



# WASHINGTON STATE HOUSING FINANCE COMMISSION

**\*\*AMENDED\*\***  
**BOARD MEETING PACKET**

**AUGUST 28, 2025**



## **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](http://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  
WORK SESSION MEETING AGENDA**

YOU ARE HEREBY NOTIFIED that the Washington State Housing Finance Commission will hold a **Work Session** on the **27<sup>th</sup> Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, August 28, 2025, at 10:00 a.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 Mtg. Link](#), go to “Join” or “Join a Meeting” and enter:

**Meeting ID: 852 3599 5061  
Passcode: 049327**

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 opportunities on page one above for instructions.**

- I. Covenant Homeownership – Year 1 Anniversary Highlights:** Lisa DeBrock, Angela Smith (20 mins)
- II. Scalable Starter Home Production Plan:** Civic Commons (20 mins)
- III. Financial Performance Metrics:** Lucas Loranger & Joanie Monaghan (CSG) (20 mins)
- IV. Asset Management Initiative Overview:** Lisa Vatske/Wubet Biratu (30 mins)
- V. Policy Reset, Federal Updates and Policy/Guidance for 2025/26:** Lisa Vatske/Jackie Moynahan/Kate Rodrigues/Jason Hennigan (20 mins)
- VI. Informational Report on Department of Commerce Activities.** (If time allows)
- VII. Executive Director’s Report** (If time allows)

**Note: There will be a break after the conclusion of the work session. The Commission meeting will reconvene at 1 pm.**

# Covenant Homeownership Program: One Year of Success

August 28, 2025



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION

**COVENANT**  
Homeownership  
Program

**Lisa DeBrock**

Homeownership Director

**Angela Smith**

Outreach and Community Engagement Specialist



# Centering



“Every part of this soil is sacred in the estimation of my people. Every hillside, every valley, every plain and grove, has been hallowed by some sad or happy events in days long vanished.”

**Chief Seattle, 1854**





# Celebrating One Year!





# 676 Homebuyers Closed!



- **676 loan closings confirmed**
- **105 more loans reserved as of Monday 8/25**

**212 loan officers** have originated or closed loans!

One loan officer has originated or closed 121 loans

Two loan officers have originated or closed 36-37 loans

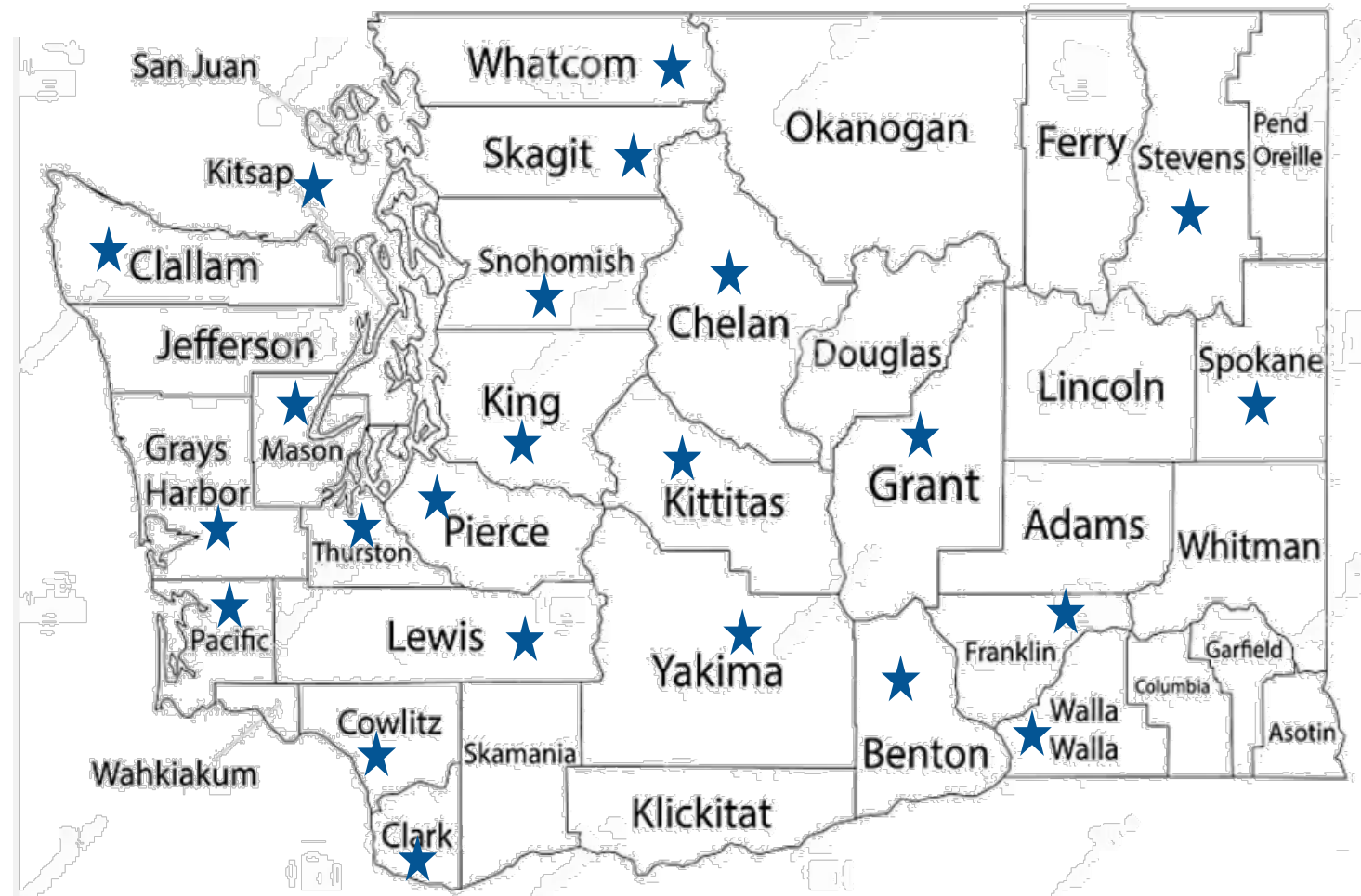
# Covenant Loan Reservations

**Total Dollars Reserved:**

**\$86 million**

**781 Loans Reserved or  
Closed in 22 counties**

- Pierce (285)
- King (271)
- Spokane (37)
- Yakima (32)
- Thurston (30)
- Snohomish (25)
- Kitsap (15)



# Covenant Loan Reservations



## Average Loan Amount:

**\$110,198**

**Smallest loan:** \$41,810

**Largest loan:** \$173,942

## Average Home Price:

**\$483,038**

**Lowest Home Price:** \$159,900

**Highest home price:** \$1,000,000



## Average Homebuyer Age:

**39**

**Youngest:** 19

**Oldest:** 82

## Average Household Size:

**2.25 members**

**Size range:** 1-8 members

23 families have 6+ members





# Lender Training and Engagement

- Virtual trainings offered on a regular basis
- 906 Loan Officers, Real-Estate Professionals and Nonprofits Trained
- Many are actively marketing the program



- Loan officers call frequently with questions
- **Over 1,000 family histories** sent in for review since program inception - 36 family histories sent last week alone

# Digital Outreach

- Loan officers and real estate Professionals across the state post and share content about the Covenant program
- More than 100 posts on the Covenant Program on Instagram from housing professionals
- More than 5,711 views on the Covenant page in 30 days



# Supportive Partners & CHP Proviso Outreach

- ☆ Black Home Initiative Network (BHI)
- ☆ WA State Department of Commerce
- ☆ WA State Department of Finance Institutions
- ☆ CHP Oversight Committee



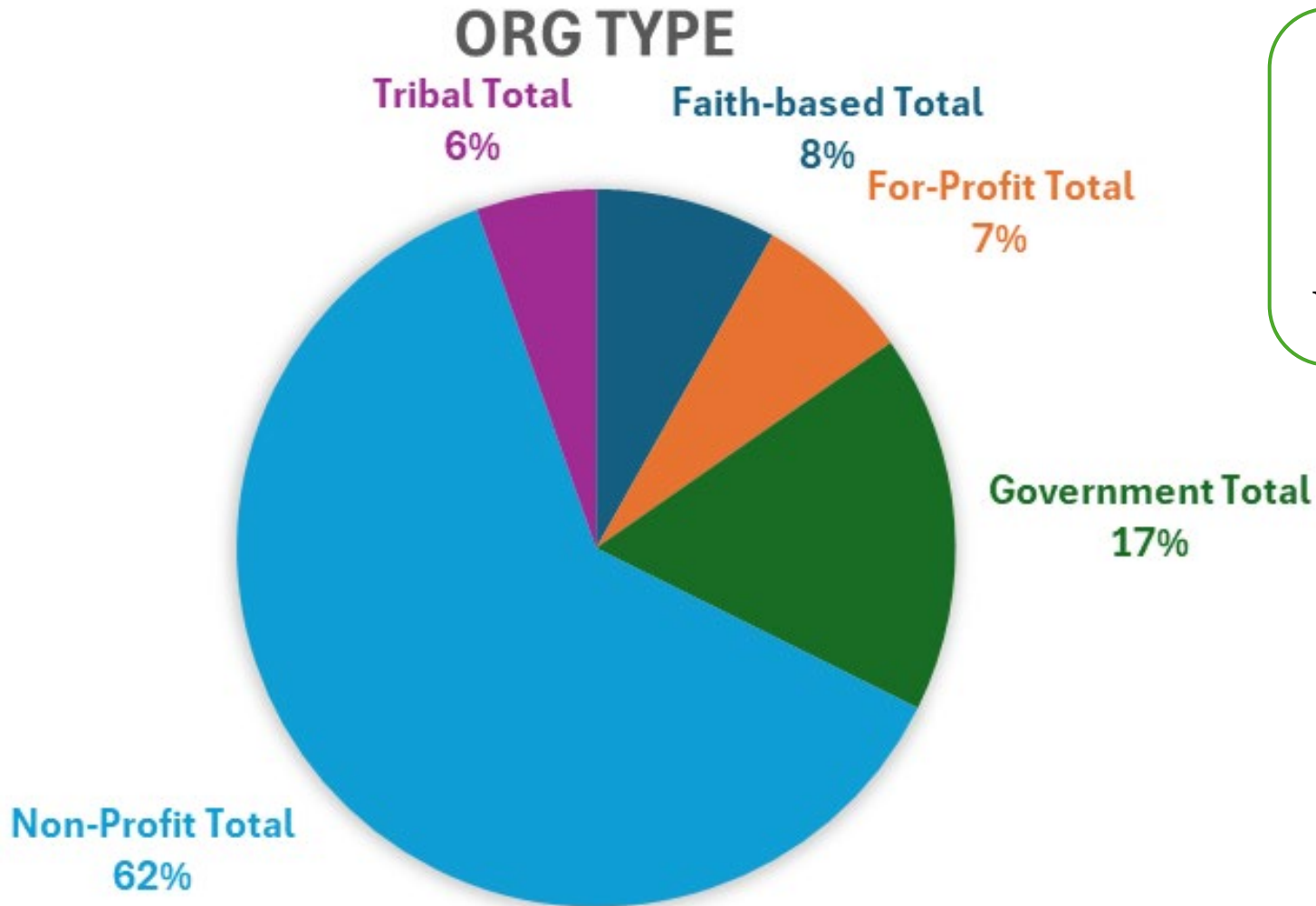
Washington  
Homeownership  
Resource Center  
CELEBRATING 30 YEARS



**Healthy Smart Homes**

*Healthy People • Healthy Homes • Equitable Thriving Communities*

# Collective Stats Oct – July

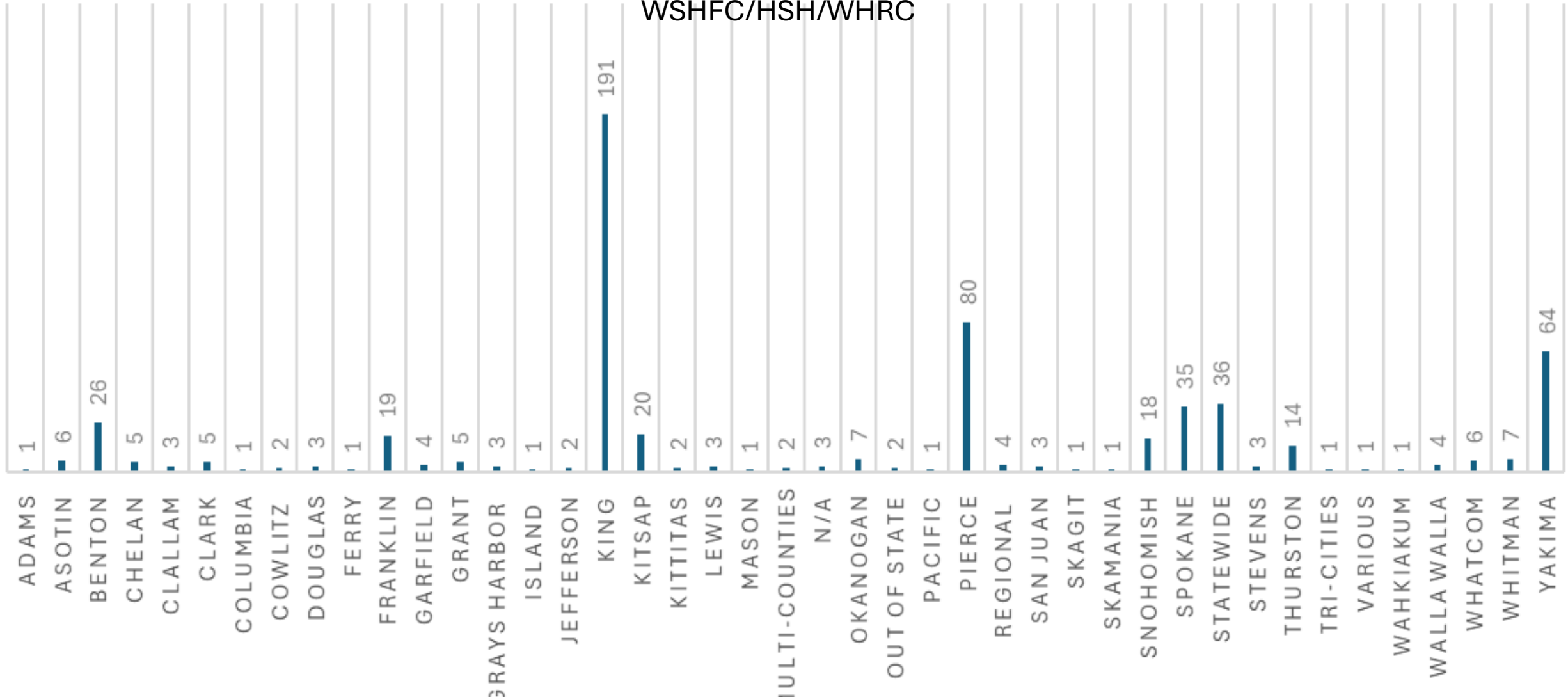


572  
Organizations  
Contacted  
WSHFC/HSH/WHRC

# Statewide Reach

## Community Organizations Contacted, by County

WSHFC/HSH/WHRC





# Successes & Challenges



## Successes

- Spokane Outreach
- Native American Outreach
- Ambassadors and Staff Statewide
- Regular Virtual Sessions in English & Spanish
- Sharing Positive Homeownership Narratives

## Challenges

- Supporting Latino Communities
- Dispelling Myths
- Far Corners of the State

# Homeowner Video



**Covenant Homeownership Program: Building a Legacy**

Unlisted

# Thank you!



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**COVENANT**  
Homeownership  
Program

[wshfc.org/covenant](https://wshfc.org/covenant)



**Contact:** Margret Graham  
206.287.4409 | [margret.graham@wshfc.org](mailto:margret.graham@wshfc.org)



**Black Home Initiative**

**Contact:** Marty Kooistra  
206.430.2800 | [m.kooistra@civic-commons.org](mailto:m.kooistra@civic-commons.org)

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August 15, 2025

# Plan for producing starter homes released

SEATTLE, Wash. – A plan for producing thousands more affordable starter homes for Washington families to purchase is now available for use by everyone who is committed to addressing the state’s affordable housing crisis.

Funded by the state legislature in 2024 and completed by Civic Commons through a contract with the Washington State Housing Finance Commission, the [Comprehensive and Scalable Starter Home Production Plan](#) includes a robust multi-year strategy to build quality starter homes affordable to low- and moderate-income Washington households.

“Homeownership is a bedrock of neighborhood vitality and a uniquely powerful foundation for financial security across generations. But the supply of for-sale housing affordable to middle-income Washingtonians still falls far short of the need,” said Lieutenant Governor Denny Heck, whose 2021 report on [Washington State’s Housing Affordability Crisis](#) is one of the foundations of the starter-home work.

“It’s time to be impatient,” he added. “We know where we need to go, and now we have a roadmap. Our state’s private sector, widely known for its innovation and drive, can play a critical role.”

Other precedents for this plan were the [2022 joint report](#) of the [Homeownership Disparities Work Group](#) and the Department of Commerce, the landmark work of [Black Home Initiative](#), and the leadership of Rep. Jamila Taylor, Sen. John Lovick and former House Speaker Frank Chopp in passing the 2023 Covenant Homeownership Act.

The \$500,000 for the starter-home plan came from the legislature’s passage of the 2024 Covenant Act budget proviso. To develop the plan, Civic Commons convened a multisector project team and collaborator network with expertise and connections throughout the state’s affordable housing system.

The result is a multi-year strategy and two implementation guides, the *Ecosystem Playbook* and the *Demonstration Program Playbook*, which focus on four critical areas: land and development, policy and regulation, financing, and workforce.

Recommendations prioritize systems-based development of a variety of single-family attached or detached homes, as well as multi-unit condos and cooperatives. Off-site construction methods and engagement of the private sector, including financiers and developers, are particularly emphasized.

The plan also recommends establishing a temporary multisector Project Management Collaborative, functioning like a crisis task force, to guide execution of the recommended actions. A multi-site demonstration program would pilot-test the proposed approach and document its value proposition by evaluating each step, from project conception through construction, across the entire starter-home ecosystem.

“Creating more pathways to homeownership is a top priority as we work to solve our housing shortage,” said Sen. Jessica Bateman, D-Olympia, the chair of the Senate Housing Committee. “In order to provide more affordable homeownership opportunities, we need to build homes more quickly, efficiently, and cost effectively. This plan

includes concrete and actionable steps to solve the housing supply challenge and get more starter homes on the market. These are homes that will be affordable to renters moving to ownership, people growing their family, older Washingtonians ready to move into a smaller place, and anyone else.

“I welcome the report’s recommendations and look forward to taking action to make them reality,” she added.

Governor Bob Ferguson agreed. “One of the biggest issues I hear about when I visit communities across Washington is the struggle to find affordable housing. We have a housing crisis, and that demands urgent response, he said. “This past session, we made historic investments in the Housing Trust Fund, which will build more affordable housing.

“This plan takes an in-depth look at the starter-home industry and lays out clear actions for policymakers and industry leaders to help build more affordable homes to help more Washingtonians achieve their dream of homeownership.”

Civic Commons will oversee launch of the Project Management Collaborative and lead initial resource development. As with the plan’s development, implementation will engage the full starter-home ecosystem. This includes elected officials, builders, developers, manufacturers, private philanthropy, and public funding partners such as the Washington State Housing Finance Commission, which finances home loans and downpayment assistance for low- and moderate-income buyers.

“We’re proud to have been involved in this focused effort to fill a huge inventory gap in our homeownership market, and excited about the commitment of elected leadership to making these innovations,” said Steve Walker, executive director of the Housing Finance Commission.

**Read the Starter Home Production Plan and Playbooks: [civic-commons.org/starterhomeplanwa](https://civic-commons.org/starterhomeplanwa)**

###

[Civic Commons](#) brings people together across sectors to take action on Washington state’s biggest economic and social challenges. By lifting up community voices and connecting unlikely partners around shared goals, Civic Commons is building the infrastructure our state needs to address the root causes of inequity.

The [Washington State Housing Finance Commission](#) is a self-supporting state agency that works to provide equitable access to capital through strong partnerships and innovative financing to create and sustain affordable rental housing, homeownership, and community spaces across Washington State.





# **Financial Sustainability Dashboard**

*August 28, 2025*

***Washington State Housing Finance  
Commission***



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION

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# Overview

As a follow-up to the May Board meeting presentation, we are now operationalizing that ‘big-picture’ analysis through ongoing Dashboards.

The metrics included in the Dashboard analyze various aspects of the Commission’s recent financial data on a regular basis, with the aims of:

- Providing a big-picture snapshot of the Commission’s financial sustainability
- Understanding recent financial and lending performance
- Identifying opportunities to optimize financial position and flexibility
- Evaluating ongoing trends to inform current priorities and decision-making

# Dashboard Criteria

Sustainability Criterion	Why It Matters	Metric	Current Status
<b>Increase WSHFC Net Worth</b>	Growing net worth strengthens the Commission's foundation, expands capacity to fund programs, and signals long-term financial health to partners and rating agencies.	<b>Commission-wide net position by fund over time</b> Growing consistently year-over-year (> +3% annual growth) Flat to modest growth (0–3% growth) Negative growth (y/y decline in net position)	
<b>Maintain Financial Flexibility</b>	Strong leverage and liquidity give the Commission options – to borrow, invest, and respond to changing markets without jeopardizing stability.	<b>Asset-to-debt ratio</b> ≥ 2.5x, Very strong leverage and debt capacity 1.5–2.5x, still strong, over 1.4x peer median, but less cushion < 1.5x, below benchmark, consider adjustments	
<b>Increase PRI Net Worth (change over time)</b>	Growth in PRI strengthens WSHFC's ability to support programs and preserves flexibility through economic cycles.	<b>Annual change in PRI net worth (excluding fair value of MBS and grants)</b> Positive annual change (building reserves) Slight decline (0% to –5%) Significant decline (< –5%)	
<b>Increase PRI Available Resources</b>	When PRI's available resources are consistently drawn down faster than replenished, future program capacity shrinks, and flexibility is reduced.	<b>3-yr Average net change in PRI resources = 3-yr Avg. PRI inflows less 3-yr avg. outflows</b> 3-year avg. is rising, and annual change is positive 3-year avg. is mixed – up/down; positive/negative 3-year avg. is falling, and annual change is negative	

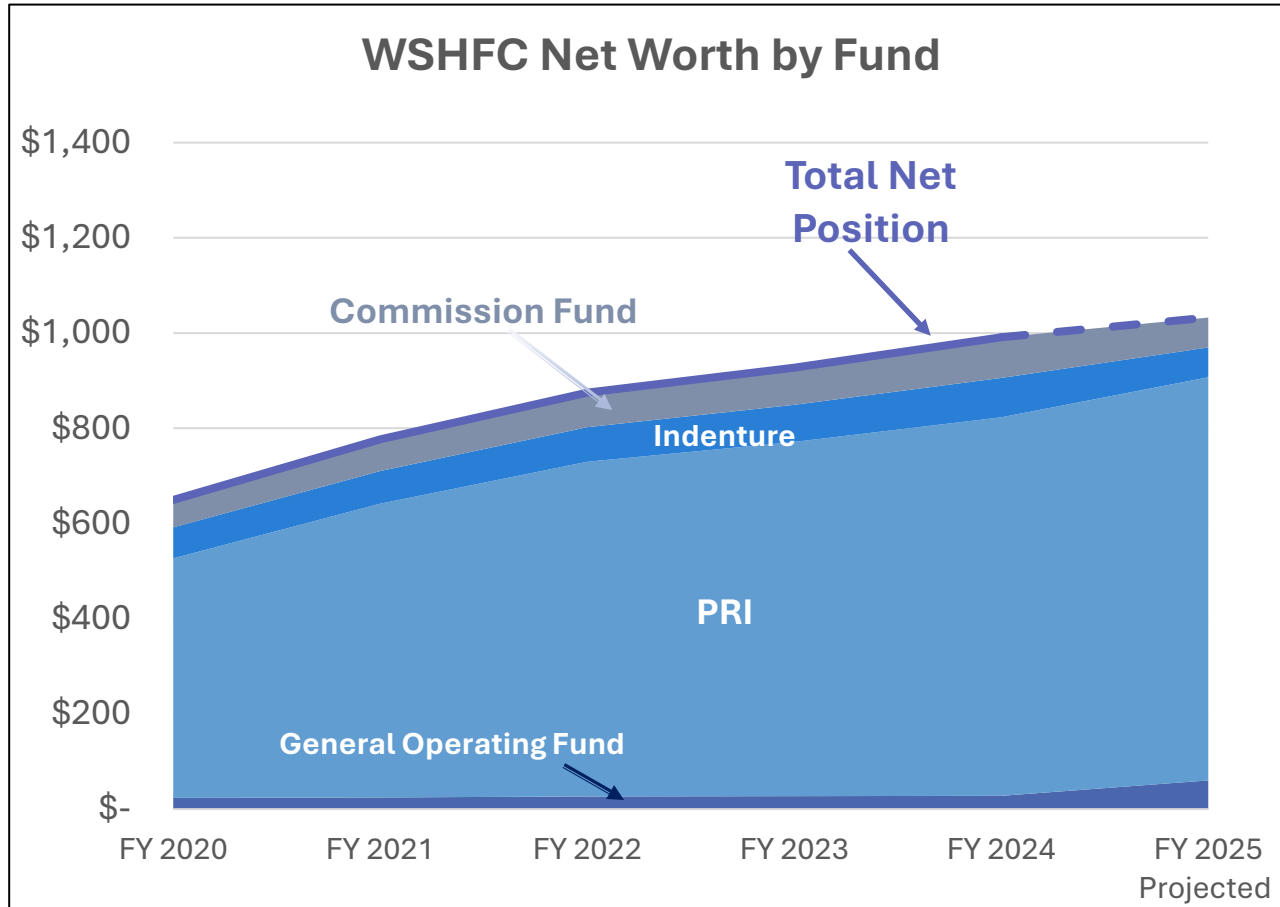
# Dashboard Criteria

## cont.

Sustainability Criterion	Why It Matters	Metric	Current Status
<b>TBA Premiums Cover DPA Lending</b>	If TBA premiums fall short of covering DPA, reserves are depleted — reducing sustainability and increasing reliance on PRI.	<b>Net TBA Premium vs. Home Adv. DPA Lending</b> ●: TBA premiums alone cover DPA lending ●: TBA premiums + PRI subsidy cover DPA lending ●: TBA premium + PRI subsidy do not cover DPA lending	●
<b>Mission Delivery: Single Family: Offer Borrower's The Lowest Supportable Mortgage Rates</b>	Lower first mortgage rates make WSHFC programs competitive with conventional lenders and directly support the mission by lowering monthly costs for borrowers making homeownership more accessible and default rates lower.	●: WSHFC borrower rate below benchmarks (FHA for House Key / Freddie for HA) ●: WSHFC rate no more than 10bps / 25bps higher than respective benchmarks ●: Higher than benchmark (WSHFC less competitive)	<b>HK:</b> ● <b>HA:</b> ●
<b>Mission Delivery: Single Family Homebuyers Served</b>	Serving homebuyers directly reflects the Commission's impact and mission to help Washingtonians achieve homeownership.	●: ≥ 5,000 homebuyers per year ●: 3,000–4,999 homebuyers ●: < 3,000 homebuyers	●
<b>Mission Delivery: Multifamily Impact</b>	Consistent multifamily and non-profit bond issuance reflects the Commission's ability to support and expand affordable rental housing.	●: ≥ \$325M MF bonds / ≥ \$125M nonprofit lending (benchmarks met) ●: 75–99% of benchmarks ●: < 75% of benchmarks	<b>MF:</b> ● <b>NP:</b> ●



# Commission: Total Net Worth



## **Metric Benchmark:**

Net worth is increasing, not decreasing. ●

## **Board Takeaway:**

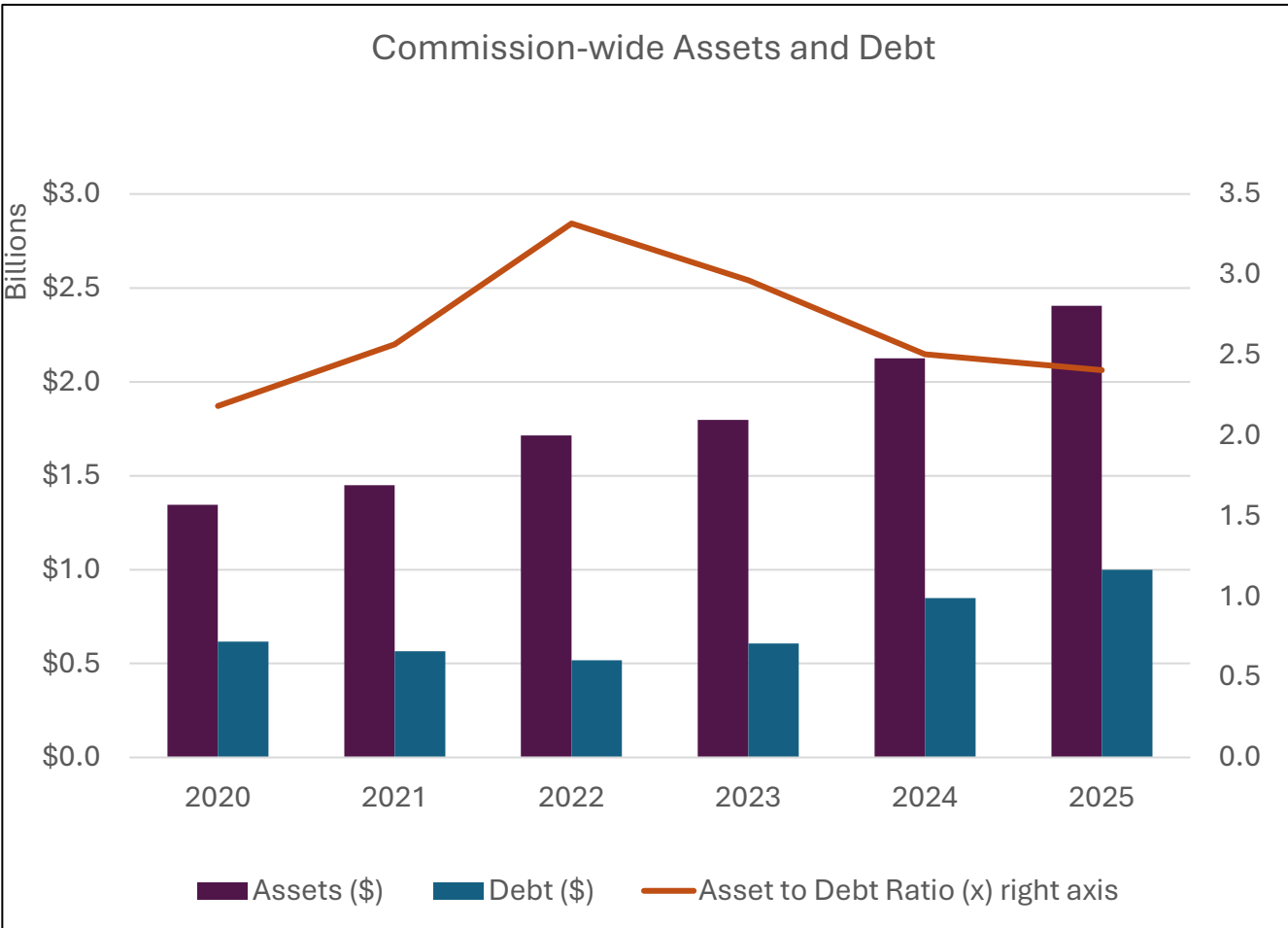
Net worth is growing, which strengthens WSHFC's foundation.

The board should monitor to ensure growth continues so future program capacity is not eroded.

*\*excluding fair value of MBS and grants  
FY25 preliminary results*

# Debt Capacity & Financial Flexibility

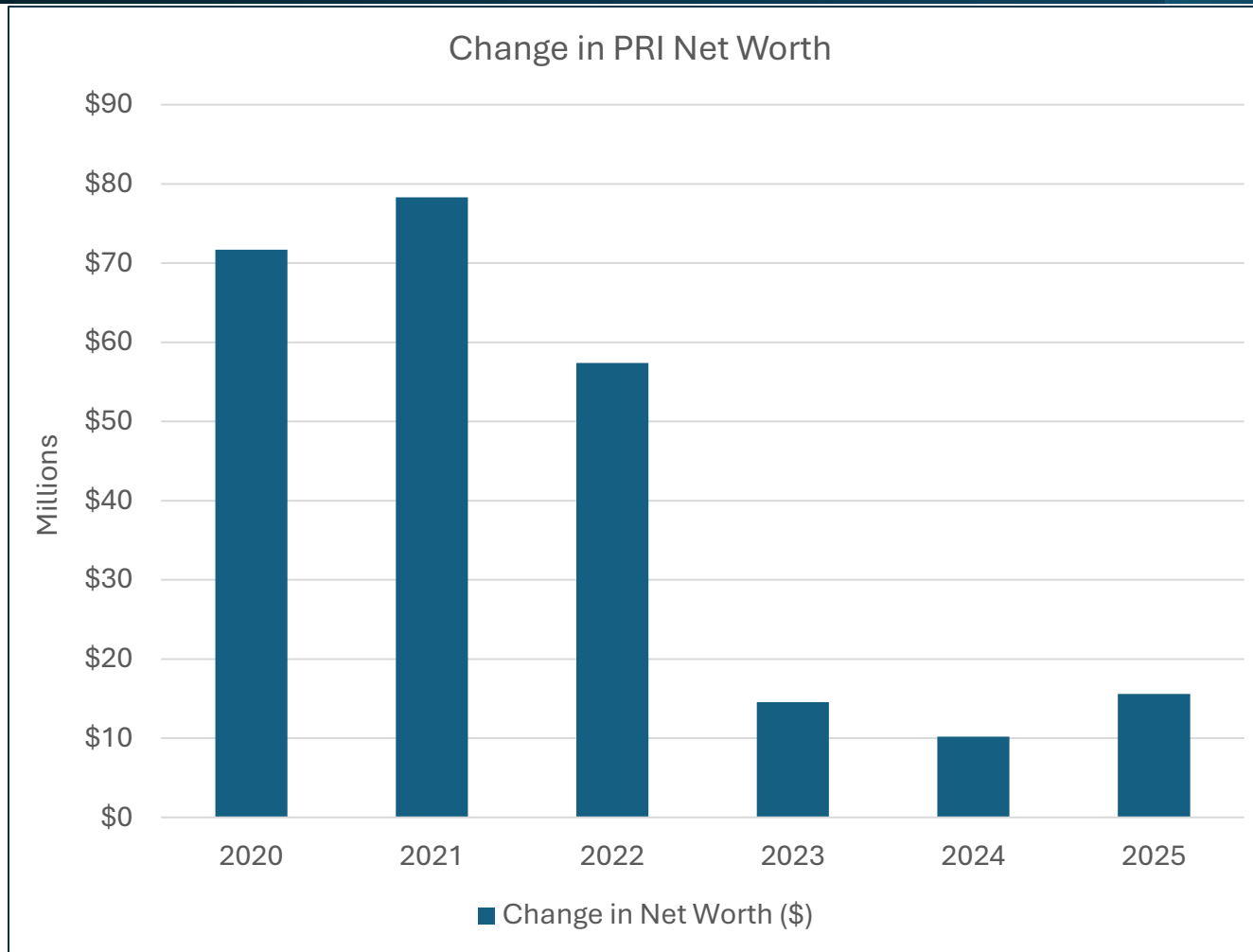
Commission-wide Assets and Debt



**Metric Benchmark:**  
Asset-to-debt ratio  
above 2.5x ●

**Board Takeaway:**  
Ample leverage  
capacity gives the  
Commission options –  
to borrow, invest, and  
respond to changing  
markets without  
jeopardizing stability.

# PRI: Change in Net Worth



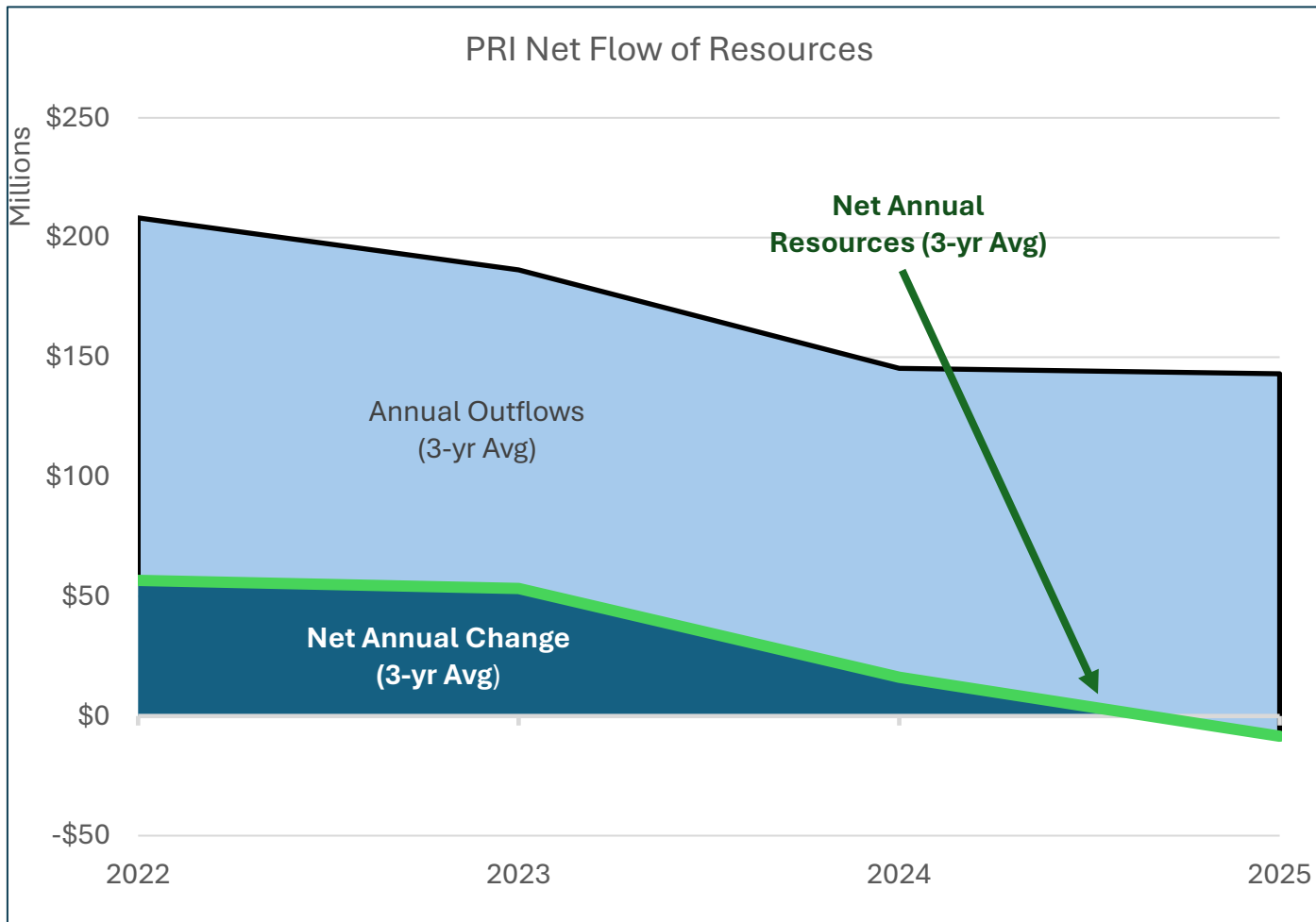
**Metric Benchmark:**  
Annual change in net worth is positive. ●

**Board Takeaway:**  
PRI net worth continues to grow, strengthening WSHFC's foundation.

The board's role is to help ensure this momentum is sustained by planning for changing markets, positioning the Commission for best execution through economic cycles.

*\*excluding fair value of MBS and grants  
FY25 preliminary results*

# PRI: Change in Available Resources

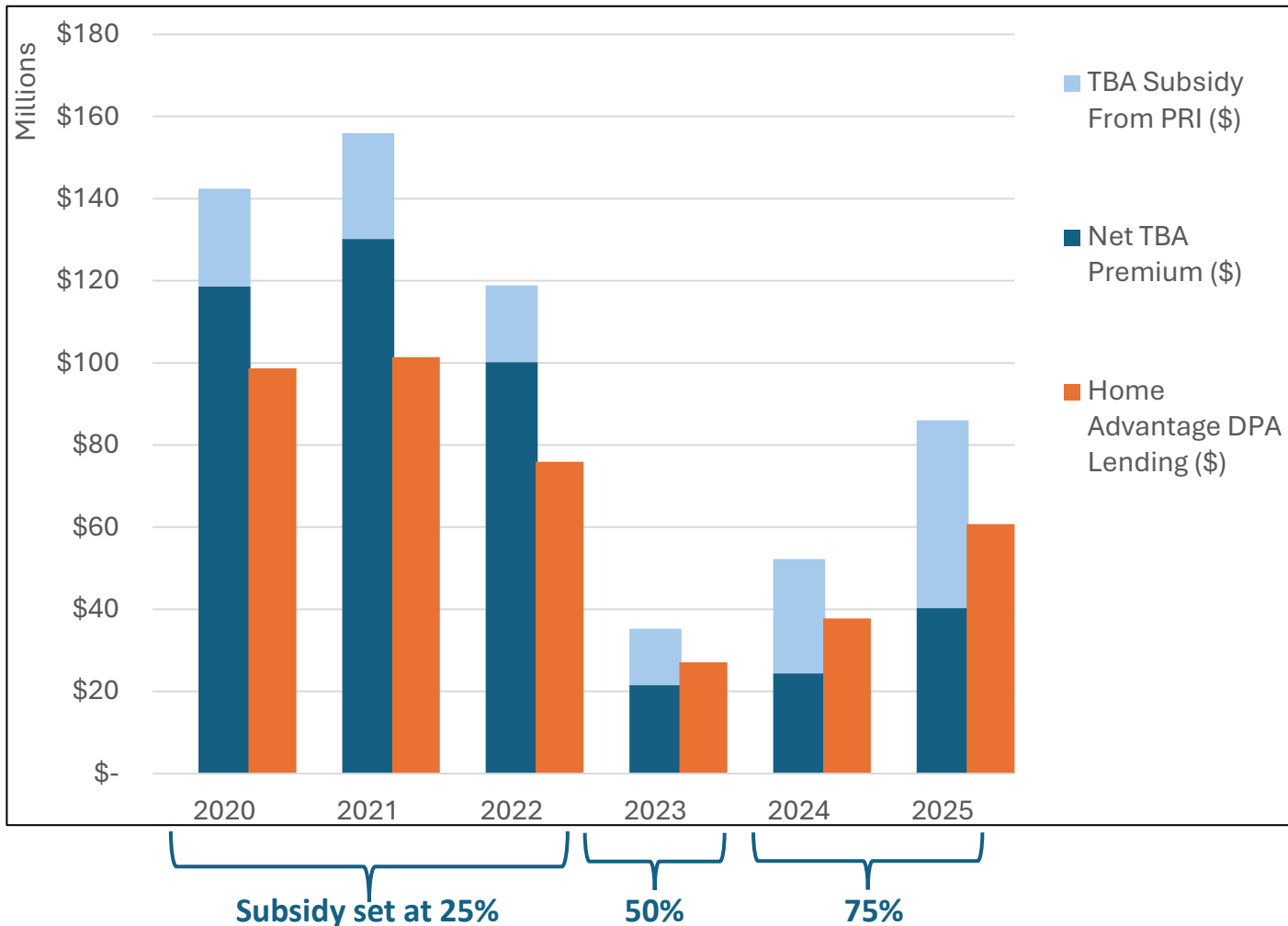


**Metric Benchmark:**  
Downward trajectory of 3-year average change in available resources is negative. ●

**Board Takeaway:**  
Available resources are trending downward.

The board might consider establishing **acceptable levels** of depletion and strategies to sustain PRI-funded programs.

# Ability to Fund DPA



## **Metric Benchmark:**

Net TBA premium (navy) plus subsidy (light blue) exceeds HA DPA lending (orange). ●

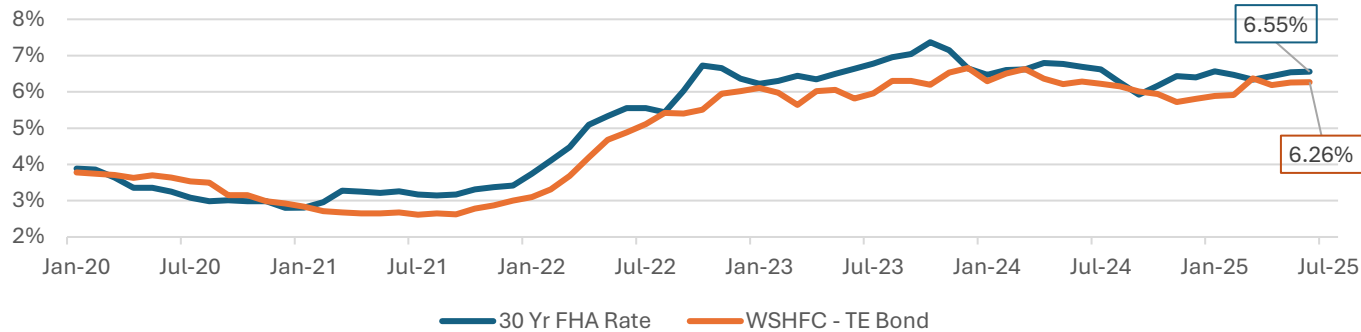
## **Board Takeaway:**

TBA premiums plus subsidy, set at board-approved levels, from PRI are sufficient to cover DPA lending.



# Mission Delivery: Single Family Borrower Impact

Single Family Qualified Borrowers Rate Comparison

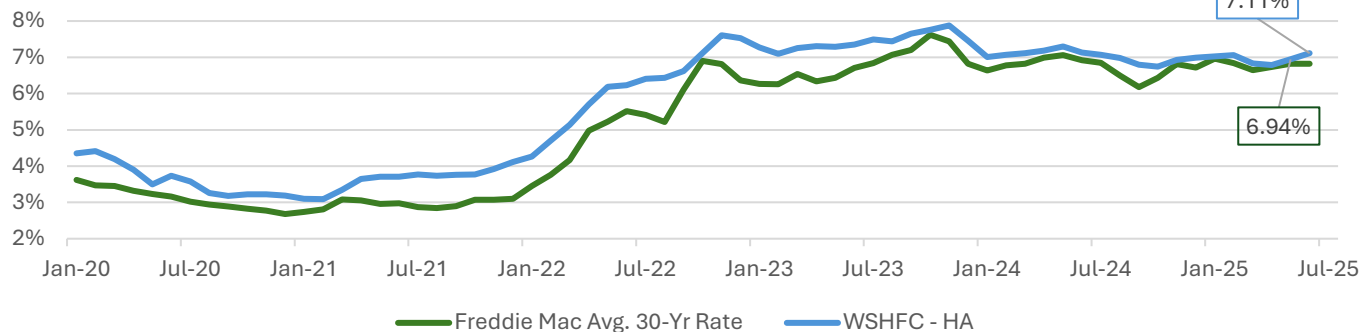


## **Metric Benchmarks:**

WSHFC qualified borrower ([House Key](#)) rate is less than FHA rate. ●

WSHFC non-qualified borrower ([Home Advantage](#)) rate is no more than 25bps higher than the Freddie average rate. ●

Single Family Non-Qualified Borrowers Rate Comparison

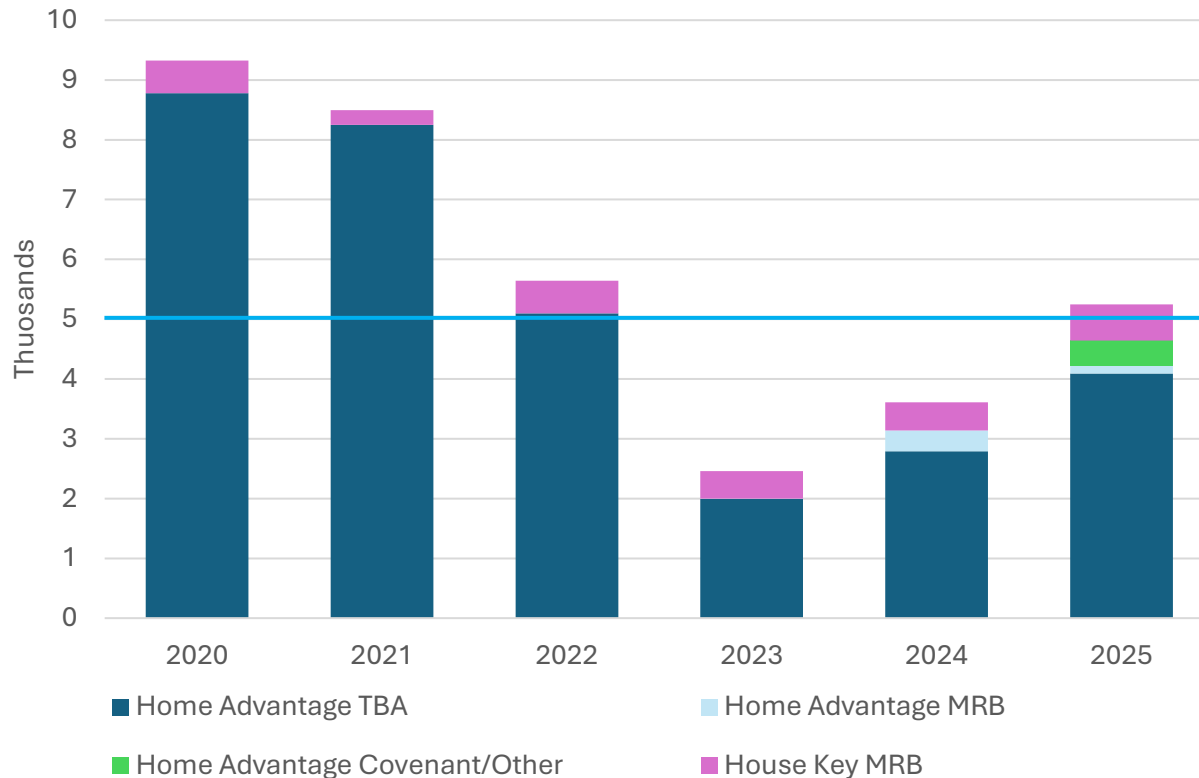


## **Board Takeaway:**

The lower the rate WSHFC offers, the more affordable homes become for borrowers.

# Mission Delivery: Single Family Homebuyers Served

Total First Mortgages to Homeowners



## **Metric Benchmark:**

Serve at least 5,000 homebuyers per fiscal year. ●

## **Why This Matters:**

Serving homebuyers directly reflects the Commission's impact and mission.

Trends show whether WSHFC is reaching the households it exists to help.

# Mission Delivery: Multifamily



## Metric Benchmark:

Issuing \$325 mil. in MF bonds ●

Issue \$125 mil. in Nonprofit lending ●

## Why This Matters:

Multifamily/non-profit lending demonstrates the Commission's ability to expand affordable rental housing and other mission-driven impact in the state.



# Key Performance Indicators

## *Issuer Rating Metrics*



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# Issuer Rating Metrics:

## *Capital Adequacy & Leverage*

Issuer Rating Metrics	2020	2021	2022	2023	2024	5-Year Average	Benchmark
Asset to Debt (x)	2.18	2.57	3.32	2.96	2.50	2.71	> 1.2x
Net Position as % of Bonds Outstanding	105%	138%	169%	153%	117%	136%	> 35%
Gen Ops & PRI Unrestricted Net Position as % Bonds Outstanding	85.3%	113.4%	139.7%	126.5%	96.6%	112%	> 25%



# Issuer Rating Metrics:

## *Profitability & Liquidity*

Issuer Rating Metrics	2020	2021	2022	2023	2024	5-Year Average	Benchmark
Net Operating Revenue (\$)	\$110.7 mil.	\$127.6 mil.	\$97.8 mil.	\$52.6 mil.	\$63.7 mil.	\$90,5 mil.	Increasing
Net Income / Total Revenue	75%	80%	78%	54%	52%	68%	10-20%
Net Interest & Invest. Revenue as % of Gross Interest & Investment Rev.	35.2%	23.3%	13.3%	40.8%	47.5%	32%	>60%
Return on Net Position	17.0%	16.4%	11.2%	5.7%	6.4%	17.0%	>= 0.75%
Cash & Investments as % of Bonds Outstanding	0.48	0.80	1.27	1.08	0.81	0.89	.50x
Cash & Investments as % of Total Assets	21.9%	31.4%	38.3%	36.3%	32.3%	32%	>25%



# Data Appendix



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# Single-Family Lending: TBA

	2020	2021	2022	2023	2024	2025	% Change FY20 – FY25
<b>TBA Production - First Mortgages - Dollar</b>	\$2.65 bil.	\$2.628 bil.	\$1.924 bil.	\$ .733 bil.	\$ 1.040 bil.	\$1.730 bil.	<b>(34.7%)</b>
<b>TBA Production - First Mortgages - Number</b>	9,053	8,212	5,386	2,000	2,700	4,296	<b>(52.5%)</b>
<b>TBA Premiums</b>	\$118.5 mil.	\$130.2 mil.	\$100,2 mil.	\$21.6 mil.	\$ 24.4 mil.	\$ 40.3 mil.	<b>(66.0%)</b>
<b>TBA - Avg First Mtg Size - Dollar</b>	\$ 292,840	\$ 320,070	\$ 357,279	\$366,734	\$ 385,329	\$ 402,770	<b>37.5%</b>
<b>Home Advantage DPA - Dollar</b>	\$98.7 mil.	\$101.4 mil.	\$75.9 mil.	\$27.1 mil.	\$37.8 mil.	\$60.8 mil.	<b>(38.4%)</b>
<b>Home Advantage DPA - Number</b>	8,441	7,940	5,318	1,941	2,538	3,828	<b>(54.6%)</b>
<b>Home Adv. DPA - Average Assistance Size - Dollar</b>	\$11,692	\$12,769	\$ 14,274	\$13,965	\$14,892	\$15,879	<b>35.8%</b>
<b>Average Size of HA DPA on TBA Firsts</b>	4.0%	4.0%	4.0%	3.8%	3.9%	3.9%	<b>(1.3%)</b>

# Single-Family Lending: MRB

	2020	2021	2022	2023	2024	2025
<b>SF MRB Production - First Mortgages - Dollar</b>	\$114.8 mil.	\$52.1 mil.	\$141.7 mil.	\$129.4 mil.	\$258.7 mil.	\$215.3 mil.
<b>SF MRB Production - First Mortgages - Number</b>	562	245	520	462	820	721
<b>SFMRB - Avg First Mtg Size - Dollar</b>	204,306	212,766	272,493	280,119	315,554	298,608
<b>SF MRB DPA - Dollar</b>	\$5.63 mil.	\$2.5 mil.	\$6.95 mil.	\$6.9 mil.	\$12.8 mil.	\$12.5 mil.
<b>SF MRB DPA - Number</b>	550	238	497	449	801	700
<b>SF MRB DPA - Average Assistance Size - Dollar</b>	10,230	10,319	13,985	15,362	16,018	17,793
<b>Average Size of DPA on MRB Firsts</b>	5.01%	4.85%	5.13%	5.48%	5.08%	5.96%

# Multifamily & Nonprofit Lending

	2020	2021	2022	2023	2024
<b>Total Tax-Exempt Bond Issuance (\$)</b>	\$776.8 mil.	\$680.1 mil.	\$610.6 mil.	\$599.8 mil.	\$477.2 mil.
<b>Total Projects Financed / Issuances</b>	23	18	15	20	15
<b>Total Units Financed</b>	4,147	3,501	2,542	3,020	2,552
<b>Total Affordable Units</b>	3,812	3,381	2,454	2,868	1,984
<b>% Affordable Units</b>	92%	97%	97%	95%	78%
<b>TE Bond Proceeds / Unit</b>	\$187,324	\$194,264	\$240,190	\$198,600	\$186,990



# Multifamily Fund Revenue Contributions to Gen Ops

	2020	2021	2022	2023	2024	2025
<b>Annual issuer fees</b>	9,929,374	10,606,320	11,389,882	11,743,926	12,198,372	12,791,252
<b>Tax Credit Reservation Fees</b>	4,784,801	5,780,250	4,921,345	5,956,544	6,470,620	5,528,730
<b>Citi Securitization</b>	-	28,641	609,418	1,349,594	2,672,400	4,150,602
<b>Compliance Fees</b>	3,342,702	3,533,872	3,663,447	3,760,967	3,901,717	4,069,133
<b>Bond origination fees</b>	2,311,207	2,559,637	1,972,436	2,059,429	1,900,677	1,708,897
<b>Other fees</b>	419,264	355,193	485,884	425,525	289,263	339,430
<b><i>Total Multifamily Revenues to Gen Ops</i></b>	<b>\$20,787,349</b>	<b>\$22,863,914</b>	<b>\$23,042,412</b>	<b>\$25,295,985</b>	<b>\$27,433,049</b>	<b>\$28,588,042</b>

# Asset Management Initiative

Wubet Biratu, AMC Director  
Lisa Vatske, MHCF Director

August 28, 2025

# What is the Asset Management Initiative?

A focused effort to evaluate, maintain, and optimize the long-term performance and sustainability of our tax credit and bond properties.

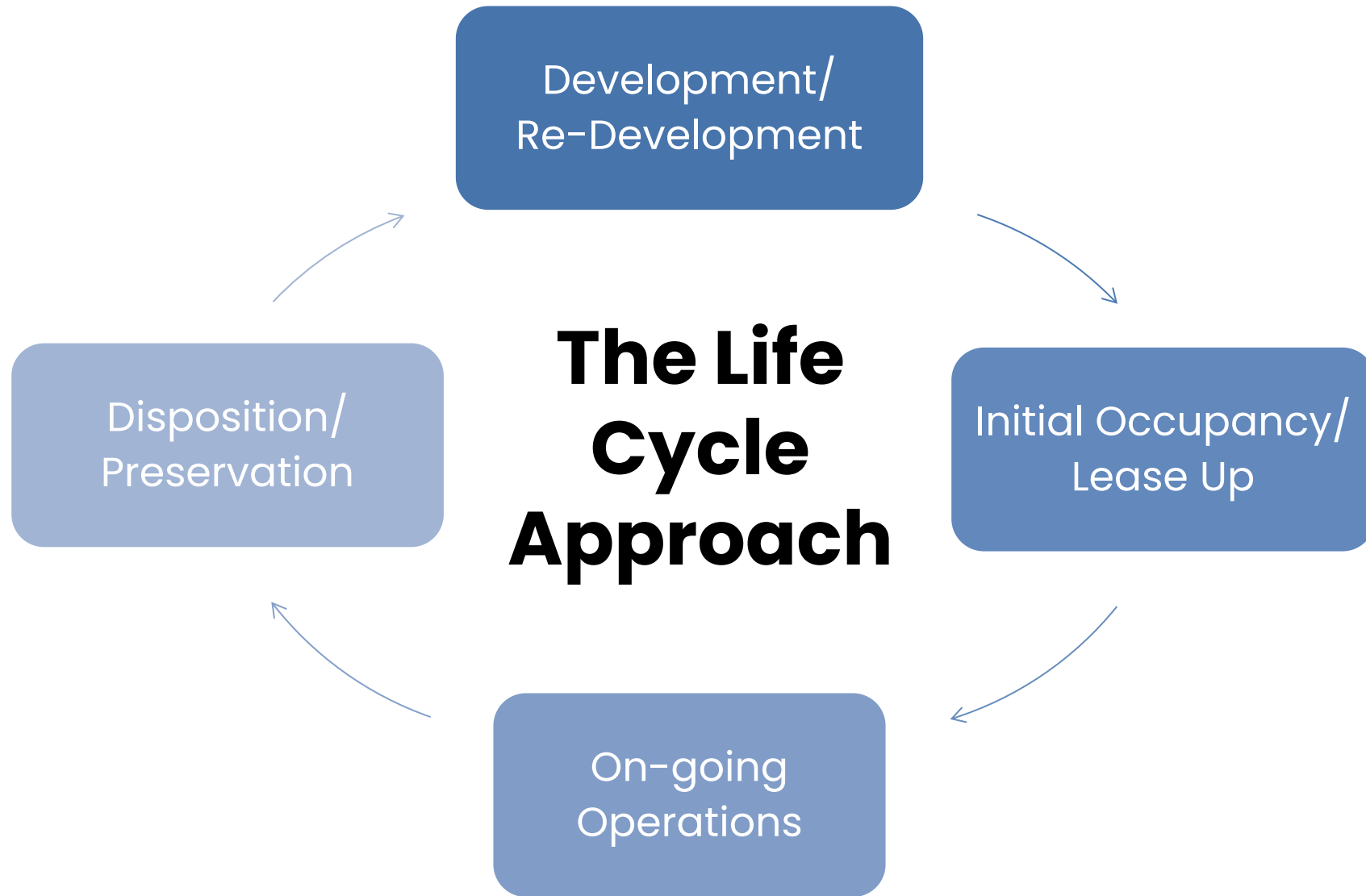
- ➡ **Why:** We are in unprecedented times; we need to think creatively for our future. We need to evaluate the optimal use of resources, our internal organizational structure, and preservation and stabilization strategies to protect projects and residents.
- ➡ **Goal:** Establish a proactive, data-driven framework for asset allocation and performance monitoring that ensures developments are well-managed, aligned with organizational priorities, and positioned for long-term stability and success.

# The Journey

2022	2023	2024	2025
<ul style="list-style-type: none"><li>• The conversation started</li><li>• Overview of expiring projects</li></ul>	<ul style="list-style-type: none"><li>• Created and hired Sr. Policy Advisor</li><li>• Explored past attempts at Asset Management practices<ul style="list-style-type: none"><li>• PROWL (2011)</li><li>• Repositioning (2019)</li></ul></li></ul>	<ul style="list-style-type: none"><li>• Expanded capacity<ul style="list-style-type: none"><li>○ Community Engagement position</li><li>○ Data consultant position</li><li>○ Interns</li></ul></li><li>• Portfolio Operating Issues<ul style="list-style-type: none"><li>○ KCPF and internal workgroups</li><li>○ Preservation Analysis</li><li>○ Influx of Data requests</li></ul></li><li>• Legislative requests<ul style="list-style-type: none"><li>○ ETO</li><li>○ Rent stabilization</li><li>○ Gap financing</li></ul></li></ul>	<ul style="list-style-type: none"><li>• Internal Op Issues workgroup</li><li>• Preservation financial tool</li><li>• KCPF subgroup work<ul style="list-style-type: none"><li>○ Policy strategy</li><li>○ Asset Management Framework</li><li>○ Underwriting standardization</li><li>○ Data collection and analysis</li></ul></li><li>• Create additional capacity<ul style="list-style-type: none"><li>○ Asset Management Analyst</li><li>○ Preservation Analyst</li><li>○ Data Consultant</li></ul></li></ul>



# Asset Management Framework



# Asset Management by Project Phase



# The Work Ahead

## Policy

- Good Standing
- Preservation
- Retargeting
- Property Release
- Rent Stabilization
- Additional program/  
policy work

## Risk Management Tools

- Stabilization Phase Risk Grid
- Operational Performance  
Monitoring and Tracking;  
Property & Org level
- Expiring Property Risk Grid

## Procedures (Business Process)

- Good Standing
- Property Watchlist criteria
- Expiring Property risk  
assessment

# How we'll get there?

Creating  
capacity

## New Positions

- Asset Management Analyst (AMC)
- Preservation Analyst (MHCF)
- Data Consultant (MHCF)
- Policy Intern (MHCF)
- Asset Management Intern (AMC)

## Cross Divisional Work Groups

- Good Standing
- Preservation
- Watchlist Procedures



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# Questions?





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# Policy Process Reset, Federal Updates and Guidance for 2025/26

## Board Work Session

*August 28, 2025*

Lisa Vatske, Director Multifamily Housing and  
Community Facilities Division  
Jason Hennigan, Bond Program Manager

Jackie Moynahan, Senior Policy Advisor  
Kate Rodrigues, Senior Tax Credit Analyst

# Agenda



Program Policy Process Reset: Shifting to Proactive Approach



Federal 2025 Tax Bill Changes

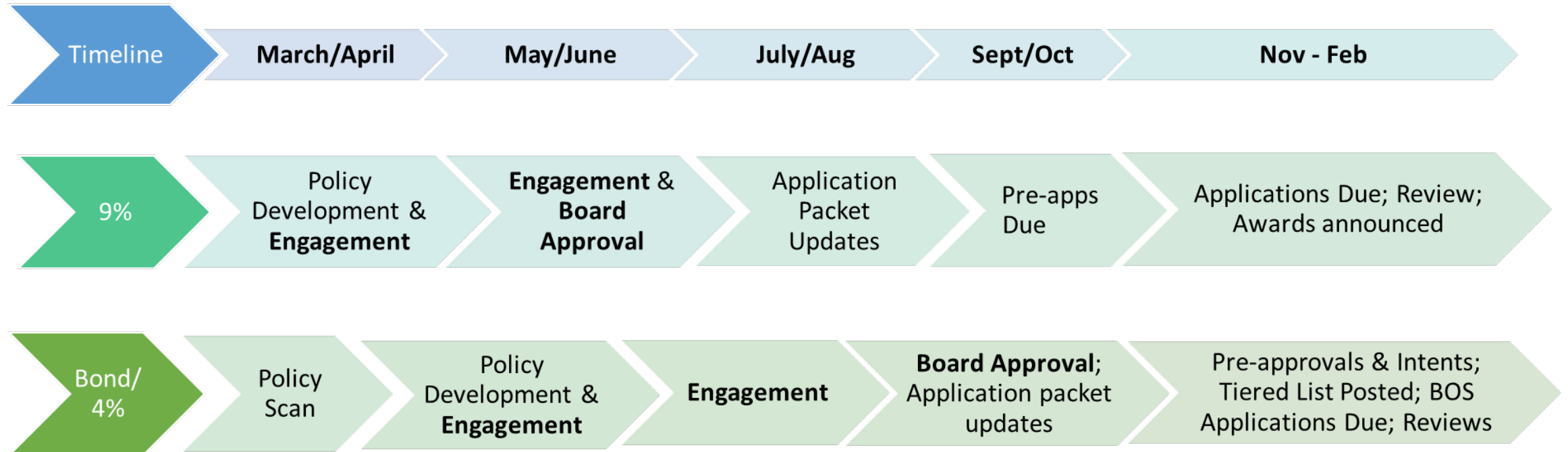


2026 Allocations: Program Policy Impacts & Guidance



Questions

# Current Policy Process State



# Emergent Issues Require Us to Evolve



Strain on the Portfolio

Rising Preservation Needs

Evolving Resident Needs

Federal Budget and Tax Bill Impacts

State and Local Resources: Capital and Operating



# Big Changes Require Longer Runway



Refine Scoring Criteria

Update Threshold  
Requirements

Reevaluate Program  
Structure & Pools

Incorporate External  
Workgroup  
Recommendations



# How do we need to shift?

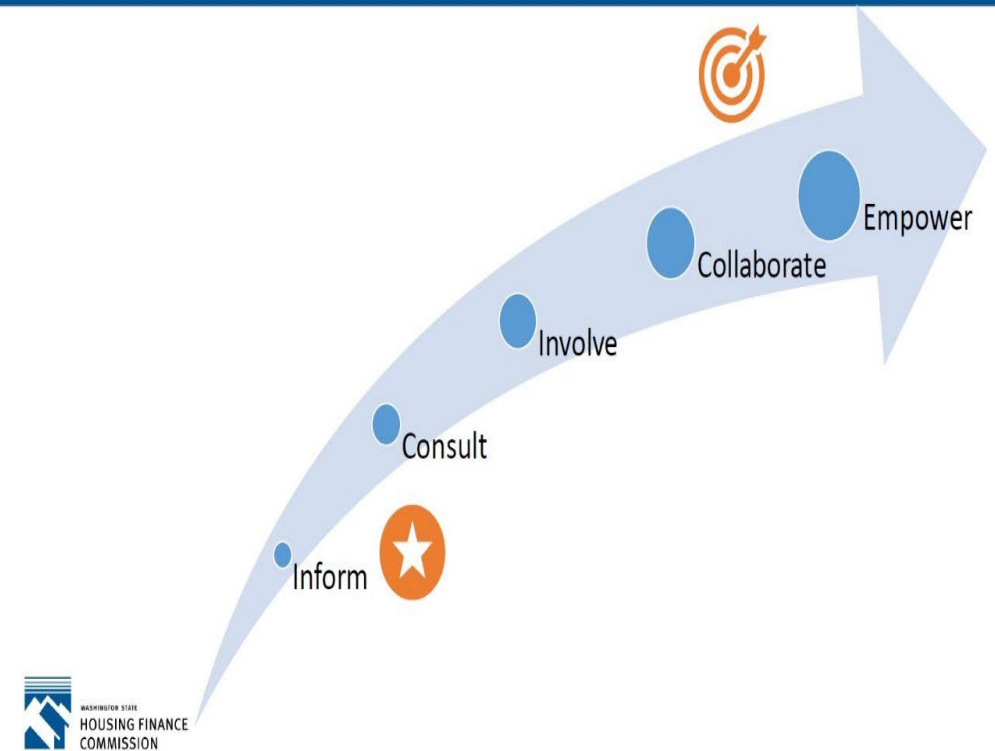


**Prioritize foundational research, analysis, and evaluation** that strengthens policy work



**Deepen engagement efforts** to support more collaborative policy development

## Spectrum of Community Engagement



# Feedback from Interested Parties



Interest in earlier, more collaborative engagement

Desire for flexible formats

Transparent communication is key

# What does that mean for 2026 resources?



**Only Policy updates related to Federal Changes**

**Issue Guidance to Complement Policies**

**Improving Application Submissions**

**Holding Space for:  
Preservation Opportunities**



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# Federal Updates: 2025 Tax Bill



## Tax Credit provisions provide opportunity:

- Adds permanent 12% increase to the 9% Tax Credit for 2026 Allocations
- Permanently lowers the 50% test to 25% (issuances after 12/31/2025)  
(Projects in transition-Can issue 5% in 2026 to trigger lower test)
- Makes permanent 100 percent bonus depreciation for qualified properties

# 9% Program Updates and Guidance



Update Credit Limits

Underwriting

LOI Documentation

PSH Feasibility

Preservation

Updated Policies and Guidance can be found on the 9% Program Webpage: <https://wshfc.org/mhcf/9percent/2026application.htm>





# 25% Test

# Underwriting

# Community Based Organizations

# Energy

# Preservation

# Bond Tax Credit Program: Proposed Policy Updates



## Federal Impacts:

- Updating all related references to reflect the new “25% Test” threshold to qualify for 4% Tax Credits.
- Maintaining a cushion and expect projects to target their bond request to no more than 30% of aggregate basis
- Guidance and conversations so far with other HFA partners are using a similar threshold to start for 2026 allocations.

## Additional Updates for Clarification/Corrections:

- Investor language to clarify expectations for Balance of State projects
- CBO and Nonprofit Donation – clarifying processes
- Energy – clarification and process update
- Rehab: Major Systems Section – updating list of system options to include envelope

# Expanded Resources = Opportunity



Exploring innovative ideas to support unique opportunities aligned with our values:

Advance Racial Justice  
and Equity

Align Resources

Meet Affordable  
Housing Needs  
Everywhere

Ensure High-Quality  
and Affordable  
Housing for Residents  
in the Long Term

Use Our Limited  
Resources Efficiently

Prioritize Populations  
Who Most Need Help\*  
(9% Program)

Foster Healthy and  
Sustainable Homes in a  
Changing Climate

## Preservation Specifically:

- ☐ Exploring a separate track for projects to apply for financing
- ☐ Talking to Project Owners with expiring regulatory agreements
- ☐ Developing a Request for Information (RFI) to inform our strategy

**Thank you!**

**Questions?**



## Commerce Update

### Homelessness Assistance Unit

Contact: [Dione.Griffith@Commerce.wa.gov](mailto:Dione.Griffith@Commerce.wa.gov)

#### **Response to Executive Order on “Ending Crime and Disorder on America’s Streets”**

The EO does not immediately change our programs or overall direction. In the interim, we will keep grantees and contractors informed as we learn more.

#### **Housing and Essential Needs Evaluation Report Released**

The evaluation included a review of program data, meetings with HEN recipients, and interviews with service providers, landlords, and other key stakeholders to assess the program’s effectiveness and outcomes.

Join this session to hear recommendations from the report, actively workshop proposals with Commerce staff, and help shape the priorities that are carried forward to strengthen and improve HEN. More information can be found here on the [2025 HEN Program Evaluation by Abt Global \(Box\)](#).

#### **HOME American Rescue Plan (ARP) Program Launches**

We're excited to announce the launch of Washington's \$23.6 million HOME-ARP program! Through partnerships with Community Action Programs across rural Washington, HOME-ARP will provide critical supportive services to individuals and families experiencing homelessness, at risk of homelessness, fleeing domestic violence, and other vulnerable populations.

The program unfolds in two phases: a six-month planning period (October 2025 - March 2026) focused on capacity building and program design, followed by implementation of supportive services starting April 2026.

#### **2025 Point in Time Count Results**

2025 PIT Count data is now available on the [Annual Point in Time \(PIT\) Count](#) page of the Washington State Department of Commerce website.



This year, the count took place on January 30, reportedly showing 22,173 people experiencing homelessness in Washington State: a 4.4% increase from 2024 and an 8.7% increase from 2023.

### **Landlord Mitigation Program**

The Housing Trust Fund (HTF) Repair Fund was open June 2 through June 30, with an allocation of \$4,850,000. The program reimburses for nonrecurring, urgent repairs for housing providers with an HTF contract or another public entity to provide Permanent Supportive Housing. Commerce funded 177 requests totaling \$3.9 million.

The program will open again with new funding at a time that is yet to be determined. More information can be found on the [Housing Trust Fund \(HTF\) Repair Fund](#) program webpage.

### **Snapshot of the State Fiscal Year 2024 Published**

The [Annual Snapshot of Homelessness in Washington State, SFY 2024 \(Box\)](#) has been published.

The [Understanding the Snapshot Report \(Box\)](#) guide has been updated to address common questions and to document methodological updates.

### **Homeownership Unit**

Contact: [Angela.Snow@Commerce.wa.gov](mailto:Angela.Snow@Commerce.wa.gov)

### **Homeownership and Community Reinvestment Plan**

The Community Reinvestment Plan provided Down Payment Assistance to over 220 new homebuyers from January 2025 to July 2025, many of those with layered funds from WSHFC and other statewide organizations. This was a huge success for the State, organizations, and communities.

### **Office of Homeless Youth**

Contact: [iLeana.Areiza@Commerce.wa.gov](mailto:iLeana.Areiza@Commerce.wa.gov)

### **Latest Data Report- System involved youth and the increased risk of homelessness**

The most up-to-date report tracking the housing outcomes of youth (ages 12-17) and young adults (ages 18-24) in Washington State has been released. It provides housing insight to the immediate three- and 12-month periods after exiting various systems, including: residential behavioral healthcare, foster care, and the criminal legal systems. The data recorded for calendar year 2022 shows that within 12 months after exit, 15% of youth and young adults experience homelessness after exiting these systems. Furthermore, those who were detained in a correctional facility or admitted to a medical detoxification facility are more likely to experience homelessness in the 12 months following system exit relative to those who did not.



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## **MEMO**

**DATE:** August 26, 2025  
**TO:** Board Commissioners  
**FROM:** Steve Walker  
**RE:** Executive Director's Report

This memo summarizes the activities of each division, along with highlights of my own activities from July 21 – August 25, 2025. Should you have any questions, please contact Tera to arrange a call with me or a division director.

---

### **Multifamily & Community Facilities**

After 9 years with the Commission and 33 years with the State, we celebrated Kate Held's retirement- her last workday was yesterday, Wednesday Aug 27<sup>th</sup>.

Kate has been the glue of our division and has had the main responsibility of getting the Board agenda packets together for the past 9 years, which is an essential function to the success of our division and our multifamily and community facilities financings. We had a lovely celebration and wish her all the best and will miss her greatly but know that she will stay in touch. We had a wonderful opportunity for her to train her replacement and welcome Jean Balbon to our team, in a slightly different role but continuing to take on the Board packet plus additional responsibilities helping with keeping the division initiatives and workplans organized- Kate 2.0- Jean comes to us most recently from the Worksource system, had a stint at the legislature and is a UW grad both undergrad and in a Master's program- his enthusiasm and can do attitude has really helped to make the transition as stressless as possible.

Lisa attended the annual Farmworker conference sponsored by CASA of Oregon and ORPH- and participated on a panel focused on YR 15 exits and long-term asset management of LIHTC projects.

Solar for All update, as you may recall, we had been working with the Dept of Commerce as a Sub-recipient for a Multifamily solar program and working towards an MOU. Recent news from the Federal administration has put a halt on that as they have notified the Dept of Commerce that they will not be moving forward on those contracted funds. Staff are continuing to work on ways to leverage the state solar credit which is still available.

Also, want to Welcome Cissi to our team as a data consultant, Cissi recently completed her master's degree from UW and was interning at ARCH- excited to bring her technical expertise to our team to expand our capacity on data driven outcomes.

---

## **Homeownership**

### **Covenant Homeownership**

- As of August 25, 2025, we have 676 confirmed closed loans and an additional 105 loans in the pipeline with CHA reservations in 23 counties.

### **Homeownership Assistance Fund**

- The Washington HAF Program worked its way through over 700 applications it received as of the April 7, 2025, application deadline. Because it was determined that we have more applications than funding, we have directed approximately 150 applicants to seek the assistance of the Washington Homeownership Resource Center and the assistance a housing counselor or civil legal aid in lieu of receiving a grant.
- As of August 20, 2025, we have provided over 6,700 grants totaling over \$140 million. We will continue to work closely with our program administrator HOTB Software to finalize the remaining applicants and to distribute all the funding the Commission received. We look forward to presenting a final update to the Commissioners regarding the HAF Program later this fall.

### **Other Updates**

- . In July, we had \$232 million in new reservations assisting 586 households.

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## **Asset Management & Compliance**

### **Compliance Monitoring**

- Our Portfolio Analysts finished reviewing 100% of the 2024 Bond Annual Reports and we have made strong progress on our required 2024 Tax Credit Annual Reports, with over 70% completion as of July.
- Inspections: Our Inspection Contractor has completed over 70% of the 2025 onsite inspections.
- ETO Projects: Chrystal White continues to work on project plans and approvals. Currently, none of the sites are submitting homes for the conveyance process. She is continuing to monitor progress and plans to conduct a site tour in October for locations in Yakima and the surrounding area.

## Business Directives

- Staffing: We have completed interviews for the new Asset Management Analyst position and are currently finalizing our decision. We are hopeful to announce the new hire next week.

## Community Engagement and Education

- Forms & Language Accessibility Initiative: Talitha sponsored - through WSHFC - community events in Tacoma and Yakima as part of our ongoing resident engagement efforts focused on forms and language accessibility. Both events were a success, drawing over 700 attendees in total for both events. Renee attended to support the engagement work. Talitha administered and collected 73 completed surveys both during the events and immediately afterward via online and over the phone.
- Customer Service Portal: The rollout of the new Customer Service process has been a success. It is helping us get a clearer picture of overall activity through the dashboard. That said, we have identified a few areas of improvement, like making autoreply to messages clearer so inquirers know what to expect and streamlining our internal workflow to ensure inquiries are assigned and closed out promptly. We are actively working on these enhancements to make the process more effective.
- Resident Resource Webpage: We are getting close to wrapping up content development, and right now we are reviewing the layout and accessibility features to make sure everything is user-friendly and inclusive. We are also working closely with the web team to finalize the technical pieces so we can move toward launch.

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## Finance

- Finance staff, in conjunction with members of IT division, have selected a vendor for our timesheet replacement system. We will be working with them on incorporating the nuances of the Commission's time and leave policies and procedures over the coming weeks and hope to have the new system deployed by the end of October.
- Additionally, Finance, Admin, Multifamily, and IT staff are in the process of evaluating proposals to the recent RFP for a Servicing Software solution. Options are currently being narrowed down to a smaller selection for interviews demos, which we expect to take place the first week of September.

- The search for our next Senior Controller is currently underway, with the position opening being posted on August 19<sup>th</sup>. We have engaged the executive search firm, Anvil Rock Consulting, to assist with the search, and hope to agree to terms with our next controller within a couple of months.
- 

## **DEI**

### Community Engagement

- The Community Engagement Team will begin specialized training for engagement and public participation the first week of September.

### Business Objectives

- Throughout September DEI is partnering with a cross-divisional group to develop a new way of reporting on business objective progress.

### Impact Team

- DEI, with support from the Office of Equity, is developing a plan for creating an “impact team” for WSHFC to support internal and external impact as it relates to equity work.

### Strategic Plan

- DEI is continuing the RESP tracker project for the strategic plan. The project team is reviewing the tool while it is being piloted in one division. Next steps include general and tool-specific training along with a roll out plan.
- 

## **Executive Director's Update**

- Tera and I continue our work with the Governor’s Boards and Commissions Office to secure new Commissioners for transitioning members Ken Larsen, Alishi Topper and Brian Surratt. Graciously, Ken, Alishia and Brian have offered to continue to serve until their replacements are confirmed.

I participated in the following meetings and events:

- Monthly meeting with Nicholas Carr, Governor's Housing Policy Lead
- Monthly housing strategy meeting with Governor's, Treasurer's, Lt. Governor's Offices and Department of Commerce
- Affordable Housing Funding meeting with Senator Alvarado
- Met with Nick Fluehr and team with Wells Fargo
- Impact Capital Board Meeting
- Met with Daryl Smith of HomeSight to discuss Field Order 15 Fund
- EHF Advisory Group 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** on the **27<sup>th</sup> Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, August 28, 2025, 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 Mtg. Link](#), go to “Join” or “Join a Meeting” and enter:**

**Meeting ID: 852 3599 5061  
Passcode: 049327**

**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 opportunities on page one above for instructions.**

- I. Chair Call to Order**
- II. Steve Walker: Roll Call**
- III. Chair: Approval of the Minutes from the July 24, 2025, special meeting**
- IV. Steve Walker: Special Employee Recognition**
- V. Chair: Conduct a Public Hearing on the following:**
  - A. 35th and Pacific Family Housing, OID # 23-104A**  
**Bianca Pyko:** The proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to provide a portion of the financing for the acquisition, construction and equipping of an 80-unit multifamily housing facility located at 3561 Pacific Avenue, Tacoma, WA 98418, to be owned by MHNW 29 35<sup>th</sup> and Pacific LLLP, a Washington limited liability limited partnership. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The estimated maximum obligation amount is not expected to exceed \$33,000,000. (5 min.)
  - B. Horizon House, OID # 25-56A**  
**Dan Schilling:** The proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) refinance outstanding tax-exempt and/or taxable obligations, the proceeds of which financed capital improvements to the facilities of an existing continuing care retirement community, (ii) finance the demolition, replacement, construction, equipping, renovation and improvement of facilities of

an existing continuing care retirement community, including the construction and equipping of a new approximately 33-story building with approximately 202 apartments and related common area facilities, and the renovation and improvement of existing residences and related facilities of the continuing care retirement community (iii) fund a debt service reserve fund and pay capitalized interest with respect to the obligations, and (iv) pay all or a portion of the costs of issuing the obligations. The project is located at 900 University Street, Seattle, WA 98101, owned and operated by Horizon House, a Washington nonprofit corporation and an organization described under section 501(c)(3). The estimated maximum obligation amount is not expected to exceed \$625,000,000. (5 min)

**C. Cedar Flats, OID # 24-52A**

**Dan Schilling:** The proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations used to provide a portion of the financing for the acquisition, construction and equipping of a 276-unit multifamily housing facility located at 8012 170th Street East, Puyallup, WA 98375, to be owned by VBT Cedar Flats LLC, a Washington limited liability company. The estimated maximum obligation amount is not expected to exceed \$62,000,000. (5 min.)

**D. Jacob Richardson:** Recommend and present Projects for Allocation of Low-Income Housing Tax Credits from the 2025 funding round. (15 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
25-04	Farmview Family Housing	Burlington	Skagit	\$ 872,727
25-05	Bridge Meadows Tacoma	Tacoma	Pierce	\$2,000,000
25-11	South Yakima Senior Housing	Tacoma	Pierce	\$1,712,360

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

**A. Resolution No. 25-73 for the 2025 Allocation of Credit for the Housing Tax Credit Program**

**Lisa Vatske:** A resolution authorizing the Executive Director to make reservations and/or allocations of 2025 Housing Tax Credits (5 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
25-04	Farmview Family Housing	Burlington	Skagit	\$ 872,727
25-05	Bridge Meadows Tacoma	Tacoma	Pierce	\$2,000,000
25-11	South Yakima Senior Housing	Tacoma	Pierce	\$1,712,360

**B. Resolution No. 25-60, YMCA of Pierce and Kitsap Counties, OID # 25-46A**

**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue bonds to (a) finance the redevelopment, construction and equipping of an approximately 94,000 square foot nonprofit facility, (b) refund

outstanding Commission bonds issued to refund prior Commission obligations, the proceeds of which financed the construction of an approximately 74,000 square foot nonprofit facility located in Gig Harbor, (c) finance the construction and equipping of an approximately 58,000 square foot outdoor sports field located on land owned by the City of Gig Harbor, and (d) pay all or a portion of the costs of issuing the bonds. The project is owned and to be owned and operated by Young Men's Christian Association of Pierce and Kitsap Counties, a Washington nonprofit corporation and an organization described under section 501(c)(3). The aggregate maximum bond amount is not expected to exceed \$16,300,000. The project addresses and maximum bond amounts are listed below. The public hearing was held June 26, 2025. (5 min.)

Project:	YMCA of Pierce and Kitsap Counties
Project address:	Morgan Family YMCA 1002 S. Pearl Street Tacoma, WA 98465
Total estimated project cost:	\$35,000,000
Maximum obligation amount for this address:	\$11,000,000

Project address:	Tom Taylor Family YMCA 10550 Harbor Hill Drive Gig Harbor, WA 98322
Total estimated project cost:	\$4,000,000
Maximum obligation amount for this address:	\$4,000,000

Project address:	Gig Harbor Sports Complex 10770 Harbor Hill Drive Gig Harbor, WA 98332
Total estimated project cost:	\$6,600,000
Maximum obligation amount for this address:	\$1,300,000

Estimated maximum aggregate obligation amount:	\$16,300,000
--	--------------

**C. Resolution No. 25-71, Creekside Village on Vashon, OID # 19-73A**

**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to provide a portion of the financing for the acquisition, construction and equipping of a 41-unit multifamily housing facility located at 16816 95th Lane SW, Vashon, WA 98070. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The project is to be owned by Creekside Village on Vashon LLC, a Washington limited liability company. The estimated maximum obligation amount is not expected to exceed \$17,000,000. The public hearing was held July 24, 2025. (5 min.)

**D. Resolution No. 25-72, The Encore Campus, OID # 25-55A**

**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to: finance the acquisition of multiple existing senior living facilities, including assisted living and nursing facilities, pay capitalized interest of the obligations and/or working capital with respect to the project, fund a debt service reserve fund for the obligations, and pay all or a portion of the costs of issuing the obligations, located at 2321 Northwest Schold Place, 2333 Northwest Schold Place and 12169 Country Meadows Lane NW, Silverdale, WA 98383. The project is owned and to be owned and operated by Superior Living Foundation, Inc., a Maryland nonprofit corporation and an organization described under section 501(c)(3). The estimated maximum obligation amount is not expected to exceed \$80,000,000. The public hearing was held July 24, 2025. (5 min.)

**E. Lisa Vatske/Steve Walker/Lucas Loranger:** Approval of annual request to allocate undesignated Program Related Investment (PRI) funds. (10 min.)

**F. Lisa DeBrock:** Approval to increase the Commission's Single-Family House Key Opportunity Income and Acquisition Cost limits (10 mins.)

**G. Lisa DeBrock:** Approval to increase the Commission's Single-Family Home Advantage Income limit. (10 mins.)

**VII. Informational Report on Department of Commerce Activities (if not accomplished during the Work Session) (10 min.)**

**VIII. Executive Director's Report (if not accomplished during the Work Session) (10 min.)**

**IX. Commissioner Reports**

**X. 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 July 31, 2025**

**XI. Chair: Miscellaneous Correspondence and Articles of Interest (5 min.)**

**A. Miscellaneous Correspondence and Articles of Interest**

**B. HFC Events Calendar**

**XII. Chair: Public Comment**

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

**IX. Adjourn**

Nicole Bascomb-Green, Chair

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

# WASHINGTON STATE HOUSING FINANCE COMMISSION MINUTES

**July 24, 2025**

The Commission meeting was called to order by Chair Nicole Bascomb-Green at 1:01 p.m. in the Board Room of the Washington State Housing Finance Commission at 1000 Second Avenue, Suite 2700, Seattle, Washington 98104 and via Zoom. Those Commissioners present were Chair Bascomb-Green, Commissioners Bill Rumpf, Mike Pellicciotti, and Pedro Espinoza; and present via Zoom were Alishia Topper, Brian Surratt, Ken Larsen, Michone Preston, and Tedd Kelleher.

## **Approval of the Minutes**

The June 26, 2025 Commission meeting minutes were approved as distributed.

## **Employee Recognition**

Mr. Steve Walker, Executive Director, stated that every quarter the Commission recognizes: 1) staff tenure through Years of Service awards; 2) any individual/group Special Achievement awards; and 3) the recipient(s) of the Employee of the Quarter award, and yearly, the Employee of the Year award.

He reminded Commissioners that Employee Recognition is a 100% peer-driven program and thanked the following members of the Employee Recognition Committee: Mike Gary, Carmen Chhor, Alex Yim, Tony Moore, Tanya Scratchley, and Kat Komin.

Mr. Walker then announced the Years of Service awards to be awarded this quarter:

### **Five Years:**

Dan Rothman

**Twenty Years:**

Matt Vickery

**Employee of the 2<sup>nd</sup> Quarter, 2025 – Tera Ahlborn:**

Mr. Walker then presented the Employee of the 2<sup>nd</sup> Quarter, 2025 award:

“Much of this employee’s work is done behind the scenes, keeping our Executive Director organized with his myriads of tasks. Whether it be a quick call/text to remind him he has a meeting starting in 5 minutes or to let him know there is a last-minute schedule change. She also must communicate with our 11 Commissioners regarding meeting attendance, important updates, travel assistance, and other tasks no one ever sees or knows of. Much of this work happens after the 5 o'clock whistle!

She continues to lead the Safety Committee as they navigate the new office space and the hybrid work environment.

Our Board Chair has shared how extremely grateful she is for the annotated notes this person provides to ensure our Commission meetings run smoothly. Another small, but large detail only few people know about or see.

Congratulations to Tera Ahlborn -- Employee of the Second Quarter for 2025!”

Chair Bascomb-Green congratulated all of the award recipients, and thanked Ms. Ahlborn for all the **great** work she does for her as Board Chair, the entire Board and Mr. Walker.

**Public Hearing:  
The Encore  
Campus, OID #25-  
55A**

The Chair opened a public hearing for The Encore Campus, OID #25-55A at 1:06 p.m.

Mr. Dan Schilling, Senior Finance Analyst, Multifamily Housing & Community Facilities (MHCF) Division, stated that this was a public hearing for the proposed



issuance of one or more series of tax-exempt and/or taxable revenue obligations to finance the acquisition of multiple existing senior living facilities, including assisted living and nursing facilities, pay capitalized interest of the obligations and/or working capital with respect to the project, fund a debt service reserve fund for the obligations, and pay all or a portion of the costs of issuing the obligations. The facilities are located at 2321 Northwest Schold Place, 2333 Northwest Schold Place and 12169 Country Meadows Lane NW, Silverdale, WA 98383. The project is owned and to be owned and operated by Superior Living Foundation, Inc., a Maryland nonprofit corporation and an organization described under section 501(c)(3) of the IRS Code. The estimated maximum obligation amount is not expected to exceed \$67,000,000.

Mr. Schilling then introduced Tim O'Brien, Vice President; Moiz Doriwala, President; and Stuart Gilbert from Superior Living Foundation. Also joining were Superior Living's attorneys, Mr. Taylor Pancake and Ms. Heidi Jeffrery, from the law firm of Foley & Lardner.

Mr. O'Brien mentioned that Superior Living Foundation was formed in 2017 and manages 16 healthcare facilities throughout the United States that specialize in skilled nursing, addiction treatment, and assisted living along with memory care. This transaction is for the acquisition of three existing facilities in Silverdale, Kitsap County totaling 148 beds. He mentioned further that the current manager will be retained. Also, the properties were built in three phases from 1991 to 1996, with renovations in 2010.

There were no comments or written testimony from members of the public, and the public hearing was closed at 1:12 p.m.

**Public Hearing:  
The Bush School,  
OID #25-54A**

The Chair opened a public hearing for The Bush School, OID #25-54A at 1:12 p.m.

Ms. Bianca Pyko, Senior Bond/Housing Credit Analyst, MHCF Division, stated that this was a public hearing for the proposed issuance of one or more series of

tax-exempt and/or taxable revenue obligations to (i) finance the construction, renovation, furnishing, improvement and equipping of nonprofit educational facilities (including the demolition of an existing facility), and (ii) pay all or a portion of the costs of issuing the obligations, located at 3400 E. Harrison Street, Seattle, WA 98112. The project is owned and to be owned and operated by The Bush School, a Washington nonprofit corporation and an organization described under section 501(c)(3) of the Code. The estimated maximum obligation amount is not expected to exceed \$50,000,000.

Ms. Pyko added that The Bush School, founded in 1924, educates students in Kindergarten through Grade 12. Bush is composed of 2 campuses, the Seattle Campus (Upper School and Lower School) in the Madison Valley area of Seattle and the Methow Campus, located just east of the Cascades in Mazama, Washington. She added further that The Bush School utilized the Commission's nonprofit facilities bond program in 2006, 2010 and 2020.

She mentioned that the bonds will be used to finance the Center Campus and the Middle School project. The Center Campus and Middle School project entails demolishing portions of the existing middle school buildings and constructing a new building and renovation of the remaining middle school space. The new building will house the main entrance, reception and administrative space, K-12 dining commons and kitchen. The second floor will consist of 6 classrooms, 2 labs, 2 collaboration hubs, restrooms and offices of the Middle School. The existing buildings will be renovated and incorporate new mechanical and plumbing systems and other improvements.

Ms. Pyko then introduced the representatives from The Bush School: Ms. Sarah Smith, Head of School; and Mr. Rather Stanton, Chief Finance & Operations Officer.

Ms. Smith stated that she has been with The Bush School as its Head of School for one year and previously was its Assistant Head of School. She stated further that The Bush School is a progressive co-ed day school, with their mission is to spark in students of diverse talents and backgrounds a passion for learning,

accomplishment, and contributions to their communities. They believe deeply that students learn best by doing. She added that The Bush School has an immersive experiential education program alongside a strong college prep program.

She then stated that The Bush School currently has 745 students enrolled, with optimization for 780 students. The student body consists of 52% persons of color, with 23% utilizing some form of financial aid. Also, The Bush School utilizes a broad transportation program serving students that live in 70 different ZIP codes.

Mr. Stanton added that the two main results from this bond issue are a comfortable and efficient space, with energy savings, along with larger, better designed classrooms to improve culture, social dynamics, and peer learning. In addition, there will be creation of some K-12 hubs for learning, support, health and wellness, and finally, community equity and inclusion.

There were no comments or written testimony from members of the public, and the public hearing was closed at 1:19 p.m.

**Public Hearing:  
Creeside Village  
on Vashon, OID  
#19-73A**

The Chair opened a public hearing for Creekside Village on Vashon, OID #19-73A at 1:19 p.m.

Ms. Pyko stated that this was a public hearing for the proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to provide a portion of the financing for the acquisition, construction and equipping of a 41-unit multifamily housing facility located at 16816 95th Lane SW, Vashon, Washington 98070. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The project is to be owned by Creekside Village on Vashon LLC, a Washington limited liability company. The estimated maximum obligation amount is not expected to exceed \$17,000,000.

Ms. Pyko added that the project consists of two two-story and one one-story building that will serve persons with disabilities, individuals and families at 50%

and 60% of AMI. She noted that Commission funds were used to purchase the property in 2023.

She mentioned that the project will feature a multifunctional community building including a manager's unit in the one-story building, common courtyards, plazas, community gardens, a playground, landscaped recreational areas and forty-seven paved off-street parking spaces. The project will provide three accessible units, and all common spaces will meet accessibility requirements. The community building will provide an office and storage area for property management, an office for Vashon Youth and Family Services and a public space with a kitchen and other value-added amenities for its tenants.

Ms. Pyko then introduced Mr. Christopher Bric, President, Shelter America Group; Mr. Erick Cruz, Senior Director of Development, Shelter Resources Inc., and Ms. Jeni Johnson, Executive Director, Vashon Youth & Family Services.

Mr. Bric mentioned that Shelter America Group is the nonprofit sponsor for this development along with their development partner Shelter Resources, Inc. He stated that this would be a rare opportunity that was developed ten years ago to provide much needed affordable housing on Vashon Island, close to transit and other amenities. He added that affordable rental properties are non-existent on Vashon Island, because of single-family residences becoming either secondary residences or short-term vacation rentals.

Mr. Cruz mentioned that the site is located on a 7.5-acre parcel on land purchased from the Commission through the Land Acquisition Program (LAP). There will be three 2-story buildings with 41 total units, all will be low-income except one manager's unit. Mr. Cruz added that the unit mix will be eleven 1-bedroom units, twenty-one 2-bedroom units, and nine 3-bedroom units. Seventy percent of the units will serve persons making 50% or less of local area median income (AMI), and 30% of the units for those making 60% or less of AMI. There is also a community center for the Vashon Youth & Family Services serving tenants.

Ms. Johnson stated that Vashon Youth & Family Service's (VYFS) mission for the past 50 years is to foster a thriving community of emotionally healthy and resilient children, youth, adults, and families. They prioritize serving Vashon's most vulnerable populations, particularly those who face systemic barriers to accessing services, resources, recovery and power.

She added that VYFS's four core programs are: licensed school-age childcare, licensed mental health and substance use disorder with treatment, community resource navigation, and a family resource center which provides evidence-based home visiting for families with young children. VYFS works closely with schools, healthcare providers and other nonprofits to ensure that their services are coordinated, accessible, and responsive to local needs.

Mr. Rumpf commended the project sponsors and VYFS for their persistence in making this much-needed project on Vashon Island a reality.

There were no comments or written testimony from members of the public, and the public hearing was closed at 1:28 p.m.

**Public Hearing:  
Hazel Plaza I, OID  
#25-58A**

The Chair opened the public hearing for Hazel Plaza I, OID #25-58A at 1:28 p.m.

Ms. Pyko stated that this was a public hearing for the proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the acquisition and rehabilitation of an existing 16-unit apartment building located at 2021 E. John Street, Seattle, WA 98112, (ii) finance the additional rehabilitation, equipping and improvement of the Project; and (iii) pay all or a portion of the costs of issuing the obligations. The project is to be owned and operated by Hazel Plaza, LP, a Washington limited partnership. The estimated maximum obligation amount is not expected to exceed \$6,000,000.

Ms. Pyko added that Hazel Plaza I will utilize the Commission's Recycled Bond Cap Program for the acquisition and rehabilitation of a 16-unit family-designated

affordable housing community located in the Capitol Hill neighborhood of Seattle. This is part of a portfolio of three projects (along with Silvan Apartments and Mary Ruth Manor) that is being purchased from Community Roots Housing. The Project features two 2-story buildings originally constructed in 1972. It benefits from a project-based HUD Section 8 Housing Assistance Payment (HAP) Contract covering 100% of the units. The rehabilitation will consist of renovating kitchens, bathrooms, painting and new flooring as well as refurbishing hallways and updating the exterior of the property, including landscaping.

Ms. Pyko then introduced Ms. Alyssa Alcantara, Senior Associate, Redwood Housing.

Ms. Alcantara stated that Redwood Housing is an impact developer focused on the creation and preservation of low-income housing throughout the country. She mentioned that all of the units of the three properties noted above, utilize HUD HAP Section 8 funding, with this contract to be extended 20 additional years.

She added that they are requesting recycled bond volume cap to assist with the acquisition and renovation of the property, and the other two properties in the portfolio. This comprehensive renovation includes accessibility upgrades life safety repairs, deferred maintenance, as well as all-inclusive unit renovations. The common areas, corridors, and the exterior of the buildings would be upgraded and renovated.

Mr. Rumpf asked if current residents' HUD HAP program payments would be affected by these renovations. Ms. Alcantara replied that they would not. He also asked if there were any additional restrictions to the Commission's 15-year regulatory agreement for the bonds. Ms. Alcantara replied that the City of Seattle Office of Housing have existing regulatory agreements for this property and also for the other two properties in the portfolio.

There were no comments or written testimony from members of the public, and the public hearing was closed at 1:32 p.m.



**Public Hearing:  
Silvian  
Apartments, OID  
#25-58B**

The Chair opened the public hearing for Silvian Apartments, OID #25-58B at 1:32 p.m.

Ms. Pyko stated that this public hearing is for the proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the acquisition and rehabilitation of an existing 32-unit apartment building located at 914 E. Harrison Street, Seattle, Washington 98102, (ii) finance the additional rehabilitation, equipping and improvement of the Project; and (iii) pay all or a portion of the costs of issuing the obligations. The project is to be owned and operated by Silvian, LP, a Washington limited partnership. The estimated maximum obligation amount is not expected to exceed \$6,500,000.

Silvian Apartments will utilize the Commission's Recycled Bond Cap Program for the acquisition and rehabilitation of a 32-unit family-designated affordable housing community in the Capitol Hill neighborhood of Seattle. This is part of a portfolio of three projects (along with Hazel Plaza I and Mary Ruth Manor) that is being purchased from Community Roots Housing. The Project features one four-story elevator serviced building that was originally constructed in 1914. The Project benefits from a HUD project-based Section 8 Housing Assistance Payment (HAP) Contract covering 100% of the units. The rehabilitation will consist of renovating the kitchens, bathrooms, painting and new flooring as well as refurbishing the hallways and updating the exterior of the property, including the landscaping.

Ms. Pyko then re-introduced Ms. Alcantara from Redwood Housing.

Ms. Alcantara stated that the renovations and repairs would be similar to those being done at Hazel Plaza I and Mary Ruth Manor: address deferred maintenance, life safety repairs, accessibility, repairs, comprehensive unit, repair, comprehensive unit renovations, upgrades to the common areas and exterior improvements. Also, this property will receive a 20-year extension to the HUD HAP Program Section 8 that covers 100% of the units.

There was no written testimony or comments from members of the public, and the public hearing was closed at 1:35 p.m.

**Public Hearing:  
Mary Ruth Manor,  
OID #25-58C**

The Chair opened the public hearing for Mary Ruth Manor, OID #25-58C at 1:35 p.m.

Ms. Pyko stated that this public hearing is for the proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the acquisition and rehabilitation of an existing 20-unit apartment building located at 100-114 20<sup>th</sup> Avenue E., Seattle, Washington 98112, (ii) finance the additional rehabilitation, equipping and improvement of the Project; and (iii) pay all or a portion of the costs of issuing the obligations. The project is to be owned and operated by Mary Ruth Manor, LP, a Washington limited partnership. The estimated maximum obligation amount is not expected to exceed \$7,500,000.

Ms. Pyko added Mary Ruth Manor will utilize the Commission's Recycled Bond Cap Program for the acquisition and rehabilitation of a 20-unit family designated affordable housing community in the Capitol Hill neighborhood of Seattle. This is part of a portfolio of three projects (along with Hazel Plaza I and Silvian Apartments) that is being purchased from Community Roots Housing. The Project features two three-story buildings that were originally constructed in 1972. The Project benefits from a HUD project-based Section 8 Housing Assistance Payment (HAP) Contract covering 100% of the units. The rehabilitation will consist of renovating the kitchens, bathrooms, painting and new flooring as well as refurbishing hallways and updating the exterior of the property, including landscaping.

Ms. Pyko then re-introduced Ms. Alcantara from Redwood Housing.

Ms. Alcantara stated that the renovations and repairs would be similar to those being done at Hazel Plaza I and Silvian Apartments: address deferred maintenance, life safety repairs, accessibility, repairs, comprehensive unit, repair,

comprehensive unit renovations, upgrades to the common areas and exterior improvements. Also, this property will receive a 20-year extension to the HUD HAP Program Section 8 that covers 100% of the units.

Chair Bascomb-Green commented that her first apartment when she was just 19 years old was at Mary Ruth Manor.

There was no written testimony or comments from members of the public, and the public hearing was closed at 1:38 p.m.

**Public Hearing:  
Project(s) for  
Allocation of Low-  
Income Housing  
Tax Credits in the  
2025 funding round**

The Chair opened a public hearing on the recommended allocation of 9% Low-Income Housing Tax Credits (“LIHTC”) for the following project at 1:38 p.m.:

TC #	Project Name	City	County	Annual Tax Credit Amount
25-06	Bellis Fair Senior Housing	Bellingham	Whatcom	\$2,368,000

Mr. Jacob Richardson, Manager, MHCF Division, stated this is the first project (of 12 total projects) for consideration for an allocation of 2025 9% LIHTCs. The remaining eleven LIHTC projects will be considered for allocation in the months ahead.

**Bellis Fair Senior Housing**

Mr. Richardson stated that Bellis Fair Senior Housing is located on 29 Bellis Fair Parkway in Bellingham, Washington and is sponsored by The Opportunity Council. The project is in the Metro Credit pool and will have 64 total units, with a total credit request of \$2,368,000.

Mr. Richardson then introduced Ms. Adrienne Wyld, Housing Development Manager, The Opportunity Council.

Ms. Wyld stated that this senior housing project is the second and final phase of the Bellis Fair multifamily housing project located across from Bellis Fair Mall in Bellingham. She noted that last year, LIHTCs were issued for the first phase for the Bellis Fair Family Housing project. She stated further that this project responds to a critical need for increased affordable housing for seniors.

She added that Bellis Fair Mall is being redeveloped into a new community hub offering a variety of amenities, including access to groceries, medical care, a new Bellingham Public Library branch, and entertainment, along with a new Senior care center offering services for elder clients, including dementia care.

Ms. Wyld stated that Bellis Fair Senior Housing will have 64 units consisting of 9 studio units, 57 one-bedroom units, and four two-bedroom units serving persons 62 and older making 30-50% of local AMI. She added that 20% of the total units will be for persons exiting homelessness, 20% of the units for persons with disabilities, and eight units with project-based vouchers. She added further that the units will also have independently controlled heating and cooling systems, as well as independent air filtration systems that help prevent contamination from pollutants, whether those pollutants come from a neighboring unit, or outside, such as wildfire smoke.

Ms. Wyld concluded that building permits have been obtained, construction starts this fall, and they expect full lease-up by June, 2027.

There were no comments from members of the public, and the public hearing was closed at 1:44 p.m.

**Note:** Voting on action items are assumed unanimous based upon Commissioners listed as present, unless noted otherwise.

**Action Item:  
Resolution No. 25-59, 2025  
Allocation(s) of  
Credit for the  
Housing Tax Credit  
Program**

Ms. Lisa Vatske, Director, MHCF Division, stated that this is a resolution authorizing the Executive Director to make reservations and/or allocations of 2025 LIHTCs for the following project:

TC #	Project Name	City	County	Annual Tax Credit Amount
25-06	Bellis Fair Senior Housing	Bellingham	Whatcom	\$2,368,000

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

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

**Action Item:  
Resolution No. 25-60, YMCA of  
Pierce & Kitsap  
Counties, OID #25-46A**

This action item was pulled from the agenda.

**Action Item:  
Resolution No. 25-61, Josephine  
Caring  
Community, OID  
#25-40A**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the acquisition, construction, furnishing and equipping of a continuing care retirement community, (ii) refinance a prior taxable obligation, proceeds of which refunded prior obligations of the Commission originally issued to finance and refinance the construction and renovation of assisted living and skilled nursing facilities, (iii) fund a debt service reserve fund, (iv) pay capitalized interest on the obligations, and (v) pay costs of issuing the obligations. The project is owned and to be owned and operated by Josephine Caring Community, a Washington nonprofit corporation and an organization described under section 501(c)(3). The aggregate maximum obligation amount is not expected to exceed \$84,500,000. The public hearing was held June 26, 2025. The project addresses and maximum bond amounts are listed below.

<b>Project(s):</b>	<b>Josephine Caring Community</b>
Project Address #1:	9901 272nd Place NW Stanwood, WA 98292
Total Estimated Project Cost:	\$7,930,000
Total Estimated Bond for this Project:	\$9,500,000
Project Address #2:	16704 25th Avenue NE Marysville, WA 98271
Total Estimated Project Cost:	\$70,942,000
Total Estimated Bond for this Project:	\$75,000,000

<b>Estimated Maximum Aggregate Bond Amount:</b>	<b>\$84,500,000</b>
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Ms. Vatske concluded that this is a public sale, and thus, no lender commitment letter is needed.

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

**Action Item:  
Resolution No. 25-  
62, Johnson Hill  
Apartments, OID  
#25-48A**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) refinance all or a portion of the existing debt used by the Borrower to finance the acquisition and rehabilitation of an existing 38-unit apartment building, (ii) finance the additional rehabilitation, equipping and improvement of the Project; and (iii) pay all or a portion of the costs of issuing the obligations located at 280 SW Clark Street, Issaquah, Washington 98027. The project is owned and operated by 280 Clark Limited Partnership, a Washington limited partnership, the general partner of which is Ruby LLC, a Washington limited liability company, the sole member and manager of which is Imagine Housing, a Washington nonprofit corporation and an organization described under section 501(c)(3) under the Code. The



estimated maximum obligation amount is not expected to exceed \$2,600,000.  
The public hearing was held June 26, 2025.

Ms. Vatske concluded that Heritage Bank has issued a bank commitment letter for the obligations for an amount not to exceed \$2,300,000.

Ms. Topper moved to approve the resolution. Mr. Espinoza seconded the motion. The resolution was unanimously approved.

**Action Item:  
Resolution No. 25-  
63, Beacon Hill  
Affordable TOD,  
OID #24-141A**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to finance a portion of the costs for the acquisition, construction and equipping of a 70-unit multifamily housing facility located at 2531 16th Avenue S., Seattle, Washington 98144, to be owned by Beacon Hill Affordable TOD LLLP, a Washington limited liability limited partnership. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The estimated maximum obligation amount is not expected to exceed \$29,500,000. The public hearing was held June 26, 2025.

Ms. Vatske concluded that Heritage Bank has issued a bank commitment letter for an amount not to exceed \$24,000,000. Also, she mentioned that this is a project that was allocated in 2024, with the project sponsor having to do some restructuring based on the certain market conditions, to add additional 2-bedroom units.

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

**Action Item:  
Resolution No. 25-  
64, New Hope  
Family Housing,  
OID #23-45A**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to provide a portion of the financing for the acquisition, construction and equipping of a 92-unit multifamily housing facility located at 114-116 and 123 21st Avenue, Seattle,

Washington 98122, to be owned by New Hope Family Housing LLLP, a Washington limited liability limited partnership. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The total estimated obligation amount is not expected to exceed \$30,000,000. The public hearing was held September 19, 2024.

Ms. Vatske concluded that KeyBank has issued a bank commitment letter for an amount not to exceed \$27,700,000.

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

**Action Item:  
Resolution No. 25-  
65, Hazel Plaza I,  
OID #25-58A**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the acquisition and rehabilitation of an existing 16-unit apartment building located at 2021 E. John Street, Seattle, Washington 98112, (ii) finance the additional rehabilitation, equipping and improvements of the project and (iii) pay all or a portion of the costs of issuing the obligations. The project is to be owned and operated by Hazel Plaza, LP, a Washington limited partnership. The estimated maximum obligation amount is not expected to exceed \$6,000,000. The public hearing was held today, July 24, 2025.

Ms. Vatske noted that this transaction, along with Silvan Apartments, and Mary Ruth Manor, are all utilizing recycled bond cap, thus the public hearing and the financing resolutions are both being done at today's meeting, due to the recycled volume cap expiring shortly. She concluded that a bank commitment letter was issued by Citibank for an amount not to exceed \$6,000,000.

Ms. Topper moved to approve the resolution. Mr. Espinoza seconded the motion. The resolution was approved 7-0 with no abstentions.

**Action Item:  
Resolution No. 25-  
66, Silvian  
Apartments, OID  
#25-58B**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the acquisition and rehabilitation of an existing 32-unit apartment building located at 914 E. Harrison Street, Seattle, Washington 98102, (ii) finance the additional rehabilitation, equipping and improvements of the project, and (iii) pay all or a portion of the costs of issuing the obligations. The project is to be owned and operated by Silvian, LP, a Washington limited partnership. The estimated maximum obligation amount is not expected to exceed \$6,500,000. The public hearing was held today, July 24, 2025.

Ms. Vatske noted that like the Hazel Plaza I and Mary Ruth Manor transactions, this will also utilize recycled volume bond cap. She concluded that Citibank has issued a bank commitment letter for an amount not to exceed \$6,500,000.

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

**Action Item:  
Resolution No. 25-  
69, Mary Ruth  
Manor, OID #25-  
58C**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the acquisition and rehabilitation of an existing 20-unit apartment building located at 100-114 20<sup>th</sup> Avenue E., Seattle, Washington 98112, (ii) finance the additional rehabilitation, equipping and improvement of the project, and (iii) pay all or a portion of the costs of issuing the obligations. The project is to be owned and operated by Mary Ruth Manor, LP, a Washington limited partnership. The estimated maximum obligation amount is not expected to exceed \$7,500,000. The public hearing was just held today, July 24, 2025.

Ms. Vatske noted that like the Hazel Plaza I and the Silvian Apartments transactions, this will also utilize recycled volume bond cap. She concluded that Citibank has issued a bank commitment letter for an amount not to exceed \$7,500,000.

Mr. Espinoza moved to approve the resolution. Mr. Rumpf seconded the motion. The resolution was approved 7-0 with no abstentions.

**Action Item:  
Resolution No. 25-  
52, Terrapin, OID  
#25-49A**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to provide a portion of the financing for the acquisition, construction and equipping of a 172-unit multifamily housing facility located at 290 106th Place NE, Bellevue, WA 98004, to be owned by 228 106th PL NE, LLC, a Washington limited liability company. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The maximum aggregate principal amount of the obligations is not expected to exceed \$36,000,000. The public hearing was held June 18, 2025.

Ms. Vatske noted that these obligations will close tomorrow, as it is utilizing recycled volume cap that is about to expire. She concluded that Washington Trust Bank has issued a bank commitment letter not to exceed \$30,500,000.

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

**Action Item:  
Approval for  
Executive Director  
to enter into a  
Recoverable Grant  
Agreement with a  
philanthropic  
funder**

Ms. Vatske stated that this was a request to Commissioners for approval for the Executive Director to enter into a Recoverable Grant Agreement with a philanthropic funder, The Ballmer Group, to establish a Fund with the goal of financing the construction of rental housing for families with annual household incomes of around 50% AMI in King and Pierce Counties. The Commission would serve as Loan Administrator for loans made using grant funds, all pursuant to the terms of a Memorandum of Understanding with the philanthropic funder

She added that this was brought to Commissioners in May. Staff is seeking board approval for the Executive Director to enter into a Memorandum of Understanding (MOU) with The Ballmer Group.

The Ballmer Group intends to launch an initiative to support the construction of family sized rental units that are affordable to very low and low-income families and households with children, earning approximately 50% of the local AMI in King and Pierce counties. The primary purpose of the initiative is to add to the stock of affordable homes built without using competitive government programs, such as the LIHTC, and or state/local housing funds.

The MOU was included in the board packet. She noted that the MOU lays out the roles and responsibilities of the parties and provides a summary of the program guidelines. Ms. Vatske noted that there is still ongoing negotiation and refinement of administrative oversight and loan terms associated with a proposal to fund a portfolio reserve fund for these projects.

She commented further that the portfolio reserve fund has several options for how it would be capitalized which are still under negotiation, but staff are ready to proceed with requesting approval from the Board for the Executive Director to sign the MOU, ensuring loan documents and additional negotiations can continue. The parties are hoping to fund some projects by year end.

She concluded that, as reflected in the MOU, the Commission's role is as loan administrator and compliance monitor. Also, a planning grant from The Ballmer Group for upfront costs was received today to support program development.

Mr. Rumpf asked if there was a 3<sup>rd</sup> party marketing and underwriting firm that is being utilized by The Ballmer Group for this program. Ms. Vatske replied that they are using HR&A.

Ms. Topper moved to authorize the Executive Director to enter into a Recoverable Grant Agreement with The Ballmer Group. Mr. Rumpf seconded. The motion was approved 7-0 with no abstentions.

**Action Item:  
Resolution No. 25-  
68, Citi  
Securitization  
Transaction**

Ms. Vatske stated that this is a resolution authorizing the issuance of municipal certificates to provide funds for the Commission's purchase of a portfolio of existing Citibank-financed affordable housing tax-exempt loans and notes for Washington projects in a stated amount of not to exceed \$275,000,000.

Ms. Vatske stated further that this is an opportunity to again assist with providing liquidity for one of the Commission's largest bank partners, Citibank. These municipal certificates will be going out into the market sometime in August. This will be a public sale. The projects and project locations are listed in the board meeting packet.

Ms. Topper moved to approve the resolution. Mr. Espinoza seconded the motion. The resolution was unanimously approved.

**Action Item:  
Resolution No. 25-  
57, Fannie Mae  
Servicing**

Ms. Lisa DeBrock, Director, Homeownership Division, stated that this is a resolution delegating to the Executive Director the authority to complete and submit information regarding authorized Commission employees to the Federal National Mortgage Association (FNMA – aka "Fannie Mae") from time to time, and to take all actions necessary to establish and implement the internal servicing program.

Ms. DeBrock stated that in May the Commission did a deep dive into seller servicing. The Commission's consultant, Vicki Bonardi, presented on completed tasks and next steps. At the Commission's November meeting, the Commissioners approved the Commission's delegation resolution for servicing with Freddie Mac.

She added that the Commission is at another major milestone: it is now applying to Fannie Mae as an approved seller servicer. Today's resolution is required for Fannie Mae approval. There will be one more resolution coming in the future for the Government National Mortgage Administration – GNMA (aka "Ginnie Mae") approval. Ms. DeBrock noted that staff is holding off on that resolution



for now as Ginnie Mae may have criteria that the Commission would need to include in the resolution.

She commented that there are many benefits to becoming a seller servicer which were discussed in May. At a high level, becoming a seller servicer and switching to a sub-servicer model will give the Commission ultimate independence from a master loan servicer which means the ability to be in full control of the Commission's homeownership programs and more choices of vendors.

Ms. DeBrock concluded that at this time a resolution is needed to show which staff has the authority to work with Fannie Mae and who can enter and submit loans in their system. These administrative activities will be performed by the Homeownership and Finance Division staff, with occasional help from the IT Division. She added that Resolution No. 25-57 allows the Executive Director flexibility to update Fannie Mae forms when there is a personnel change and authorizes the Executive Director to take all actions necessary and in the interest of the Commission, including any administrative actions required by Fannie Mae, to establish and implement an internal servicing program.

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

**Action Item:  
Approval of loan  
forgiveness policy  
resulting from HB  
1696 Trailer Bill  
for Covenant  
Homeownership  
DPA Program**

Ms. DeBrock stated that this was a request for approval of a loan forgiveness policy resulting from HB 1696, the "Trailer Bill" for the Covenant Homeownership Downpayment Assistance Program.

Ms. DeBrock stated that last month the Commissioners approved an oversubscription policy for the Covenant Homeownership Program (CHP). This month staff is discussing the loan forgiveness policy for the Covenant Homeownership Down Payment Assistance (DPA) Program Loan. The recommendations are in the board packet. Most of the policy is stated in House Bill 1696 which was passed by the Legislature and goes into effect on July 27.

The Commission worked very closely with the prime sponsor to draft the bill so the guidance for implementation is fairly clear.

In the legislation it states:

*“For a program participant who has a household income at or below 80 percent of the area median income for the county where the home is located at the time that the loan is made, a special purpose credit program authorized under this section may fully forgive a loan entered into at any time after enactment of the special purpose credit program once the loan has been outstanding for at least five years.”*

The Commission’s intent is to keep the benefit of loan forgiveness of the subordinate Covenant DPA loan to the intended party. The Commission staff tried to think of every possible situation that could occur prior to the 5-year mark: What happens if we don’t own the loan in five years? What happens if the homebuyer no longer occupies the property or is behind on their mortgage? What happens in the event of divorce? And what happens if the homebuyer passes away?

Ms. DeBrock stated that she believes the Commission has addressed all of these questions in the policy by working with partners on this policy including participating lenders, HomeSight, the Urban League, Board Chair Bascomb-Green, and counsel from Pacifica. Ms. DeBrock also sought the best practices of other housing finance agencies who offer forgivable loans and also consulted the Commission’s current loan servicer, Idaho Housing & Finance Association.

She then listed the criteria for a loan to be forgiven:

- The Borrower(s) income needs to be at or below 80% of area median income at the time of loan purchase per the signed underwriter’s loan approval as submitted to the loan servicer for loan pooling. Each year’s income limits will be posted on the Commission’s website.

- In order for the loan to be forgiven, the Commission and its loan servicer must retain the loan for a minimum of 5 years and one month after loan closing. If the loan is not in the Commission's portfolio for any reason when the loan is ready to be forgiven, then loan forgiveness is null and void.
- The Borrower who met Covenant program eligibility requirements (for race and family history in Washington prior to 1968) must owner occupy the property as their principal residence at the time of loan forgiveness.
- The first mortgage loan needs to be in good standing at the time of forgiveness. If the first mortgage is delinquent, the Commission will not forgive the subordinate Covenant DPA mortgage until a future time when the first mortgage is current as applicable.
- To be forgiven on the loan, the homeowner needs to be a Borrower on the original loan or inherit the home through the original Borrower's passing and be a descendant or immediate family member (including spouse). Documents will need to be submitted to the Commission verifying death and proof of inheritance, as applicable.

The law is also retroactive and does apply to all loans made thus far under the program.

Ms. DeBrock estimates approximately 60% of the loans made to date are eligible for forgiveness.

Ms. DeBrock concluded that within 12 months of loan purchase, the Commission and its loan servicer will notify the Borrower that the loan may potentially be forgiven if they meet the criteria after 5 years. Other reminders will be sent. Ms. DeBrock stated that this policy will be included in the program manual and there would be a detailed FAQ section in the program manual.

Mr. Espinoza moved to approve the loan forgiveness policy as presented by Ms. DeBrock. Mr. Rumpf seconded the motion. The motion was approved, with Chair Bascomb-Green abstaining, due to her conflict of interest as a partner working with the Covenant Homeownership Program.

**Informational  
Report on  
Department of  
Commerce  
Activities**

Mr. Kelleher mentioned that he is currently the Interim Director of the Housing Division at Commerce and that they will be hiring a new Director of Housing in the days and weeks ahead.

He mentioned that the State went through some significant budget reductions, and there were layoffs across the system. Commerce did some reduction of vacant positions, but didn't have any direct layoffs that occurred in the Housing Division, although Commerce did absorb some people from other parts of the State government, based on the collective bargaining agreement.

Commerce is currently working on the funding decision packages for the Housing Trust Fund and other grants/loans.

**Executive  
Director's Report**

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

**Multifamily & Community Facilities:**

With the passage of the latest Federal tax bill- there are several tax credit provisions that will impact affordable housing. Direct impacts will go into effect as of January 1, 2026, and include:

1) Permanent increase of 12% for the 9% LIHTC allocation. This restores the amount that sunset several years ago and should result in the ability to fund an additional three projects across the state annually. There are no immediate policy or allocation impacts, as each pool will get a relative increase across the board. The Commission continues to plan for no new policy changes as part of the

policy reset plan and will issue guidance to provide more flexibility around underwriting and being responsive to current market conditions.

2.) Permanent lowering of the 50% test to 25%. This directly impacts the amount of bond cap needed to access the 4% tax credit. Modeling and analysis are being done nationally and internally to assess the allocation and deal structure implications. The Commission will look at deals in the current 2025 pipeline to access timing and the ability/opportunity to take advantage of the lower test by potentially issuing the 5% required in 2026 to trigger the lower percentage. Also, the Commission is considering how this might impact the ability to do more acquisition/rehab projects as part of the preservation strategy. The Commission will provide additional updates on this at the August Work Session. Similar to the 9% program, the Commission will be providing updated guidance and will be doing a more thorough engagement process for any future policy changes.

Additional provisions that may have some impact include opportunity zones made permanent with some statutory changes, including lowering the AMI that needs to be targeted and enhancing investments in rural areas, along with New Market Tax Credits being made permanent.

### **Homeownership:**

Covenant Homeownership:

As of July 14, 2025, there are 558 confirmed closed loans and an additional 89 loans in the pipeline with CHA reservations in 23 counties.

Homeownership Assistance Fund (HAF):

The Washington HAF Program continues to work its way through the substantial number of applications it received as of the April 7, 2025, application deadline (over 700 applications between the announcement of the closure and the actual deadline). The program manager, HOTB Software, is working on aligning the

amount of assistance requests and the remaining balance of assistance available, as well as distributing funding throughout the various program components to match demand.

### **Asset Management & Compliance (AMC):**

#### **Community Engagement and Education:**

Customer Service Portal - AMC launched the Customer Service Form on WSHFC's Compliance "Contact Us" page and updated the phone line process. This rollout aims to improve how we receive and track inquiries from residents, property staff, and stakeholders.

Resident Resource Webpage - AMC continues to make progress on the development of the Resident Resource webpage, which will centralize tools, contacts, and information to support residents navigating affordable housing. The first phase of this project involved restructuring the existing Compliance webpage to make residents the intended audience, a crucial step in improving accessibility and transparency. While the new webpage has not yet launched, AMC aims to identify a rollout date by the next monthly report.

#### **Finance:**

Finance staff have been meeting with potential vendors on a timesheet solution to replace our outdated system. Finance staff will have a demonstration with one more vendor and hope to have a selection early next month, with the new system implemented by the end of September.

Finance currently has an RFP out for servicing software to bring a more robust system to tracking and managing the Commission's PRI portfolio. Bids are due August 8th, with interviews and demonstrations to take place the week of August 25th, and the announcement of a successful bidder the first week of September. Finance hopes to have the system in place with the current portfolio transferred over by the end of the calendar year.

### **Executive Director's Update:**

Steve met with Lieutenant Governor Denny Heck to discuss the upcoming release of the Action Plan for expanding the production of single-family starter homes. This plan stems from a report that was commissioned through the 2024 budget proviso by the Commission. The Lt. Governor has been a strong advocate for using offsite construction methods to accelerate housing development.

Civic Commons is currently (and concurrently, with the Commission Meeting) giving a presentation to the Senate Housing Committee in Olympia regarding the Action Plan noted above.

Alongside Lisa Vatske and Faith Pettis, Steve participated in a joint meeting with the Governor's Office and the State Treasurer's Office. In addition to other topics, updates were provided on recent federal tax legislation and its impact on the Commission's programs. They also discussed the Commission's process for securing an internal credit rating for multifamily housing and shared early conversations with public housing authorities about potential acquisition partnerships.

Steve has begun discussing the next legislative session with legislators. The Commission's housing leaders are interested in what ideas the Commission has for increasing production of smaller scale infill development for homeownership.

Mr. Walker then asked Ms. Pettis, the Commission's legal counsel from Pacifica Law Group, to give an update on the Covenant Homeownership Program's current litigation.

Ms. Pettis stated that two days before the June 26<sup>th</sup> meeting, the Federal District Court granted the Commission's motion to dismiss the covenant homeownership lawsuit, but the court gave the plaintiff, FAIR (the Foundation Against Intolerance and Racism), until July 22 to file an amended complaint.



Ms. Pettis added the motion to dismiss was approved by the judge, based upon the fact that the plaintiff did not have standing. They had not shown that member “A,” the party they were using in the litigation, qualified for a loan under the Commission's first mortgage loan programs, a non-race-based precondition to getting a covenant downpayment assistance loan. The court gave FAIR until July 8th to amend the complaint to fix that deficiency. FAIR requested an extension of that date. FAIR filed an amended complaint, and Pacifica is now evaluating it.

**Commissioners’  
Report**

Mr. Pellicciotti first commended Mr. Walker for a great discussion and partnership with the State Treasurer’s Office and the Lieutenant Governor. He then gave an update related to the Federal tax bill that just passed and was signed by the President. The elimination of tax-free municipal bonds was not included in the tax bill.

Mr. Pellicciotti stated that he was very pleased that in the last biennium’s operating budget passed by the Legislature and signed by the Governor on May 20<sup>th</sup>, the Rainy Day Fund was fully preserved. Also, he reported that the Governor joined him on the annual credit rating agencies conference call. He stated that the State has a very strong credit rating and its reserves helps out tremendously, no matter what is going on in Washington, DC.

**Consent Agenda**

The consent agenda was approved as distributed.

**Public Comment  
Section**

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

**Adjournment**

The meeting was adjourned at 2:39 p.m.

**Signature**

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## 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 "Obligations") 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 MHNW 29 35<sup>th</sup> and Pacific LLLP, a Washington limited liability limited partnership. The Obligations 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, August 28, 2025. 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 27th 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 encourages 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](https://www.zoom.us), go to "Join a Meeting" or "Join," and enter:**

**Webinar/Meeting ID: 852 3599 5061**

**Passcode: 049327**

The Obligations 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 Obligations will be used to provide financing for the following project:

Project:	35th and Pacific Family Housing
Project Address:	3561 Pacific Ave Tacoma, WA 98418
Total Estimated Project Cost:	\$55,184,819
Estimated Maximum Obligation Amount:	\$33,000,000

Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of an 80-unit multifamily housing facility in Tacoma, WA, and to pay all or a portion of the costs of issuing the Obligations. 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 Obligations 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, August 27, 2025. 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

<b>Project Name</b>	35th and Pacific Family Housing	
<b>Developer</b>	Mercy Housing Northwest	
<b>Description</b>	<p>35<sup>th</sup> and Pacific Family Housing is the new construction of an 80-unit multifamily housing facility located in Tacoma, WA. The Project consists of a single five floor mid-rise elevator serviced building that will serve persons with disabilities as well as individuals and families at 30%, 50% and 60% AMI.</p> <p>The Project will include a large community room and outdoor spaces for residents as well as onsite residential services using Mercy Housing Northwest's Family Program Model which leverages relationships with partners to run programs for the entire community based around five key program areas – education/out of school time, housing stability, health and wellness, education and financial stability and community participation. In addition, the Project will provide supportive services and case management to meet the needs of residents.</p> <p>The project will also feature non-residential space that will serve as a Community Hub, including a gathering space for the neighborhood, a services space for Mercy Housing Northwest, and a commercial wing designed as a no-cost food market.</p>	
<b>Location</b>	3561 Pacific Avenue Tacoma, WA 98418	
<b>Project Type</b>	New Construction	
<b>Units</b>	One Bedroom	37
	Two Bedroom	24
	Three Bedroom	19
	<b>Total</b>	<b>80</b>
<b>Housing Tax Credits</b>	Yes	
<b>Income Set-Aside</b>	100% at 60% AMI	
<b>Regulatory Agreement Term</b>	Minimum 40 years	

<b>Evaluation Plan Scoring</b>	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
	Property Type	3
	Energy Efficiency, Healthy Living, & Renewable	11
	Energy – New Construction	
<b>Total Points</b>		<b>33</b>
<b>Estimated Obligation Amount</b>		
<b>(Not to exceed)</b>	\$33,000,000.00	
<b>Obligation Structure</b>		
	Private Placement	
<b>Lender</b>		
	WaFd Bank	
<b>Development Budget</b>		
Acquisition Costs		\$18,867
Construction		\$37,425,653
Soft Costs		\$8,594,983
Financing Costs		\$3,084,282
Capitalized Reserves		\$564,691
Other Development Costs		\$1,032,092
<b>Total Development Costs</b>		<b>\$50,719,968</b>
<b>Permanent Sources</b>		
Housing Trust Fund		\$6,000,000
Deferred Developer Fee		\$2,000,000
Permanent Amortizing Loan		\$5,411,035
City of Tacoma		\$7,250,000
Pierce County		\$6,500,000
Connecting Housing Infrastructure Program		\$1,881,217
Mercy Loan Fund		\$990,000
Tax Credit Equity at \$0.86 per credit x 10 years		\$20,687,716
<b>Total Permanent Sources</b>		<b>\$50,719,968</b>
<b>Total Development Cost Limit</b>		
Project's Total Development Cost Limit		\$39,286,238
Total Development Cost (minus land and reserves)		\$48,735,172
Waiver		Required

**Project Operations**

<i>Unit Size</i>	<i>Market Rents</i>	<i>Proposed Rent Range</i>
One Bedroom	\$1,450	\$629 – 1,309
Two Bedroom	\$1,850	\$746 – 1,562
Three Bedroom	\$2,000	\$852 – 1,794

**Action**

Public Hearing for OID #23-104A

**Anticipated Closing Date**

October 2025

## 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 "Obligations") to refinance certain outstanding tax-exempt and/or taxable obligations and to finance the construction, equipping, renovation and improvement of new and/or existing facilities of a continuing care retirement community owned and operated by Horizon House, 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 Obligations may be issued as one or more series issued from time to time and may include one or more series of refunding obligations. The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, August 28, 2025. 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 27th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

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**Webinar/Meeting ID: 852 3599 5061**  
**Passcode: 049327**

The Obligations will be issued pursuant to Chapter 43.180 of the Revised Code of Washington for the purpose of financing and refinancing a nonprofit facility under Section 145 of the Code.

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

Project:	Horizon House
Project Address:	900 University Street Seattle, WA 98101
Total Estimated Project Cost:	\$565,000,000
Estimated Maximum Obligation Amount:	\$625,000,000

Proceeds of the Obligations may be used to (i) refinance outstanding tax-exempt and/or taxable obligations, the proceeds of which financed capital improvements to the facilities of an existing continuing care retirement community, (ii) finance the demolition, replacement, construction, equipping, renovation and improvement of facilities of an existing continuing care retirement community, including the construction and equipping of a new approximately 33-story building with approximately 202 apartments and related common area facilities, and the renovation and improvement of existing residences and related facilities of the continuing care retirement community (iii) fund a debt service reserve fund and pay capitalized interest with respect to the Obligations, and (iv) pay all or a portion of the costs of issuing the Obligations.

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 Obligations 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, August 27, 2025. 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.



## Nonprofit Housing Program

<b>Project Name</b>	Horizon House
<b>Developer</b>	Horizon House
<b>Description</b>	<p>Horizon House is a Life Plan Community located in Seattle, Washington established in 1961 and located in the First Hill neighborhood of downtown Seattle serving the elderly population. The community is located on 2.5 acres and offers independent and assisted living as well as dementia care. Horizon House offers residents many amenities including dining, 24-hour fitness, lounges, hobby areas and access to Seattle's downtown.</p> <p>Proceeds of this bond issue will be used to refinance outstanding tax-exempt and/or taxable obligations, finance the demolition, replacement, construction, equipping, renovation and improvement of facilities of the existing continuing care retirement community, including the construction and equipping of a new 33-story building with 202 apartments and related common area facilities, and the renovation and improvement of existing residences and related facilities of the continuing care retirement community.</p>
<b>Location</b>	900 University Street Seattle, WA 98101
<b>Relation to Mission and Goals</b>	To provide effective, low-cost financing for nonprofit housing
<b>Project Type</b>	New construction, refinance of an existing debt, and addition to an existing nonprofit housing facility.
<b>Estimated Obligation Amount (Not to exceed)</b>	\$625,000,000
<b>Total Estimated Project Costs</b>	\$565,000,000
<b>Obligation Structure</b>	Public Sale
<b>Underwriter</b>	Ziegler
<b>Action</b>	Public Hearing for OID # 25-56A
<b>Anticipated Closing Date</b>	November 2025

## 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 "Obligations") to finance a portion of the costs for the acquisition, construction and equipping of a multifamily housing facility in unincorporated Pierce County, Washington, to be owned by VBT Cedar Flats LLC, a Washington limited liability company. The Obligations 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, August 28, 2025. 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 27th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

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**Webinar/Meeting ID: 852 3599 5061**

**Passcode: 049327**

The Obligations 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 Obligations will be used to provide financing for the following project:

Project:	Cedar Flats
Project Address:	8012 170th Street East Puyallup, WA 98375
Total Estimated Project Cost:	\$111,906,200
Estimated Maximum Obligation Amount:	\$62,000,000

Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of a 276-unit multifamily housing facility in Puyallup, WA, and to pay all or a portion of the costs of issuing the Obligations. Each apartment unit 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 Obligations 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, August 27, 2025. 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.

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The results of the hearing will be sent to the Governor for approval.

## Multifamily Housing Program

<b>Project Name</b>	Cedar Flats		
<b>Developer</b>	Southport Financial Services		
<b>Description</b>	<p>This project is a proposed 276-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 the AMI. The project site is located near Puyallup and the surrounding neighborhood is residential.</p> <p>Southport Financial Services will be working with the Metropolitan Development Counsel as the community-based organization focused on community engagement.</p>		
<b>Location</b>	8012 170th E. Street Puyallup, WA 98375		
<b>Project Type</b>	New Construction		
<b>Units</b>	Two Bedroom	164	
	Three Bedroom	76	
	Four Bedroom	36	
	<b>Total</b>	<b>276</b>	
<b>Housing Tax Credits</b>	Yes		
<b>Income Set-Aside</b>	100% at 60% AMI		
<b>Regulatory Agreement Term</b>	Minimum 40 years		
<b>Evaluation Plan Scoring</b>	Cost Efficient Development		8
	Commitments for Priority Populations		2
	CBO Inclusion		5
	Community Engagement Process		2
	Application of Community Engagement		2
	Donation in Support of Local Nonprofit Programs		2
	Energy Efficiency, Healthy Living, & Renewable Energy – New Construction		11
	<b>Total Points</b>		<b>32</b>





The Washington State  
**HOUSING FINANCE COMMISSION**

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**NOTICE OF PUBLIC HEARING**

The Washington State Housing Finance Commission (the “Commission”) will hold an open public hearing for the purpose of considering the allocation by the Commission of federal low-income housing tax credits (the “Credits”) to sponsor multifamily residential projects. The projects to be considered for an allocation of Credit are:

TC #	Project Name	City	County	Annual Tax Credit Amount
25-04	Farmview Family Housing	Burlington	Skagit	\$ 872,727
25-05	Bridge Meadows Tacoma	Tacoma	Pierce	\$2,000,000
25-11	South Yakima Senior Housing	Tacoma	Pierce	\$1,712,360

The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, August 28, 2025. Participants wishing to attend in person may attend in the 27th 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 Meeting Link](#), go to “Join” or “Join a Meeting” and enter:**

**Meeting ID: 852 3599 5061**

**Passcode: 049327**

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

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 Credits will be allocated pursuant to the authority of the Commission under Chapter 43. 180 RCW as amended, Executive Order 94-05, dated April 2, 1994, and the Internal Revenue Code of 1986, as amended. As a condition of receiving an allocation of tax credits and under a competitive process, the developers commit to serving very low and extremely low income and special needs populations for up to 40 years.

Written comments with respect to the proposed projects and allocation of Credits may be emailed to [lisa.vatske@wshfc.org](mailto:lisa.vatske@wshfc.org), mailed or faxed to the Washington State Housing Finance Commission (Attention: Lisa Vatske, MHCF Division Director, 1000 Second Avenue, Suite 2700, Seattle, Washington, 98104-3601; fax number (206) 587-5113) for receipt no later than 5:00 p.m. on August 27, 2025. The public testimony will be heard from all interested members of the public attending the hearing. The Commission will consider the public testimony and written comments in determining if the projects will receive Credits; however, the Commission will not consider testimony and written comments regarding land use, zoning, and environmental regulation, which should be directed to the local jurisdictions that are authorized to consider these matters when issuing building permits for the project.

## 9% Competitive Housing Tax Credit Program

<b>Project Name</b>	Farmview Family Housing
<b>Sponsor</b>	Housing Authority of Skagit County
<b>Description</b>	<p>The Housing Authority of Skagit County (HASC) is developing 31 new affordable townhome-style units in Burlington for farmworker households. The project will serve households earning 40% and 50% of Area Median Income through a mix of two-, three-, and four-bedroom homes. Nearly 75% of the units are three- and four-bedroom, helping to address a critical shortage of larger rental homes that can accommodate the needs of farmworker families.</p> <p>The site is owned by HASC and located next to two of its existing properties, in a neighborhood with access to schools, parks, and transit—making it well suited for family housing and offering opportunities for shared community.</p> <p>Farmview Family Housing has secured USDA 514/516 funding and will include Section 521 Rental Assistance for all units, with permanent financing through a USDA 538 guaranteed loan. Three units will be ADA accessible, and the design features open layouts, a community building with classroom and laundry space, a playground, and an outdoor boot wash station—reflecting design considerations tailored to the needs of farmworker households.</p> <p>On-site resident services will focus on housing stability, employment, and family self-sufficiency. Services will be delivered by bilingual staff and tailored to meet residents’ cultural and community-specific needs.</p>
<b>Location</b>	Address: TBD on Farmview Ct., Burlington, WA
<b>Credit Pool</b>	Non-Metro
<b>Project Type</b>	New Construction without Federal Subsidies



**Low-Income Housing Units**

Two Bedroom	8
Three Bedroom	17
Four Bedroom	6
<b>Total</b>	<b>31</b>

**Income Set-Asides**

25% of units at 40% AMI  
75% of units at 50% AMI

**Scoring**

Additional Low-Income Housing Set-Aside	54
Additional Low-Income Use Period (22 Years)	44
Housing Commitments for Priority Populations	25
Leveraging	10
Project-Based Rental Assistance (PBRA)	4
Developer Fees	10
Location Efficient Project	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	5
<b>Total Points</b>	<b>167</b>

**Credit Request****\$872,727****Development Budget**

Acquisition Costs	\$15,000
Construction	\$12,219,679
Soft Costs	\$2,243,000
Financing Costs	\$1,031,000
Capitalized Reserves	\$460,335
Other Development Costs	\$392,662
<b>Total Development Costs</b>	<b>\$16,361,676</b>

**Permanent Sources**

Deferred Developer Fee	\$500,000
USDA Section 514 Loan	\$3,575,134
USDA Section 538 Loan	\$5,000,000
Tax Credit Equity at \$0.83 per credit x 10 years	\$7,679,998
<b>Total Sources</b>	<b>\$16,361,676</b>

**Total Development Cost Limit**

Project's Total Development Cost Limit	\$16,478,391
TDC less Land, Offsite Infrastructure, and Reserves	\$15,640,027
Waiver	Not Required

**Project Operations**

Unit Size	Market Rents	Proposed Rent Range
Two Bedroom	\$1,950	\$721 - \$946
Three Bedroom	\$2,360	\$782 - \$1,042
Four Bedroom	\$2,740	\$855 - \$1,145

## 9% Competitive Housing Tax Credit Program

Project Name	Bridge Meadows Tacoma												
Sponsor	Bridge Meadows												
Description	<p>The project will serve seniors and families involved in the child welfare system. The family sized apartments are expected to house 3 to 7 children.</p> <p>This development will feature a community room, universal and trauma-informed design, community gardens, and therapy spaces that help build relationships and promote healthy development in youth who have experienced foster care, while providing safe and secure homes for seniors and supporting communities of color (those most impacted by the child welfare system). Bridge Meadows’ housing model encourages residents to build strong relationships that promote healthy development for the youth and help elders age in place.</p>												
Location	628 E. 60 <sup>th</sup> Street Tacoma, WA 98404												
Credit Pool	Metro												
Project Type	New Construction without Federal Subsidies												
Low-Income Housing Units	<table><tr><td>One Bedroom</td><td>42</td></tr><tr><td>Two Bedroom</td><td>2</td></tr><tr><td>Three Bedroom</td><td>14</td></tr><tr><td>Four Bedroom</td><td>2</td></tr><tr><td><b>Total</b></td><td><b>60</b></td></tr></table>			One Bedroom	42	Two Bedroom	2	Three Bedroom	14	Four Bedroom	2	<b>Total</b>	<b>60</b>
One Bedroom	42												
Two Bedroom	2												
Three Bedroom	14												
Four Bedroom	2												
<b>Total</b>	<b>60</b>												
Income Set-Asides	50% of units at 30% AMI 50% of units at 50% AMI												
Scoring	<table><tr><td>Additional Low-Income Housing Set-Aside</td><td>60</td></tr><tr><td>Additional Low-Income Use Period (22 Years)</td><td>44</td></tr><tr><td>Housing Commitments for Priority Populations</td><td>20</td></tr><tr><td>Leveraging</td><td>10</td></tr><tr><td>Public Funding</td><td>2</td></tr></table>			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
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
Location Efficient Project	2
Located near a Job Center	1
Nonprofit Sponsor	5
Donation in Support of Local Housing Needs	5
Energy Consumption Model	2
<b>Total Points</b>	<b>161</b>

**Credit Request**                      **\$2,000,000**

**Development Budget**

Acquisition Costs	\$870,000
Construction	\$29,736,041
Soft Costs	\$5,681,879
Financing Costs	\$1,965,237
Capitalized Reserves	\$249,164
Other Development Costs	\$708,500
<b>Total Development Costs</b>	<b>\$39,210,821</b>

**Permanent Sources**

City of Tacoma	\$6,864,500
Pierce County	\$5,000,000
Housing Trust Fund	\$5,515,000
Deferred Developer Fee	\$221,427
Sponsor Loan Capital Campaign	\$1,000,000
Permanent Loan	\$2,436,281
Tax Credit Equity at \$0.8500 per credit x 10 years	\$18,173,613
<b>Total Sources</b>	<b>\$39,210,821</b>

**Total Development Cost Limit**

Project's Total Development Cost Limit	\$28,030,662
TDC less Land, Offsite Infrastructure, and Reserves	\$36,882,306
Waiver	Approved

**Project Operations**

Unit Size	Market Rents	Proposed Rent Range
One Bedroom	\$ 1,400	\$ 620 – 1,055
Two Bedroom	\$ 1,700	\$ 744 – 1,265
Three Bedroom	\$ 2,400	\$ 855 – 1,457
Four Bedroom	\$ 2,575	\$ 953 – 1,625



WASHINGTON STATE  
HOUSING FINANCE  
COMMISSION

WSHFC Staff Use Only

Project Name: Bridge Meadows Tacoma

Reviewed by: Tanya Scratchley

Date: 8/11/2025

Recommendation: Approve as Requested

Rationale:

The Bridge Meadows Tacoma exceeds the 2025 Metro TDC limits by **32.32%**, or **\$9,059,414**.

The more significant cost drivers for this project (as described below) were outside of the developer's control given this specific project's intent. As such, I recommend approval of this cost waiver.

Site-related and structural:

- Site soil requires ground improvements (Geo Piers) to support the structures.
- Parking and driving lanes to access the buildings require extensive grading, asphalt paving, parking and sidewalk elements. A looped drive is required for fire access. Additionally, parking near unit and building entrances is an important health and safety concern to serve the resident population.
- Site retaining walls are required to support existing grade challenges at property lines.
- It is a vital part of the Bridge Meadows community that all units are visitable so that elders and others with mobility impairments can be invited into neighbors' homes and have no limitations on access to community spaces. Achieving this requires extensive grading throughout the site to limit ramps and stairs for elder accessibility. This grading effort requires soil cuts and exporting of unsuitable materials and importing structural fill.
- The flag lot shape adds more cost in paving, landscaping, and utilities. The length of the additional drive is approximately 200'-0".
- The site is not adjacent to on-street parking and so parking needs to be included on site to meet the needs of residents.
- Structural elements in the concrete slab-on-grade are increased for all bearing and shear wall applications due to the poor soil conditions.
- Added bearing capacity is required at roof framing to meet State of WA requirements for PV-ready at Buildings B and C and PV installation at Building A.

Infrastructure:

- Infrastructure costs are higher due to the long primary feeds for power, phone and cable as the source is at distance from connections in the street.
- Infrastructure for EV Chargers has been greatly increased to meet the new code requirements that have had a large impact on electrical and utility work cost due to the required added capacity of the system. 45% of parking spaces are required to provide at least EV-capable infrastructure.
- Fire and Domestic water sources are required to have a loop system connection through the surrounding driveway/fire lane.

Sewer/Stormwater:

The available sewer and storm connection access is through an existing easement that runs between two single family residents. This work will primarily be done by vac-trucks to avoid damaging existing utilities which takes a significant amount of time and expense to complete. All areas disturbed will need to be returned to their original state including landscape and paving. On-site treatment of stormwater is not possible due to soil conditions.

Service Space/Community Center:

Community space is vital to the Bridge Meadows program to provide opportunities for residents to forge important connections with each other and for Bridge Meadows to provide community support services. These connections are the core of the nationally recognized intergenerational model that Bridge Meadows has successfully implemented. Space for community connections includes a large lobby space with lounge area, a multipurpose room that can accommodate much of the community at one time, offices for community support specialists, additional small lounge spaces for both formal and informal resident get-togethers and covered outdoor areas.

Materials costs:

Code-minimum assemblies do not adequately control sound transfer between units, which is a common complaint and can be a source of stress for residents. To address this, we are designing with double-stud walls at unit demising walls and additional resilient channels and acoustic insulation at common area walls.

Signature: Lisa Vatske

Date: 8/11/2025

8/20/2025

## 9% Competitive Housing Tax Credit Program

Project Name	South Yakima Senior Housing (aka Montgomery)																		
Sponsor	HumanGood Affordable Housing																		
Description	This is a partnership between HumanGood Affordable Housing (HGAH) and the Greater Christ Temple Church (GCTC). The vision of the founding pastor Bishop Montgomery over 50 years ago resulted in the land made available for this project. Affordable housing for vulnerable low-income seniors will be complemented by the amenities such as an exercise room, computer room, coffee bar/bistro, community room and outdoor space. There will also be offices for property management, and maintenance, and a service coordinator. HGAH will be partnering with Pierce County Department of Aging and Disability Services to provide both housing referrals to the site and case management services to the residents.																		
Location	1951 Yakima Avenue Tacoma, WA 98405																		
Credit Pool	Metro																		
Project Type	New Construction without Federal Subsidies																		
Low-Income Housing Units	<table><tr><td>One Bedroom</td><td>62</td></tr><tr><td>Two Bedroom</td><td>1</td></tr><tr><td><b>Total</b></td><td><b>63</b></td></tr></table>			One Bedroom	62	Two Bedroom	1	<b>Total</b>	<b>63</b>										
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Public Funding	2																		
Developer Fees	10																		
Area Targeted by a Local Jurisdiction	2																		
Community Revitalization Plan	1																		

Located near a Job Center	1
Nonprofit Sponsor	5
Donation in Support of Local Housing Needs	5
<b>Total Points</b>	<b>160</b>

**Credit Request** **\$1,712,360**

**Development Budget**

Acquisition Costs	\$830,500
Construction	\$24,774,247
Soft Costs	\$4,445,797
Financing Costs	\$1,646,102
Capitalized Reserves	\$286,394
Other Development Costs	\$925,000
<b>Total Development Costs</b>	<b>\$32,908,040</b>

**Permanent Sources**

City of Tacoma/TCRA 1406 1590	\$4,700,000
Pierce County 1406 1590	\$4,679,025
Housing Trust Fund	\$4,000,000
2024 & 2025 Direct Appropriation	\$2,438,000
HGAH - Capital Magnet Fund	\$1,158,938
Deferred Developer Fee	\$1,348,910
CHIP	\$372,002
Tax Credit Equity at \$0.8300 per credit x 10 years	\$14,211,165
<b>Total Sources</b>	<b>\$32,908,040</b>

**Total Development Cost Limit**

Project's Total Development Cost Limit	\$27,442,461
TDC less Land, Offsite Infrastructure, and Reserves	\$31,479,970
Waiver	Approved

Unit Size	Market Rents	Proposed Rent Range
One Bedroom	\$ 1,575	\$ 589 - 1,024

**WASHINGTON STATE HOUSING FINANCE COMMISSION  
RESOLUTION NO. 25-73**

**A RESOLUTION of the Washington State Housing Finance Commission  
authorizing the Executive Director to make reservations and/or  
allocations of 2025 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 2025 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 2025 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(s):

TC #	Project Name	City	County	Annual Tax Credit Amount
25-04	Farmview Family Housing	Burlington	Skagit	\$ 872,727
25-05	Bridge Meadows Tacoma	Tacoma	Pierce	\$2,000,000
25-11	South Yakima Senior Housing	Tacoma	Pierce	\$1,712,360

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 28th day of August 2025.

WASHINGTON STATE  
HOUSING FINANCE COMMISSION

By

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel

WASHINGTON STATE HOUSING  
FINANCE COMMISSION

RESOLUTION NO. 25-60

A RESOLUTION of the Washington State Housing Finance Commission authorizing the issuance of a nonrecourse nonprofit revenue and refunding revenue bond in an aggregate principal amount not to exceed \$16,300,000 to finance and refinance nonprofit facilities owned by Young Men's Christian Association of Pierce and Kitsap Counties, a Washington nonprofit corporation; approving the sale of the bond to Wells Fargo Municipal Capital Strategies, LLC pursuant to its purchase offer; approving the form of a financing agreement and tax certificate; and authorizing the Chair, Vice-Chair, Treasurer, Secretary, or his designee, and Executive Director of the Commission to execute such documents and other related documents.

APPROVED ON AUGUST 28, 2025

PREPARED BY:

PACIFICA LAW GROUP LLP  
401 Union Street, Suite 1600  
Seattle, Washington 98101

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Section 7. Effective Date .....	4
 Exhibit A Purchase Offer	

## RESOLUTION NO. 25-60

A RESOLUTION of the Washington State Housing Finance Commission authorizing the issuance of a nonrecourse nonprofit revenue and refunding revenue bond in an aggregate principal amount not to exceed \$16,300,000 to finance and refinance nonprofit facilities owned by Young Men's Christian Association of Pierce and Kitsap Counties, a Washington nonprofit corporation; approving the sale of the bond to Wells Fargo Municipal Capital Strategies, LLC pursuant to its purchase offer; approving the form of a financing agreement and tax certificate; and authorizing the Chair, Vice-Chair, Treasurer, Secretary, or his 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 finance and refinance eligible facilities owned and operated by nonprofit organizations described under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Code grants an exemption from federal income tax for interest paid on bonds where the proceeds thereof are used to finance projects owned and operated by 501(c)(3) organizations; and

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

WHEREAS, Wells Fargo Municipal Capital Strategies, LLC (the "Bank") has offered to originate a mortgage loan in the aggregate principal amount of not to exceed \$16,300,000 (the "Loan") to Young Men's Christian Association of Pierce and Kitsap Counties, a Washington

nonprofit corporation (the “Borrower”), to (1) refund the Commission’s Nonprofit Refunding Revenue Bonds (YMCA of Pierce and Kitsap Counties Project), Series 2016 (the “2016 Bond”), the proceeds of which were used to refinance the construction of a community center; (2) redevelop, construct and equip a nonprofit facility located in Tacoma, Washington; (3) construct and equip an outdoor sports field located in Gig Harbor, Washington; and (4) pay costs of issuing the Bond (as defined herein) (the “Project”), 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 Nonprofit Revenue and Refunding Revenue Bond (YMCA of Pierce and Kitsap Counties Project), Series 2025 in the aggregate principal amount of not to exceed \$16,300,000 (the “Bond”); and (2) its acquisition of the Loan with proceeds of the Bond; and

WHEREAS, the Commission has previously given preliminary approval of the Project by Official Intent Declaration No. 25-46A, the Commission held a public hearing on June 26, 2025, and the Governor has, or by the closing on the Bond will have, approved the Project and the Bond; and

WHEREAS, the Commission has received an offer to purchase the Bond (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”) and the Non-Arbitrage Certificate executed by the Commission of even date with the Bond (the “Tax Certificate”).

Section 2.     Financing Program. The Commission hereby confirms and ratifies its program for the acquisition of loans for the financing and refinancing of eligible nonprofit facilities under the Act which are owned by organizations described under Section 501(c)(3) of the Code through the issuance of privately placed nonrecourse revenue obligations (the “Program”). The Commission hereby finds and determines that the Program is in furtherance of the Act and the Plan.

Section 3.     Authorization of the Bond; Refunding. The Commission hereby authorizes the issuance and sale of the Bond to be designated “Nonprofit Revenue and Refunding Revenue Bond (YMCA of Pierce and Kitsap Counties Project), Series 2025” in an aggregate principal amount not to exceed 16,300,000 pursuant to and in accordance with the provisions of the Act and the Code.

The Commission hereby authorizes the refunding of its 2016 Bond with proceeds of the Bond and other funds available to the Borrower.

Section 4.     Approval of Documents. It is hereby found and determined that the Financing Agreement and the Tax Certificate conform to the requirements of the Commission, the Act and the Code and provide appropriate security for the Bond consistent with the Act and the Code.

The Financing 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 his 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 Bond 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 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 5.     Sale of the Bond. The Commission hereby authorizes and approves the sale of the Bond to the Bank, in accordance with the Purchase Offer attached hereto as Exhibit A.

Section 6.     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 7.     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.

*[Signature Page Follows.]*

ADOPTED at a special meeting duly noticed and called this 28<sup>th</sup> day of August, 2025.

WASHINGTON STATE HOUSING  
FINANCE COMMISSION

By \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel



## EXHIBIT A

### Purchase Offer

August 26, 2025

Washington State Housing Finance Commission  
1000 Second Avenue, Suite 2700  
Seattle, WA 98104-1046

**Subject:** Washington State Housing Finance Commission Nonprofit Revenue and Refunding Revenue Bond (YMCA of Pierce and Kitsap Counties Project), Series 2025

Honorable Commissioners:

Wells Fargo Municipal Capital Strategies, LLC (the “Bank”) is pleased to offer to purchase the Washington State Housing Finance Commission (the “Commission”) Nonprofit Revenue and Refunding Revenue Bond (YMCA of Pierce and Kitsap Counties Project), Series 2025, in a principal amount of not to exceed \$11,000,000 (the “Bond”), to enable the Young Men’s Christian Association of Pierce and Kitsap Counties (the “Borrower”) to (a) finance the redevelopment, construction and equipping of the Borrower’s nonprofit facility in Tacoma, Washington; (b) refund outstanding bonds of the Commission issued to finance the Borrower’s facilities located in Gig Harbor, Washington; (c) finance the construction and equipping of an outdoor sports field located in Gig Harbor, Washington; and (d) pay all or a portion of the costs of issuing the Bond.

The Bond will be dated the date of closing, currently anticipated to be August 29, 2025 (or such later date as agreed to by the Bank, the Borrower and the Commission, the “Closing Date”) with a maturity date expected to be no later than August 29, 2055. Interest will be paid monthly in arrears with monthly principal payments based on a 20-year amortization. The Bond will have a scheduled mandatory purchase date of five years from the Closing Date. Prepayments of principal will be allowed, subject to restrictions and prepayment fees as described in the Promissory Note Secured by Deed of Trust relating to the Bond (the “Note”), dated the Closing Date, from the Borrower to the Bank. Interest shall accrue at the SOFR Average Index Rate (as defined in the Note) with respect to the Bond, subject to adjustment to reflect market conditions prior to the Closing Date and to further adjustment as described in the Note.

Our offer is subject to the terms and conditions set forth in that certain Loan Agreement, dated as of August 1, 2025 (the “Loan Agreement”), between the Borrower and the Bank.





Notwithstanding the foregoing, the obligation of the Bank to purchase and accept delivery of the Bond on the Closing Date is also subject to the occurrence of any of the following: (1) a general banking moratorium declared by federal, State of New York, or State of Washington officials authorized to do so, or (2) any other extraordinary event, material national or international calamity or crisis, or any material adverse change in the financial, political, or economic conditions affecting the United States or the Borrower.

[Remainder of page intentionally left blank]

Wells Fargo Municipal Capital Strategies, LLC  
1201 Pacific Ave, Suite 1150  
Tacoma, Washington 98402



Respectfully submitted,

WELLS FARGO MUNICIPAL CAPITAL  
STRATEGIES, LLC

By:   
Brian Goins, Vice President

Together we'll go far



## Nonprofit Facilities Program

<b>Project Name</b>	YMCA of Pierce and Kitsap Counties
<b>Developer</b>	Young Men's Christian Association of Pierce and Kitsap Counties
<b>Description</b>	<p>The YMCA of Pierce and Kitsap Counties has several sites that they are developing with the bond proceeds.</p> <p>The Pearl Street Family YMCA has been under construction since May of 2024, and is expected to be completed by the end of the year. The project will include an aquatics center, climbing wall, strength training area, locker rooms, welcome center, and lounge areas and a new gymnasium.</p> <p>The new Gig Harbor Sports Complex project is anticipated to be completed by the end of November 2025. The Gig Harbor Sports Complex will include two synthetic turf fields, field lighting, and 100 parking stalls.</p> <p>A portion of the bond issue will be used to refinance bonds previously issued for the development of the Tom Taylor Family YMCA.</p>
<b>Location</b>	<p>Morgan Family YMCA 1002 S. Pearl Street Tacoma, WA 98465</p> <p>Tom Taylor Family YMCA 10550 Harbor Hill Drive Gig Harbor, WA 98332</p> <p>Gig Harbor Sports Complex 10770 Harbor Hill Drive Gig Harbor, WA 98332</p>
<b>Relation to Mission and Goals</b>	To provide effective, low-cost financing for nonprofit facilities
<b>Project Type</b>	Rehabilitation of an existing facility and refinance of existing debt

<b>Estimated Tax-Exempt Bond Amount (Not to exceed)</b>	\$16,300,000
<b>Total Estimated Project Costs</b>	\$45,600,000
<b>Bond Structure</b>	Private Placement
<b>Lender</b>	Wells Fargo Bank, N.A.
<b>Action</b>	Approval of Resolution No. 25-60
<b>Anticipated Closing Date</b>	August 2025

WASHINGTON STATE HOUSING  
FINANCE COMMISSION

RESOLUTION NO. 25-71

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 not to exceed \$17,000,000 of multifamily tax-exempt bonds in one or more series to finance all or a portion of the acquisition, construction and equipping of a 41-unit multifamily housing facility on Vashon Island in unincorporated King County, Washington, to be owned by Creekside Village on Vashon LLC; approving the initial sale of the bonds to Stifel, Nicolaus & Company, Incorporated; delegating to the Executive Director of the Commission the authority to execute a final form of bond purchase agreement with Stifel, Nicolaus & Company, Incorporated; approving the forms of a trust indenture, a loan origination and financing agreement, a funding loan agreement, a project loan agreement, a tax certificate and a regulatory agreement; and authorizing the officers and Executive Director of the Commission to amend and execute such documents and other related documents.

APPROVED ON AUGUST 28, 2025

PREPARED BY:

PACIFICA LAW GROUP LLP  
401 Union Street, Suite 1600  
Seattle, Washington 98101

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



## RESOLUTION NO. 25-71

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 not to exceed \$17,000,000 of multifamily tax-exempt bonds in one or more series to finance all or a portion of the acquisition, construction and equipping of a 41-unit multifamily housing facility on Vashon Island in unincorporated King County, Washington, to be owned by Creekside Village on Vashon LLC; approving the initial sale of the bonds to Stifel, Nicolaus & Company, Incorporated; delegating to the Executive Director of the Commission the authority to execute a final form of bond purchase agreement with Stifel, Nicolaus & Company, Incorporated; approving the forms of a trust indenture, a loan origination and financing agreement, a funding loan agreement, a project loan agreement, a tax certificate and a 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 legislature of the State of Washington (the “State”) has declared it to be a public policy of the State and a recognized governmental function to assist in making affordable and decent housing available throughout the state; and

WHEREAS, the Commission has previously found and determined that many persons and households in the state continue to be unable to rent safe and sanitary housing in the areas in which they reside at an affordable cost to them; and

WHEREAS, the Act authorizes the Commission to participate fully in federal and governmental programs to secure for itself and the people of the State the benefits of such programs; 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, U.S. Bank Trust Company, National Association (the “Bond Lender”), offered to originate a qualified loan in the aggregate principal amount of not to exceed \$17,000,000 (the “Bond Loan”) to Creekside Village on Vashon LLC, a Washington limited liability company (the “Owner”), to finance a portion of the acquisition, construction and equipping of a 41-unit housing facility on Vashon Island in unincorporated King County, Washington (the “Project”) to be owned and operated by the Owner 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 (Creekside Village on Vashon Apartments Project), Series 2025 (the “Original Bonds”), in one or more series and in the aggregate principal amount of not to exceed \$17,000,000, and use the proceeds thereof to finance a portion of the acquisition, construction and equipping of the Project; and

WHEREAS, the Original Bonds will be publicly sold and are expected to be rated “AA1” by Moody’s Investors Service, Inc., and will be initially 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 Banner Bank, and other available, bankruptcy-remote funds as permitted by the Indenture (as defined below); and

WHEREAS, upon the occurrence of certain conditions, the Original Bonds will be subject to mandatory tender and are expected to be acquired by the Federal Home Loan Mortgage Corporation and amended and restated as the Commission's Multifamily Revenue Note (Creeside Village on Vashon Apartments Project), with an appropriate series designation (the "Governmental Note" and, together with the Original Bonds, the "Bonds"); and

WHEREAS, the Commission has given preliminary approval to the Project by Official Intent Declaration No. 19-73A, the Commission held a public hearing with respect to the Project on July 24, 2025, and the Governor has, or by the closing on the Original Bonds will have, approved the Project and the Bonds; and

WHEREAS, the Commission has received a form of bond purchase agreement (the "Bond Purchase Agreement") from Stifel, Nicolaus & Company, Incorporated (the "Underwriter") to purchase the Original Bonds in whole; and

NOW, THEREFORE, BE IT RESOLVED by the 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 Loan Origination and 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 (the "Regulatory Agreement"); the Non-Arbitrage Certificate of the Commission (the "Tax Certificate"); the form of Funding Loan Agreement among Lument Real

Estate Capital, LLC, as initial funding lender, the Commission and U.S. Bank Trust Company, National Association, as fiscal agent (the “Funding Loan Agreement”); the form of Project Loan Agreement among the Commission, U.S. Bank Trust Company, National Association, as fiscal agent, and the Owner (the “Project Loan Agreement”), 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.     Governmental Program. The Commission hereby ratifies and affirms its authority to participate fully in federal and other governmental programs in order to secure for itself and the people of the State the benefits of such programs. The Commission hereby finds

and determines that the proposed financing and issuance of the Bonds are in furtherance of the Act and the Plan.

Section 5. Authorization of Bonds. The Commission hereby authorizes the issuance and sale of its bonds to be designated “Multifamily Housing Revenue Bonds (Creekside Village on Vashon Apartments Project), Series 2025” in one or more series, with appropriate series designation, and in an aggregate principal amount of not to exceed \$17,000,000, pursuant to and in accordance with the provisions of the Act, the Code, and the Indenture, and authorizes the issuance and delivery of its governmental note to be designated “Multifamily Housing Revenue Bonds (Creekside Village on Vashon Apartments Project), Series 202\_” (with appropriate series designation) and the delivery thereof to amend and restate the Original Bonds.

Section 6. Approval of Documents. It is hereby found and determined that the Indenture, the Financing Agreement, the Regulatory Agreement, the Funding Loan Agreement, the Project Loan 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, the Funding Loan Agreement, the Project Loan Agreement and Tax Certificate are hereby approved in substantially the forms filed with the Commission. The Chair, Vice Chair, Secretary or the Secretary’s 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 7. Sale of the Original Bonds. The Commission hereby authorizes and approves the sale of the Original Bonds to Stifel, Nicolaus & Company, Incorporated, 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 aggregate principal amount of the Original Bonds does not exceed \$17,000,000; (b) the initial interest rate on the Original Bonds does not exceed 7.00%; (c) the Bond Purchase Agreement is executed prior to December 31, 2025; and (d) the final terms of the Bond Purchase Agreement are otherwise in furtherance of the Act and the Plan.

Section 8. 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 9.     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 28<sup>th</sup> day of August, 2025.

WASHINGTON STATE HOUSING  
FINANCE COMMISSION

By \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel

To: Steve Walker  
From: Lisa Vatske and Dan Rothman  
Date: 8/22/2025  
Re: Creekside on Vashon TDC Waiver

---

Creekside on Vashon, a Bond/Tax credit project sponsored by Shelter America Group (SAG), exceeds the 2025 Balance of King County TDC limit by 41%, or ~\$8M.

The project has benefited from the support of multiple public funding sources, including \$6,375,000 from King County TOD funds, \$6,000,000 from the Department of Commerce Housing Trust Fund, and \$2,000,000 in Connecting Housing to Infrastructure Program (CHIP) from the Department of Commerce. In 2023, the Commission provided a Critical Preservation Program loan to SAG to purchase the property and reimburse certain predevelopment expenses that had accrued since SAG engaged the landowner in 2015. Additionally, the project has been well received by a number of social service, environmental, and arts organizations, as well as the local business community and King County Council.

Creekside on Vashon is envisioned as a workforce housing development for the island's service sector employees. Rental properties on the island have become nonexistent as single-family homes are sold and become secondary residences or are converted to short term vacation rentals. The island's rental market can be characterized by diminishing supply and rising prices. Creekside on Vashon is the only site on the island with the water shares required for multifamily development at this scale.

The cost drivers identified by SAG are primarily related to its island setting, which is only accessible by ferry.

- Labor premium (36% of cost overruns): most of the subs will be brought in off island due to the limited subcontractor base available on Vashon. The premium has been determined to be ~\$3M.
- Ferry premium (10% of cost overruns): subs will need to be paid a premium to travel by ferry. Additionally, there will be a premium to transport building materials and equipment to the site via ferry.

The other cost drivers were related to site conditions, such as wetlands, significant slope, and lack of immediate access to the public sewer main. The wetlands and slope impacted the site layout which necessitated extensive sitework, pumping stations along the sewer connections to push sewage uphill to the sewer main, and sequencing challenges that could cause delays. Additionally, the general contractor has built in allowances to cover any potential impacts to the cost of materials driven by tariffs (an issue we will continue to encounter).

**We recommend that SGA's request is approved as requested.** This is low-density, rural development consisting of 41-units across three residential buildings in an island setting. While expensive on a per unit basis relative to the Commission's cost limits, Creekside on Vashon is delivering critical affordable housing units that have been recognized by a broad cross section of the community to be a necessity.

Approved by:

Steve Walker  
Steve Walker (Aug 23, 2025 06:38:13 PDT)



## Multifamily Housing Program

<b>Project Name</b>	Creekside Village on Vashon	
<b>Developer</b>	Shelter America Group	
<b>Description</b>	<p>Creekside Village on Vashon is on Vashon Island, Washington and is the new construction of a 41-unit multifamily housing facility consisting of two two-story and one one-story buildings that will serve persons with disabilities, individuals and families at 50% and 60% of AMI. Commission funds were used to purchase the property in 2023.</p> <p>The project will feature a multifunctional community building including a manager's unit in the one-story building, common courtyards, plazas, community gardens, a playground, landscaped recreational areas and forty-seven paved off-street parking spaces. The project will provide three accessible units, and all common spaces will meet accessibility requirements.</p> <p>The community building will provide an office and storage area for property management, an office for Vashon Youth and Family Services and a public space with a kitchen and other value-added amenities for its tenants. Vashon Youth and Family Services will provide services including case management services that will be developed on a case-by-case basis for households.</p>	
<b>Location</b>	16816 95th Lane SW Vashon, WA 98070	
<b>Project Type</b>	New Construction	
<b>Units</b>	One Bedroom	11
	Two Bedroom	21
	Three Bedroom	9
	<b>Total</b>	<b>41</b>
<b>Housing Tax Credits</b>	Yes	
<b>Income Set-Aside</b>	70% at 50% AMI 30% at 60% AMI	

<b>Regulatory Agreement Term</b>	Minimum 40 years																
<b>Evaluation Plan Scoring</b>	<table> <tr> <td>Additional Low-Income Housing Commitments</td><td>6</td></tr> <tr> <td>Commitments for Priority Populations</td><td>2</td></tr> <tr> <td>CBO Inclusion</td><td>5</td></tr> <tr> <td>Community Engagement Process</td><td>2</td></tr> <tr> <td>Application of Community Engagement</td><td>3</td></tr> <tr> <td>Donation in Support of Local Nonprofit Programs</td><td>2</td></tr> <tr> <td>Energy Efficiency, Healthy Living, &amp; Renewable Energy – New Construction</td><td>10</td></tr> <tr> <td><b>Total Points</b></td><td><b>30</b></td></tr> </table>	Additional Low-Income Housing Commitments	6	Commitments for Priority Populations	2	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	10	<b>Total Points</b>	<b>30</b>
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Energy Efficiency, Healthy Living, & Renewable Energy – New Construction	10																
<b>Total Points</b>	<b>30</b>																
<b>Estimated Obligations Amount (Not to exceed)</b>	\$17,000,000																
<b>Obligations Structure</b>	Public Sale																
<b>Lender</b>	Lument Real Estate Capital, LLC																
<b>Underwriter</b>	Stifel, Nicolaus & Company, Inc.																
<b>Development Budget</b>																	
Acquisition Costs	\$1,710,226																
Construction	\$19,063,858																
Soft Costs	\$4,763,629																
Financing Costs	\$4,022,086																
Capitalized Reserves	\$417,699																
Other Development Costs	\$1,065,376																
<b>Total Development Costs</b>	<b>\$31,042,874</b>																
<b>Permanent Sources</b>																	
Permanent Loan	\$4,765,001																
Housing Trust Fund	\$6,000,000																
Connecting Housing Infrastructure Program	\$2,000,000																
King County	\$6,375,000																
Investment Income	\$1,285,093																
Deferred Developer Fee	\$1,500,000																
Tax Credit Equity at \$0.8675 per credit x 10 years	\$9,117,780																
<b>Total Permanent Sources</b>	<b>\$31,042,874</b>																
<b>Total Development Cost Limit</b>																	
Project's Total Development Cost Limit	\$20,272,964																
Total Development Cost (minus land and reserves)	\$28,651,983																
Waiver	Required																

**Project Operations**

<i>Unit Size</i>	<i>Market Rents</i>	<i>Proposed Rent Range</i>
One Bedroom	\$1,650	\$1,409
Two Bedroom	\$2,150	\$1,685-1,845
Three Bedroom	\$2,350	\$1,980

**Action**

Approval of Resolution No. 25-71

**Anticipated Closing Date**

September 2025

WASHINGTON STATE HOUSING  
FINANCE COMMISSION

RESOLUTION NO. 25-72

A RESOLUTION of the Washington State Housing Finance Commission authorizing the issuance of one or more series of tax-exempt and taxable nonrecourse nonprofit revenue bonds in an aggregate principal amount of not to exceed \$80,000,000 to finance the acquisition of senior living facilities, including assisted living and nursing facilities, to be owned by SLF SE, LLC, the sole member of which is Superior Living Foundation, Inc., to fund a debt service reserve fund, to pay capitalized interest and working capital expenses related to the project, and to pay certain costs of issuing the bonds; approving the sale of the bonds to Herbert J. Sims & Co., Inc.; approving the form of a bond trust indenture, loan 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 AUGUST 28, 2025

PREPARED BY:

PACIFICA LAW GROUP LLP  
401 Union Street, Suite 1600  
Seattle, Washington 98101

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## RESOLUTION NO. 25-72

A RESOLUTION of the Washington State Housing Finance Commission authorizing the issuance of one or more series of tax-exempt and taxable nonrecourse nonprofit revenue bonds in an aggregate principal amount of not to exceed \$80,000,000 to finance the acquisition of senior living facilities, including assisted living and nursing facilities, to be owned by SLF SE, LLC, the sole member of which is Superior Living Foundation, Inc., to fund a debt service reserve fund, to pay capitalized interest and working capital expenses related to the project, and to pay certain costs of issuing the bonds; approving the sale of the bonds to Herbert J. Sims & Co., Inc.; approving the form of a bond trust indenture, loan 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 finance and refinance eligible facilities owned and operated by nonprofit organizations described under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Code grants an exemption from federal income tax for interest paid on bonds where the proceeds thereof are used to finance projects owned and operated by 501(c)(3) organizations; and

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

WHEREAS, SLF SE, LLC, a Delaware limited liability company (the “Borrower”), the sole member of which is Superior Living Foundation, Inc., a Maryland nonprofit corporation and an organization described in Section 501(c)(3) of the Code (the “Sole Member”), has requested that the Commission issue bonds to assist it with (i) financing the acquisition of senior living facilities, including assisted living and nursing facilities, (ii) the funding of a debt service reserve fund, (iii) the payment of capitalized interest and working capital expenses related to the bond-financed improvements, and (iv) the payment of costs of issuing the Bonds (collectively, the “Project”); and

WHEREAS, it is desirable for the Commission to assist the Borrower through the issuance of its Washington State Housing Finance Commission Nonprofit Housing Revenue Bonds (Superior Living Foundation Project), Series 2025A-1 (the “Senior Tax-Exempt Bonds”), Taxable Nonprofit Housing Revenue Bonds (Superior Living Foundation Project), Series 2025A-2 (together with the Senior Tax-Exempt Bonds, the “Senior Bonds”), and the Taxable Nonprofit Housing Revenue Bonds (Superior Living Foundation Project), Series 2025B (the “Subordinate Bonds” and, collectively with the Senior Bonds, the “Bonds”); and

WHEREAS, the Bonds will be secured by three Master Obligations, to be issued pursuant to a Master Trust Indenture, as amended by a Supplemental Indenture Number 1 (as so amended, the “Master Indenture”) between Borrower, in its capacity as the Obligated Group Representative on behalf of itself and any future member of the Obligated Group, the Initial Obligated Group Members (as defined therein) and U.S. Bank Trust Company, National Association, as the Master Trustee; and

WHEREAS, the Bonds are expected to be unrated and will be sold with terms consistent with and in furtherance of the Commission’s policy for unrated bonds; and

WHEREAS, the Commission has previously given preliminary approval of the Project by Official Intent Declaration No. 25-55A, the Commission held a public hearing with respect to the Project on July 24, 2025, and the Governor has or will have approved the Project, the plan of finance and the Bonds; and

WHEREAS, the Commission has received a preliminary offer to purchase the Senior Bonds and serve as a placement agent for the Bonds from Herbert J. Sims & Co., Inc. (the “Underwriter”).

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 Trust Indenture between the Commission and U.S. Bank Trust Company, National Association, as Bond Trustee (the “Indenture”); the Loan Agreement among the Commission, the Borrower and U.S. Bank Trust Company, National Association, as Bond Trustee (the “Loan Agreement”); the Non-Arbitrage Certificate of the Commission (the “Tax Certificate”) and the form of Bond Purchase and Placement Agreement among the Commission, the Borrower, and the Purchaser (the “Purchase Agreement”).

Section 2.     Financing Program. The Commission hereby confirms and ratifies its program for the acquisition of loans for the financing and refinancing of eligible nonprofit housing facilities under the Act which are owned by organizations described under Section 501(c)(3) of the Code through the issuance of 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 3. Authorization of the Bonds. The Commission hereby authorizes the issuance and sale of its bonds to be designated “Washington State Housing Finance Commission Nonprofit Housing Revenue Bonds (Superior Living Foundation Project), Series 2025A-1,” “Washington State Housing Finance Commission Taxable Nonprofit Housing Revenue Bonds (Superior Living Foundation Project), Series 2025A-2” and “Washington State Housing Finance Commission Taxable Nonprofit Housing Revenue Bonds (Superior Living Foundation Project), Series 2025B” in an aggregate principal amount not to exceed \$80,000,000 pursuant to and in accordance with the provisions of the Act and the Code. The Commission further authorizes the issuance of additional series of bonds and the adjustment of the names of the Bonds, as is necessary to facilitate the sale of the Bonds and the accomplishment of the Project; provided that any such additional series of bonds shall be issued pursuant to the terms of Section 5 of this resolution.

Section 4. Approval of Documents. It is hereby found and determined that the Indenture, Loan Agreement, and Tax Certificate conform to the requirements of the Commission, the Act and the Code and provide appropriate security for the Bonds consistent with the Act and the Code.

The Indenture, Loan Agreement and 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 on its behalf such documents, the documents contemplated therein, and any other necessary documents or certificates, including a preliminary official statement and final official statement, and to do all things necessary on its behalf to proceed with the Program and the issuance, sale and delivery of the Bonds 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 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 5.     Sale of the Bonds. The Commission hereby authorizes and approves the sale of the Bonds to Herbert J. Sims & Co., 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 Purchase Agreement. The Commission hereby delegates to the Executive Director the authority to execute the Purchase Agreement on behalf of the Commission in substantially the form filed with the Commission, subject to the following limitations: (a) the aggregate principal amount of the Bonds does not exceed \$80,000,000; (b) the interest rate on the Bonds does not exceed 10.00%; (c) the Purchase Agreement is executed prior to December 31, 2025; and (d) the final terms of the Purchase Agreement are otherwise in furtherance of the Act and the Plan.

Section 6.     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 7.     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 28<sup>th</sup> day of August, 2025.

WASHINGTON STATE HOUSING  
FINANCE COMMISSION

By \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel

## Nonprofit Housing Program

<b>Project Name</b>	The Encore Campus
<b>Developer</b>	Superior Living Foundation, Inc.
<b>Description</b>	<p>The Encore is a retirement community with a continuum of care in Silverdale, Washington offering independent and assisted living units along with skilled nursing beds.</p> <p>The Encore Campus consists of three separate parcels each containing a separate level of care. Country Meadows consists of cottages housing the campus' 43 independent living units. Clearbrook Inn Living Center is a 48 unit assisted living facility. Northwoods Lodge is a skilled nursing facility with 57 beds.</p>
<b>Location</b>	2321 Northwest Schold Place 2333 Northwest Schold Place 12169 Country Meadows Lane Northwest Silverdale, WA 98383
<b>Relation to Mission and Goals</b>	To provide effective, low-cost financing for nonprofit housing
<b>Project Type</b>	Acquisition of an existing facility.
<b>Estimated Obligation Amount (Not to exceed)</b>	\$67,000,000
<b>Total Estimated Project Costs</b>	\$67,874,571
<b>Obligations Structure</b>	Public Sale
<b>Underwriter</b>	HJ Sims
<b>Action</b>	Approval of Resolution No. 25-72
<b>Anticipated Closing Date</b>	September 2025



WASHINGTON STATE  
**HOUSING FINANCE  
COMMISSION**

Nicole Bascomb-Green  
*Chair*

Steve Walker  
*Executive Director*

## Memorandum

To: Commissioners

From: Steve Walker, Lisa Vatske, & Lucas Loranger

CC: EMT

Date: August 19, 2025

**Re: Request to Allocate Funds into Program-Related Investment Programs**

### **BACKGROUND:**

At the end of the fiscal year, the Commission generally transfers available net revenue above that deemed necessary to maintain in the General Operating Fund to Program-Related Investments (PRI). There, they are used to compliment and extend the impact of the Commission's programs that are not otherwise supported by our regular funding sources, i.e., the sale of tax exempt or taxable bonds, the issuance of Housing Tax Credits and certain Homeownership programs. We obtained your approval to transfer General Operating Reserves above \$30 million as of June 30, 2025 to PRI. While we have not yet completely closed the books for the fiscal year, we anticipate the amount of the transfer will be about \$43 million.

Each year shortly after the new fiscal year begins, we have been requesting designations of PRI resources into ongoing, successful programs and retaining a relatively small amount of undesignated funds for additional allocation throughout the year.

Following our discussion and proposal at the May Budget and Planning Session, staff has prepared the following requests for allocation from PRI Undesignated to the programs listed below:

<b>PRI Program</b>	<b>Current PRI Allocation*</b>	<b>Amount Requested</b>	<b>Program Description</b>
Critical Community Response (Preservation)	\$42 million	<b>\$5 Million</b>	Helps organizations with acquisition, rehabilitation, construction, preservation, and repurposing of community facilities critical to the population such as low-income housing or services that are not otherwise available in the community that have financing gaps.
Manufactured Housing	\$32.45 million	<b>\$3 million</b>	Assists in the preservation of manufactured home communities which serve lower-income homeowners. Eligible organizations include Resident Owned Communities as well as non-profits.
Home Advantage DPA Reinvestment Fund**	\$29.91 million	<b>\$15 million</b>	Replenishing heavily utilized DPA subsidy program in support of Commission's Home Advantage program.
Credit Enhancement/Subordinate Loan Program	New	<b>\$20 million</b>	Creates a reserve to help the Commission leverage it's forthcoming Issuer Credit Rating (ICR) to offer a credit enhancement program for housing authorities. This program would support the financing of acquisition/rehabs and/or preservation of existing LIHTC properties with housing authorities.
<b>Total Amount Requested:</b>		<b>\$43 million</b>	

\*Amount of PRI funds that have been allocated to the program not including partner investments, if any, as of June 30, 2025. Total program assets may exceed this amount as interest is earned and loans revolve.

\*\*Current PRI allocation for the Home Advantage DPA Subsidy Fund represents repayments on previously issued Home Advantage

With these allocations, we anticipate approximately \$3 million remaining in the undesignated PRI fund. Should a program not have sufficient funds available to meet emergent needs, staff may come to the board to request a mid-year transfer from the undesignated PRI funds and/or a reallocation from existing programs with under-deployed funds.

### **PROPOSED ACTION:**

Consider and act on a motion to allocate PRI undesignated funds in new and existing programs as shown in the above table.

PURCHASE PRICE LIMITS-2025

County	Current Limit for Non-Target	Current Limit for Target	IRS Allowable Limit for Non-Target	IRS Allowable Limit for Target	1st Quarter 2025 WCRER Median Home Prices	2025 Proposed Purchase Price Limit for Non-Target	2025 Proposed Purchase Price Limit for Target
JEFFERSON	\$ 360,000.00	n/a	\$ 544,232.70	\$ 665,173.30	\$ 676,800.00	\$ 500,000.00	n/a
ALL OTHER COUNTIES	\$ 360,000.00	\$ 400,000.00	\$ 544,232.70	\$ 665,173.30	N/A	\$ 500,000.00	\$ 550,000.00
CHELAN	\$ 360,000.00	\$ 400,000.00	\$ 567,098.10	\$ 693,119.90	\$ 545,000.00	\$ 500,000.00	\$ 550,000.00
DOUGLAS	\$ 360,000.00	\$ 400,000.00	\$ 567,098.10	\$ 693,119.90	\$ 486,500.00	\$ 500,000.00	\$ 550,000.00
CLALLAM	\$ 360,000.00	\$ 400,000.00	\$ 544,232.70	\$ 665,173.30	\$ 505,900.00	\$ 500,000.00	\$ 550,000.00
Whitman	\$ 360,000.00	\$ 400,000.00	\$ 601,721.10	\$ 735,436.90	\$ 466,700.00	\$ 500,000.00	\$ 550,000.00
SAN JUAN	\$ 425,000.00	\$ 480,000.00	\$ 544,232.70	\$ 665,173.30	\$ 866,700.00	\$ 500,000.00	\$ 550,000.00
SKAGIT	\$ 400,000.00	n/a	\$ 585,006.30	\$ 715,007.70	\$ 610,000.00	\$ 550,000.00	\$ 625,000.00
THURSTON	\$ 400,000.00	\$ 475,000.00	\$ 579,037.50	\$ 707,712.50	\$ 542,700.00	\$ 550,000.00	\$ 625,000.00
ISLAND	\$ 400,000.00	\$ 475,000.00	\$ 626,792.40	\$ 766,079.60	\$ 589,800.00	\$ 550,000.00	\$ 625,000.00
KITSAP	\$ 425,000.00	\$ 500,000.00	\$ 596,945.70	\$ 729,600.30	\$ 543,600.00	\$ 550,000.00	\$ 625,000.00
CLARK	\$ 500,000.00	\$ 550,000.00	\$ 722,304.00	\$ 882,816.00	\$ 562,300.00	\$ 550,000.00	\$ 625,000.00
SKAMANIA	\$ 500,000.00	\$ 550,000.00	\$ 722,304.00	\$ 882,816.00	\$ 531,200.00	\$ 550,000.00	\$ 625,000.00
WHATCOM	\$ 425,000.00	\$ 500,000.00	\$ 656,640.00	\$ 802,560.00	\$ 624,400.00	\$ 600,000.00	\$ 675,000.00
KING	\$ 675,000.00	\$ 750,000.00	\$ 1,076,889.60	\$ 1,316,198.40	\$ 940,900.00	\$ 725,000.00	\$ 775,000.00
PIERCE	\$ 675,000.00	\$ 750,000.00	\$ 1,076,889.60	\$ 1,316,198.40	\$ 567,700.00	\$ 725,000.00	\$ 775,000.00
SNOHOMISH	\$ 675,000.00	\$ 750,000.00	\$ 1,076,889.60	\$ 1,316,198.40	\$ 771,800.00	\$ 725,000.00	\$ 775,000.00

Proposed 2025 Income Limits-8-2025

COUNTY	Current-Non-Targeted 1-2	Current-Non-Targeted 3+	Current-Targeted 1-2	Current-Targeted 3+	Non-Targeted Federal Limits 1-2	Non-Targeted Federal Limits 3+	Targeted Federal Limits 1-2	Targeted Federal Limits 3+	Proposed Non-Target 1-2	Proposed Non-Target 3+	Proposed Target 1-2	Proposed Target 3+
King/Snohomish	\$ 150,000.00	\$ 175,000.00	\$ 150,000.00	\$ 175,000.00	\$ 188,520.00	\$ 219,940.00	\$ 188,520.00	\$ 219,940.00	\$ 175,000.00	\$ 200,000.00	\$ 175,000.00	\$ 200,000.00
Pierce	\$ 115,000.00	\$ 135,000.00	\$ 115,000.00	\$ 135,000.00	\$ 144,960.00	\$ 169,120.00	\$ 146,520.00	\$ 170,940.00	\$ 130,000.00	\$ 155,000.00	\$ 130,000.00	\$ 155,000.00
Clark/Skamania	\$ 110,000.00	\$ 125,000.00	\$ 120,000.00	\$ 140,000.00	\$ 129,843.00	\$ 149,320.00	\$ 148,920.00	\$ 173,740.00	\$ 118,000.00	\$ 135,000.00	\$ 130,000.00	\$ 150,000.00
Kitsap	\$ 100,000.00	\$ 115,000.00	\$ 120,000.00	\$ 140,000.00	\$ 124,300.00	\$ 142,945.00	\$ 149,160.00	\$ 174,020.00	\$ 118,000.00	\$ 135,000.00	\$ 130,000.00	\$ 150,000.00
All Other Counties	\$ 100,000.00	\$ 115,000.00	\$ 120,000.00	\$ 140,000.00	\$ 122,100.00	\$ 140,415.00	\$ 146,520.00	\$ 170,940.00	\$ 118,000.00	\$ 135,000.00	\$ 130,000.00	\$ 150,000.00



To: Commissioners

From: Lisa DeBrock, Homeownership Director

Date: 8/28/2025

Re: Recommendation to Raise Home Advantage Income Limits to \$215,000

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**Background:**

Home Advantage is an unlimited resource. We have not raised the income limit of \$180,000 since August 2022. Raising the income limit does not take away from families that earn less. By increasing the maximum income limit, we are lifting the lid on the program to help more families purchase in an unaffordable market.

**Market Challenges:**

The market itself causes significant challenges. The ability to continue to help borrowers with escalating home prices and low housing inventory impacts our borrowers negatively. Our borrowers are priced out of the market. Incomes do not match the price of homes statewide. The average income does not keep up with the average price of a home. Median income households struggle to buy a home everywhere.

**Methodology:**

For ease of use at program inception in 2011, the Commission approved us to offer one maximum income limit per year statewide for Home Advantage, which represented the highest income limit offered under the House Key Program at the time. The IRS allows housing finance agencies to lend up to 140% of area median income per federal guidelines.

We used the same methodology to set the limit of \$215,000. The highest federal limit per federal guidelines for the IRS Single-Family bond programs is currently at \$219,940 for Target areas.

We do believe with an increased maximum income limit we will be able to reach more families who are able to qualify for a mortgage but lack the ability to save for downpayment.

Washington State Housing Finance Commission  
Homeownership Programs  
Fiscal Year Loan Production  
July 1, 2025 - July 31, 2025

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

Percentage of Goal reached YTD - 10.8%

HOME ADVANTAGE			
	Loans	\$ Volume	% Households of Color
Conventional FNMA	32	\$ 12,294,962	56.3%
Conventional FHLMC	51	\$ 20,261,441	39.2%
Government	327	\$ 134,423,892	33.6%
Energy Spark	0	\$ -	0.0%
Covenant Homeownership	86	\$ 32,113,266	100.0%
Total	496	\$ 199,093,561	47.2%

HOUSE KEY OPPORTUNITY			
	Loans	\$ Volume	% Households of Color
Conventional FNMA	30	\$ 8,181,608	56.7%
Conventional FHLMC	3	\$ 666,080	0.0%
Government	10	\$ 3,220,507	30.0%
Total	43	\$ 12,068,195	46.5%

DOWNPAYMENT ASSISTANCE			
	Loans	\$ Volume	% Households of Color
Home Adv 0%	398	\$ 6,418,254	35.9%
Home Adv Needs Based 1%	0	\$ -	0.0%
Opportunity	41	\$ 602,536	46.4%
HomeChoice	1	\$ 15,000	0.0%
Bellingham	0	\$ -	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	0	\$ -	0.0%
Clark County DPA	1	\$ 60,000	0.0%
Social Justice DPA (Non-Commission)	3	\$ 30,000	100.0%
Covenant (Non-Commission)	90	\$ 9,998,689	100.0%
Total	534	\$ 17,124,479	47.7%

Washington State Housing Finance Commission/Homeownership Division  
Counseling & Grants:  
Default Counseling, Pre-Purchase and Other Homeowner Assistance  
**Report for August 2025**

Grant Name/ Description/Service Area	Granting Entity	Subgrantees/ Partners	Grant Amount/ Date	Amount Disbursed to Date	Balance Remaining	Grant Expiration
<b>HUD SuperNOFA 2023</b> Default and Pre-Purchase Counseling. Service Area: <b>Statewide</b>	Department of Housing and Urban Development	AFS; CVH; KCLT; OIC; OPAL; Parkview; RRCA; SNAP	\$271,690	0.00	\$271,690	9/30/2025
<b>HAF Counseling Pay-Per- Service Grant FY 2025</b> Default Housing Counseling. Service Area: <b>Statewide</b>	U.S. Department of the Treasury	AFS; OIC; NJP; Parkview; RRCA; SNAP; ULMS;	\$5,411,060 2023 - 2025	\$5,411,060	\$0.00	12/31/2025
<b>Foreclosure Fairness Act</b> Default Housing Counseling and Mediation. Service Area: <b>Statewide</b>	Department of Commerce	WHRC; AFS; NJP; Parkview; RRCA; SNAP; ULMS;	\$2,100,000 FY2025	\$1,388,126	\$711,874	12/31/2025 & None
<b>HAF Application Assistance</b> Post-HAF Application Assistance Service Area: <b>Statewide</b>	U.S. Department of the Treasury	AFS; OIC; NJP; Parkview; RRCA; SNAP; ULMS;	\$2,439,405 2023 - 2025	\$2,439,405	\$0.00	12/31/2025
<b>*PENDING* King County VSHSL</b> Counseling Navigator Service Area: King County	King County	WHRC; OIC; ECDLR; OIC; PARKVIEW; ULMS	\$189,581	0.00	\$189,581	12/31/2027

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

**HOMEOWNERSHIP PROGRAMS**

## HOMEBUYER EDUCATION PRODUCTION and HOME LOAN TRAINING

July 1, 2025 - June 30, 2026

**HOMEBUYER CLASS**

Fiscal year goal - 800 classes, 8,000 participants by June 30, 2026

Percentage of goal reached YTD: 10%

	<b>Classes</b>	<b>Participants</b>
<b>Virtual:</b>	25	131
<b>In-Person:</b>	14	70
<b>Online Classes:</b>	613	613
<b>Total:</b>	<b>652</b>	<b>814</b>

Classes not yet reporting participation: 120

Data lags 3 months due to data collection process

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

<b>Classes:</b>	52,025
<b>Participants</b>	257,775

**PROGRAM TRAINING ATTENDEES**

Fiscal year goal - 10 Instructor classes by June 30, 2026

Percentage of goal reached YTD: 10%

<b>Month</b>	<b>Classes</b>	<b>Attendees</b>
July	1	44
August		
September		
October		
November		
December		
January		
February		
March		
April		
May		
June		
<b>Total:</b>	<b>1</b>	<b>44</b>

WASHINGTON STATE HOUSING FINANCE COMMISSION  
9% Housing Tax Credit Program  
2025 Allocation List

Final Allocation amounts may change if new Federal resources are made available.

King County Pool (November 2024 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
25-16	Application	Skyway Mixed Use	Low Income Housing Institute	Seattle	King	183	\$28,859	\$1,529,520	53	50%		50%		0	0	0	0	40
25-18	Application	Lexington & Concord	YWCA	Seattle	King	182	\$27,640	\$2,294,120	83	50%		50%		0	0	0	0	63
King County Credit Allocated:								\$3,823,640	167					0	0	0	0	103
King County Credit Available:								\$3,834,087										
King County Balance:								\$10,447										

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

25-08	Application	DESC Belmont	Downtown Emergency Service Center (DESC)	Seattle	King		\$18,084	\$2,170,051	120	50%		50%		0	0	0	0	90
25-02	Application	Sea Mar Community Health Centers/Lucy Lopez Apartments	Sea Mar	Kent	King		\$27,902	\$864,962	31	50%		50%		0	7	0	0	7
King County Unranked Balance:								\$3,035,013	151					0	7	0	0	97

Metro Pool (November 2024 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
25-07	Application	Housing Hope - EUCC (AKA Rainbow Terrace)	Housing Hope Properties	Everett	Snohomish	164	\$27,637	\$1,824,058	66	50%		50%		0	0	66	0	14
25-05	Scheduled for hearing 8/28/25	Bridge Meadows Tacoma	Bridge Meadows	Tacoma	Pierce	161	\$33,333	\$2,000,000	60	50%		50%		0	12	60	0	0
25-11	Scheduled for hearing 8/28/25	South Yakima Senior Housing	HumanGood Affordable Housing	Tacoma	Pierce	160	\$27,619	\$1,712,360	62	50%		50%		0	0	62	13	0
25-06	Approved 7/24/25	Bellis Fair Senior Housing	Opportunity Council	Bellingham	Whatcom	160	\$37,000	\$2,368,000	64	25%	50%		25%	0	0	64	0	13
25-14	Application	Claudia's Place	Housing Initiative, LLC	Vancouver	Clark	160	\$27,445	\$1,097,786	40	50%		50%		0	0	0	0	10
Total Metro Credit Allocated:								\$9,002,204	292					0	12	252	13	37
Metro Credit Available:								\$5,582,874										
Metro Balance:								(\$3,419,330)										

Metro Pool Unranked (Noncompetitive or Awaiting Other Funding Commitments)

25-17	Application	Lincoln District Family Housing	Low Income Housing Institute (LIHI)	Tacoma	Pierce		\$28,164	\$2,027,840	72	50%	25%		25%	0	0	0	0	18
Metro Unranked Balance:								\$20,371,735	72					0	24	438	0	18

Non-Metro New Production (November 2024 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
25-03	Application	Lewis, Spruce, & Sixth	The Housing Authority of the City of Yakima	Yakima	Yakima	177	\$27,576	\$1,378,777	50	50%	10%		40%	0	0	0	0	13
25-09	Application	Pathways Place	Hopesource	Ellensburg	Kittitas	173	\$27,640	\$2,155,920	78	50%		50%		0	0	0	0	20
25-10	Application	Catin and Main	Lower Columbia Community Action Council, Inc.	Kelso	Cowlitz	171	\$27,640	\$1,105,600	40	25%	50%		25%	0	0	0	0	10
25-15	Application	Franz Anderson PSH	Low Income Housing Institute	Olympia	Thurston	169	\$27,163	\$1,928,539	71	50%		50%		0	0	0	0	18
25-04	Scheduled for hearing 8/28/25	Farmview Family Housing	Housing Authority of Skagit County	Burlington	Skagit	167	\$29,091	\$872,727	30		25%	75%		23	0	0	0	0
Non-Metro New Production and Preservation Credit Allocated:								\$7,441,563	269					23	0	0	0	61
Non-Metro Credit Available:								\$6,578,650										
Non-Metro Balance:								(\$862,913)										

Non-Metro Preservation and Recapitalization Pool

Non-Metro Rehab Credit Allocated:																		

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

25-13	Application	Alderwood Apartments	Trillium Housing Services	Yakima	Yakima		\$23,865	\$2,004,625	84	10%	50%	40%		62	0	0	0	0
25-12	Application	Walla Walla Rehab Project	Catholic Housing Services of Eastern Washington	Walla Walla	Walla Walla		\$23,212	\$1,183,822	51		40%	30%	30%	0	0	51	0	0
Non-Metro Unranked Balance:								\$3,188,447	135					62	0	51	0	0

Statewide Allocation Round Totals:				Total Project Applications: 17	Total Credit Requested: \$46,862,602	1,026	85	43	741	13	316
				Total Projects Above Line: 11	Total Credit Available for 2025: \$15,995,611						
				Application Success Percentage: 65%	FWD Commitment of 2026 LIHTC: \$4,271,796						
					Total LIHTC Allocation for 2025: \$20,267,407	668	23	12	252	13	201
Final Allocation amounts may change if new Federal resources are made available.											
*No scores displayed for projects that are not fully funded or are below the line for competitive scoring. These projects are ranked alphabetically by project name.											



# Washington State Housing Finance Commission

## 2025 Bond/Tax Credit Balance of State Allocation List

Opening doors to a better life

Development Name	Developer	Community-Based Organization	City	Tax-Exempt Bond Request	Policy Values	Units	Points Awarded
<b>New Production</b>							
Apollo Edmonds	Blackfish Capital LLC	Resource Equity Association	Edmonds	\$50,719,777	Snohomish County	255	50
Copper View Apartments	Inland Group	United Way of Franklin County	West Richland	\$42,134,233	Balance of State	256	43
Fieldstone Apartments	DevCo, LLC	Next Chapter	Olympia	\$55,000,000	Balance of State	272	39
Teanaway Court	HopeSource	HopeSource	Cle Elum	\$14,450,000	Publicly Funded - Balance of State	41	34
35th and Pacific Family Housing	Mercy Housing Northwest	Open Doors for Multicultural Families & Making a Difference Foundation	Tacoma	\$24,750,000	Publicly Funded - Balance of State	80	33
Cedar Flats*	MacDonald Ladd Development	Metropolitan Development Council	Puyallup	\$57,719,763	Publicly Funded - Balance of State	276	33
			<b>Subtotal</b>	<b>\$244,773,773</b>		<b>1,180</b>	
<b>Preservation</b>							
Silver Creek by Vintage	Vintage Housing	Veterans Village	Pasco	\$40,090,000	Preservation	242	69
St Jude Havens*	Catholic Hsg Services of Eastern WA	Take Up The Cause	Spokane	\$20,912,243	Preservation, Publicly Funded	156	49
Western Washington Rural Preservation Portfolio**	Shelter Resources, Inc.	Multiservice Center	Multiple	\$50,000,000	Preservation, Publicly Funded	374	39
Smith Tower Preservation**	Housing Development Center	N/A	Vancouver	\$47,733,030	Preservation, Publicly Funded	170	38
			<b>Subtotal</b>	<b>\$158,735,273</b>		<b>568</b>	
			<b>TOTAL</b>	<b>\$403,509,046</b>		<b>2,392</b>	
<b>Unranked Projects</b>							
Meadowdale North	MacDonald Ladd Development	Wellspring	Bremerton	\$12,703,538	Balance of State	62	
Meadowdale Trails	MacDonald Ladd Development	Wellspring	Bremerton	\$39,950,440	Publicly Funded - Balance of State	208	
NODO by Vintage	Vintage Housing	Veterans Village	Spokane	\$41,965,700	Balance of State	270	
Pacific Vue Apartments	DevCo, LLC	Rise Up Academy	Everett	\$60,000,000	Snohomish County	227	

\* - carry forward allocations

\*\* - projects with an extended development timeline

# King County Bond/Tax Credit Pre-Allocation Process

## Local Funders Make Commitments First

For King County developments seeking Bond Cap allocations beginning in 2024, the Commission introduced a new process to improve coordination and provide a more predictable process for applicants with developments in the public funders' pipelines.

In King County, Bond/Tax Credit developments are required to have all necessary local funding commitments in place prior to applying to the Commission. The Commission and the public funders agreed to share an allocation framework to prioritize public investment to ensure developments can move towards readiness with limited resources.

The Commission invites applicants on the tiered "Invitation to Apply" list to apply once their project is fully funded and has reached a sufficient level of readiness to proceed quickly to closing.

## 2025 Invitation to Apply List – Updated February 13, 2025

Only developments that are fully funded will be invited to apply by the Commission as they approach their closing date.

Tier designations on this list will be reevaluated later this year, and if a development in the Pipeline becomes fully funded and is able to close it could be moved up if bond cap is available.

Development	Applicant <sup>1</sup>	Public Funders <sup>2</sup>	Projected Bond Cap	Units
<b>Tier 1 – closing by mid-year; funding commitments secured; path to securing final building permits</b>				
Beacon Hill Affordable TOD Development	El Centro de la Raza	HTF, KC, OH	\$23,443,372	72
Burien Family Housing	Mercy Housing Northwest	HTF, KC, SKHHP	\$15,800,000	90
New Hope Family Housing	New Hope CDI	HTF, OH	\$27,468,670	91
<b>Tier 2 – closing by year-end; funding commitments secured; path to securing final building permits</b>				
Bellwether Greenwood	Bellwether Housing	OH	\$15,000,000	53
Creekside	Shelter America Group	KC, HTF	\$15,267,000	40
Kent Multicultural Village	Mercy Housing Northwest	HTF, KC, SKHHP, ST	\$76,760,000	199
Prisma	Bellwether Housing	ARCH, HTF, KC, ST	\$85,000,000	332
Vivo South	SRM Development	OH	\$32,500,000	121
<b>Tier 3- closing next year; funding commitments secured; path to securing final building permits</b>				
Greenwood Nest	TWG Development	OH	\$19,573,539	92

<sup>1</sup> Each of the projects on the list has a proposed Community-Based Organization (CBO) as a partner or are being developed by a Community-Based Organization.

<sup>2</sup> The Commission coordinates closely with public funders in King County which includes the King County Department of Community and Human Services (KC), Sound Transit (ST), City of Seattle's Office of Housing (OH), the Department of Commerce's Housing Trust Fund (HTF), A Regional Coalition for Housing (ARCH), and South King Housing and Homelessness Partners (SKHHP).

## Pipeline List – Updated February 13, 2025

These developments are at various points in their development and have received funding from some of the public funders but they are not yet fully funded and ready to close. Their progress depends on securing additional funding and receiving local approvals. Depending on the timing of local approvals and finding ways to become fully funded, it is possible that some of these developments could move into a Tier during the year.

Development	Applicant	Public Funders	Projected Bond Cap	Units
African Diaspora Cultural Anchor Village	African Community Hsg. Dev.	KC	\$52,000,000	129
Filipino Community Village Phase 2	Filipino Community of Seattle	KC	\$19,250,000	56
Larus Senior Apartments	TWG Development	ARCH, KC	\$38,005,342	175
Little Saigon Landmark	SCIDpda	KC, OH	\$24,200,000	70
Mt. Baker Redevelopment	Mercy Housing Northwest	OH	\$68,500,000	238
Pandion at Star Lake	TWG Development	SKHHP	\$63,594,182	251

## 2024 King County Allocation List

In the first year of the King County pre-allocation process there were four financings closed, with developments located throughout Seattle and in Bellevue.

Development	Applicant	Public Funders	Total Bond Amount	Units
Bryant Manor Redevelopment Phase II	First A.M.E. Housing Association	HTF, KC, OH	\$48,734,255	149
Spring District/120 <sup>th</sup> Station	Bridge Housing Corp	ARCH, HTF, KC, ST	\$68,800,000	234
Victory Northgate	GMD Development	OH	\$53,500,000	184
Broadway Center for Youth	Community Roots Housing	HTF, KC, OH	\$31,250,000	84



# ASSET MANAGEMENT & COMPLIANCE ACTIVITY REPORT

## REPORTING MONTH: July 2025

The Asset Management & Compliance Division is charged with ensuring the long-term viability of Commission financed or assisted projects. This is accomplished through project compliance monitoring efforts and training of program users.

**PROGRAM PURPOSE:** To ensure that the public benefits of all Commission housing programs are fulfilled.

**BUSINESS OBJECTIVE:** Review 100% of required compliance annual reports within 12 months from report receipt dates and issue compliance status letters.

Within the 12-month period, staff will:

- Review required *Owner's Annual Certification* and other reporting materials for all properties
- Review resident certifications for 20% of all units in federal compliance period properties which are inspected during the calendar year (Low Income Housing Tax Credit properties)
- Review resident certifications to determine if bond-only properties met their bond minimum set-asides (Tax-Exempt Bond properties)
- Notify the Internal Revenue Service of any noncompliance discovered in tax credit projects

### Tax Credit Reports \*

Calendar Year 2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	GOAL	% COMPLETED
REPORTS REVIEWED	0	4	17	27	45	10	26						129	175	74%

Calendar Year 2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	GOAL	% COMPLETED
REPORTS REVIEWED	1	16	16	19	16	16	16	19	20	20	20	22	201	250	80%

Tax credit reports are due January 31<sup>st</sup> of every year for the previous calendar year.

### Bond Reports \*\*

Calendar Year 2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	GOAL	% COMPLETED
REPORTS REVIEWED	7	37	23	3	1	0	0						71	70	101%

Calendar Year 2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	GOAL	% COMPLETED
REPORTS REVIEWED	6	19	14	20	7	4	0	0	0	0	0	0	70	70	100%

Bond reports are due January 7<sup>th</sup> of every year for the previous calendar year.

**Notes:** \* Tax credit reporting bridges two fiscal program years. Currently, we're prioritizing the audits of federal compliance period projects being inspected in 2025.

\*\* Goal total for bonds indicates both bond property annual reports and initial reports for Acquisition-Rehab bonds and New Construction bonds quarterly reporting as needed. New properties with both bonds and tax credits are reviewed as bonds until placed in service, then converted to tax credits for annual reviews.

# ASSET MANAGEMENT & COMPLIANCE ACTIVITY REPORT

## REPORTING MONTH: July 2025

**BUSINESS OBJECTIVE:** *Complete on-site review of 33<sup>1/3</sup>% of all projects by December 31, 2025.*

Within the 12-month calendar year, the Commission will:

- conduct on-site inspections of 33<sup>1/3</sup>% of projects monitored according to HUD inspection standards.
- inspect 20% of all low-income units for health and safety issues.
- notify the Internal Revenue Service of any project noncompliance discovered through the inspections.

### Project Inspections

Calendar Year 2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	GOAL	% COMPLETED
ON-SITES COMPLETED	1	1	64	52	47	39	44						248	350	71%

Calendar Year 2024	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	GOAL	% COMPLETED
ON-SITES COMPLETED	1	2	30	45	58	48	65	67	40	10	0	0	366	366	100%

**NOTE:** Cumulative totals for all goals may be greater or lesser than goal totals as new projects are coming on-line throughout the year; placed in service dates for projects can move forward or be delayed, affecting the number of reports and/or inspections that need to be completed each year. Inspections are sometimes canceled due to delayed placed in service dates or for other reasons.

**COMPLIANCE TRAININGS:** The next Tax Credit Compliance Workshops are scheduled for:  
**September 18, 2025**

The next Bond Compliance Workshop is scheduled for:  
**November 5-6, 2025**



WASHINGTON STATE  
**HOUSING FINANCE  
COMMISSION**

Nicole Bascomb-Green  
*Chair*  
Steve Walker  
*Executive Director*

August 27, 2025

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 July 31, 2025, 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

July 31, 2025

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(See Accountant's Compilation Report)

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**Washington State Housing Finance Commission**  
**Statement of Net Position**  
**Fund: General Operating Fund**  
**Division: All**  
**July 31, 2025**  
(See Accountant's Compilation Report)

	Current Year	Prior Year	Variance	
			Amount	%
ASSETS				
Cash and Cash Equivalents:				
Demand Deposits	\$ 3,004,836	\$ 8,109,635	\$ (5,104,799)	(1) -63%
Money Market Accounts	50,900,939	77,851,657	(26,950,718)	(1) -35%
Investment Securities	24,203,064	31,454,709	(7,251,645)	(1) -23%
Interest Receivable	1,025,164	1,029,125	(3,961)	0%
Fees Receivables	18,657,704	18,145,819	511,885	3%
Prepaid Expenses & Other Receivable	4,269,996	3,571,208	698,788	(2) 20%
Furniture and Fixtures (net of depreciation)	520,557	413,372	107,185	(3) 26%
Intangible Lease Asset (net of amortization)*	2,915,919	-	2,915,919	NA
Net Pension Asset*	1,251,901	1,894,532	(642,631)	-34%
Total Assets	106,750,080	142,470,057	(35,719,977)	-25%
Deferred Outflow of Resources (Pension & OPEB Contributions) *	4,595,591	4,490,914	104,677	2%
Total Assets and Deferred Outflows	\$ 111,345,671	\$ 146,960,971	\$ (35,615,300)	-24%
LIABILITIES				
Accounts Payable and Other Liabilities	\$ 3,456,576	\$ 5,732,259	\$ (2,275,683)	(4) -40%
Unearned Fee Income	64,848,738	99,144,558	(34,295,820)	(5) -35%
Accrued Payroll Payable	2,196,895	1,995,220	201,675	(6) 10%
Lease Liability*	2,988,533	-	2,988,533	- NA
Net Pension Liability *	3,242,188	3,454,593	(212,405)	-6%
Total Liabilities	76,732,930	110,326,630	(33,593,700)	-30%
Deferred Inflow of Resources (Change in Investment Return/Assumptions - Pension & OPEB) *	3,616,392	4,935,541	(1,319,149)	-27%
NET POSITION				
Invested in Capital Assets	520,557	413,372	107,185	(3) 26%
Committed - Housing Washington *	198,152	122,628	75,524	62%
Unrestricted	30,277,640	31,162,800	(885,160)	-3%
Total Net Position	30,996,349	31,698,800	(702,451)	-2%
Total Liabilities, Deferred Inflows and Net Position	\$ 111,345,671	\$ 146,960,971	\$ (35,615,300)	-24%

(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 purchase of new office furniture, audio and visual equipment, and network wiring, along with an offset from continued depreciation and amortization of capital assets.

(4) The overall decrease in accounts payable and other liabilities is primarily due to lower payables related to interest earned on HAF program funds.

(5) The overall 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, with a smaller offset from greater Covenant Homeownership grant funds.

(6) The increase in accrued payroll payable is primarily due to higher vacation and sick leave balances, and effects of the 3% COLA increase at the beginning of the fiscal year, as well as the step increases throughout the 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: July 31, 2025**

(See Accountant's Compilation Report)

	Current Period	Current Year to Date	Prior Year to Date	Variance Amount	%
<i>Revenues:</i>					
Fee Income	\$ 3,406,673	\$ 3,406,673	\$ 2,699,812	\$ 706,861 (1)	26%
Interest Earned & Realized Gain	1,145,270	1,145,270	1,466,134	(320,864) (2)	-22%
Other	31,343	31,343	17,992	13,351 (3)	74%
<i>Total Unadjusted Revenues</i>	<u>4,583,286</u>	<u>4,583,286</u>	<u>4,183,939</u>	<u>399,347</u>	<u>10%</u>
<i>Expenses:</i>					
Salaries, Wages, and Employee Benefits	1,173,019	1,173,019	1,051,920	121,099 (4)	12%
Travel & Conferences	14,712	14,712	11,779	2,933 (5)	25%
Professional Fees	288,818	288,818	175,717	113,101 (6)	64%
Office Expense	264,608	264,608	202,994	61,614 (7)	30%
<i>Total Expenses</i>	<u>1,741,157</u>	<u>1,741,157</u>	<u>1,442,411</u>	<u>298,746</u>	<u>21%</u>
<i>Adjustments</i>					
<i>Revenues:</i>					
Unrealized Gain/(Loss) on Investments	(283,364)	(283,364)	838,239	(1,121,603)	-134%
Grant Revenue	3,770,985	3,770,985	5,335,995	(1,565,010)	-29%
<i>Expenses:</i>					
Grant Pass-Through	<u>3,770,985</u>	<u>3,770,985</u>	<u>5,335,995</u>	<u>(1,565,010)</u>	<u>-29%</u>
<i>Total Adjustments</i>	<u>(283,364)</u>	<u>(283,364)</u>	<u>838,239</u>	<u>(1,121,603)</u>	<u>-134%</u>
Excess of Revenues over Expenses	<u>2,558,765</u>	<u>2,558,765</u>	<u>3,579,767</u>	<u>(1,021,002)</u>	<u>-29%</u>
Net Position					
Total net position, beginning of period	28,437,584	28,437,584	28,119,033	318,551	1%
Current Increase (Decrease) - to Net position	<u>2,558,765</u>	<u>2,558,765</u>	<u>3,579,767</u>	<u>(1,021,002)</u>	<u>-29%</u>
Total net position, end of year	<u>\$ 30,996,349</u>	<u>\$ 30,996,349</u>	<u>\$ 31,698,800</u>	<u>\$ (702,451)</u>	<u>-2%</u>

- (1) The increase in fee income is primarily due to increased revenue from the Homeownership division's Home Advantage program, coupled with an acceleration of income related to the Citi Securitization program.
- (2) The decrease in interest income is primarily due to the decrease in rates. For example, the LGIP rate has decreased from 5.41% in the prior period to a rate of 4.39% in the current period.
- (3) The increase in other revenues is primarily due to greater revenue from property transfer fees in the Asset Management & Compliance (AMC) division.
- (4) The increase in salary and benefits expenses reflects a 3% cost of living wage increase for all staff on July 1, 2025.
- (5) The increase in travel and conference fee expenses is primarily due to out-of-state travel expenses incurred for lodging and transportation for out of state conferences.
- (6) Professional fees increase is primarily due to an increase in expenses related to seller/servicer fees.
- (7) The increase in office expenses is primarily due purchase of computer related equipment and higher rent, compared to the prior 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.
- \*\* These balances are adjusted only at year-end.

**Washington State Housing Finance Commission**  
**Detailed Statement of Activities**  
**Fund: General Operating Fund**  
**Division: All**  
**For The Year To Date Ending: July 31, 2025**  
(See Accountant's Compilation Report)

	Variance-YTD vs. PY Actuals		Prior YTD	YTD	YTD	Variance-YTD Budget to	
	%	Amount	Actual	Actual	Budget	Actual	%
<i>Revenues:</i>							
Program Fees	25.1%	\$ 584,288	\$ 2,325,246	\$ 2,909,534	\$ 2,653,107	\$ 256,427	9.7%
Issuance, Application, and Servicing Fees	32.7%	122,573	374,565	497,138	784,490	(287,352)	-36.6%
Interest Earned & Realized Gain	-21.9%	(320,864)	1,466,134	1,145,270	993,378	151,892	15.3%
Other Income	74.2%	13,351	17,992	31,343	30,329	1,014	3.3%
<i>Total Unadjusted Revenues</i>	<u>9.5%</u>	<u>399,348</u>	<u>4,183,938</u>	<u>4,583,284</u>	<u>4,461,304</u>	<u>121,981</u>	<u>2.7%</u>
<i>Expenses:</i>							
Salaries & Wages - Staff & Temp. Svcs	13.0%	106,836	821,502	928,338	1,084,569	(156,231)	-14.4%
Employee Benefits - Staff	6.2%	14,263	230,418	244,681	272,863	(28,182)	-10.3%
Conference, Education & Training	-81.6%	(1,902)	2,331	429	19,650	(19,221)	-97.8%
Travel out of state - Staff	551.0%	9,069	1,646	10,715	20,272	(9,557)	-47.1%
Travel in state - Staff	-54.3%	(4,234)	7,802	3,568	12,681	(9,113)	-71.9%
Accounting Fees	-50.5%	(1,515)	3,000	1,485	12,197	(10,712)	-87.8%
Legal Fees	96.4%	22,918	23,762	46,680	59,251	(12,571)	-21.2%
Financial Advisor Fees	100.9%	24,206	24,000	48,206	35,033	13,173	37.6%
Investment Management Fees	26.0%	3,703	14,264	17,967	18,167	(200)	-1.1%
Office Rent/Conf. Room Rentals	39.5%	15,765	39,895	55,660	51,265	4,395	8.6%
Furniture & Equipment Rental	59.6%	340	570	910	2,156	(1,246)	-57.8%
Advertising	484.6%	9,018	1,861	10,879	17,761	(6,882)	-38.7%
Publications/ Subscriptions/ Dues	33.8%	2,243	6,636	8,879	11,590	(2,711)	-23.4%
Deliveries	NA	33	-	33	183	(150)	-82.0%
Insurance	16.9%	957	5,663	6,620	6,833	(213)	-3.1%
Meeting Expense	-104.0%	2,637	(2,535)	102	13,104	(13,002)	-99.2%
Equipment & Building Maintenance	NA	700	-	700	4,858	(4,158)	-85.6%
Software Maint. Support & Other Info Svcs	-4.3%	(5,463)	126,810	121,347	200,681	(79,334)	-39.5%
Non-capitalized Equipment/Supplies	NA	28,367	-	28,367	6,680	21,687	324.7%
Postage	8.3%	2	24	26	89	(63)	-70.8%
Printing	-96.4%	(1,743)	1,809	66	614	(548)	-89.3%
State Services	216.9%	939	433	1,372	581	791	136.1%
Supplies	924.2%	3,854	417	4,271	3,606	665	18.4%
Telephone	30.3%	2,164	7,150	9,314	6,844	2,470	36.1%
Contract Services	57.6%	63,788	110,692	174,480	117,143	57,337	48.9%
Depreciation	12.6%	1,800	14,261	16,061	12,580	3,481	27.7%
<i>Total Expenses</i>	<u>20.7%</u>	<u>298,745</u>	<u>1,442,414</u>	<u>1,741,156</u>	<u>1,991,251</u>	<u>(250,095)</u>	<u>-12.6%</u>
<i>Adjustments</i>							
<i>Revenues:</i>							
Unrealized Investments Gain/(Loss)	-133.8%	(1,121,603)	838,239	(283,364)	-	(283,364)	NA
Grant Revenue	-29.3%	(1,565,010)	5,335,995	3,770,985	634,421	3,136,564	494.4%
<i>Expenses:</i>							
Grant Pass-Through	-29.3%	(1,565,010)	5,335,995	3,770,985	634,421	3,136,564	494.4%
Housing Washington Conference (adjusted at year-end)		-	-	-	-	-	
	-133.8%	(1,121,603)	838,239	(283,364)	-	(283,364)	NA
<i>Excess of Revenues over Expenses- adjusted</i>	<u>-28.5%</u>	<u>(1,021,000)</u>	<u>3,579,763</u>	<u>2,558,764</u>	<u>2,470,053</u>	<u>88,712</u>	<u>3.6%</u>
Less transfer to Commission Fund	NA	-	-	-	-	-	NA
<i>Excess of Revenues over Expenses (Net of Transfers)</i>	<u>-28.5%</u>	<u>\$ (1,020,999)</u>	<u>\$ 3,579,763</u>	<u>\$ 2,558,764</u>	<u>\$ 2,470,053</u>	<u>\$ 88,712</u>	<u>3.6%</u>

WASHINGTON STATE  
HOUSING FINANCE COMMISSION  
GENERAL OPERATING FUND

June 30, 2025

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**Washington State Housing Finance Commission**  
**Statement of Net Position**  
**Fund: General Operating Fund**  
**Division: All**  
**June 30, 2025**  
(See Accountant's Compilation Report)

			Variance	
	Current Year	Prior Year	Amount	%
<b>ASSETS</b>				
Cash and Cash Equivalents:				
Demand Deposits	\$ 2,212,043	\$ 6,524,047	\$ (4,312,004)	(1) -66%
Money Market Accounts	96,150,137	131,697,136	(35,546,999)	(1) -27%
Investment Securities	20,989,461	18,601,831	2,387,630	(1) 13%
Interest Receivable	1,002,146	985,602	16,544	2%
Fees Receivables	14,598,280	13,271,465	1,326,815	(2) 10%
Prepaid Expenses & Other Receivable	4,206,565	3,480,688	725,877	(3) 21%
Furniture and Fixtures (net of depreciation)	536,684	407,091	129,593	(4) 32%
Net Pension Asset*	1,894,532	1,894,532	-	0%
<b>Total Assets</b>	<b>141,589,848</b>	<b>176,862,392</b>	<b>(35,272,544)</b>	<b>-20%</b>
Deferred Outflow of Resources (Pension & OPEB Contributions) *	4,490,914	4,490,914	-	0%
<b>Total Assets and Deferred Outflows</b>	<b>\$ 146,080,762</b>	<b>\$ 181,353,306</b>	<b>\$ (35,272,544)</b>	<b>-19%</b>
<b>LIABILITIES</b>				
Accounts Payable and Other Liabilities	\$ 1,244,935	\$ 5,800,375	\$ (4,555,440)	(5) -79%
Unearned Fee Income	60,090,862	98,532,462	(38,441,600)	(6) -39%
Accrued Payroll Payable	2,172,532	1,965,586	206,946	(7) 11%
Net Pension Liability *	3,454,593	3,454,593	-	0%
<b>Total Liabilities</b>	<b>66,962,922</b>	<b>109,753,016</b>	<b>(42,790,094)</b>	<b>-39%</b>
Deferred Inflow of Resources (Change in Investment Return/Assumptions - Pension & OPEB) *	4,935,541	4,935,541	-	0%
<b>NET POSITION</b>				
Invested in Capital Assets	536,684	407,091	129,593	(4) 32%
Committed - Housing Washington *	122,628	350,886	(228,258)	-65%
Unrestricted	73,522,987	65,906,772	7,616,215	12%
<b>Total Net Position</b>	<b>74,182,299</b>	<b>66,664,749</b>	<b>7,517,550</b>	<b>11%</b>
<b>Total Liabilities, Deferred Inflows and Net Position</b>	<b>\$ 146,080,762</b>	<b>\$ 181,353,306</b>	<b>\$ (35,272,544)</b>	<b>-19%</b>

- (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 slower collection of Commission fees on outstanding bonds and timing of grant funds received, plus an offset by a decrease in receivables related to the Citibank securitization program.
- (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 purchase of new office furniture, audio and visual equipment, and network wiring, along with an offset from continued depreciation and amortization of capital assets.
- (5) The overall decrease in accounts payable and other liabilities is primarily due to lower payables related to interest earned on HAF program funds.
- (6) The overall 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, with a smaller offset from greater Covenant Homeownership grant funds.
- (7) The increase in accrued payroll payable is primarily due to higher vacation and sick leave balances, and effects of the 3% COLA increase at the beginning of the fiscal year, as well as the step increases throughout the 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: June 30, 2025**  
(See Accountant's Compilation Report)

	Current Period	Current Year to Date	Prior Year to Date	Variance Amount	%
<i>Revenues:</i>					
Fee Income	\$ 5,121,774	\$ 46,518,012	\$ 37,962,770	\$ 8,555,242 (1)	23%
Interest Earned & Realized Gain	1,166,445	15,319,742	15,502,830	(183,088)	-1%
Other	658,542	894,674	945,064	(50,390)	-5%
<i>Total Unadjusted Revenues</i>	<u>6,946,761</u>	<u>62,732,428</u>	<u>54,410,665</u>	<u>8,321,763</u>	<u>15%</u>
<i>Expenses:</i>					
Salaries, Wages, and Employee Benefits	1,135,619	13,141,032	10,506,620	2,634,412 (2)	25%
Travel & Conferences	44,329	292,971	318,960	(25,989)	-8%
Professional Fees	371,989	2,792,197	2,808,606	(16,409)	-1%
Office Expense	188,994	3,051,048	2,812,086	238,962	8%
<i>Total Expenses</i>	<u>1,740,931</u>	<u>19,277,248</u>	<u>16,446,273</u>	<u>2,830,975</u>	<u>17%</u>
<i>Adjustments</i>					
<i>Revenues:</i>					
Unrealized Gain/(Loss) on Investments	379,862	2,289,536	1,381,958	907,578	66%
Grant Revenue	2,686,681	59,774,825	72,284,238	(12,509,413)	-17%
<i>Expenses:</i>					
Grant Pass-Through	2,686,681	59,774,825	72,284,238	(12,509,413)	-17%
Housing Washington Conference**	-	-	228,258	(228,258)	NA
<i>Total Adjustments</i>	<u>379,862</u>	<u>2,289,536</u>	<u>1,153,700</u>	<u>907,578</u>	<u>79%</u>
Excess of Revenues over Expenses	<u>5,585,692</u>	<u>45,744,716</u>	<u>39,118,092</u>	<u>6,626,624</u>	<u>17%</u>
Less transfer to Commission Fund *	-	-	99,524	(99,524)	-100%
<i>Net Position</i>					
Total net position, beginning of period	68,596,607	28,437,583	27,447,133	990,450	4%
Current Increase (Decrease) - to Net position	<u>5,585,692</u>	<u>45,744,716</u>	<u>39,217,616</u>	<u>6,527,100</u>	<u>17%</u>
Total net position, end of year	<u>\$ 74,182,299</u>	<u>\$ 74,182,299</u>	<u>\$ 66,664,749</u>	<u>\$ 7,517,550</u>	<u>11%</u>

(1) The increase in fee income is primarily due to increased revenue from the Homeownership division's Home Advantage program, coupled with an acceleration of income related to the Citi Securitization program.

(2) The increase in salary and benefits expenses reflects a 3% cost of living wage increase for all staff on July 1, 2024, as well as regular annual increases during the 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.

\*\* These balances are adjusted only at year-end.

**Washington State Housing Finance Commission**  
**Detailed Statement of Activities**  
**Fund: General Operating Fund**  
**Division: All**  
**For The Year To Date Ending: June 30, 2025**  
(See Accountant's Compilation Report)

	Variance-YTD vs. PY Actuals		Prior YTD	YTD	YTD	Variance-YTD Budget to Actual	
	%	Amount	Actual	Actual	Budget	Amount	%
Revenues:							
Program Fees	17.8%	\$ 4,673,874	\$ 26,212,341	\$ 30,886,215	\$ 28,458,160	\$ 2,428,055	8.5%
Issuance, Application, and Servicing Fees	33.0%	3,881,367	11,750,429	15,631,796	6,539,757	9,092,039	139.0%
Interest Earned & Realized Gain	-1.2%	(183,088)	15,502,830	15,319,742	14,146,529	1,173,213	8.3%
Other Income	-5.3%	(50,390)	945,064	894,674	896,236	(1,562)	-0.2%
Total Unadjusted Revenues	15.3%	8,321,763	54,410,665	62,732,426	50,040,682	12,691,745	25.4%
Expenses:							
Salaries & Wages - Staff & Temp. Svcs	12.0%	1,094,816	9,138,582	10,233,398	11,867,369	(1,633,971)	-13.8%
Employee Benefits - Staff	112.5%	1,539,596	1,368,038	2,907,634	3,302,390	(394,756)	-12.0%
Conference, Education & Training	-14.5%	(15,437)	106,810	91,373	233,300	(141,927)	-60.8%
Travel out of state - Staff	-23.8%	(32,403)	136,130	103,727	254,250	(150,523)	-59.2%
Travel in state - Staff	28.7%	21,851	76,019	97,870	156,075	(58,205)	-37.3%
Accounting Fees	12.1%	14,662	120,782	135,444	142,080	(6,636)	-4.7%
Legal Fees	-14.8%	(106,264)	719,614	613,350	801,000	(187,650)	-23.4%
Financial Advisor Fees	84.9%	195,324	229,994	425,318	363,200	62,118	17.1%
Investment Management Fees	-9.3%	(21,114)	227,132	206,018	218,000	(11,982)	-5.5%
Office Rent/Conf. Room Rentals	-14.2%	(88,477)	620,986	532,509	611,147	(78,638)	-12.9%
Furniture & Equipment Rental	85093.3%	12,764	15	12,779	27,076	(14,297)	-52.8%
Advertising	-18.2%	(18,167)	99,994	81,827	320,135	(238,308)	-74.4%
Publications/ Subscriptions/ Dues	11.6%	11,258	96,778	108,036	132,060	(24,024)	-18.2%
Deliveries	-11.0%	(156)	1,424	1,268	5,120	(3,852)	-75.2%
Insurance	22.9%	14,447	63,075	77,522	66,150	11,372	17.2%
Meeting Expense	133.9%	48,119	35,941	84,060	161,751	(77,691)	-48.0%
Equipment & Building Maintenance	32.0%	11,752	36,691	48,443	107,020	(58,577)	-54.7%
Software Maint. Support & Other Info Svcs	5.4%	81,715	1,509,672	1,591,387	1,847,857	(256,470)	-13.9%
Non-capitalized Equipment/Supplies	121.7%	92,893	76,344	169,237	244,087	(74,850)	-30.7%
Postage	0.4%	3	840	843	5,180	(4,337)	-83.7%
Printing	36.5%	2,923	8,005	10,928	13,970	(3,042)	-21.8%
State Services	9.4%	234	2,487	2,721	6,970	(4,249)	-61.0%
Supplies	118.8%	30,957	26,064	57,021	48,100	8,921	18.5%
Telephone	16.3%	12,389	76,109	88,498	57,396	31,102	54.2%
Contract Services	-6.6%	(99,019)	1,511,085	1,412,066	1,725,316	(313,250)	-18.2%
Depreciation	16.7%	26,310	157,661	183,971	214,301	(30,330)	-14.2%
Total Expenses	17.2%	2,830,976	16,446,275	19,277,248	22,931,300	(3,654,052)	-15.9%
Adjustments							
Revenues:							
Unrealized Investments Gain/(Loss)	65.7%	907,578	1,381,958	2,289,536	-	2,289,536	NA
Grant Revenue	-17.3%	(12,509,413)	72,284,238	59,774,825	60,952,641	(1,177,816)	-1.9%
Expenses:							
Grant Pass-Through	-17.3%	(12,509,413)	72,284,238	59,774,825	60,952,641	(1,177,816)	-1.9%
Housing Washington Conference (adjusted at year-end)		(228,258)	228,258	-	-	-	
	98.5%	1,135,836	1,153,700	2,289,536	-	2,289,536	NA
Excess of Revenues over Expenses- adjusted	16.9%	6,626,623	39,118,090	45,744,714	27,109,382	18,635,333	68.7%
Less transfer to Commission Fund	-100.0%	(99,524)	99,524	-	-	-	NA
Excess of Revenues over Expenses (Net of Transfers)	16.6%	\$ 6,527,100	\$ 39,217,614	\$ 45,744,714	\$ 27,109,382	\$ 18,635,333	68.7%

During this period, bond proceeds were disbursed on behalf of bonds where the project purpose meets our objectives as follows:

- 1 ***New Construction for multifamily and nonprofit housing solutions with units set aside for low to moderate incomes (up to 60% of median income) and set asides for individuals with disabilities. Also Washington Works program as noted***

<u>Issue/Project Name</u>	<u>Project Location</u>
2025 Viridian Grove	Tacoma
2025 Samma Senior Apartments Supplemental	Bothell
2024 Rucker Avenue	Everett
2025 Burien Family Housing	Burien
2025 West 6th Affordable Apartments	Vancouver

- 2 ***Acquisition and Rehabilitation for multifamily and nonprofit housing solutions with units set aside for low to moderate incomes (up to 50% of median income) and set asides for individuals with disabilities. Also Washington Works program as noted***

<u>Issue/Project Name</u>	<u>Project Location</u>
2025 Westgate Terrace & Parkland Terrace	Longview

- 3 ***Acquisition or Refunding and rehabilitation or Construction Project for the Elderly with set asides for low to moderate income households***

<u>Issue/Project Name</u>	<u>Project Location</u>
None this period	

- 4 ***Acquisition & rehabilitation or expansion and renovation Project of Nonprofit community based facilities***

<u>Issue/Project Name</u>	<u>Project Location</u>
None this period	

- 5 ***New construction of Nonprofit community based facilities***

<u>Issue/Project Name</u>	<u>Project Location</u>
2025 Blakeley Village and Laurel Village Portfolio	Burien
2025 Evergreen School	Shoreline

- 6 ***Rehabilitation and/or Refunding of bonds issued for Nonprofit community based facilities, may include additional acquisition***

<u>Issue/Project Name</u>	<u>Project Location</u>
2024 Westside School	Seattle

- 7 ***Single Family bond issues used to fund the purchase of loans for first time home buyers and provide a current refunding of several older issues to reduce bond yield.***

<u>Issue/Project Name</u>	<u>Project Location</u>
SF 25 1A & 1N & 1T	Various

- 8 ***Beginning Farmer Rancher Loans***

<u>Issue/Project Name</u>	<u>Project Location</u>
None this period	

**Washington State Housing Finance Commission**  
**PRI Program Summary**  
**As of June 30, 2025**

	Program Name	Program Description	Category	Program Assets	Loans/ Investments outstanding	Net Available before Reserve	Portion Reserved for bad debt
	HouseKey Plus - Commission investment only	First-time homebuyer downpayment assistance program	Single-family	\$ 45,512,240	\$ 35,362,840	\$ 11,575,398	\$ 1,425,998
	Home Advantage & Home Advantage Rebound Loans	DPA Loans created through Daily Pricing Program	Single-family	412,505,651	342,596,721	84,651,827	14,742,897
(1)	HouseKey Plus - Commission with partner investments	First-time homebuyer downpayment assistance program with partner investments and restrictions	Single-family	19,778,619	16,309,458	\$ 3,602,697	\$ 133,536
	Home Choice	Downpayment assistance program for first-time homebuyers with disabilities	Single-family	11,221,846	6,983,186	\$ 4,517,987	\$ 279,327
(2)	Covenant DPA	First-time homebuyer downpayment assistance program for buyers whose families were impacted by state-sanctioned housing discrimination before 1968	Single-family	85,412,074	47,568,171	\$ 39,746,630	\$ 1,902,727
	Home Ownership Production Reserve	A reserve fund to be utilized in support of one or more of the multi-year affordable starter home production strategies identified in the "to-be-developed" production plan prescribe in the 2024 legislative budget proviso.	Single-family	10,000,000	-	\$ 10,000,000	\$ -
	Social Justice DPA	Downpayment assistance program in conjunction with Homesight for homebuyers of underserved communities and communities of color	Single-family	2,970,845	809,884	\$ 2,193,356	\$ 32,395
(4)	Investment in Single-family program	Initial investment to fund the Single-family Open Indenture	Single-family	70,000,000	110,000,000	\$ (40,000,000)	\$ -
	Habitat for Humanity	Participate in loaning funds allowing the recycling of Habitat for Humanity mortgages through purchase of privately placed bonds (National Habitat) or collateralized loans (State affiliate association).	Single-family	21,066,824	16,242,372	\$ 4,865,058	\$ 40,606
	Other Single-family programs (WAFA, Open Door)	Other downpayment and farmworker single-family construction loan program	Single-family	598,198	-	\$ 598,198	\$ -
	Community Land Trust (CLT) Program	Investment to assist in land acquisition, infrastructure, and construction financing for Community Land Trusts	Single-family	11,598,771	7,601,000	\$ 4,019,134	\$ 21,363
	Investment in Impact Capital	Investment in Impact Capital fund for predevelopment loans	Housing	5,274,864	5,250,000	\$ 37,989	\$ 13,125
	Construction Defect Insurance Program	Investment to assist Developers with Defect Insurance	Housing	160,046	-	\$ 160,046	\$ -
	Farm PAI and Beginning Farmers Assistance Loans	Investment to assist in access to first time farmers	Housing	16,936,625	8,482,920	\$ 8,474,912	\$ 21,207
(3)	Sustainable Energy Programs	Projects for Energy Sustainability	Energy	34,640,003	8,757,009	\$ 25,900,195	\$ 17,201
(2)(3)(5)	Land Acquisition Program	Assist non profit developers in acquisition of land	Housing	101,319,999	75,772,943	\$ 25,692,676	\$ 145,620
(2)(5)	Community Development Land Acquisition Program	Assist community-based organizations or developers that serve or represent historically underserved or "socially disadvantaged" communities in acquisition of land and buildings for affordable housing	Housing	49,032,898	39,950,000	\$ 9,103,011	\$ 20,113
(6)	Central Puget Sound Transit Authority Land Acquisition	Sound Transit partner investment for transit oriented development of affordable housing	Housing	20,008,125	2,500,000	\$ 17,508,125	\$ -
	Field Order 15 Fund	Investment into Pre-development and Technical Assistance fund for single family homeownership development	Housing	1,000,000	-	\$ 1,000,000	\$ -
(2)	Rapid Response Program	Assist developers in acquisition of land, inception from Legislative Action	Housing	10,434,430	9,613,367	\$ 821,063	\$ -
(2)	Non profit Equity Fund & Washington Works	Assist Nonprofits in housing development (created per legislative action)	Nonprofit	10,000,284	10,000,000	\$ 284	\$ -
	Manufactured Housing	To encourage and enable preservation of affordable housing stock through ownership of manufactured housing	Multi Family	35,043,267	33,750,097	\$ 1,377,545	\$ 84,375
	Affordable Housing Initiative	Subordinate loans on difficult to develop tax-exempt housing projects	Housing	-	-	\$ -	\$ -
	Northwest Access Fund	Low-interest loans and matched savings accounts for assistive technology, business equipment or home modifications for persons with disabilities	Nonprofit	250,000	-	\$ 250,000	\$ -
	Pacific Medical Towers	Assist in the rehabilitation of a property providing services to nonprofits and low-income households.	Nonprofit	-	-	\$ -	\$ -
	Capital Plus (WCRA)	Partnership with WCRA to fund below-market financing to nonprofits with capital needs under \$750,000 (up to \$1,500,000 w/ ED approval)	Nonprofit	22,304,321	13,198,914	\$ 9,138,404	\$ 32,997
	Social Equity Programs Reserve		TBD	8,000,000	-	\$ 8,000,000	\$ -
	Undesignated Funds			1,461,556	-	\$ 1,461,556	-
	Totals			\$ 1,049,573,425	\$ 817,030,532	\$ 251,522,085	\$ 18,979,190

(1) Program assets include partner investment of \$14,992,939

(2) Program Assets are due solely to state investment to date of \$46,745,161

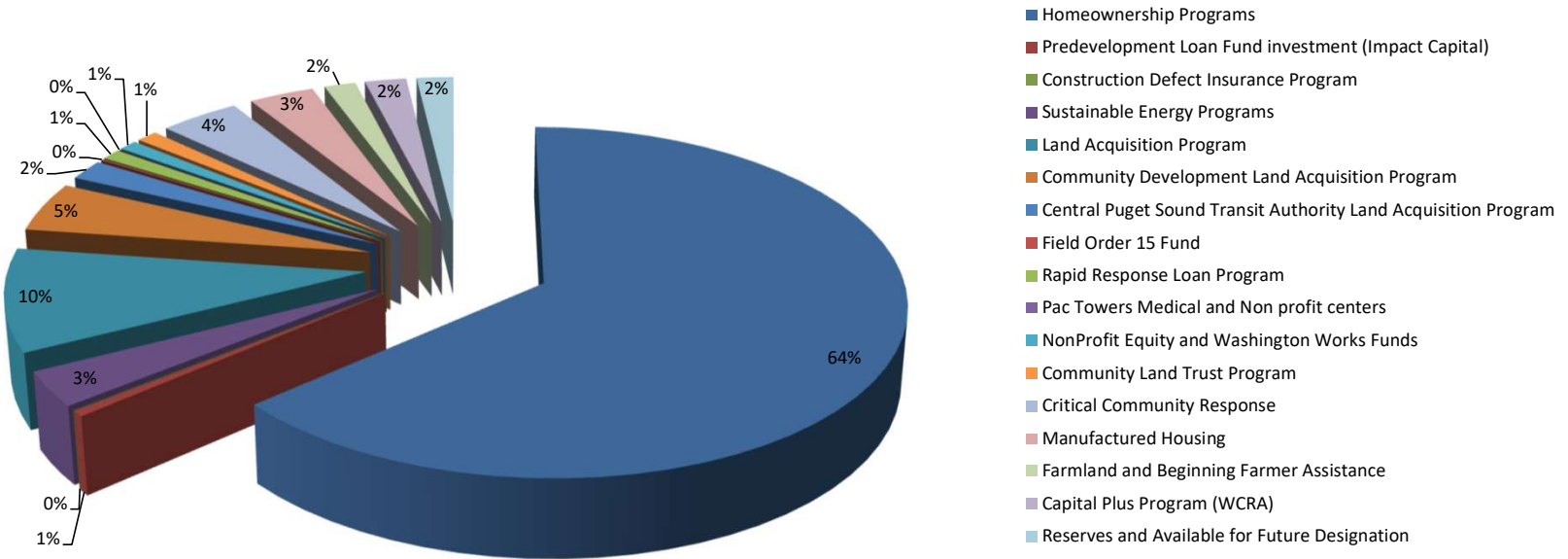
(3) Program Assets include state investment of \$41,596,711

(4) Negative availability due to \$40 million of PRI resources loaned to Commission Fund to support single-family mortgage loan purchases

(5) Program Assets include Microsoft funding of \$49,430,000

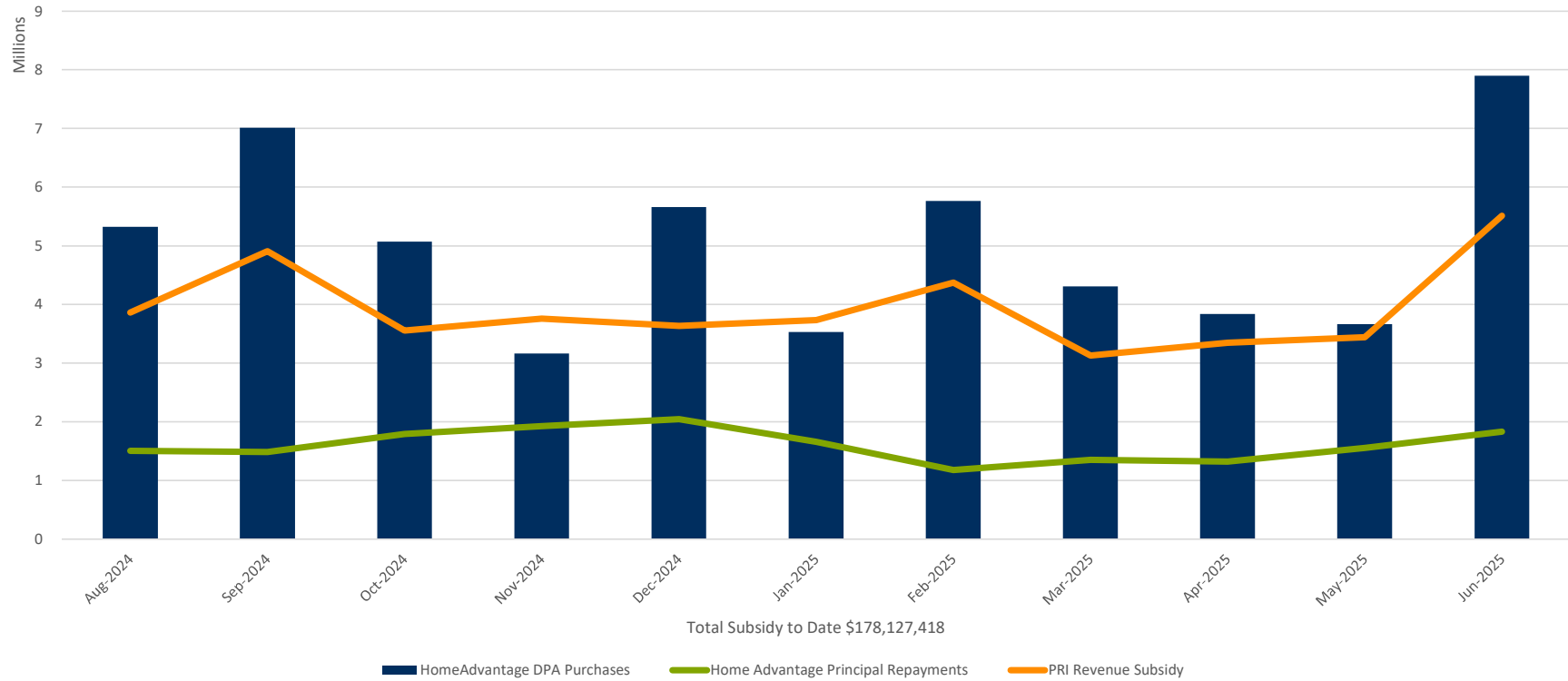
(6) Program Assets are due solely to Central Puget Sound Transit Authority investment of \$20,003,125

## PRI Program Assets at June 30, 2025 By Program



Total Program Assets, including Partner Investment \$1,049,573,425

## HomeAdvantage DPA Repayments Comparison to Reinvestments



### Home Advantage Availability

Home Adv Available at 03/31/25	79,792,349
Quarterly Repayments Received	5,426,043
Quarterly Repayments Reinvested	(12,959,552)
Reinvested in Taxable Bond DPAs	298,223
Reallocated to other DPA programs	(41,086,165)
Misc Income/Expenses	(1,561,968)
Home Adv Available at 06/30/25	29,908,930

\*Misc Income/Expense encompasses other items that impact availability, such as income from loan fees and bad debt.

## Affordable housing providers call for help as more buildings go on sale

Aug. 26, 2025 at 6:00 am

By [David Kroman](#)  
Seattle Times staff reporter

### PROJECT HOMELESS

*The Seattle Times' [Project Homeless](#) is supported by Campion Foundation, Raikes Foundation and Seattle Foundation. The Seattle Times maintains editorial control over Project Homeless content.*

At least three more affordable housing owners in Seattle have signaled they will try to sell off buildings as industry representatives cry for more financial help from Seattle City Hall.

The possible sales are timed with an announcement from Mayor Bruce Harrell Tuesday that the city will spend \$170 million on affordable housing next year — the most in the city's history — with an added focus on propping up struggling properties.

The possible sales of up to seven properties — from the Low Income Housing Institute, SouthEast Effective Development and Plymouth Housing — continue a yearlong trend of owners off-loading buildings as they seek to shore up their books.

If the sales go through, they would join the 13 already sold or transferred over the previous 12 months. Some may remain “affordable” by federal standards under standing covenants, while others could end up on the open market, potentially pricing out occupants.

The unprecedented divestment underscores the deep challenges facing the city's affordable housing industry, as nonprofit and for-profit owners of housing aimed toward low-income residents unanimously report higher expenses and decreasing rent collections.

In turn, representatives for the Housing Development Consortium, the city's most prominent affordable housing advocacy organization, called on Harrell last week to dedicate an additional \$50 million to help stabilize providers, on top of the \$100 million already promised in July for a mix of construction, preservation and operation support.

The \$170 million, which draws from the city's housing levy, fees on new development and a payroll tax on large business, goes further. It's an investment that “embodies our focus on tackling housing affordability with urgency and action,” Harrell said in a statement.



Haddon Hall (center, with Zanadu on the marquee), owned by Plymouth Housing, on Third Avenue in downtown Seattle.  
(Dean Rutz / The Seattle Times)



Patience Malaba, executive director of the Housing Development Consortium, said the higher dollar amount “meets the moment for Seattle and demonstrates the City’s commitment to both creating new affordable homes and preserving the ones we already have.”

As for the sales, Kate Jacobs, spokesperson for Harrell, said the decisions by the Low Income Housing Institute and Plymouth represent a shift away from now-disfavored models of affordable housing in order to “optimize resources” for housing.

“We recognize that affordable housing providers face complex challenges that require varied solutions,” she said.

The postpandemic years have been challenging for affordable housing in Seattle. Record revenues from a new housing property tax and a tax on the payrolls of large businesses have not held back the tide of increased costs and decreased rents.

The reasons for the challenging math equation vary depending on who’s speaking, though the cost of insurance and construction, security issues and higher interest rates are shared concerns.

As for why rent collection is down — sometimes by as much as 50% — some point to continued hardship among tenants while others primarily blame city laws limiting evictions and making it harder to screen out individual tenants.

City Hall’s response so far has been limited. The city gave \$14 million last year to help prop up ailing buildings and Harrell’s office has convened roundtable discussions with housing interests to chart a path forward.

But the city has not unveiled any dramatic shift in its approach to affordable housing.

A bill that would have rolled back some of the city’s landlord-tenant laws stalled. Then City Councilmember Cathy Moore resigned earlier this summer, killing momentum. With budget deliberations and a tense election around the corner, the window for the council to take it up again this year is narrow.

The clearest sign of trouble came when Community Roots Housing decided to list six of its buildings. Mt. Baker Housing soon followed with four and Inland Group transferred three of its buildings to a subsidiary of the Blackstone investment company.

If there was any thought that those listings were exceptions, the more recent spate of possible sales puts that to bed.

SouthEast Effective Development, or SEED, notified the city last week that it intended to sell its Lilac Lodge senior housing in Columbia City. It has 44 apartments.

A spokesperson for Plymouth Housing confirmed it had listed its Haddon Hall downtown “as part of a long-term strategic shift toward housing models that better support resident needs.” The organization had previously planned to demolish the building, but never began the work. The building is currently vacant.

The Low-Income Housing Institute, meanwhile, notified the city it intended to sell some of its single-family homes it uses to house up to five people.

Executive director of the organization, Sharon Lee, has been among the loudest voices calling for a change in approach to tenant management and the distribution of rental assistance.

“If you want to continue the expansion of affordable housing, which is so greatly needed, you have to make sure that the nonprofits are healthy and they’re not just burning down their reserves because the city has not done its part to provide sufficient rent support,” she said.

The financial picture for providers is slightly improved this year from last. But Emily Thompson, vice president of GMD Development, said the improvements can’t match the depth of the challenges.

“I’m hopeful for additional rental assistance resources that our tenants need because continued inaction is having harmful consequences on the affordable housing sector,” she said.

**David Kroman:** 206-464-3196 or [dkroman@seattletimes.com](mailto:dkroman@seattletimes.com). David Kroman is a reporter at The Seattle Times who covers politics and Seattle City Hall, focusing on the City Council, mayor, city attorney’s office and other city agencies.

## WA promised tenants lawyers. Why are so many facing eviction alone?

Aug. 4, 2025 at 6:00 am | Updated Aug. 4, 2025 at 6:00 am



1 of 2 | Erin Lungwitz, a legal assistant with the Housing Justice Project, helps a tenant with court paperwork as they work to avoid eviction last week in Seattle. (Nick Wagner / The Seattle Times)

By Heidi Groover, Seattle Times business reporter

In 2021, Washington became the first state to guarantee low-income tenants facing eviction the right to an attorney.

On a recent afternoon at the King County Courthouse, it's difficult to tell.

A young woman in a pale blue T-shirt sits alone before a judge, explaining that she ran out of savings and fell behind on rent. After moving across the country, she says she hasn't yet found full-time work and has nowhere else to go.

"It is very much a high risk of me being homeless and sleeping in my car with my dog," she says.

She doesn't dispute that she owes unpaid rent and the judge moves her case along, ruling in favor of the landlord and ordering her eviction.

"Good luck to you," the judge says, and moves on to the next case.

The cycle repeats all afternoon. Tenant after tenant beams into the court's Zoom link from their phone or computer. They try to avoid losing their homes, to limit the effect of the eviction on their future rental prospects or to at least buy themselves more time before moving out — all without full legal representation. They rarely dispute that they owe unpaid rent. They almost always lose.

This is not how eviction cases are supposed to look.

State lawmakers in 2021 worried about the imbalance of power between landlords who overwhelmingly had legal representation and tenants who didn't, so they passed the law granting low-income tenants a [right to counsel](#) in eviction cases. Seattle passed a similar law.

The state began funding more tenant attorneys and, from Seattle to Spokane, tenants who qualified and wanted legal representation got it. Attorneys helped tenants negotiate move-outs, keep evictions off their records and push back when landlords filed wrongful evictions or failed to follow technical legal requirements in the process.

But that promise of legal help for everyone who qualifies has grown less possible in King County.

Landlords filed more eviction cases, straining the resources of the legal aid group that represents tenants, the King County Housing Justice Project. By this spring, state and

local legal aid leaders determined the organization could no longer represent every low-income tenant.

In the months since that tipping point, more tenants have represented themselves and tenant advocates in other counties worry they could face the same challenge, threatening to undermine a new right for the millions of Washingtonians who rent their homes.

At rapid-fire court proceedings in King County each morning, a court commissioner schedules hearings and tells tenants one after the other to contact the Housing Justice Project.

Some will get representation. But if the group can't help them, he notes, "then the court anticipates you'll be prepared to represent yourself."

### **"Astronomical numbers"**

A surge in eviction cases is straining the system.

King County landlords filed 21% more eviction cases in the first half of this year than during the same time in 2024 and almost twice as many as in 2019. Filings averaged 779 cases per month this year — "astronomical numbers we've never seen," said Vallen Solomon, co-interim director of the King County Housing Justice Project.

The trend is similar, if less severe, statewide: Landlords filed 9% more cases in the first six months of this year than the same time a year ago and 57% more than in 2019. Cases dipped from May to June, but it's too soon to say whether that trend will continue.

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### **Eviction filings climb**

After declining in the years before the pandemic, Washington eviction case filings have climbed in recent years, surpassing prepandemic levels. The state could see a record-high number of cases this year.

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Source: Office of Civil Legal Aid, Administrative Office of the Courts (Reporting by Heidi Groover, graphic by Mark Nowlin / The Seattle Times)

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While not all cases result in a tenant losing their housing, many do.

Last year, the number of orders to the King County sheriff's office to physically remove tenants — indicating the landlord prevailed in the legal case — hit the highest level in at

least seven years, and 2025 is on track to surpass those numbers.

The vast majority of eviction cases, roughly 80% statewide, stem from unpaid rent.

Across Washington, “a lot of tenants are living on the razor’s edge,” said Mark Morzol, managing attorney at Pierce County’s Tacomaprobono Housing Justice Project.

That life on the edge was on full display across a week in the courtroom of King County Superior Court Judge Todd Tinker, one of two judges focused on eviction cases.

Removing her glasses to wipe tears from her eyes, a woman facing the loss of her Kirkland apartment tells the judge she is disabled and has applied for 800 jobs since she was laid off earlier this year but has struggled to find work.

A man whose fiancée recently lost a pregnancy says he hoped to move to another rental but the landlord denied his application after finding this ongoing eviction case on his record. That rental fell through, and he says he found another option but needs extra time for the move.

Another tenant admits he fell behind when he relapsed into drug addiction after his wife died. He asks the judge and nonprofit landlord to hold off on forcing him out until he starts an inpatient treatment program he says he plans to attend next month.

He doesn’t dispute the money he owes.

“The only thing I ask the court is to give me a chance to move my stuff out by the end of this month and to clean the unit up, so I can go to treatment,” he says. “That’s all.”

In each hearing, the judge asks whether tenants contacted the Housing Justice Project. Some say they didn’t reach out to the organization in time; others say the group told them it didn’t have an attorney to send to court with them.

“Well, that’s a familiar story to me,” Judge Tinker tells one tenant. “I’m sorry for that, but indeed, they do have limited resources.”

“We’ll go ahead and proceed in their absence.”

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## **King County evictions stand out**

While eviction cases are on the rise in all five of Washington’s most populous counties, the increase in King County has strained resources meant to help tenants stay housed.

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## Landlords lose patience

Squeezed by rising costs and the sometimes lengthy process of securing an eviction, landlords have grown frustrated.

At one point last year, landlords waited an average of nine months to get a hearing in an eviction case, but that has since dropped considerably to roughly two and a half months, said Presiding Judge Ketu Shah. The court hopes to shorten those timelines further.

Slower eviction proceedings and tenant protections passed by state and local lawmakers led to landlords “moving more aggressively,” said Evan Loeffler, an attorney who frequently represents landlords.

“A lot of landlords are a lot less patient than they used to be.”

Property owners who lose eviction cases on technical issues are likely to refile those cases soon after. Some may rush to file cases before limits on winter and school-year evictions take effect. And legal changes mean landlords are less likely to settle with tenants before filing a legal action, said landlord attorney Kaitlyn Jackson.

At the same time, some landlords are turning to another controversial legal process known as ejectment.

While the typical eviction process, known as an unlawful detainer case, is somewhat streamlined, ejectments are similar to more complex traditional civil lawsuits. They are typically used in situations that do not resemble traditional landlord-tenant relationships, such as a dispute among family members.

When landlords use that process, tenants are not guaranteed attorneys or certain other rights they have in typical eviction cases.

King County landlords filed 319 ejectment actions against people who could have been covered by the typical eviction process last year, far beyond the 26 filed in 2023, according to the Seattle-based Tenant Law Center. Tenants in the vast majority of 2024 cases did not have attorneys appear on their behalf.

Tenant advocates say ejectments amount to an end-run by landlords hoping to avoid the typical process that offers more benefits for renters.

Landlords defend the use of ejectment cases, citing procedural benefits and a sometimes faster process.

“What motivates my client is getting the property back and resolution to the case,” Loeffler said.

The Tenant Law Center is now looking to the state Court of Appeals to weigh in, arguing that allowing landlords to bypass the unlawful detainer process “does not provide meaningful due process to residential tenants.”

## **Growing stress**

As eviction cases piled up in recent years, attorneys at King County’s Housing Justice Project strained under the workload. Cases dragged on, landlords grew frustrated and the King County Superior Court faced pressure to respond. The court added judges who focus on eviction cases, timelines sped up and new cases kept coming.

The Housing Justice Project couldn’t keep up.

Eventually, the group and the agency that oversees the right to counsel program statewide made a difficult decision: Not every tenant who qualified would get full representation from an attorney. As of late May, the Housing Justice Project began prioritizing tenants with disabilities and with limited English proficiency. [KUOW](#) and [Investigate West](#) first reported on the change.

Housing Justice Project attorneys still work on hundreds of cases, often trying to settle disputes with landlords and avoid an eviction on their client’s record. And when they can’t represent a tenant fully, they offer more informal legal advice to help tenants represent themselves.

At the group’s office in the downtown courthouse, tenants sometimes react with confusion.

“They say, ‘Hey, I thought I had a right to an attorney,’ ” Solomon said.

Other nonprofits also try to step in.

At the Tenant Law Center, which helps tenants before their cases reach the court, “the need is bottomless,” said senior staff attorney Kasey Burton.



## **“I worry all the time”**

Most Washington renters are unlikely to face eviction, but for those who do, the stakes are high.

A tenant with an eviction on their record can struggle to find new housing, even if their financial situation later turns around. Renters of color are overrepresented, accounting for nearly half of those with eviction cases, threatening to worsen housing disparities.

State data on where tenants end up after their eviction is limited, but shows that at least 1 in 10 end up homeless, staying with a friend or otherwise unstably housed. For many others, the state does not know where they move after eviction.

Legal representation can help: Most cases with tenant representation do not result in an order for eviction, state data show. Some renters are able to stay in the housing that was subject to the eviction; others negotiate move-out agreements.

“It helps if you do get a lawyer. Oh god, it helps,” said Robert Griffin, a 77-year-old Navy veteran whose landlord attempted to evict him earlier this year.

Griffin, who relies on a voucher to help pay a portion of his rent, disputed his landlord’s claims about unpaid rent and found issues with the way they filed the case. A Housing Justice Project attorney helped get his case dismissed.

Still, he worries his landlord could refile the case.

“I wake up ... wondering how much longer will I be in this apartment,” he said. “I don’t sleep. I worry all the time.”

“We do need more lawyers,” Griffin said. “Because there’s only a few lawyers to work with us, a lot of us are going to suffer.”

State leaders hope King County could soon return to representing all tenants who qualify “and that this is a temporary measure intended to be able to meet the current time and the current capacity,” said Philippe Knab, who oversees the right to counsel program at the Office of Civil Legal Aid.

But estimates vary on how many attorneys that would take.

The state currently funds 26 attorneys to work on King County cases, and Knab hopes the Housing Justice Project could return to full representation with that level of staffing or an increase to about 30 attorneys. Solomon, from HJP, believes the need is greater: as

many as 40 to 50 attorneys. Tacoma tenant attorneys will also soon help with some King County cases.

Reaching that staffing level could be a challenge. As the state faces a [budget shortfall](#), the Office of Civil Legal Aid will already be fighting to avoid a funding cut. The agency is set to receive about \$22 million this fiscal year for tenant legal aid and then a lower \$19.5 million next year.

Landlords claim the Housing Justice Project unnecessarily drags out cases, preventing them from representing every tenant with the resources they already have. Solomon argues high case counts along with court efforts to speed up cases, partially in response to landlord complaints, are to blame.

“They’re prioritizing swiftness,” he said. At the speed cases happen today, “we just simply don’t have enough funding to be able to do the work we’re envisioned to do.”

Even without representing every tenant, supporters say the right to counsel has shifted the balance of power between tenants and landlords in a process where eviction orders were once “essentially entitlements for landlords,” said Knab, from the Office of Civil Legal Aid.

“The promise of this program is not that everyone’s going to be able to maintain their house. It’s that everybody has equal access to the power structure,” Knab said.

Still, around the region, others worry they could face challenges similar to King County.

In Snohomish County, landlords filed nearly 1,400 cases in the first six months of this year, 23% more than in 2024 and 68% more than in 2019. The court there now hears eviction cases five days a week, up from four.

So far, attorneys are able to represent everyone who qualifies, but it’s a “very real concern” that could change, said Jane Pak, executive director of Snohomish County Legal Services, where five attorneys represent tenants in court.

Higher case counts are also straining attorneys in Pierce County, but Tacoma Probono is still able to represent everyone who qualifies.

“The inability of every tenant to get representation in King County is an extreme measure to control volumes that were out of control,” Morzol said, “but doesn’t live up to the spirit of the program.”

“I hope it doesn’t go anywhere else.”

**Heidi Groover:** 206-464-8273 or [hgroover@seattletimes.com](mailto:hgroover@seattletimes.com). Heidi Groover is a real estate reporter at The Seattle Times, where she covers Washington’s housing market, rental costs, evictions, commercial real estate, land-use debates and more.



Residents rally in support of tenant rights and housing for all in Seattle, December 2017. (Photo: Alex Garland/Backbone Campaign)

## News

# King County Evictions Skyrocket as Over Half of Southeast Seattle Is Rent-Burdened



Maya Tizon



Published on: Jun 18, 2025 12:04 pm • 3 min read

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In 2024, King County landlords [filed over 7,000 unlawful detainer cases](#), or evictions, according to data provided by the Office of Civic Legal Aid (OCLA) — the highest record in state history. Advocates pointed to increasingly higher rents, more expensive fees, and wage inequality. In the South End, over half of the district's tenants struggled to meet their rent.

But tenants are making their voices heard, and policies are shifting.

"Rents continue to rise everywhere," Washington State Low Income Housing Alliance policy director Michele Thomas said. Even when tenants try to move to avoid rent increases, "there's no place else to go that's affordable or within reach."

Before the pandemic, King County averaged between 4,000 and 5,000 eviction cases a year. A [federal moratorium](#) then temporarily paused most evictions for 2021, causing the number of cases to drop to 638. Since then, the county has seen its eviction filing numbers double each year.

On average, a [two-bedroom apartment](#) in Washington costs \$2,097 a month, which would require an annual income of over \$83,800 a year. In Renton, the same unit costs about \$2,350 with an income of \$96,626. With an annual 10% increase, rent could rise by \$778 in just three years.

But in Renton, Southeast Seattle, and the Central District, [about 51% of renter families pay more than a third of their income](#) on housing — about 10% higher than downtown and Northern Seattle. Over 4,200 renters, who are disabled or extremely low-income, are on [financial aid](#).

In King County, the [average income per capita](#) was over \$71,000.

"In Seattle, we have a lot of people who earn a very high income," Thomas said. "And we have a ton of people who are stuck with a really modest or low income, despite how many jobs they're working or despite how hard they're working."

But renters have made their voices heard to lawmakers, and new state legislation will give tenants a leg up in the face of these economic standards.

Last month, Gov. Bob Ferguson [passed a law](#) capping annual rent increases at 10%, making Washington the third state to do so behind Oregon and California.

In December, Washington passed the Right to Counsel Act that [grants the right to legal representation](#) to low-income renters facing eviction. Since legislation was passed, only [15% of cases](#) with court-appointed attorneys ended in eviction, according to the [Northwest Justice Project](#).

[The OCLA](#) contracts with about 20 nonprofits around the state, including the King County Bar Association, that provide legal assistance to tenants. Before the bill was passed, almost no tenants had legal representation while battling cases against their landlords, OCLA Director Sara Robbins said.

"It was a very uneven playing field," Robbins said. "Tenants have better outcomes with attorneys."

If an eviction order is given, the displacement can lead straight into homelessness for many tenants, Thomas said. Last year, [at least 16,868 people](#) in King County experienced homelessness, a 28% increase from 2022.

"There's just no way that we're going to solve homelessness without solving for evictions and without creating more housing stability," Thomas said.

On June 11, a King County spokesperson wrote in a statement that the Housing Finance Program has helped build 1,248 affordable homes in 2024, along with 1,350 emergency housing units across 17 buildings.



Thomas believes the recent changes at the state and county levels are a step in the right direction and encourages renters to keep voicing their concerns to lawmakers.

"Including these high fees that members are charging, high moving costs, deposits, and all of the things that are creating barriers in both getting into housing and staying in housing," Thomas said.

# How much do you have to make to afford Seattle ‘out of whack’ rents?

Aug. 13, 2025 at 6:00 am | Updated Aug. 13, 2025 at 6:00 am



As Seattle's higher density continues, newer Yesler Terrace and Central District apartments are seen from the air with downtown Seattle as a backdrop, Wednesday, June 26, 2024. (Ken Lambert / The Seattle Times, 2024)



By [Alexis Weisend](#)

*Seattle Times business reporter*

A King County renter needs to make almost \$92,000 a year to afford a modest one-bedroom apartment, according to a recent report by a leading affordable housing advocate.

That's far above the average Seattle renter's income of \$81,600 — a discrepancy keeping people cost-burdened by their rent.

Even for those making north of \$92,000, the high cost of renting is pushing homeownership further out of reach.

“You’ve got a lot of people ... who will not be in a position to save enough money to access housing that is approaching a million dollars,” said Gregg Colburn, a researcher and associate professor in the Runstad Department of Real Estate at the University of Washington.

The National Low Income Housing Coalition used U.S. Department of Housing and Urban Development statistics to analyze the affordability of “modest” rental housing in counties across the country. HUD defines “affordable” as housing where occupants spend no more than 30% of their gross monthly income on housing costs.

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## **Housing crunch**

For a modest one-bedroom apartment in King County to be affordable, a renter needs to make at least \$92,000 a year. A person making Seattle's minimum wage would need to work 85 hours a week.

For the median home in King County to be affordable, a household needs to make \$219,500 a year.

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In King County, HUD has determined that a one-bedroom apartment costs \$2,293, including rent and utilities. Comparing that figure with statewide estimates reveals people in King County need to make around \$20,000 more a year than the average Washington resident to afford that monthly cost.

High rents and increasing electricity prices are contributing to growing housing costs for renters in King County.

This was the first year the average rent for a one-bedroom apartment in King County reached \$2,000, according to the University of Washington's market reports. A tenant paying all their utilities is spending \$185 a month on average — \$25 more than this time last year, according to the [Seattle Housing Authority](#).

Nearly half of renters are cost burdened, meaning they spend more than 30% of their incomes on rent, according to the [Puget Sound Regional Council](#).

Someone making Seattle's minimum wage of \$20.76 per hour would need to work 85 hours a week to afford the same apartment.

"I think it just speaks to how far out of whack housing costs are relative to what low-income people can actually afford," said Daryl Fairweather, Redfin's chief economist.

Still, the cost of renting is significantly lower than the estimated costs facing someone purchasing most homes in King County today.

Redfin estimates a household needs to earn around \$219,500 a year to afford the median home sale price in the Seattle area, which was \$875,000 for a condo or house in July.

Although the average salary in King County is around \$132,000, according to the state Employment Security Department, that doesn't mean the average couple can afford to buy in today's market, Fairweather said.

"A lot of people even feel like making a median salary, it's really tough to make the math work," she said.

Many people, especially those with high rents, aren't able to save enough for a competitive down payment. But let's say someone did have enough for a 10% down payment on that median-priced home, and secured a mortgage with an interest rate of 6.5%. That person can expect to pay almost \$5,000 a month in just principal and interest.

“We do have to have a broader conversation of how do we reconcile the incomes that people are going to have with the cost of housing,” Colburn said, “especially for folks who are going to be renting for much of their lifetimes.”

While rents have largely stabilized as thousands of new multifamily housing units have hit the market, there’s no indication that housing costs are moderating.

Average one-bedroom apartment rents in King County have gone up almost 58% over the last decade, according to UW’s market reports, while single family home prices have doubled.

“Ultimately, the trajectory of rents is not sustainable,” Colburn said. “If we think about this over the next 50 years, it cannot continue to outpace incomes at this rate. It just won’t work.”

**Alexis Weisend:** [aweisend@seattletimes.com](mailto:aweisend@seattletimes.com).

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Latest in Business

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# Events Calendar

<b>Date</b>	8/28/2025	<b>Length of Event</b>	10:00 AM - 4:00 PM
<b>Event</b>	Board Meeting & Work Session (Hybrid)	<b>Audience</b>	General Public
<b>Address</b>	Zoom/1000 2nd Ave, Ste. 2700 Board Rm.	<b>Division</b>	Administration
<b>City</b>	Seattle, 98104	<b>Contact</b>	Tera Ahlborn
		<b>Phone # of Contact</b>	206-287-4470

<b>Date</b>	9/25/2025	<b>Length of Event</b>	1:00 PM - 4:00 PM
<b>Event</b>	Board Meeting (Hybrid)	<b>Audience</b>	General Public
<b>Address</b>	Zoom/1000 2nd Ave, Ste. 2700 Board Rm.	<b>Division</b>	Administration
<b>City</b>	Seattle, 98104	<b>Contact</b>	Tera Ahlborn
		<b>Phone # of Contact</b>	206-287-4470

<b>Date</b>	9/28/2025	<b>Length of Event</b>	TBA
<b>Event</b>	2025 Housing WA Conference	<b>Audience</b>	Conf. Attendees
<b>Address</b>	Hyatt Regency Bellevue Hotel	<b>Division</b>	Administration
<b>City</b>	Bellevue, WA	<b>Contact</b>	Tera Ahlborn
		<b>Phone # of Contact</b>	206-287-4470

<b>Date</b>	9/29/2025	<b>Length of Event</b>	TBA
<b>Event</b>	2025 Housing WA Conference	<b>Audience</b>	Conf. Attendees
<b>Address</b>	Hyatt Regency Bellevue Hotel	<b>Division</b>	Administration
<b>City</b>	Bellevue, WA	<b>Contact</b>	Tera Ahlborn
		<b>Phone # of Contact</b>	206-287-4470

<b>Date</b>	9/30/2025	<b>Length of Event</b>	TBA
<b>Event</b>	2025 Housing WA Conference	<b>Audience</b>	Conf. Attendees
<b>Address</b>	Hyatt Regency Bellevue Hotel	<b>Division</b>	Administration
<b>City</b>	Bellevue, WA	<b>Contact</b>	Tera Ahlborn
		<b>Phone # of Contact</b>	206-287-4470

<b>Date</b>	10/4/2025	<b>Length of Event</b>	TBA
<b>Event</b>	2025 NCSHA Annual Conf. & Showplace	<b>Audience</b>	Conf. Attendees
<b>Address</b>	New Orleans Marriott Hotel	<b>Division</b>	Administration
<b>City</b>	New Orleans, LA	<b>Contact</b>	Tera Ahlborn
		<b>Phone # of Contact</b>	206-287-4470

<b>Date</b>	10/5/2025	<b>Length of Event</b>	TBA
<b>Event</b>	2025 NCSHA Annual Conf. & Showplace	<b>Audience</b>	Conf. Attendees
<b>Address</b>	New Orleans Marriott Hotel	<b>Division</b>	Administration
<b>City</b>	New Orleans, LA	<b>Contact</b>	Tera Ahlborn
		<b>Phone # of Contact</b>	206-287-4470

<b>Date</b>	10/6/2025	<b>Length of Event</b>	TBA
<b>Event</b>	2025 NCSHA Annual Conf. & Showplace	<b>Audience</b>	Conf. Attendees
<b>Address</b>	New Orleans Marriott Hotel	<b>Division</b>	Administration
<b>City</b>	New Orleans, LA	<b>Contact</b>	Tera Ahlborn
		<b>Phone # of Contact</b>	206-287-4470

<b>Date</b>	10/7/2025	<b>Length of Event</b>	TBA
<b>Event</b>	2025 NCSHA Annual Conf. & Showplace	<b>Audience</b>	Conf. Attendees
<b>Address</b>	New Orleans Marriott Hotel	<b>Division</b>	Administration
<b>City</b>	New Orleans, LA	<b>Contact</b>	Tera Ahlborn
		<b>Phone # of Contact</b>	206-287-4470

<b>Date</b>	10/23/2025	<b>Length of Event</b>	10:00 AM - 4:00 PM
<b>Event</b>	Board Meeting & Work Session (Hybrid)	<b>Audience</b>	General Public
<b>Address</b>	Zoom/1000 2nd Ave, Ste. 2700 Board Rm.	<b>Division</b>	Administration
<b>City</b>	Seattle, 98104	<b>Contact</b>	Tera Ahlborn
		<b>Phone # of Contact</b>	206-287-4470

<b>Date</b>	11/20/2025	<b>Length of Event</b>	1:00 PM - 4:00 PM
<b>Event</b>	Board Meeting (Hybrid)	<b>Audience</b>	General Public
<b>Address</b>	Zoom/1000 2nd Ave, Ste. 2700 Board Rm.	<b>Division</b>	Administration
<b>City</b>	Seattle, 98104	<b>Contact</b>	Tera Ahlborn
		<b>Phone # of Contact</b>	206-287-4470

<b>Date</b>	12/11/2025	<b>Length of Event</b>	1:00 PM - 4:00 PM
<b>Event</b>	Board Meeting (Hybrid)	<b>Audience</b>	General Public
<b>Address</b>	Zoom/1000 2nd Ave, Ste. 2700 Board Rm.	<b>Division</b>	Administration
<b>City</b>	Seattle, 98104	<b>Contact</b>	Tera Ahlborn
		<b>Phone # of Contact</b>	206-287-4470