
Net Pension Asset*	1,894,532	1,767,016	127,516		7%
<i>Total Assets</i>	<u>139,032,515</u>	<u>187,325,952</u>	<u>(48,293,437)</u>		<u>-26%</u>
Deferred Outflow of Resources (Pension & OPEB Contributions) *	4,490,914	5,479,906	(988,992)		-18%
<i>Total Assets and Deferred Outflows</i>	<u>\$ 143,523,429</u>	<u>\$ 192,805,858</u>	<u>\$ (49,282,429)</u>		<u>-26%</u>
LIABILITIES					
Accounts Payable and Other Liabilities	\$ 8,864,157	\$ 7,334,078	\$ 1,530,079	(5)	21%
Unearned Fee Income	85,428,063	136,881,474	(51,453,411)	(6)	-38%
Accrued Payroll Payable	2,046,111	1,744,846	301,265	(7)	17%
Lease Liability*	-	719,844	(719,844)	(4)	-100%
Net Pension Liability *	3,454,593	3,584,711	(130,118)		-4%
<i>Total Liabilities</i>	<u>99,792,924</u>	<u>150,264,953</u>	<u>(50,472,029)</u>		<u>-34%</u>
Deferred Inflow of Resources (Change in Investment Return/Assumptions - Pension & OPEB) *	4,935,541	6,907,214	(1,971,673)		-29%
NET POSITION					
Invested in Capital Assets	434,968	313,627	121,341	(3)	39%
Committed - Housing Washington *	122,628	350,886	(228,258)		-65%
Unrestricted	38,237,368	34,969,178	3,268,190		9%
<i>Total Net Position</i>	<u>38,794,964</u>	<u>35,633,691</u>	<u>3,161,273</u>		<u>9%</u>
<i>Total Liabilities, Deferred Inflows and Net Position</i>	<u>\$ 143,523,429</u>	<u>\$ 192,805,858</u>	<u>\$ (49,282,429)</u>		<u>-26%</u>

- (1) Fluctuations in these accounts are considered in aggregate. The decrease is primarily due to the drawdown of funds for the Homeowner Assistance Fund (HAF) program.
- (2) The increase in prepaids and other receivables balance is primarily due to greater receivables related to principal and interest advanced on GNMA securities serviced by IHFA.
- (3) The increase in net capital assets reflects the deposit made on the purchase of new office furniture and fixtures, offset by continued depreciation and amortization of capital assets.
- (4) These accounts reflect the implementation of GASB 87 in which long-term, non-ownership-transferring leases are recorded as an intangible right-of-use asset and a lease liability. Adjustments are made at year-end to record the amortization of the office rent lease asset and reduction in related lease liability.
- (5) The overall increase in accounts payable and other liabilities is primarily due to greater accruals associated with the Idaho Master Servicing Agreement, with an offset related to payables for interest earned on HAF program funds, following a payment made in June 2024.
- (6) The decrease in unearned fee income is primarily due to the drawdown of funds from the HAF program, established in Section 3206 of the American Rescue Plan Act of 2021.
- (7) The increase in accrued payroll payable is primarily due to higher vacation and sick leave balances, plus effects of the 3% COLA and general increases at the beginning of the fiscal year.
- * These balances are adjusted only at year-end.

Washington State Housing Finance Commission
Statement of Activities and Changes in Net Position
Fund: General Operating Fund
Division: All
For The Year To Date Ending: September 30, 2024
(See Accountant's Compilation Report)

	Current Period	Current Year to Date	Prior Year to Date	Variance Amount	%
<i>Revenues:</i>					
Fee Income	\$ 2,920,344	\$ 9,444,664	\$ 9,122,342	\$ 322,322	4%
Interest Earned & Realized Gain	1,311,657	4,278,594	3,392,637	885,957 (1)	26%
Other	13,946	64,414	59,082	5,332	9%
<i>Total Unadjusted Revenues</i>	<u>4,245,947</u>	<u>13,787,672</u>	<u>12,574,062</u>	<u>1,213,610</u>	<u>10%</u>
<i>Expenses:</i>					
Salaries, Wages, and Employee Benefits	1,091,383	3,198,365	2,941,137	257,228	9%
Travel & Conferences	120,063	143,976	30,960	113,016 (2)	365%
Professional Fees	254,304	730,735	714,172	16,563	2%
Office Expense	309,209	762,645	600,682	161,963 (3)	27%
<i>Total Expenses</i>	<u>1,774,959</u>	<u>4,835,721</u>	<u>4,286,952</u>	<u>548,769</u>	<u>13%</u>
<i>Adjustments</i>					
<i>Revenues:</i>					
Unrealized Gain/(Loss) on Investments	450,957	1,723,978	(100,552)	1,824,530	-1815%
Grant Revenue	4,779,765	15,422,183	16,678,902	(1,256,719)	-8%
<i>Expenses:</i>					
Grant Pass-Through	<u>4,779,765</u>	<u>15,422,183</u>	<u>16,678,902</u>	<u>(1,256,719)</u>	<u>-8%</u>
<i>Total Adjustments</i>	<u>450,957</u>	<u>1,723,978</u>	<u>(100,552)</u>	<u>1,824,530</u>	<u>-1815%</u>
Excess of Revenues over Expenses	<u>2,921,945</u>	<u>10,675,929</u>	<u>8,186,558</u>	<u>2,489,371</u>	<u>30%</u>
<i>Net Position</i>					
Total net position, beginning of period	35,873,019	28,119,035	27,447,133	671,902	2%
Current Increase (Decrease) - to Net position	<u>2,921,945</u>	<u>10,675,929</u>	<u>8,186,558</u>	<u>2,489,371</u>	<u>30%</u>
Total net position, end of year	<u>\$ 38,794,964</u>	<u>\$ 38,794,964</u>	<u>\$ 35,633,691</u>	<u>\$ 3,161,273</u>	<u>9%</u>

(1) The increase in interest income is due to a higher rate of return in this quarter compared to the prior. In addition, the LGIP balance, not allocated to HAF, was moderately greater.

(2) The Housing Washington and NCSHA conferences were held in September 2024 compared to October in the prior year, reflecting greater conference and travel expenses.

(3) The increase in office expense is due to sponsorship of Housing Washington program and events held in September 2024, as well as, greater expense from migration to cloud computing.

* Effective 1/1/2013, 25% of the Home Advantage Program revenue was transferred to the Single-family bond program's Commission Fund to ensure future indenture and program flexibility. Due to an ease in the revenue generated from the Home Advantage program, the 25% allocation has been suspended indefinitely, effective 7/1/23, until it is determined be beneficial to the Commission Fund to resume allocation and transfers.

Washington State Housing Finance Commission
Detailed Statement of Activities
Fund: General Operating Fund
Division: All
For The Year To Date Ending: September 30, 2024
(See Accountant's Compilation Report)

	Variance-YTD vs. PY Actuals		Prior YTD	YTD	YTD	Variance-YTD Budget to	
	%	Amount	Actual	Actual	Budget	Amount	%
<i>Revenues:</i>							
Program Fees	33.6%	\$ 1,800,406	\$ 5,365,603	\$ 7,166,009	\$ 7,114,540	\$ 51,469	0.7%
Issuance, Application, and Servicing Fees	-39.3%	(1,478,083)	3,756,738	2,278,655	1,634,939	643,716	39.4%
Interest Earned & Realized Gain	26.1%	885,957	3,392,637	4,278,594	3,536,632	741,962	21.0%
Other Income	9.0%	5,332	59,082	64,414	224,059	(159,645)	-71.3%
Total Unadjusted Revenues	9.7%	1,213,612	12,574,061	13,787,671	12,510,170	1,277,502	10.2%
<i>Expenses:</i>							
Salaries & Wages - Staff & Temp. Svcs	9.2%	210,172	2,291,259	2,501,431	2,966,842	(465,411)	-15.7%
Employee Benefits - Staff	7.2%	47,056	649,878	696,934	825,597	(128,663)	-15.6%
Conference, Education & Training	281.4%	28,273	10,046	38,319	102,652	(64,333)	-62.7%
Travel out of state - Staff	122.4%	18,059	14,750	32,809	55,935	(23,126)	-41.3%
Travel in state - Staff	1081.6%	66,683	6,165	72,848	70,234	2,614	3.7%
Accounting Fees	NA	30,000	-	30,000	39,750	(9,750)	-24.5%
Legal Fees	-8.5%	(13,382)	157,809	144,427	200,250	(55,823)	-27.9%
Financial Advisor Fees	-0.6%	(500)	87,500	87,000	90,800	(3,800)	-4.2%
Investment Management Fees	-1.6%	(708)	43,930	43,222	54,500	(11,278)	-20.7%
Office Rent/Conf. Room Rentals	-12.3%	(16,938)	137,674	120,736	152,787	(32,051)	-21.0%
Furniture & Equipment Rental	-81.5%	(5,499)	6,751	1,252	6,769	(5,517)	-81.5%
Advertising	63.3%	9,043	14,292	23,335	80,034	(56,699)	-70.8%
Publications/ Subscriptions/ Dues	-18.5%	(5,218)	28,202	22,984	33,015	(10,031)	-30.4%
Deliveries	68.9%	282	409	691	1,280	(589)	-46.0%
Insurance	9.8%	1,600	16,374	17,974	16,538	1,436	8.7%
Meeting Expense	3384.3%	99,971	2,954	102,925	115,438	(12,513)	-10.8%
Equipment & Building Maintenance	NA	1,719	-	1,719	26,755	(25,036)	-93.6%
Software Maint. Support & Other Info Svcs	17.5%	55,356	316,376	371,732	461,964	(90,232)	-19.5%
Non-capitalized Equipment/Supplies	-20.8%	(3,542)	16,999	13,457	61,022	(47,565)	-77.9%
Postage	-32.3%	(62)	192	130	1,295	(1,165)	-90.0%
Printing	-38.5%	(1,934)	5,025	3,091	3,493	(402)	-11.5%
State Services	89.2%	734	823	1,557	1,742	(185)	-10.6%
Supplies	1313.8%	19,155	1,458	20,613	12,025	8,588	71.4%
Telephone	-1.8%	(341)	18,522	18,181	14,349	3,832	26.7%
Contract Services	0.3%	1,153	424,933	426,086	431,329	(5,243)	-1.2%
Depreciation	22.1%	7,638	34,631	42,269	53,575	(11,306)	-21.1%
Total Expenses	12.8%	548,770	4,286,955	4,835,722	5,879,970	(1,044,248)	-17.8%
<i>Adjustments</i>							
<i>Revenues:</i>							
Unrealized Investments Gain/(Loss)	-1814.5%	1,824,530	(100,552)	1,723,978	-	1,723,978	NA
Grant Revenue	-7.5%	(1,256,719)	16,678,902	15,422,183	15,238,160	184,023	1.2%
<i>Expenses:</i>							
Grant Pass-Through	-7.5%	(1,256,719)	16,678,902	15,422,183	15,238,160	184,023	1.2%
	-1814.5%	1,824,530	(100,552)	1,723,978	-	1,723,978	NA
Excess of Revenues over Expenses- adjusted	30.4%	2,489,372	8,186,554	10,675,927	6,630,200	4,045,728	61.0%
Less transfer to Commission Fund	NA	-	-	-	-	-	NA
Excess of Revenues over Expenses (Net of Transfers)	30.4%	\$ 2,489,373	\$ 8,186,554	\$ 10,675,927	\$ 6,630,200	\$ 4,045,728	61.0%



WASHINGTON STATE
**HOUSING FINANCE
COMMISSION**

Nicole Bascomb-Green
Chair
Steve Walker
Executive Director

September 18, 2024

Commissioners
Washington State Housing Finance Commission
Seattle, Washington

We have compiled the UNAUDITED statement of Net Position of the Washington State Housing Finance Commission (the “Commission”) General Operating Fund as of August 31, 2024, and the related statement of Activities and Changes in Net Position for the month ended, in accordance with generally accepted accounting principles.

This compilation is limited to presenting, in the form of financial statements, information that is accurate to the best of our knowledge and belief. These statements have not been audited or reviewed by an independent third party.

We have elected to omit substantially all of the disclosures required by generally accepted accounting principles including the statement of cash flow. If the omitted disclosures were included in the financial statements, they might influence the users' conclusions about the Commission's financial position, results of operations and changes in financial position. Accordingly, these financial statements are not designed for those who are not informed about these matters.

Prepared by: Shirleen Noonan
Shirleen Noonan
General Operations Manager

Approved by: Sharon Hu
Sharon Hu
Senior Controller

WASHINGTON STATE
HOUSING FINANCE COMMISSION
GENERAL OPERATING FUND

August 31, 2024

CONTENTS

(See Accountant's Compilation Report)

Financial Statements:

Statement of Net Position	3
Statement of Activities and Changes in Net Position	4

Accompanying Information to Financial Statements:

Detailed Statement of Activities	5
----------------------------------	---

Washington State Housing Finance Commission
Statement of Net Position
Fund: General Operating Fund
Division: All
August 31, 2024
(See Accountant's Compilation Report)

	<u>Current Year</u>	<u>Prior Year</u>	<u>Variance</u>	
			<u>Amount</u>	<u>%</u>
ASSETS				
Cash and Cash Equivalents:				
Demand Deposits	\$ 9,433,812	\$ 8,407,253	\$ 1,026,559	(1) 12%
Money Market Accounts	93,767,333	144,038,114	(50,270,781)	(1) -35%
Investment Securities	13,747,946	15,700,136	(1,952,190)	(1) -12%
Interest Receivable	1,066,660	1,062,686	3,974	0%
Fees Receivables	17,704,342	13,442,267	4,262,075	(2) 32%
Prepaid Expenses & Other Receivable	3,549,287	1,256,605	2,292,682	(3) 182%
Furniture and Fixtures (net of depreciation)	448,715	325,250	123,465	(4) 38%
Intangible Lease Asset (net of amortization)*	-	763,411	(763,411)	(5) -100%
Net Pension Asset*	1,894,532	1,767,016	127,516	7%
<i>Total Assets</i>	<u>141,612,627</u>	<u>186,762,738</u>	<u>(45,150,111)</u>	<u>-24%</u>
Deferred Outflow of Resources (Pension & OPEB Contributions) *	<u>4,490,914</u>	<u>5,479,906</u>	<u>(988,992)</u>	<u>-18%</u>
<i>Total Assets and Deferred Outflows</i>	<u>\$ 146,103,541</u>	<u>\$ 192,242,644</u>	<u>\$ (46,139,103)</u>	<u>-24%</u>
LIABILITIES				
Accounts Payable and Other Liabilities	\$ 7,888,972	\$ 6,130,091	\$ 1,758,881	(6) 29%
Unearned Fee Income	92,068,513	141,420,346	(49,351,833)	(7) -35%
Accrued Payroll Payable	1,982,431	1,747,264	235,167	(8) 13%
Lease Liability*	-	719,844	(719,844)	(5) -100%
Net Pension Liability *	3,454,593	3,584,711	(130,118)	-4%
<i>Total Liabilities</i>	<u>105,394,509</u>	<u>153,602,256</u>	<u>(48,207,747)</u>	<u>-31%</u>
Deferred Inflow of Resources (Change in Investment Return/Assumptions - Pension & OPEB) *	<u>4,935,541</u>	<u>6,907,214</u>	<u>(1,971,673)</u>	<u>-29%</u>
NET POSITION				
Invested in Capital Assets	448,714	325,249	123,465	(4) 38%
Committed - Housing Washington *	122,628	350,886	(228,258)	-65%
Unrestricted	35,202,149	31,057,039	4,145,110	13%
<i>Total Net Position</i>	<u>35,773,491</u>	<u>31,733,174</u>	<u>4,040,317</u>	<u>13%</u>
<i>Total Liabilities, Deferred Inflows and Net Position</i>	<u>\$ 146,103,541</u>	<u>\$ 192,242,644</u>	<u>\$ (46,139,103)</u>	<u>-24%</u>

- (1) Fluctuations in these accounts are considered in aggregate. The decrease is primarily due to the drawdown of funds for the Homeowner Assistance Fund (HAF) program.
- (2) The overall increase in fees receivable is primarily due to higher receivables related to DPA loans in the Homeownership program, slower collection of Commission fees on outstanding bonds, and greater receivables for 2nd half tax credit fees on Commission issued 4% bonds.
- (3) The increase in prepaids and other receivables balance is primarily due to greater receivables related to principal and interest advanced on GNMA securities serviced by IHFA.
- (4) The increase in net capital assets reflects the deposit made on the purchase of new office furniture and fixtures, offset by continued depreciation and amortization of capital assets.
- (5) These accounts reflect the implementation of GASB 87 in which long-term, non-ownership-transferring leases are recorded as an intangible right-of-use asset and a lease liability. Adjustments are made at year-end to record the amortization of the office rent lease asset and reduction in related lease liability.
- (6) The overall increase in accounts payable and other liabilities is primarily due to greater accruals associated with the Idaho Master Servicing Agreement, with an offset related to payables for interest earned on HAF program funds, following a payment made in June 2024.
- (7) The decrease in unearned fee income is primarily due to the drawdown of funds from the HAF program, established in Section 3206 of the American Rescue Plan Act of 2021.
- (8) The increase in accrued payroll payable is primarily due to higher vacation and sick leave balances, plus effects of the 3% COLA and general increases at the beginning of the fiscal year.

* These balances are adjusted only at year-end.

Washington State Housing Finance Commission
Statement of Activities and Changes in Net Position
Fund: General Operating Fund
Division: All
For The Year To Date Ending: August 31, 2024
(See Accountant's Compilation Report)

	Current Period	Current Year to Date	Prior Year to Date	Variance Amount	%
<i>Revenues:</i>					
Fee Income	\$ 3,824,508	\$ 6,524,320	\$ 4,620,912	\$ 1,903,408	(1) 41%
Interest Earned & Realized Gain	1,500,802	2,966,936	2,242,038	724,898	(2) 32%
Other	32,476	50,467	35,979	14,488	(3) 40%
Total Unadjusted Revenues	5,357,786	9,541,723	6,898,930	2,642,793	38%
<i>Expenses:</i>					
Salaries, Wages, and Employee Benefits	1,055,062	2,106,982	2,007,832	99,150	5%
Travel & Conferences	10,135	23,914	16,380	7,534	(4) 46%
Professional Fees	300,715	476,432	403,792	72,640	(5) 18%
Office Expense	250,442	453,436	386,702	66,734	(6) 17%
Total Expenses	1,616,354	3,060,764	2,814,707	246,057	9%
<i>Adjustments</i>					
<i>Revenues:</i>					
Unrealized Gain/(Loss) on Investments	434,782	1,273,021	201,818	1,071,203	531%
Grant Revenue	5,206,423	10,542,418	10,460,298	82,120	1%
<i>Expenses:</i>					
Grant Pass-Through	5,206,423	10,542,418	10,460,298	82,120	1%
Total Adjustments	434,782	1,273,021	201,818	1,071,203	531%
Excess of Revenues over Expenses	4,176,214	7,753,980	4,286,041	3,467,939	81%
Net Position					
Total net position, beginning of period	31,597,277	28,019,511	27,447,133	572,378	2%
Current Increase (Decrease) - to Net position	4,176,214	7,753,980	4,286,041	3,467,939	81%
Total net position, end of year	\$ 35,773,491	\$ 35,773,491	\$ 31,733,174	\$ 4,040,317	13%

(1) Increase in fee income is primarily due to increased revenue from the Homeownership division's Home Advantage program.

(2) The increase in interest income is due to the increase in rates. For example, the LGIP rate has increased from 5.34% in the prior year period to a rate of 5.40% in the current year period. In addition, the LGIP balance, not allocated to HAF, was moderately greater.

(3) The increase in other revenues is primarily due to greater revenue from property transfer fees in the Asset Management & Compliance (AMC) division.

(4) Conference and travel expenses increased slightly due to an increase of in-state travel related to training classes offered by Homeownership and AMC divisions.

(5) Professional fees increase is primarily due to an increase in expenses related to tax credit property inspections in the AMC division.

(6) Software and database systems have been moved to cloud computing, contributing to increased office expenses in the current year.

* Effective 1/1/2013, 25% of the Home Advantage Program revenue was transferred to the Single-family bond program's Commission Fund to ensure future indenture and program flexibility. Due to an ease in the revenue generated from the Home Advantage program, the 25% allocation has been suspended indefinitely, effective 7/1/23, until it is determined be beneficial to the Commission Fund to resume allocation and transfers.

Washington State Housing Finance Commission
Detailed Statement of Activities
Fund: General Operating Fund
Division: All
For The Year To Date Ending: August 31, 2024
(See Accountant's Compilation Report)

	Variance-YTD vs. PY Actuals		Prior YTD	YTD	YTD	Variance-YTD Budget to	
	%	Amount	Actual	Actual	Budget	Amount	%
<i>Revenues:</i>							
Program Fees	20.9%	\$ 816,777	\$ 3,906,140	\$ 4,722,917	\$ 4,743,027	\$ (20,110)	-0.4%
Issuance, Application, and Servicing Fees	152.0%	1,086,630	714,773	1,801,403	1,089,960	711,443	65.3%
Interest Earned & Realized Gain	32.3%	724,898	2,242,038	2,966,936	2,357,755	609,181	25.8%
Other Income	40.3%	14,488	35,979	50,467	149,373	(98,906)	-66.2%
Total Unadjusted Revenues	38.3%	2,642,793	6,898,931	9,541,722	8,340,115	1,201,608	14.4%
<i>Expenses:</i>							
Salaries & Wages - Staff & Temp. Svcs	4.6%	71,903	1,571,462	1,643,365	1,977,895	(334,530)	-16.9%
Employee Benefits - Staff	6.2%	27,248	436,369	463,617	550,398	(86,781)	-15.8%
Conference, Education & Training	121.4%	4,222	3,478	7,700	9,332	(1,632)	-17.5%
Travel out of state - Staff	-26.3%	(2,249)	8,552	6,303	25,425	(19,122)	-75.2%
Travel in state - Staff	127.9%	5,562	4,350	9,912	7,804	2,108	27.0%
Accounting Fees	NA	3,000	-	3,000	6,833	(3,833)	-56.1%
Legal Fees	7.3%	6,960	95,725	102,685	133,500	(30,815)	-23.1%
Financial Advisor Fees	20.8%	10,000	48,000	58,000	60,533	(2,533)	-4.2%
Investment Management Fees	-2.6%	(773)	29,320	28,547	36,333	(7,786)	-21.4%
Office Rent/Conf. Room Rentals	-14.7%	(13,604)	92,491	78,887	101,858	(22,971)	-22.6%
Furniture & Equipment Rental	-79.3%	(4,052)	5,110	1,058	4,513	(3,455)	-76.6%
Advertising	-29.9%	(3,586)	11,985	8,399	53,356	(44,957)	-84.3%
Publications/ Subscriptions/ Dues	-16.1%	(2,795)	17,367	14,572	22,010	(7,438)	-33.8%
Deliveries	45.2%	103	228	331	853	(522)	-61.2%
Insurance	9.4%	980	10,378	11,358	11,025	333	3.0%
Meeting Expense	226.8%	2,030	895	2,925	26,958	(24,033)	-89.1%
Equipment & Building Maintenance	NA	1,719	-	1,719	17,837	(16,118)	-90.4%
Software Maint. Support & Other Info Svcs	41.1%	80,442	195,813	276,255	307,976	(31,721)	-10.3%
Non-capitalized Equipment/Supplies	-37.4%	(2,945)	7,884	4,939	40,681	(35,742)	-87.9%
Postage	-20.2%	(24)	119	95	863	(768)	-89.0%
Printing	-35.2%	(1,676)	4,767	3,091	2,328	763	32.8%
State Services	164.5%	967	588	1,555	1,162	393	33.8%
Supplies	1448.6%	6,026	416	6,442	8,017	(1,575)	-19.6%
Telephone	-14.9%	(2,323)	15,574	13,251	9,566	3,685	38.5%
Contract Services	23.2%	53,453	230,746	284,199	287,553	(3,354)	-1.2%
Depreciation	23.7%	5,472	23,088	28,560	35,717	(7,157)	-20.0%
Total Expenses	8.7%	246,060	2,814,708	3,060,765	3,740,326	(679,561)	-18.2%
<i>Adjustments</i>							
<i>Revenues:</i>							
Unrealized Investments Gain/(Loss)	530.8%	1,071,203	201,818	1,273,021	-	1,273,021	NA
Grant Revenue	0.8%	82,120	10,460,298	10,542,418	10,158,774	383,644	3.8%
<i>Expenses:</i>							
Grant Pass-Through	0.8%	82,120	10,460,298	10,542,418	10,158,774	383,644	3.8%
	530.8%	1,071,203	201,818	1,273,021	-	1,273,021	NA
Excess of Revenues over Expenses- adjusted	80.9%	3,467,936	4,286,041	7,753,978	4,599,789	3,154,190	68.6%
Less transfer to Commission Fund	NA	-	-	-	-	-	NA
Excess of Revenues over Expenses (Net of Transfers)	80.9%	\$ 3,467,937	\$ 4,286,041	\$ 7,753,978	\$ 4,599,789	\$ 3,154,190	68.6%

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
QUARTERLY STATUS REPORT**

**Program Summary
Fiscal Year 2024 – 2025
Quarter Ending: September 30, 2024**

Program: Homeownership Programs

Division: Homeownership

Commission Goals:

To provide effective, low-cost financing for low to moderate income homebuyers.

Problem/Need:

Low and moderate-income households—especially underserved communities and communities of color—cannot afford a home at market rates and can be subject to predatory loans. Due to historical discrimination in the housing and housing finance markets, many members of underserved communities have not been able to benefit from the generational wealth created with homeownership; therefore, for this and other reasons, they are unable to access funding for downpayments and closing costs. These communities have also been historically denied access to credit due to historically biased lending practices and inflexible investor guidelines.

Program Goal:

To address historical inequities in homeownership for low and moderate-income homebuyers, the Homeownership Division seeks to provide safe and affordable financing options that include downpayment assistance at favorable rates and terms. The Homeownership Division also seeks to broaden the credit box through flexible underwriting guidelines for potential homebuyers as well as challenging traditional financing requirements that may be biased against underserved borrowers and communities of color.

Business Objectives (Outputs/Outcomes):

1. Consider the impacts resulting from historic and systemic racism on Commission programs and processes, including the homeownership programs, change programs, develop new tools to mitigate the impact of such racism and set baseline to measure impact in alignment with the agency racial equity strategic plan by June 30, 2025.

First Quarter:

- Covenant Homeownership Program Implemented

- Staff provided Covent Homeownership Program Lender Trainings
2. By June 30, 2025, continue to work on marketing and outreach to reach underserved communities and communities of color groups in our homeownership programs to include outreach to renters in our multifamily properties.

First Quarter: Developing a marketing kit in conjunction with finalizing one page brochure for multi-family property managers to distribute.

3. Purchase 4,000 Home Advantage loans and 300 House Key loans by June 30, 2025.

First Quarter:

1st Quarter	Number	Amount	% Minority Borrowers
House Key	144	\$ 40,164,504	32.64%
MCC	0	\$ -	
Home Advantage	1148	\$ 465,676,555	35.19%
Covenant DPA	28	\$ 2,953,681	100%
HK Opportunity DPA	129	\$ 1,819,134	33.33%
Home Advantage DPA	1074	\$ 17,295,856	34.26%
Home Advantage DPA Needs Based 1%	2	\$ 19,900	50.00%
Homechoice	7	\$ 93,650	14.29%
Clark County DPA	0	\$ -	
House Key Veterans	2	\$ 20,000	50.00%
House Key Seattle	0	\$ -	
Tacoma DPA	0	\$ -	
Bellingham DPA	1	\$ 40,000	0.00%
Pierce County	0	\$ -	
Bremerton DPA	0	\$ -	
HK+ Arch- East King County DPA	0	\$ -	
HK+ CLT	0	\$ -	
University of WA DPA (non-Commission funds)	0	\$ -	

4. Conduct 10 lender Home Advantage training seminars; 10 real estate professional/lender presentations; 20 outreach activities with non-profits, lenders, real estate professionals and/or government entities, 5 partnerships, sponsorships, and/or attendance of BIPOC community-based partner events, and 4 HomeChoice down payment assistance training seminars by June 30, 2025.

Conduct 10 lender Home Advantage training seminars

First Quarter: Conducted 3 Home Advantage/House Key training seminars virtually via Zoom.

Total for Quarter: 03

Total for Fiscal Year: 03

10 real estate professional/lender presentations

First Quarter:

- Corinna Obar and Dietrich Schmitz conducted training on the Covenant Homeownership program July 16, 18, 22, 23 and 29, 2024.
- Jenni Davidson held backoffice training with 29 attendees on July 17, 2024.
- Dietrich Schmitz presented on the CHA program at the NW African American Museum Event on July 20, 2024.
- Lisa DeBrock and Dietrich Schmitz hosted a Lunch and Learn with the Washington Homeownership Resource Center in conjunction with WMBA on July 25, 2024.
- Robin Denning held backoffice training on July 25, 2024.
- Lisa DeBrock presented on our programs in conjunction with Freddie Mac at the LGBTQ & Real Estate Alliance on August 8, 2024.
- Jenni Davidson and Krystina Gillen held backoffice training on August 13, 2024 with 39 attendees.
- Corinna Obar presented on our programs at the Urban League Resource Fair on August 18, 2024.
- Dietrich Schmitz presented on the CHA program at the City of Tukwila on September 5, 2024.
- Jenni Davidson and Robin Denning held backoffice training with 15 attendees on September 18, 2024.

- Lisa DeBrock presented on our programs at the Washington Realtors Conference in Tri-Cities on September 19, 2024.
- Lisa DeBrock presented at the WA Mortgage Bankers conference on the importance of partnerships on September 23, 2024.
- Lisa DeBrock presented on our programs as part of a panel entitled “Homeownership Advocacy & Products” in partnership with Africatown Land Trust on September 28, 2024.

Total for Quarter: 17

Total for Fiscal Year: 17

20 outreach activities with non-profits, lenders, real estate professionals and/or government entities

First Quarter:

- Carla Vanderpool and Jenni Davidson attend the WMBA golf tournament on July 10, 2024.
- Corinna Obar presented on the CHA program at Keller William Realty office in Seattle on September 10, 2024.
- Dietrich Schmitz participated in a focus group in conjunction with Thurston County on Energy Efficient home on September 18, 2024.
- Homeownership staff attended Housing WA Conference September 24-26, 2024.
- Homeownership staff attended NCSHA Annual Conference September 28-Oct 1, 2024.

Total for Quarter: 05

Total for Fiscal Year: 05

5 partnerships, sponsorships, and/or attendance of BIPOC community-based partner events

First Quarter:

- Dietrich Schmitz manned a table at the NW African American Museum event on July 20, 2024.
- Homeownership staff manned a booth at the Judkins Park Umoja Fest on August 3 & 4, 2024.

- Lisa DeBrock presented on our programs as part of a panel entitled “Homeownership Advocacy & Products” in partnership with Africatown Land Trust on September 28, 2024.

Total for Quarter: 04

Total for Fiscal Year: 04

4 HomeChoice/Advanced down payment assistance training seminars

First Quarter: Conducted 2 Home Choice down payment assistance training seminars.

Total for Quarter: 02

Total for Fiscal Year: 02

Conduct an RFP to hire for Loan Servicer(s) or extend current contract(s) by 12/31/2024.

First Quarter: Will work on extension or RFP in 2nd quarter.

Conduct an RFP to hire for Single Family Investment Bankers by 12/31/2024.

First Quarter: Will work on extension or RFP in 2nd quarter.

Continue to work with Seller Servicer Consultant on a Work Plan and timeline for application if applicable for certification of the Commission as a Ginnie Mae, Fannie Mae or Freddie Mac seller/servicer by June 30, 2025.

First Quarter: Waiting for approval from Freddie Mac agency.

5. Continue implementation of one or more special purpose credit programs, evaluate program, and implement changes if needed by June 30, 2025.

First Quarter: Launched Covenant Homeownership special purpose credit program.

6. Work with the Department of Financial Institutions as part of oversight committee for the covenant homeownership program by June 30, 2025.

First Quarter:

- Met with Department of Financial Institutions oversight committee on Covenant Homeownership program to update initial launch of the program.
- Presented program updates to Oversight Committee on July 30th.

Performance Measures:

4,300 low and moderate-income households purchase an affordable home using the House Key Program/Home Advantage by the Commission by June 30, 2025.

1. 90% of the loans are reviewed within 3 business days of receipt by June 30, 2025.
(We are unable to accurately determine this in the Emphasys system.)

First Quarter: Out of 1148 Home Advantage files, 1132 or 98.60% were reviewed within 3 business days of receipt, 16 or 1.40% were reviewed after 3 business days of receipt.

2. The Homeownership division receives an average score of 4 or better on the evaluation of division conducted training workshops.

First Quarter: Out of 3 trainings, 100% of the training received an average score of 4 or better.

Assumptions:

1. Assumes the daily-priced MBS market is financially feasible during the FY.
2. Assumes sufficient down payment assistance funds.
3. Assumes there is a conventional offering under Home Advantage.
4. Assumes GSEs maintains their current downpayment assistance guidelines.
5. Assumes having the products requested by lending partners to meet customer needs.
6. Assumes competitive Home Advantage/House Key programs interest rate sufficient to maintain a \$25 million average per week reservation rate.
7. Assumes competitive rates are available in the daily-priced market and bond market.
8. Assumes we have Loan Servicers who review loans in a timely manner and have liquidity to purchase loans daily.
9. Assumes the Commission has liquidity to purchase loans.

10. Assumes we have positive arbitrage to use in FY 2024-25.
11. Assumes there is an inventory of affordable homes.

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
QUARTERLY STATUS REPORT**

**Program Summary
Fiscal Year 2024-2025
Quarter Ending: September 30, 2024**

Program: Homebuyer Education and Counseling **Division: Homeownership**

Commission Goal:

To actively support our potential homebuyers and existing homeowners through education and counseling services.

Problem/Need:

Many lower income and first-time homebuyers lack the community resources to learn how to buy a home and understand the responsibilities of homeownership, including what to do if they are having difficulty making their monthly mortgage payment.

Program Goal:

To provide the educational opportunity for potential homebuyers to learn how to buy, maintain and stay in their home.

Business Objectives (Outputs/Outcomes):

1. Consider the impacts resulting from historic and systemic racism on Commission programs and processes, including the homeownership programs, change programs and develop new tools to mitigate the impact of such racism. Ensure that any grant administration program complies with the Commission’s efforts regarding racial and social justice initiatives.

First Quarter: Ongoing. We continue to advocate that any new counseling programs be mindful of racial and social justice goals. We continue to seek opportunities to modify our programs to be more racially and socially just and have obtained and distributed grants to encourage BIPOC homeownership.

2. Conduct 800 homebuyer education seminars, with 8,000 participants, including on-line classes by June 30, 2025.

First Quarter:

- Classes: 268 Participants: 1,698
- Non-English: 1 Participants: 10
- Tri-County: 186 Participants: 1,167

• Rest of State:	82	Participants:	531
• eHomeAmerica Online	1,749	Participants:	1,749
		Total:	4,499

3. For new grants or existing grants develop and/or implement the appropriate distribution program by June 30, 2025.

First Quarter: Proceeding appropriately and ongoing.

4. For grants that may expire this fiscal year, ensure that counseling funds are distributed by the grant end dates, or seek extensions as appropriate by June 30, 2025.

First Quarter: Proceeding appropriately and ongoing.

5. Cooperatively work with the Department of Commerce to assist in implementing any counseling funds that become available to comply with program goals that may be set by the Commission, Commerce, or the Washington State Legislature by June 30, 2025.

First Quarter: Proceeding appropriately and ongoing

6. Continue to implement the American Rescue Plan Act Homeownership Assistance Program to comply with program goals that may be set by the Commission, Treasury, or the Washington State Legislature through June 30, 2025.

First Quarter: Proceeding appropriately and ongoing

Performance Measures:

1. Ten percent (10%) of the Homebuyer Education class instructor’s participants teach a class within twelve (12) months of taking the class.

First Quarter: Out of 211 trainees, 46 or 21.80% of Homebuyer Education class participants taught a class within 12 months of taking the class.

2. All required reporting associated with any counseling grant be completed by their respective deadlines.

First Quarter: All reporting has been completed by respective deadlines.

Assumptions:

1. Assumes current demand for SF programs during the FY.
2. Assumes loan officers, real estate professionals and nonprofits will cooperate to teach seminars with the enforcement of the one loan per year policy.

3. Assumes homebuyer education and counseling funding for a grant distribution program.
4. Assumes Department of Financial Institutions will continue to provide counseling workbooks at no charge to seminar instructors.
5. Assumes homebuyer education database upgrades are implemented and functioning.
6. Assumes sufficient partner network to provide services developed for housing counseling and other related support services.

**WASHINGTON STATE HOUSING FINANCE COMMISSION
HOMEOWNERSHIP PROGRAMS
DOWNPAYMENT ASSISTANCE PRODUCTION (ACTIVE/INACTIVE)
July 1, 2024 - September 30, 2024**

Active Programs - Current FY totals
Active Programs - Historical totals
Inactive Programs - Historical totals
Active/Inactive Combined totals

ACTIVE PROGRAMS						
		July 1, 2024 - September 30, 2024		Historical Totals - Active Programs		
DPA PROGRAM	Launch Date	Number of Loans	Dollars Lent	Number of Loans Total	Total Dollars Loaned	Average Loan Amount
Bellingham DPA	February 2016	1	\$ 40,000	44	\$ 1,634,887	\$ 37,157
Home Advantage DPA	July 2012	1074	\$ 17,295,856	53,908	\$ 595,231,767	\$ 11,042
Home Advantage Needs Based	July 2014	2	\$ 19,900	2,267	\$ 21,183,143	\$ 9,344
HomeChoice	June 1997	7	\$ 93,650	1,607	\$ 20,500,428	\$ 12,757
House Key Opportunity	August 2012	129	\$ 1,819,134	4,105	\$ 44,066,589	\$ 10,735
East King County (ARCH) DPA	September 2005	0	\$ -	82	\$ 2,369,891	\$ 28,901
Community Land Trust DPA	September 2004	0	\$ -	124	\$ 1,550,721	\$ 12,506
Seattle DPA	June 2004	0	\$ -	424	\$ 21,715,651	\$ 51,216
Pierce County DPA	July 2015	0	\$ -	19	\$ 447,300	\$ 23,542
Tacoma DPA	June 2014	0	\$ -	68	\$ 1,332,601	\$ 19,597
Veterans DPA	December 2006	2	\$ 20,000	83	\$ 612,099	\$ 7,375
Univ of WA DPA (non-Commission funds)	May 2019	0	\$ -	19	\$ 1,601,440	\$ 84,286
Clark County DPA	March 2023	0	\$ -	23	\$ 1,330,142	\$ 57,832
Total		1215	\$ 19,288,540	62,773	\$ 713,576,659	

INACTIVE PROGRAMS						
DPA PROGRAM	Launch Date	Loans	Dollars	Average Loan Amount	End Date	Column1
House Key Plus	June 1999	6,301	\$ 26,735,036	\$ 4,243	June 2012	
House Key Extra	April 2000	27	\$ 165,075	\$ 6,114	July 2005	
House Key Rural	January 2001	193	\$ 1,760,117	\$ 9,120	December 2011	
House Key Schools	December 2006	195	\$ 1,477,698	\$ 7,578	March 2016	
House Key King County	September 2008	38	\$ 1,124,256	\$ 29,586	June 2010	
House Key Real Estate Owned	March 2009	893	\$ 6,448,429	\$ 7,221	July 2012	
House Key Federal Way	August 2009	11	\$ 314,213	\$ 28,565	December 2010	
New Home for You	February 2010	145	\$ 1,073,081	\$ 7,401	December 2014	
Home Advantage Rebound	January 2013	359	\$ 3,162,673	\$ 8,810	May 2014	
House Key Bremerton	July 2015	6	\$ 56,916	\$ 9,486	August 2016	
Total		8,168	\$ 42,317,494			

Active and Inactive DPA Totals 70,941 \$ 755,894,153

**WASHINGTON STATE HOUSING FINANCE COMMISSION
HOMEOWNERSHIP PROGRAMS
HOME ADVANTAGE LOAN PRODUCTION
July 1, 2024 - September 30, 2024**

COUNTY	HOME ADV LOAN AMOUNT	NUMBER OF HA LOANS	AVERAGE LOAN AMOUNT	AVERAGE PURCHASE PRICE	AVERAGE HOUSEHOLD INCOME	AVERAGE FAMILY SIZE	PROGRAM MINORITY %	# HA DPA LOANS 0% INT RATE	HA DPA LOAN AMOUNT	AVERAGE HA DPA LOAN	# HA NEEDS BASED DPA 1% INT RATE	# HA NEEDS BASED LOAN AMOUNT	AVE NEEDS BASED DPA AMOUNT
Adams	\$ 1,316,013	5	\$ 263,203	\$ 270,380	\$ 80,762	2.6	80.0%	4	\$ 40,897	\$ 10,224			
Asotin	\$ 577,015	2	\$ 288,508	\$ 300,000	\$ 95,255	2.0	0.0%	1	\$ 8,640	\$ 8,640			
Benton	\$ 27,210,679	76	\$ 358,035	\$ 368,724	\$ 106,658	2.8	39.5%	73	\$ 1,034,225	\$ 14,167			
Chelan	\$ 3,988,657	11	\$ 362,605	\$ 379,764	\$ 101,926	2.7	36.4%	10	\$ 137,565	\$ 13,757			
Ciallam	\$ 4,055,692	10	\$ 405,569	\$ 415,650	\$ 113,126	2.9	20.0%	9	\$ 136,758	\$ 15,195			
Clark	\$ 25,598,911	58	\$ 441,361	\$ 451,240	\$ 121,607	3.2	25.8%	58	\$ 1,024,512	\$ 17,664			
Columbia	\$ -	0	\$ -	\$ -	\$ -				\$ -				
Cowlitz	\$ 17,502,603	49	\$ 357,196	\$ 364,272	\$ 99,693	2.9	6.2%	49	\$ 710,675	\$ 14,504			
Douglas	\$ 2,006,275	5	\$ 401,255	\$ 411,560	\$ 115,874	3.2	60.0%	5	\$ 78,967	\$ 15,793			
Ferry	\$ -		\$ -	\$ -	\$ -								
Franklin	\$ 14,526,873	39	\$ 372,484	\$ 380,799	\$ 104,009	2.6	61.5%	38	\$ 550,927	\$ 14,498			
Garfield	\$ -												
Grant	\$ 9,205,817	31	\$ 296,962	\$ 303,745	\$ 96,005	2.4	48.4%	31	\$ 354,658	\$ 11,441			
Grays Harbor	\$ 8,569,348	26	\$ 329,590	\$ 338,042	\$ 96,109	2.3	15.4%	24	\$ 325,620	\$ 13,568			
Island	\$ 7,009,276	16	\$ 438,080	\$ 446,509	\$ 116,618	3.3	18.8%	16	\$ 271,559	\$ 16,972			
Jefferson	\$ 1,558,164	4	\$ 389,541	\$ 398,521	\$ 128,897	3.8	0.0%	4	\$ 64,981	\$ 16,245			
King	\$ 45,197,657	91	\$ 496,678	\$ 519,168	\$ 132,478	2.6	51.6%	82	\$ 1,635,553	\$ 19,946			
Kitsap	\$ 20,855,406	50	\$ 417,108	\$ 430,889	\$ 116,304	2.3	14.0%	46	\$ 750,117	\$ 16,307			
Kittitas	\$ 1,725,076	5	\$ 345,015	\$ 352,280	\$ 107,313	2.6	0.0%	5	\$ 69,000	\$ 13,800			
Klickitat	\$ 697,432	2	\$ 348,716	\$ 355,150	\$ 126,796	2.5	0.0%	2	\$ 27,440	\$ 13,720			
Lewis	\$ 5,099,938	14	\$ 364,281	\$ 372,843	\$ 113,577	2.4	7.2%	13	\$ 193,380	\$ 14,875			
Lincoln	\$ 1,404,165	4	\$ 351,041	\$ 362,375	\$ 122,414	5.0	0.0%	4	\$ 54,561	\$ 13,640			
Mason	\$ 10,635,431	30	\$ 354,514	\$ 364,438	\$ 96,726	2.4	26.7%	29	\$ 406,956	\$ 14,033			
Okanogan	\$ 2,293,817	8	\$ 286,727	\$ 305,588	\$ 84,548	2.5	50.0%	6	\$ 79,154	\$ 13,192	1	\$ 9,900	\$ 9,900
Pacific	\$ 1,256,519	3	\$ 418,840	\$ 452,500	\$ 115,361	4.0	33.3%	2	\$ 36,820	\$ 18,410			
Pend Oreille	\$ 956,512	3	\$ 318,837	\$ 326,333	\$ 99,468	2.3	0.0%	3	\$ 37,782	\$ 12,594			
Pierce	\$ 101,212,605	219	\$ 462,158	\$ 480,420	\$ 120,529	2.7	46.6%	197	\$ 3,678,043	\$ 18,670			
San Juan	\$ -		\$ -	\$ -	\$ -								
Skagit	\$ 10,068,200	23	\$ 437,748	\$ 447,539	\$ 121,872	2.4	43.5%	23	\$ 400,397	\$ 17,409			
Skamania	\$ 404,456	1	\$ 404,456	\$ 413,000	\$ 80,347	1.0	0.0%	1	\$ 16,178	\$ 16,178			
Snohomish	\$ 33,276,636	61	\$ 545,519	\$ 559,484	\$ 135,524	2.7	26.3%	60	\$ 1,289,518	\$ 21,492			
Spokane	\$ 44,419,827	132	\$ 336,514	\$ 348,087	\$ 103,007	2.7	18.9%	121	\$ 1,582,273	\$ 13,077			
Stevens	\$ 1,381,023	4	\$ 345,256	\$ 351,625	\$ 114,074	2.8	0.0%	4	\$ 53,316	\$ 13,329			
Thurston	\$ 20,741,230	49	\$ 423,290	\$ 436,649	\$ 113,734	2.2	20.4%	45	\$ 759,489	\$ 16,878			
Wahkiakum	\$ 471,306	1	\$ 471,306	\$ 480,000	\$ 159,955	3.0	0.0%	1	\$ 18,852	\$ 18,852			
Walla Walla	\$ 3,880,477	12	\$ 323,373	\$ 329,642	\$ 100,801	2.3	50.0%	12	\$ 153,583	\$ 12,799			
Whatcom	\$ 9,202,089	22	\$ 418,277	\$ 444,586	\$ 115,925	2.4	9.1%	17	\$ 261,583	\$ 15,387			
Whitman	\$ 3,267,151	10	\$ 326,715	\$ 345,150	\$ 99,315	2.6	0.0%	9	\$ 108,847	\$ 12,094			
Yakima	\$ 24,104,279	72	\$ 334,782	\$ 342,095	\$ 101,017	3.1	80.5%	70	\$ 943,030	\$ 13,472	1	\$ 10,000	\$ 10,000
TOTAL	\$ 465,676,555	1148	\$ 405,642	\$ 418,922	\$ 112,984	2.7	35.2%	1074	\$ 17,295,856	\$ 16,104	2	\$ 19,900	\$9,950

*Primary Mortgagor.

**WASHINGTON STATE HOUSING FINANCE COMMISSION
HOMEOWNERSHIP PROGRAMS
HOUSE KEY OPPORTUNITY/CASH WINDOW/OPEN MARKET AND OPPORTUNITY DPA PRODUCTION
July 1, 2024 - September 30, 2024**

COUNTY	HOUSE KEY LOAN AMOUNT	% OF TOTAL LOAN AMOUNT	NUMBER OF HK LOANS	AVERAGE LOAN AMOUNT	AVERAGE ACQUISITION COST	AVERAGE HOUSEHOLD INCOME	AVERAGE FAMILY SIZE	PROGRAM MINORITY %	GENERAL MINORITY POPULATION**	NUMBER OF OPPORTUNITY DPA LOANS	OPPORTUNITY DPA LOAN AMOUNT	AVERAGE OPPORTUNITY DPA LOAN	HUD AREA MEDIAN INCOME LIMIT
Adams	\$ 374,006	0.93%	2	\$ 187,003	\$ 192,500	\$ 50,497	1.5	0.0%	59.60%	2	\$ 26,914	\$ 13,457	\$ 47,900
Asotin									6.08%				\$ 60,100
Benton	\$ 1,105,148	2.75%	4	\$ 276,287	\$ 294,250	\$ 71,640	3.5	25.0%	23.70%	4	\$ 48,632	\$ 12,158	\$ 70,300
Chelan									30.33%				\$ 56,700
Clallam	\$ 279,300	0.70%	1	\$ 279,300	\$ 294,000	\$ 70,045	1.0	0.0%	15.02%	1	\$ 15,000	\$ 15,000	\$ 56,300
Clark	\$ 1,941,921	4.83%	7	\$ 277,417	\$ 325,502	\$ 66,552	1.9	28.6%	15.99%	7	\$ 104,500	\$ 14,929	\$ 73,900
Columbia									11.71%				\$ 60,000
Cowlitz	\$ 1,317,345	3.28%	5	\$ 263,469	\$ 274,000	\$ 66,914	3.0	20.0%	12.65%	4	\$ 58,736	\$ 14,684	\$ 58,100
Douglas	\$ 319,113	0.79%	1	\$ 319,113	\$ 325,000	\$ 71,523	4.0	100.0%	29.51%	1	\$ 15,000	\$ 15,000	\$ 56,700
Ferry									26.76%				\$ 43,600
Franklin	\$ 948,901	2.36%	3	\$ 316,300	\$ 326,667	\$ 81,521	3.3	33.3%	60.00%	3	\$ 45,000		\$ 70,300
Garfield									5.27%				\$ 69,700
Grant	\$ 714,182	1.78%	3	\$ 238,061	\$ 263,000	\$ 66,551	3.3	0.0%	43.18%	3	\$ 22,112	\$ 7,371	\$ 56,900
Grays Harbor	\$ 216,015	0.54%	1	\$ 216,015	\$ 220,000	\$ 65,664	4.0	100.0%	19.20%	1	\$ 7,700	\$ 7,700	\$ 56,800
Island									17.79%				\$ 74,200
Jefferson									10.32%				\$ 65,200
King	\$ 5,680,196	14.14%	17	\$ 334,129	\$ 385,867	\$ 96,775	2.4	64.7%	31.50%	16	\$ 234,696	\$ 14,669	\$ 89,600
Kitsap	\$ 1,429,100	3.56%	5	\$ 285,820	\$ 339,800	\$ 73,630	1.6	40.0%	20.33%	5	\$ 69,183	\$ 13,837	\$ 74,600
Kittitas	\$ 573,000	1.43%	3	\$ 191,000	\$ 345,000	\$ 53,211	3.7	33.3%	13.18%	3	\$ 45,000	\$ 15,000	\$ 65,800
Klickitat									17.83%				\$ 46,900
Lewis	\$ 1,358,273	3.38%	5	\$ 271,655	\$ 279,521	\$ 78,794	2.4	20.0%	12.39%	5	\$ 74,881	\$ 14,976	\$ 57,800
Lincoln									6.67%				\$ 60,300
Mason	\$ 339,857	0.85%	1	\$ 339,857	\$ 329,000	\$ 68,448	1.0	0.0%	15.82%				\$ 60,800
Okanogan	\$ 958,307	2.39%	5	\$ 191,661	\$ 213,300	\$ 70,047	2.6	0.0%	33.58%	4	\$ 50,946	\$ 12,737	\$ 51,900
Pacific	\$ 381,313	0.95%	2	\$ 190,657	\$ 215,462	\$ 47,364	2.0	0.0%	15.57%	2	\$ 30,000	\$ 15,000	\$ 53,500
Pend Oreille									10.46%				\$ 49,100
Pierce	\$ 5,391,143	13.42%	16	\$ 336,946	\$ 369,338	\$ 91,380	3.0	37.5%	27.50%	13	\$ 194,680	\$ 14,975	\$ 71,000
San Juan									6.62%				\$ 68,200
Skagit									22.10%				\$ 68,200
Skamania	\$ 319,113	0.79%	1	\$ 319,113	\$ 325,000	\$ 102,435	3.0	0.0%	10.34%	1	\$ 13,000		\$ 73,900
Snohomish	\$ 3,558,166	8.86%	9	\$ 395,352	\$ 414,876	\$ 92,105	2.8	44.4%	20.27%	8	\$ 120,000	\$ 15,000	\$ 89,600
Spokane	\$ 7,137,585	17.77%	30	\$ 237,920	\$ 267,160	\$ 61,050	2.4	16.6%	11.97%	25	\$ 348,747	\$ 13,950	\$ 64,500
Stevens	\$ 97,680	0.24%	1	\$ 97,680	\$ 134,000	\$ 25,527	1.0	0.0%	11.91%	1	\$ 14,245	\$ 14,245	\$ 54,700
Thurston	\$ 1,299,179	3.23%	4	\$ 324,795	\$ 333,750	\$ 80,646	2.8	0.0%	19.59%	2	\$ 30,000	\$ 15,000	\$ 71,500
Wahkiakum									8.14%				\$ 54,500
Walla Walla	\$ 551,738	1.37%	2	\$ 275,869	\$ 283,000	\$ 63,912	2.0	0.0%	26.91%	2	\$ 24,650	\$ 12,325	\$ 62,900
Whatcom	\$ 1,091,224	2.72%	5	\$ 218,245	\$ 267,287	\$ 60,952	2.0	20.0%	16.27%	5	\$ 72,513	\$ 14,503	\$ 67,600
Whitman									15.48%				\$ 67,600
Yakima	\$ 2,782,699	6.93%	11	\$ 252,973	\$ 264,207	\$ 62,075	2.7	81.8%	52.36%	11	\$ 152,999	\$ 13,909	\$ 53,200
TOTAL	\$ 40,164,504	100.00%	144	\$ 278,920	\$ 309,702	\$ 73,669	2.6	32.6%	25.19%	129	\$ 1,819,134	\$ 14,102	\$ 62,933

*Primary Mortgagor.

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
QUARTERLY STATUS REPORT**

**Program Summary
Fiscal Year 2024 - 2025
Quarter Ending: September 30, 2024**

Program: Multifamily Housing Program

Division: MHCF

Commission Goal:

To provide equitable access and effective, low-cost financing for the new construction and preservation of multifamily housing for the homeless, farmworkers, other special needs populations and the general workforce at or below 60% of the area median income

Problem/Need:

There is a lack of sufficient affordable rental housing throughout the State and the cost of housing exceeds the incomes of many households. Resources are insufficient to meet the affordable housing need.

Program Goal:

To create and preserve affordable rental housing and provide access to capital to underserved communities by removing barriers in program design.

Business Objectives (Outputs/Outcomes):

1. Program wide:

- a. Evaluate the impacts resulting from historic and systemic racism on Commission programs and processes, including the multifamily housing programs, change programs and develop new tools to mitigate the impact of such racism within the timeline and in alignment with the agency's racial equity strategic plan.

First Quarter: Continued technical assistance with applicants and ongoing engagement strategy with CBOs. Participated in several grand openings with organizations that completed projects under the new framework for allocating resources focused on CBO owned projects.

- b. Evaluate opportunities for grant applications for all division programs and report quarterly to AMT and Administration. Ongoing through June 30, 2025.

First Quarter: No activity.

- c. Tax credit and housing bond policies reviewed annually, including total development costs limits to increase alignment with the Racial Equity Strategic Plan values. Ongoing through June 30, 2025.

First Quarter: The 9% Tax Credit Program 2025 policies were updated and approved by the Board in July and the Bond/4% Tax Credit Program 2025 policies were updated and approved by the Board in September.

- d. Continued process improvement and streamlining of application and placed in service functions by leveraging technologies such as Salesforce, Laserfiche, and more. Add additional programs as budget and timeline allows. Ongoing through June 30, 2025.

First Quarter: Made updates to the placed in service excel forms and reposted them to the Laserfiche form on our website.

- e. Perform analysis and assessment of current fee structure by December 31, 2024. Propose any modifications to fee schedule by May Budget planning process for implementation in new fiscal year.

First Quarter: No activity.

- f. Assess current staffing needs and objectives based on legislative, emerging program initiatives and automation by December 31, 2025. Provide internship opportunities, either through HDC program or other avenues, track and report progress by 6/30/25.

First Quarter: Hired Bond Manager and completed recruitment and hiring for bond analyst vacancy created by promoting existing staff to the Manager position. We coordinated with HDC on preparations for a new intern to start in the MHCF division in October.

- g. Develop a preservation strategy to be piloted in 2025 grounded in an analysis of the portfolio's needs in coordination with AMC, which incorporates alignment of resources and program values to maintain quality affordable housing for the long term and foster healthy and sustainable homes in a changing climate. Ongoing through June 30, 2025.

First Quarter: Convening with public funder partners to understand the landscape of operating challenges in the portfolio and strategize on coordination efforts to share and develop data analyses to inform both near term and long-term policy and program strategy. Coordination efforts are currently active with the Department of Commerce and the King County public funders due to the issues raised by housing providers that are struggling to operate and maintain their properties, which is heightened in the Seattle-King County area. High level portfolio analysis of general characteristics and rent burden at the County level has been completed for a base line of the portfolio, additional analyses are underway.

2. Multi-family housing bonds:

- a. Finance 3,000 units of affordable rental housing or issue \$350,000,000 in tax-exempt bonds by 6/30/2025.

First Quarter:

Project Name	Location	Tax-Exempt Bonds	Units
Camas Flats	Oak Harbor	\$19,572,000.00	82
Lansdale Pointe	Olympia	\$29,000,000.00	162
2024 Ovation at Meeker Apartments Supplemental*	Kent	\$2,500,000.00	0
Total		\$51,072,000.00	244

**Units counted with a prior issuance of tax-exempt bonds.*

- b. Monitor and control multifamily bond cap including transfers to other issuers to ensure maximum use of the state’s resource, review quarterly through 6/30/25.

First Quarter: No activity.

- c. Pursue initiatives for increasing private activity bond cap, including recycling of bond cap, lowering of 50% test and other initiatives depending on federal and state framework with a report by 06/30/2025.

First Quarter: Ongoing discussions with Senator Cantwell’s office and NCSHA regarding next steps and other issues that have surfaced with the credit.

- d. Seek additional and alternative methods of financing multifamily housing
 - i. Model additional financing structures with EIHF’s and continue to staff and evaluate additional options with the Seattle Foundation or other partners for furthering housing development by 6/30/2025.

First Quarter: Several presentations in Tacoma and Spokane to expand the investor and geographic base for EIHF.

- ii. Create Community Based Organization fund or capacity building initiatives aimed at addressing gaps in communities most impacted having access to capital by 6/30/25.

First Quarter: Continue to coordinate with the LISC cohort and participate in capacity related discussions with Commerce, BHI, HUD.

3. Housing Credits:

- a. Allocate credits to 860 or more units of affordable housing by 12/31/24 issuing final allocations to 100% of the projects with all PIS requirements satisfied by 1/15/2025.

First Quarter: We have conducted public hearings for 11 of the 13 projects that are receiving 2024 tax credits from the 9% program. We anticipate conducting the public hearing for the final two projects in November and completing the execution of all Credit Reservation and Carryover Contracts (RACs) shortly thereafter.

- b. Assess and redefine 9% policies based on specific values and outcomes-based approach with initial scoping and stakeholder engagement by 12/31/24 and final policy approach by 6/30/25 for implementation for 2026 allocations.

First Quarter: We convened a discussion with interested parties in the 9% Metro credit pool in September to discuss each county's pipeline for the 2025 round. It was also mentioned during this meeting that, in 2025, we would likely meet to gauge how the process for the Metro pool has been working and whether we would continue the current course in which each county prioritizes one project per year for this pool.

- c. Review and process non-Commission bond/housing credit applications received within 30 days. Ongoing through June 30, 2025.

First Quarter: We received the Bremerton Housing Authority's Bremerton Bright Start Properties application. A draft Regulatory Agreement has been circulated for comments. Closing is expected on December 5.

Performance Measures:

1. Approximately 1,500 low and moderate-income households will have affordable rental housing as a result of bond and tax credit financing, and 50% of the 860 units to be financed with 9% tax credits will serve households earning less than 50% AMI or meet other program set-asides and 95% of carryover projects will perform within specified timelines. Estimated bonds for fiscal year - \$350,000,000.
2. Incorporate client recommendations into program revisions when appropriate.
3. Heightened awareness of race, equity, and social justice issues and how our policies either help or hinder enabling greater access amongst all of the division's program to communities of color. Aligned with training objective and staff evaluation in the agency racial equity plan. 6/30/2025.
4. Reports and Program initiatives are completed and or implemented by 6/30/2025.

Assumptions:

1. The financing tools available to the Commission provide a cost-effective and efficient benefit to eligible borrowers.
2. Changes to the tax code do not impede the issuance of bonds.

3. There is sufficient issuance authority under the debt ceiling.
4. One Tax Credit (TC) application round per year and housing credit of \$2.75
5. Commission policy requirements are not in irresolvable conflict with market requirements.

**WASHINGTON STATE
HOUSING FINANCE COMMISSION**

**Program Summary
Fiscal Year 2024 – 2025
Quarter Ending: September 30, 2024**

Program: Nonprofit Financing Program

Division: MHCF

Commission Goal:

To provide effective, low-cost financing for nonprofit-owned housing and facilities. To administer programs in an equitable and inclusive way.

Problem/Need:

Nonprofit organizations, particularly community-based organizations serving BIPOC people and other underserved communities have difficulty accessing low-cost credit options due to irregular revenue streams, systemic racism in the finance industry and other considerations. However, developing capital facilities will improve cash flow and assist them in carrying out their missions. The Commission provides options for organizations allowing them to take advantage of multiple choices to develop financing for supportive housing, multifamily facilities and housing intended for special populations.

Program Goal:

Eliminating real and perceived barriers to the tax-exempt bond market for eligible borrowers, to lower the cost of debt. To foster partnerships and assist in educating borrowers and the lending community about bond-financing and Commission resources to develop housing including assisted living, congregate care, and nursing beds. To form authentic relationships with community-based organizations beyond transactions.

Business Objectives (Output/Outcomes):

1. Program Objectives: Nonprofit Financing

- a. Evaluate the impacts resulting from historic and systemic racism on Commission programs and processes, including the nonprofit facilities and nonprofit housing programs and develop a baseline to track and measure impact in alignment with and on the timeline established by the agency racial equity strategic plan.

First Quarter: Staff created a new framework for the CapitalPlus program, prioritizing organizations led by and primarily serving Black, Indigenous, and other people of color.

- b. Incorporate into the engagement plan specific outreach to organizations in communities of color and other underserved communities. Report to Division

leadership events, outreach and activities on a quarterly basis through June 30, 2025.

First Quarter: Staff continue to seek forums for discussion with community groups and BIPOC led nonprofit entities.

- c. Create an engagement plan for interested party groups based on Interested Party Mapping completed in 2024, especially groups designated as Low Power, High Interest, in alignment with public engagement goals detailed in racial equity strategic plan. Report on progress toward creating the plan quarterly through June 2025.

First Quarter: In response to feedback from community groups, we are pivoting our engagement plan for the upcoming year, moving toward a more community-led model.

- d. As committed in the racial equity strategic plan, begin the process of conducting a Racial Equity Impact Assessment across multiple programs, including defining requirements for the scope, budget, timeline, consultant qualifications, and internal staff load. (Timing aligned with RESP). REIA will be substantially completed by June 30, 2025 with recommendations and implementation to follow.

First Quarter: Staff finalized the RFP to eventually contract with a consultant to provide the bulk of the work.

- e. Seek out alternative financing structures and provide technical assistance to traditional non-profit housing developers to utilize more fully 501 c3 bonds to develop affordable housing by June 30, 2025.

First Quarter: Continue to coordinate with Amazon on transactions and developing scope of work to expand EIHF.

2. Nonprofit Financing Objectives:

- a. Issue \$80 million in bonds or finance 225 units/beds including facilities for senior housing by 6/30/2025

First Quarter:

Project Name	Location	Tax-Exempt Bonds	Units/Beds	Senior Housing
Parkshore Juanita Bay	Kirkland	\$65,000,000.00	50	Yes
Bayview Retirement Community	Seattle	\$13,285,000.00	178	Yes
Total		\$78,285,000.00	228	

- b. Coordinate and market green initiatives to nonprofit housing providers, with report on successes by 6/30/2025.

First Quarter: Ongoing efforts to keep updated with IRA and Dept of Commerce efforts and to inform developers.

- c. Issue \$40 million in bonds for non-profit facilities by June 30, 2025.

First Quarter:

Project Name	Location	Tax-Exempt Bonds	Nonprofit Type	Subtype
West Dock	Seattle	\$14,000,000.00	Public/Civic/Social Organization	Nonprofit Center
YMCA of Greater Seattle	Multiple*	\$42,362,000.00	Recreation Organization	Parks/Recreation Center
Total		\$56,362,000.00		

**12 facilities in King, San Juan, Lewis and Pierce counties*

Performance Outcome(s):

1. Eligible borrowers participate in our programs by developing housing and facilities with bond financing.
2. Portfolio of borrowers is expanded to include new organizations unaware of or unable to use the bond financing program in the past.
3. Nonprofits and banks consider the limitations imposed by 501(c)(3) bonds are not greater than the interest rate benefits.
4. Commission understands its broad range of interested party groups and integrates the needs and concerns of those groups into program design and implementation.
5. Commission marketing activities continue to generate client interest who use the Commission as issuer.
6. Incorporate client recommendations into the program design when appropriate.
7. Increased use of 501c3 financings for traditional non-profit housing developers.

Assumptions:

1. Tax-exempt bond financing provides more beneficial ways of developing nonprofit housing and facilities than other sources of financing for eligible borrowers.
2. Credit is available.
3. Changes to the tax code do not impede the issuance of bonds or do away with them altogether.

4. Commission policy requirements and market requirements are compatible.
5. Changes to health care reimbursement do not make the development of capital facilities providing childcare services, assisted living and/or nursing care infeasible.
6. The economy will support the services provided by eligible borrowers to the community and lenders will continue to underwrite nonprofits for the nonprofit-owned facilities.

**WASHINGTON STATE
HOUSING FINANCE COMMISSION**

**Program Summary
Fiscal Year 2024-2025
Quarter Ending: September 30, 2024**

Program: Special Focus Programs

Division: MHCF

Commission Goal:

To provide access to capital and address gaps in traditional financing for effective, low-cost financing for multifamily housing, manufactured housing communities, land acquisition, beginner farmer ranchers, energy efficiencies in housing and alternative energy technologies.

Problem/Need:

There is a lack of sufficient affordable rental housing throughout the State and the cost of housing exceeds the incomes of many households. Resources are insufficient to meet the affordable housing need. Beginning farmers and ranchers, have a lack of sufficient economic resources to purchase land and equipment. Additionally, there are current and historical barriers to accessing capital resources for BIPOC households and communities. In furtherance of State policy to reduce energy consumption, programs are necessary to increase energy efficiency in housing and facilities and to integrate renewable energy resources in these programs.

Program Goal:

To create and preserve affordable rental housing beyond the traditional financing sources. To provide financing for individuals seeking to begin a life in farming and ranching. To finance energy efficiency and renewable energy sources throughout all Commission programs.

Business Objectives (Outputs/Outcomes):

1. Program wide:

- a. Evaluate the impacts resulting from historic and systemic racism on Commission programs and processes, including the Commission's special focus programs, change programs and develop new tools to mitigate the impact of such racism within the timeline and in alignment with the agency racial equity strategic plan.

First Quarter: Participated in BIPOC developer forum sponsored by HUD in Tacoma, providing information regarding our programs.

- b. Evaluate opportunities for grant applications for all division programs and report quarterly to Director through June 30, 2025.

First Quarter: Working through interagency agreement with Sound Transit to invest in our LAP program.

- c. Assess current staffing needs and objectives based on legislative or emerging program initiatives by December 31, 2024. Support ongoing internship opportunities within the Division through June 30, 2025.

First Quarter: Applied for and hired an intern under the HDC program.

2. Renewable and energy efficiency:

- a. Navigate, communicate, and track Inflation Reduction Act and state funding with relevant interested parties and potential partners through 6/30/2025. Assess potential impacts of additional funds and how we would support implementation.

First Quarter: Gave verbal commitment to assist the Department of Commerce in administering the \$156 million Solar for All grant awarded to Washington by the EPA. We expect to manage a sub-award of around \$10 million to fund projects that convey the benefits of solar to the LIHTC residents.

- b. Issue \$2 million from the SET and/or issue four SET loans. Look for opportunities to bridge or leverage federal and state resources through 6/30/2025.

First Quarter: No SET loans issued this quarter. Began discussing opportunities for SET to expand the reach of Commerce's clean energy grant program. Optimistic that SET can provide their grantees with accessible Tax Credit gap financing, enabling Commerce to create a matching funds requirement and spread their grant funds more widely.

- c. Continue to assess and develop strategic priorities for the SET that are responsive to community needs and gaps, including aligning the SET with our Racial Equity Strategic Plan and efforts.

First Quarter: No activity this quarter.

- d. Strengthen alignment with preservation efforts to foster healthy and sustainable homes in a changing climate. Ongoing through 6/30/2025.

First Quarter: Assessed the landscape of financial resources for energy efficiency and clean energy projects and the level of benefit they may offer to existing LIHTC properties.

- e. Track and monitor multifamily point effectiveness and impact on energy efficiency and any potential changes by 6/30/2025.

First Quarter: Made minor updates to energy points for the 2025 Bond/4% application round.

3. Beginning farmers and ranchers:

- a. Issue \$1.5 million in tax-exempt bonds or close 3 projects by 06/30/25.

First Quarter: No activity.

- b. Monitor and track the Purchase Assistance Loan Program. Report quarterly on any potential loan activity.

First Quarter: No activity.

- c. Continue to fund farmland conservation projects as Farm PAI funds become available. Report quarterly on progress to Division Director.

First Quarter: Closed two FarmPAI loans for \$2,904,379 conserving 270 acres of farmland in Grays Harbor and Island counties.

4. Manufactured Housing Communities

- a. Finance 2 Manufactured Housing Communities, or 100 units, by 6/30/2025.

First Quarter: We financed the 115-site Tumwater Mobile Estates community in August.

- b. Track and monitor legislation and funding opportunities by 6/30/2025 and report quarterly on any progress or initiatives.

First Quarter: We are tracking the HUD PRICE Initiative grant awards that have been applied for by WA Department of Commerce and ROC USA. If awarded, some of the funds could be used for infrastructure improvements in communities that we have financed or for new resident-owned community acquisitions. We will also be tracking legislation during the upcoming session.

5. Land Acquisition Program

- a. Implement, track and report any new initiatives developed either through private partnership or by the legislature by June 30, 2025.

First Quarter: Lots of activity with CD LAP and State LAP. Working with Sound Transit on finalizing documents for new TOD dollars towards LAP.

- b. Develop measures and report impacts of redefined outcomes by 6/30/2025.

First Quarter: Developed dashboard and needs to keep updated balances to develop measures.

Performance Measures:

1. Measure number of transactions and pipeline for each of the PRI programs.
2. Track reoccurring applicants, first time users and race/ethnicity of project sponsors as well as communities most impacted and tenant data, where applicable and available.
3. Create outcomes-based approach for all the PRI programs, establishing baselines and key measures to track progress towards the outcomes.

Assumptions:

1. The financing tools available to the Commission provide a cost-effective and efficient benefit to eligible borrowers.
2. Changes to the tax code do not impede the issuance of bonds.
3. Funds are available for the SET, LAP, and other Commission PRI programs.
4. There is sufficient issuance authority under the debt ceiling.
5. Commission policy requirements are not in irresolvable conflict with market requirements.

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
QUARTERLY STATUS REPORT**

**Fiscal Year 2024-2025
Quarter Ending: September 30, 2024**

Program: Compliance

Division: Asset Management & Compliance

Commission Goal:

To provide effective low-cost financing for housing and non-profit facilities in Washington state.

Problem/Need:

Ensure consistency in monitoring developments within the state of Washington.

Compliance requirements are extensive and complex; Owners may not understand or comply with program regulations, requirements, or commitments. Owners may need assistance maintaining affordable units for the duration of their Regulatory Agreement.

Program Goal:

To ensure Owner commitments and public benefits of multifamily properties financed with Commission Bonds and Tax Credits are satisfied. To ensure financed housing remains affordable and in good repair for the longest time possible.

Business Objectives:

1. Review all annual project compliance reports. Complete initial reviews within eleven months of report due dates. Issue compliance close-out letters within 14 months of report due dates.

First Quarter: 86% of required 2023 Tax Credit annual reports have been reviewed. All 2023 Bond annual reports are closed out for the calendar year.

2. Ensure completion of calendar year onsite inspections for 1/3 of all projects by December 31st.

First Quarter: 93% of all 2024 inspections have been completed. Remaining onsites will be completed by end of October.

3. Community Engagement and Education:
 - a. Provide diverse educational opportunities and resources to stakeholders through virtual, in-person, and hybrid workshops and training modules.
 - b. Regularly distribute twelve electronic newsletters and online resources throughout the year.
 - c. Develop a comprehensive Community Engagement Strategy and initiate partnership development by June 30th.
 - d. Enhance LIHTC compliance-required forms by integrating new guidelines and optimizing existing ones through consolidation and removal of redundant elements. Tailor the language proficiency level used on all forms to match our target audience. This effort aims to prioritize essential information, ultimately enhancing accessibility for users.
 - e. Continue to engage in the AHAH coordination

First Quarter: Provided in-person Tax Credit Compliance Fundamentals and Advanced trainings in Kennewick and in Spokane. ENews was sent to interested parties each month. Staff interviewed language accessibility consultants and awarded the contract to a finalist.

4. Policy and Procedure:

- a. Collaborate with the Senior Policy Advisor on Rent Stabilization Policy and procedures.
- b. Define preservation policy criteria for compliance with MHCF's Sr. Policy Advisor by June 30th.
- c. Establish Good Standing guidelines and policy in coordination with MHCF division.

First Quarter: AMC continues to contribute to the Rent Stabilization work. The work group is working towards finalizing the report to the legislature in December 2024

Preservation and Good Standing Policy: These two initiatives are carried out jointly by AMC and MHCF. This work will be folded into the public funders work group that is assessing the operating issues the affordable housing is currently dealing with. AMC will be hiring a new position that is focused on Asset Management to champion this initiative in 2025.

5. Business Process Development and Reporting:

- a. Integrate processes based on the Housing Opportunities and Modernization Act (HOTMA) and the National Standards for the Physical Inspection of Real Estate (NSPIRE) policy updates for seamless operations.
- b. Develop a streamlined handover process to facilitate smooth transitions of projects from allocation to compliance.
- c. Revise and Update the Portfolio Analyst Desk Manual to ensure accuracy and relevancy.
- d. Develop and implement performance measurement tools and establish reporting mechanisms in alignment with RESP.

First Quarter: Assigned HOTMA tasks to staff – have started identifying forms to update or retire; have updated various Tax Credit Manual Chapters and have started updating Tax Credit FAQs. Staff have drafted HOTMA training for managers.

6. Staff Development:

- a. Organize four team-building activities annually.
- b. Set individual training and development goals for each staff member and foster a culture of growth.
- c. Provide essential training opportunities to enhance staff effectiveness in their daily tasks.

First Quarter: Completed staff performance plans for FY25. Planned for team-building activity in January.

Performance Measures:

1. 100% of owners and managers with noncompliance issues will experience resolution of noncompliance issues within stated periods (refers to Goals 1, 2 and 3).

First Quarter: Inspections and trainings are on track. Required annual report reviews are on track.

2. The average score for the division on post-training evaluations will be 4 or higher on a scale of 1 to 5.

First Quarter: The average score was 4.6.

3. The average score for owner/manager satisfaction for compliance policy assistance and resolving noncompliance issues will be 4 or higher, on a scale of 1 to 5.

First Quarter: No activity yet.

Assumptions:

1. *Performance Measure #1: Success will be measured by meeting or exceeding stated timelines based on a query of database dates entered for reviewing projects and closing out noncompliance issues.*
2. *Performance Measure #2: All workshop participants will be asked to complete a post training evaluation. Results will be tabulated each quarter for reporting to AMT.*
3. *Performance Measure #2: This assumes that training can be successfully translated to a combination of in-person and virtual formats.*
4. *Performance Measure #3: Stakeholders will be sent a customer satisfaction survey; results will be collected and reported by June 30th. Survey results will not be reported if we receive responses from less than 5% of the people who emailed the survey.*

**TOTAL PROJECTS MONITORED AND UNITS SET ASIDE FOR
LOW-INCOME RESIDENTS:**

First Quarter:

Total Low Income Projects & Units Monitored			
Housing Programs	Projects	Total Low Income Units	Total Units
Bond	92	3,202	9,582
Tax Credit	1,102	103,214	106,558
RTC	1	68	193
TOTALS	1,195	107,679	116,333

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
QUARTERLY STATUS REPORT**

**Fiscal Year 2024 - 2025
Quarter Ending: September 30, 2024**

Program: IT Services

Division: IT Services

Commission Goals:

To focus Commission efforts on building communities.

To maintain financial independence.

To actively support our clients.

To provide improved infrastructure and superior technology.

Problem/Need:

The Housing Finance Commission needs to provide technological support to program staff to assure the delivery of affordable housing and community facility programs among others.

Program Goal:

To provide support to Commission staff through technology programs that are both relevant to our mission and fiscally responsible.

Business Objectives (Outputs/Outcomes):

1. Ensure IT Service Desk incidents are resolved in accordance with the terms of our Service Level Agreement (SLA) which defines response time based upon severity level. This will be reported monthly to the ITG (Information Technology Governance) Committee.

First Quarter: This quarter, the service desk completed 239 issues as of September 30th, 2024.

2. Complete quarterly server recovery testing in conjunction with Disaster Recovery exercises to support the Business Resumption Plan.

First Quarter: Restored various files from accidental deletions by end-users and one server over this quarter.

3. Coordinate and assist in providing IT support for the installation and implementation of a Content Management System project through 6/30/2025

First Quarter: There were no significant updates made to the content management system this quarter.

4. Maintain the Salesforce database with the support of an external contractor; coordinate planning, scheduling, and implementation of enhancements and provide a monthly report to ITG.

First Quarter: There were no issues with Salesforce this quarter.

5. Maintain the Emphasys loan servicing platform with the support of internal staff and external contractors; coordinate planning, scheduling, and implementation of enhancements and present monthly reports to ITG on system status.

First Quarter: There was no downtime experienced with Emphasys

6. Support Dynamics Nav and Serenic Navigator financial systems in accordance with the terms of the SLA. Report monthly status updates to the ITG.

First Quarter: There was no downtime experienced with Navision

7. Provide and maintain monthly Service Desk Summary Reports with a roll-up of types of issues and resolution results as well as response time statistics in accordance with the SLA to the ITG.

First Quarter: Provided a bi-monthly summary report to the ITG of all the network and end-user issues. Those issues were documented in a report generated in Fresh Service (our ServiceDesk software).

8. Maintain an Information Technology training program that will ensure that current and future IT and Commission staff stay current with present and future technologies. Update current content by September 2024 and report status to the ITG monthly.

First Quarter: Provided online and in-person training courses for IT staff.

9. Maintain a Commission staff training program that will ensure that current and future cyber security vulnerabilities are recognized and how to avoid them. Renew content yearly and publish training videos monthly.

First Quarter: Provided online video training with Knowbe4.com. Videos included how to identify a phishing email and how to guard against Phishing attacks. These are sent out monthly.

10. Maintain the after-hours maintenance schedule that ensures all servers, desktops, laptops, and network equipment stay up to date with all security, firmware, and operating system updates as recommended by Microsoft and other Information Technology vendors to be performed quarterly.

First Quarter: Network and server updates are scheduled for weekends or after hours once a quarter, regularly scheduled on the last day of the first month of the quarter There were no issues with network and server updates this quarter.

11. Maintain and provide a quarterly Security Breach Report to the Information Technology Governance Committee. For audit purposes the report of an intrusion from both internal and external sources by ten days following the quarter end.

First Quarter: There were no breaches of the network this quarter, according to our Cyber security SELM (Darktrace) Reports were provided to the Deputy Director. Although there were no network breaches, but there were two email breaches that was mitigated by the Cyber Security SEIM (Dark Trace) No data was extracted from the two email compromises so they were not reportable.

12. Ensure that all critical IT hardware (servers, switches, and firewalls) and software remains under warranty coverage in accordance with the agreed upon SLA (service level agreement). Audit them quarterly and provide a report to ITG of the expiring service contracts.

First Quarter: All mission-critical servers, firewalls, and switches remain under warranty.

13. Maintain and update the Commission's IT network infrastructure and the Commission's desktops, laptops, and tablets.

First Quarter: We maintain the Commission's infrastructure at a high level.

14. Identify and implement IT Infrastructure that can be moved into a cloud platform and cause little impact on the Commission's SLA by September 15, 2024.

First Quarter: We moved Emphasys and Laserfiche and Navision to a cloud platform provided by the vendors.

15. Identify, communicate, and support enhancements of current programs as well as the

development of new tools to mitigate the impact of the COVID-19 pandemic.

First Quarter: No changes from last quarter

16. Review and implement safe office return-to-office procedures and processes.

First Quarter: We are actively planning our move to the 27th floor and implementing a reservation system for desks and conference rooms. Additionally, we are equipping the space with the necessary tools and technology to guarantee a seamless transition to our new hybrid environment.

17. Create and submit a new RFP for our Salesforce Consultant by December 3, 2023

First Quarter: This is done and can be removed from our objectives

18. Continue to support a hybrid back-to-the-office solution as directed by the executive staff.

First Quarter: We continue to support the hybrid back-to-work solution at a high level

19. Support the continued Commissioners Hybrid Meetings audio visual needs.

First Quarter: Conducting all Commission meetings with the chosen audio-visual solution (OWL) determined by executive staff.

20. Install a system that will guard against ransomware and Malware. Also, install a recovery system that recovers the business in a time determined by the leadership team.

First Quarter: We have two systems that monitor network traffic 24 hours a day. (Darktrace and Rubrik)

Performance Measures:

1. Commission staff will have reliable access to major IT resources, File server, Office 365, Salesforce, Microsoft Dynamics NAV Remote Access and Emphasys Bond system at least 99.9% of the time (excluding routine, schedule maintenance).

First Quarter: End-users had access to all network services this quarter 99.6% of the time.

2. Commission staff will have responses to network and peripheral support problems in accordance with our Service Level Agreement (SLA).

First Quarter: All issues were resolved under our service level agreement.

Assumptions:

1. No major disasters in the physical environment.
2. External contractor for software development and data analyst support.
3. No major disruptions of critical external IT services.
4. Performance outcome #1 will be measured and reported monthly by review of the problem ticket work order log.

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
QUARTERLY STATUS REPORT**

**Program Summary
Fiscal Year 2024 - 2025
Quarter Ending: September 30, 2024**

Program: Administration

Division: Executive Office

Commission Agency Wide Performance Measures:

1. Directly finance 350,000 affordable housing units by the end of fiscal year 2026.
2. Earn a minimum of \$380,000 per FTE in revenue each fiscal year.
3. Spend less than \$210,000 per FTE each fiscal year.
4. Develop benchmarking standards to assess progress toward increasing the accessibility of our resources for BIPOC residents and/or entities which are prioritizing the needs of BIPOC populations.
5. The Commission’s employees will average a score of 4 or better on the “employee engagement” measures developed by DOP and supplemented with racial equity assessment questions when measured each fiscal year.

Business Objectives:

1. Evaluate the impact of historic and systemic racism on Commission programs and processes by June 30, 2025, and develop new tools to mitigate the impact of such racism.

First Quarter: This process is ongoing. Commission Staff have begun the state required DEI four-part module training series completed the first module of the four-part module training. In early 2025, we aim to have the staff completion rate at 90% for all the state DEI trainings. Consistent with our Racial Equity Strategic Plan, an internal team is finalizing the plan for an inclusive review of the organization office procedures manual (OPMs) to mitigate opportunity for bias and to promote equity. The goal is to have the process outlined and shared with leadership by the end of 2024.

2. Conduct new Commissioner Orientation within 90 days of new appointments; Prepare for and conduct 11 monthly Commission meetings, one planning session, and assist the Commissioners in the completion of their duties by June 30, 2025.

First Quarter: Conducted three Commission hybrid meetings during the quarter via Zoom and in the Board Room. Coordinated participation in other activities for Commissioners.

3. Provide leadership in the development of statewide housing policy and obtain approval of a 2025 legislative agenda by December 30, 2024.

First Quarter: In the coming month we will begin to frame our agency legislative agenda to bring before the Board for consideration in November.

4. Produce and distribute the Annual Report and Cumulative Report by December 31, 2024.

First Quarter: We are gathering data for program year 2023-24.

5. Organize and conduct a statewide housing conference by October 30, 2024; prepare and present a final report by January 31, 2025.

First Quarter: The Commission held our Housing Washington conference September 24-26, 2024, offering an in-person conference in Spokane. The conference sold out for the first time in its history, with more than 800 people signed up by mid-September. By most accounts, it was a very successful conference, with positive feedback regarding the sessions, speakers, special events, and collaborations such as the collective effort to welcome new Black Home Initiative partners from the Spokane area.

6. Lead the Friend of Housing Award selection process and produce the awards ceremony during Housing Washington in September 2024.

First Quarter: The Friend of Housing awards ceremony honored seven awardees in an elegant evening reception at the conference. This year's ceremony added new touches to make the event feel special for the awardees, such as live piano music and a professional emcee, in addition to our Commissioners playing their traditional roles as award presenters. As in previous years, the Communications team led the nomination and selection process, developed the event plan, script and visual elements, and worked closely with our contractors on the logistics.

7. Coordinate, schedule and complete the annual revisions to the Business Resumption Plan by June 30, 2025.

First Quarter: The plan will be postponed until next year until we redevelop a new plan with a consultant.

8. In collaboration with the Deputy Director and EMT/AMT, plan and conduct a staff planning session by June 30, 2025.

First Quarter: The staff planning session is scheduled for Friday, October 18th.

9. Conduct monthly EMT/IT Governance meetings and semi-monthly AMT meetings and record and report actions to Executive Director and staff within 5 days.

First Quarter: Conducted five EMT/IT Governance meetings and three AMT meetings during the quarter.

10. Monitor the strategic direction of the Commission's IT program and research, report and receive approval to implement new initiatives by December 31, 2024.

First Quarter: Provided a monthly summary report to the ITG of all the network and end-user issues. Those issues were documented in a report generated in Fresh Service (our ServiceDesk software).

11. Throughout 2024/2025 the Administration Division will continue to advance the Commission's commitment to racial equity and social justice by accomplishing the following objectives:

- Provide continued commitment and support for implementation of the Commission's Racial Equity Strategic Plan.

First Quarter: The Mission, Vision, Values (MVV) is on the website and the MVV will be a central focus of the all-staff meeting-retreat on Oct. 18. The Racial Equity Strategic plan work is moving forward with the development of an internal work group focused on developing a new accountability tracker and a training series for using the tool.

- By October 31, 2024, develop an inclusive process and timeline for reimagining and revising the Commission's Office Procedures Manual.

First Quarter: The OPM timeline has been extended and the process will be shared by year end, 2024.

- By June 30, 2025, update the Commission's Office Procedure Manual to ensure relevance to current business practices, as well as ensuring that they reflect the Commission's commitment to racial and social justice.

First Quarter: Once the process and plan (preceding goal) are developed and rolled out, there will be a timeline to review and revise policies, as needed in clusters, based on policies that are aligned or have dependencies and therefore need to be reviewed at the same time.

- Throughout 2024/2025 Employee Resource Groups (ERG) program will be developed to outline a process for employees to meaningfully participate in the work of the Racial Equity Strategic Plan.

First Quarter: Two groups have been formed and are still in the development phase.

- By the fourth quarter of 2025, the Commission will provide leadership training for people managers to engage in conflict resolution and other high-stakes conversations as outlined in the Racial Equity Strategic Plan.

First Quarter: This action step is still pending.

- By the fourth quarter of 2025, the Commission will evaluate and invest in professional training for staff leading community engagement efforts, as well as training for leadership supporting these efforts.

First Quarter: This action step is still pending.

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
QUARTERLY STATUS REPORT**

**Program Summary
Fiscal Year 2024 - 2025
Quarter Ending: September 30th, 2024**

Program: Bond Portfolio Management

Division: Finance

Business Objectives:

1. Review and record bond transactions, create quarterly financial statements and disclosure and management reports:
 - a. Review and record monthly transactions by the 20th of the following month.
First Quarter: All Single-family bond portfolio transactions for June were posted on 7/31/2024, and for July transactions are all completed and ready for posting.
 - b. Quarterly outstanding bond list by program with balances by 10 days following quarter end, single-family and non-conduit multifamily bond disclosure reports posted to website and EMMA as required, financial statements (including parity) and PlainsCap Compliance reporting, dashboard of bonds outstanding and activity to management and Commissioners, and complete quarterly conduit bond negative confirmations distribution for 25% of outstanding conduit bonds by 35 days following quarter end.
First Quarter: The quarterly Single-Family Disclosures were posted on 8/29/2024.
 - c. Semi-annual single-family indenture parity reports, liquidity compliance reports, and updates to cross call table, proceeds use report (WAC 262 01 080) by 45 days following quarters end.
First Quarter: There were no arbitrage payments due this quarter, and all reports were reviewed and confirmed.
2. Reconcile Home Advantage TBA MBS sales within three days of each sale (generally three times per month with two servicers).
First Quarter: All Home Advantage MBS sales were reconciled within the given timeframe.
3. Monitor arbitrage liabilities and assure timely calculation, reporting, recording and payment within the quarterly timelines above.
First Quarter: This quarter, there were no arbitrage payments due; reports were reviewed and confirmed
4. Administer the bond cap recycling program including quarterly reporting on available cap and related debt outstanding.

<u>Fiscal Qtr.</u>	<u>Payments Received for Recycling</u>		<u>Recycled into New Project</u>		<u>Available Amount</u>	<u>Expired Unused</u>
	<u>Number</u>	<u>Amount</u>	<u>Number</u>	<u>Amount</u>		
Q1	4	\$22,125,400	0	\$0	\$31,266,100	\$8,413,700

5. Complete annual audit of financial statements and obtain an unqualified audit opinion by December 15, 2024. Publish audited financial statements within 30 days of Commission approval, no later than January 12, 2025.

First Quarter: Field work commenced September 3, 2024 and continued through the month of September. A final report is expected to be published by October 30, 2024.

6. Periodically review and update program policies and procedures as needed.

First Quarter: No changes in the program policies & procedures noted this quarter.

Performance Measures:

1. The Commission’s annual independent external audit will have an unqualified opinion with no reportable conditions.

First Quarter: Field work commenced September 3, 2024 and continued through the month of September. A final report is expected to be published by October 30, 2024.

2. All of the bond accounting financial reports, including the dashboard and disclosures, will be completed within the specified timeframes.

First Quarter: The bond accounting financial reports were completed in a timely manner.

3. Required Single Family Arbitrage information returns will be timely filed.

First Quarter: Although no single-family arbitrage reports were due during this period, we have contacted the quantitative analyst (cfX) to ensure that reports due early next quarter are ready so that returns can be filed on time if necessary.

4. Home Advantage TBA MBS Sales will be reconciled within three days of receipt of funds and necessary distributions identified.

First Quarter: All Home Advantage MBS sales were reconciled, and distributions identified, within the given timeframe.

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
QUARTERLY STATUS REPORT**

**Program Summary
Fiscal Year 2024 - 2025
Quarter Ending: September 30th, 2024**

Program: General Operations & PRI

Division: Finance

Business Objectives:

1. Deposit and record all receipts, process accounts payable and accounts receivable daily; close general ledger with all appropriate transactions completed by the 12th business day of next month.

First Quarter: All appropriate transactions were completed by the 16th business day for the month-end close of June 2024, by the 15th business day for July 2024, and by the 12th business day for the month-end close August 2024.

2. Provide accurate and timely management information to divisional directors, managers, and Commissioners by the 14th business day of next month.

First Quarter: Commission-wide and divisional financial reports to management and Commissioners were provided by the 16th business day for the month-end close of June 2024 and by the 12th business day for the month-end close of August 2024. Reports were not generated for the month-end close of July 2024.

3. Invest the Commission’s general operating reserves, monitor investment managers and report status by the end of the month following each quarter.

Summary of Activities and Results					Net Return		Unrealized Market Adj	Ending Balance
Fiscal Qtr.	Beginning Balance	Interest Earned	Mgmt. Fees	Realized Mkt Adj	Dollars	Percent		
Q1	\$62,824,841	\$516,211	\$(574)	\$58,697	\$574,334	3.66%	\$1,723,978	\$65,123,153

4. Lead the Commission’s annual budgeting process for FY 25-26 with a proposed budget completed for presentation at the Commission May planning session and a final budget adopted at the Commission’s June 2025 meeting.

First Quarter: No activity this quarter.

5. Complete quarterly grant reconciliation and required reporting by the 5th business day following receipt of program staff detail following quarters end.

First Quarter: The reconciliations through June 30, 2024 were completed by staff August 8, 2024.

6. In the event of a state audit, facilitate the auditor’s review and develop a plan of correction, if required, within 15 business days of the exit conference. Implement plan within 60 days of plan’s approval by EMT.

First Quarter: The State Auditor’s Office commenced planning of the FY 2024 Statewide Single Audit (SWSA) related to the Homeowner Assistance Fund grant in June 2024. Fieldwork was performed throughout the quarter and is expected to conclude in October 2024, with an exit conference with the audit committee expected shortly thereafter.

7. Maintain currency of knowledge in relevant SAAM and communicate relevant policies and procedures with appropriate levels of staff.

First Quarter: No activity to report this quarter.

Second Quarter: OFM DIRECTIVE 24A-05: Chapter 10 Travel – Updated meal percentage allocations and lodging and per diem reimbursement rates (effective October 1, 2024). Chapter 30 Capital Assets – Increased the capitalization threshold for capital assets from \$5,000 to \$10,000 for assets acquired on or after October 1, 2024. Chapter 50: Compliance with Federal Single Audit Act – Updated to reflect Single Audit threshold of \$1,000,000 for audits with periods beginning on or after October 1, 2024. Chapter 55: Audit Tracking - Removed the agency requirement to submit a Certification of Completion of Corrective Action, effective October 1, 2024, related to accountability or financial audit findings.

8. Review and update program policies and procedures as necessary.

First Quarter: No activity to report this quarter.

9. Continue to work with Seller Servicer Consultant on a work plan and timeline for application, if applicable, for certification of the Commission as a Ginnie Mae, Fannie Mae, or Freddie Mac seller/servicer by June 30, 2025.

First Quarter: Finance staff has been working with the seller servicer consultant on financial reporting needs for Freddie Mac.

10. Meet the timeline and KPIs for the action item where Finance takes the leading role as set out in the racial equity strategic plan.

First Quarter: No activity this quarter.

Program-Related Investments

11. Provide maximum funds available, including those from the PRI and Bond funds and warehouse lines as necessary for the timely purchase of mortgage loan participations. Manage the process receiving funds and returning the loan participations, maintaining appropriate control. Reconcile all activity and ensure correct revenue is received.

First Quarter: All purchases of mortgage loan participations have been made timely and all funds received and returned reconciled and properly managed.

12. Provide Program Related Investment financial statements including available program balances by the end of the month following quarter end.

First Quarter: PRI financial statements for the 3rdnd quarter of FY 2023 were distributed August 5th, 2024.

13. Acquire and implement loan servicing software to track and monitor PRI loans by June 30, 2025.

First Quarter: No activity this quarter.

14. Increase access to affordable housing financing for historically underserved and marginalized communities. This will be measured by tracking the number or dollar amount of affordable housing loans provided to BIPOC individuals and communities over time. Such info will be reported on an annual basis.

First Quarter: No activity this quarter.

Performance Measures:

1. The Commission's annual independent external audit will have an unqualified opinion with no reportable conditions.

First Quarter: Field work commenced September 3, 2024 and continued through the month of September. A final report is expected to be published by October 30, 2024.

2. The Commission's annual state compliance audit will report no material instances of non-compliance with applicable statutes and WACs.

First Quarter: The State Auditor's Office commenced planning of the FY 2024 Statewide Single Audit (SWSA) related to the Homeowner Assistance Fund grant in June 2024. Fieldwork was performed throughout the quarter and is expected to conclude in October 2024, with an exit conference with the audit committee expected shortly thereafter.

3. All of the general operations financial reports will be completed within the specified timeframes.

First Quarter: General operations financial reports were completed by the 16th business day of the following month for the month-end close of June 2024, by the 15th business day of the following month for July 2024, and by the 12th business day of the following month for the month-end close August 2024.

4. Management will have the materially accurate financial information available monthly by the 20th day of the following month to guide effective decision making.

First Quarter: Commission-wide and divisional financial reports to management and Commissioners were provided by July 23rd for the month-end close of June 2024 and by September 18th for the month-end close of August 2024. Divisional reports were not generated for the month-end close of July 2024.

**You're Invited!!
to a
Construction Start Ribbon Cutting
Wednesday, October 23
11:00 AM to 12:00 noon**

**Felida Park Senior Housing + PACE
12314 NW 36th Avenue
(next to Felida Community Park)
Vancouver, Washington 98685**



**Please Come and help us celebrate the start of construction of
65 units of new affordable senior housing
&
A Senior PACE Clinic or "Program of All Inclusive Care"**

**hosted by
The Board of Directors of Specialized Housing, Inc.**

**Tasty Taco Lunch to follow 12:00 to 1:30 PM
Los Potrillos Mexican Restaurant 10722 NW Lakeshore Avenue
(Erickson Farms)**

Questions: Please call Specialized Housing, Inc. (503) 469-9248

RIBBON CUTTING CELEBRATION MAP

11:00 AM to 12:00 NOON

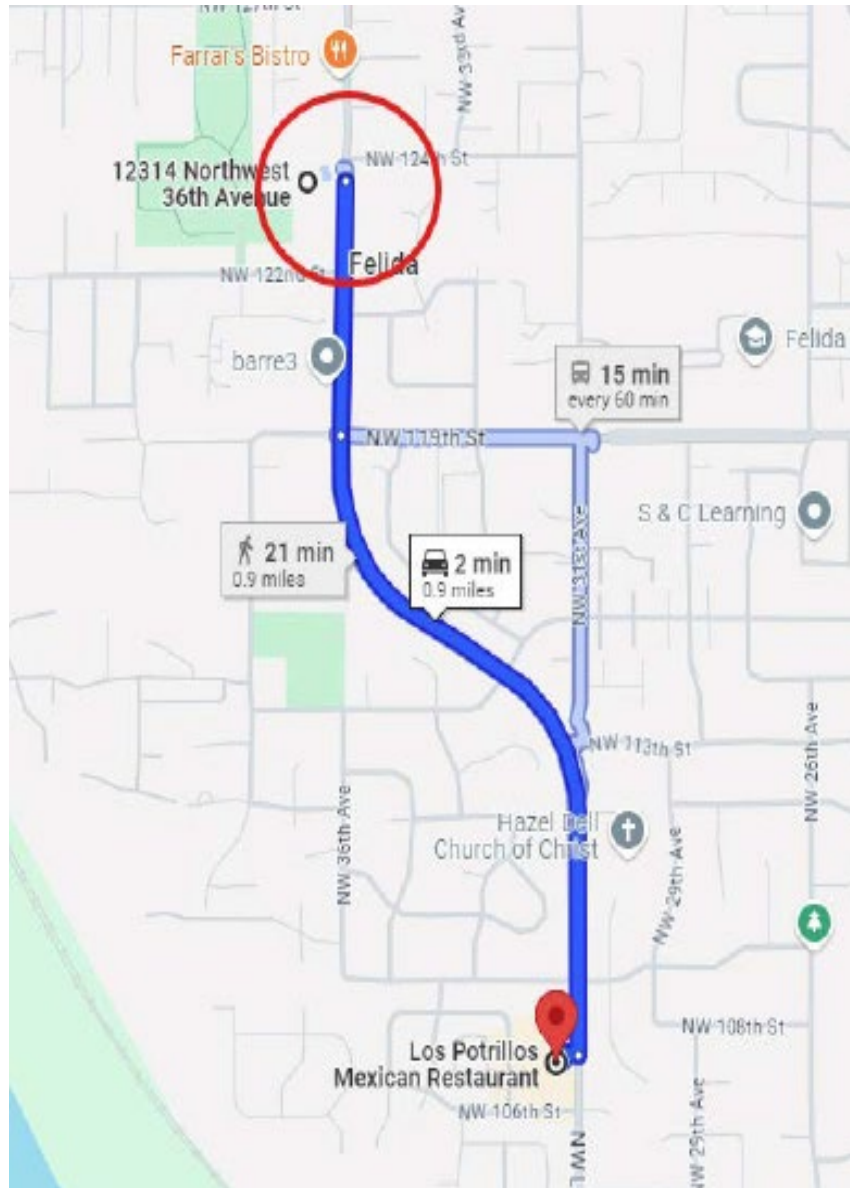
12314 NW 36th Avenue

Felida Park Senior Housing + PACE Site

Suggest parking in public parking lot at Felida Community Park

Access at NW 122nd Entrance into Felida Community Park

**Enter Ribbon Cutting from west side gate next to the
Parking Lot**



SHI hosted lunch 12:00 noon to 1:30 PM

Los Potrillos Mexican Restaurant

10722 NW Lakeshore Avenue (at Ericson Farms)

Share your stories!!!

9% Competitive Housing Tax Credit Program

Project Name	Felida Park Senior Housing + PACE							
Sponsor	Specialized Housing Inc.							
Description	<p>Felida Park Senior Housing + PACE is designed for extremely low-income and frail, elderly seniors. The project also includes 8,780 SF for a new PACE facility, meaning “Program of All-Inclusive Care for the Elderly”. The PACE space will be leased to Providence Elderplace, a subsidiary of Providence Health & Services. The PACE facility will be separately financed by the Sponsor (Specialized Housing Inc., aka “SHI”) and Providence Elderplace. The PACE facility will serve 55+ clients who are Medicaid Long-Term Care eligible, i.e., frail elderly. Site grading eliminates the need for ramps within the interior ground floor corridors as an aid to the ambulation of senior and frail elderly housing residents, and elderly guests. Every unit will have both heating and cooling as well as a ceiling fan for periods of moderate heat. A 100 KWH roof top solar is also planned.</p> <p>A concrete walkway surrounds the entire perimeter of the ground level in the main building, which provides a 1,300 linear ft, circular walkway. Outdoor elements include a firepit and a barbecue seating area, which can be accessed from the central, north housing lobby. A covered porch on the ground floor of the west building elevation overlooks a private garden in the site's northwest corner. Additionally, gate access is approved for direct access into Felida Community Park on the west.</p>							
Location	12314 NW 36th Ave. Felida Unincorporated Clark County, WA 98685							
Credit Pool	Metro							
Project Type	New Construction without Federal Subsidies							
Low-Income Housing Units	<table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">One Bedroom</td> <td style="text-align: right;">55</td> </tr> <tr> <td>Two Bedroom</td> <td style="text-align: right;">10</td> </tr> <tr> <td>Total</td> <td style="text-align: right; border-top: 1px solid black;">65</td> </tr> </table>		One Bedroom	55	Two Bedroom	10	Total	65
One Bedroom	55							
Two Bedroom	10							
Total	65							

Income Set-Asides

50% of units at 30% AMI
 50% of units at 50% AMI

Scoring	Additional Low-Income Housing Set-Aside	60
	Additional Low-Income Use Period (22 Years)	44
	Housing Commitments for Priority Populations	20
	Leveraging	10
	Public Funding	2
	Developer Fees	10
	Area Targeted by a Local Jurisdiction	2
	Located near a Job Center	1
	Nonprofit Sponsor	5
	Donation in Support of Local Housing Needs	5
	Energy Consumption Model	2
	Cost Containment Incentive	8
Total Points	169	

Credit Request **\$1,403,366**

Development Budget

Acquisition Costs	\$970,946
Construction	\$18,190,360
Soft Costs	\$4,534,960
Financing Costs	\$861,525
Capitalized Reserves	\$428,727
Other Development Costs	\$710,217
Total Development Costs	\$25,696,735

Permanent Sources

HTF Loan	\$8,500,000
Development Fee	\$857,995
Community Grant	\$1,447,103
CHIPS Infrastructure / SDC	\$1,700,000
Tax Credit Equity at \$0.9400 per credit x 10 years	\$13,191,637
Total Sources	\$25,696,735

Total Development Cost Limit

Project's Total Development Cost Limit	\$26,905,975
TDC less Land, Offsite Infrastructure, and Reserves	\$24,339,426
Waiver	Not required

Project Operations

Unit Size	Market Rents	Proposed Rent Range
One Bedroom	\$ 1,430	\$ 634 - \$1,058
Two Bedroom	\$ 1,650	\$ 762 - \$1,270

In 2021, Community Frameworks and Habitat for Humanity proudly completed the first phase of a multi-year development in Airway Heights. Please join us for another chapter in our ongoing efforts to create a place to call home for people in need.

This year we celebrate the completion of 51 apartment homes by Community Frameworks and 16 homes by Habitat for Humanity.

Thursday
October 24, 2024
10:30 am

13225 W First Avenue • Airway Heights

Kindly RSVP: rsvp@habitat-spokane.org by October 21st



Events Calendar

Date	10/24/2024	Length of Event	10:00 AM - 4:00 PM
Event	Board Meeting (Hybrid)	Audience	General Public
Address	Zoom/1000 2nd Ave-28th Flr. Board Room	Division	Administration
City	Seattle, 98104	Contact	Tera Ahlborn
		Phone # of Contact	206-287-4470

Date	11/21/2024	Length of Event	10:00 AM - 4:00 PM
Event	Work Session & Board Meeting (Hybrid)	Audience	General Public
Address	Zoom/Meeting Location TBA	Division	Administration
City	Seattle, 98104	Contact	Tera Ahlborn
		Phone # of Contact	206-287-4470

Date	12/12/2024	Length of Event	1:00 PM - 4:00 PM
Event	Board Meeting (Hybrid)	Audience	General Public
Address	Zoom/Meeting Location TBA	Division	Administration
City	Seattle, 98104	Contact	Tera Ahlborn
		Phone # of Contact	206-287-4470
