

**WASHINGTON STATE HOUSING FINANCE COMMISSION  
COMMISSION WORK SESSION AGENDA**

**YOU ARE HEREBY NOTIFIED** that the Washington State Housing Finance Commission will hold a **work session** in the **Commission's Board Room**, located at 1000 Second Avenue, 28<sup>th</sup> Floor, Seattle, Washington 98104-3601, on Thursday, December 12, 2019 at 11:00 a.m. to consider the following:

- I. Lisa Vatske:** Bond cap overview. (15 min.)
- II. Tory Laughlin Taylor:** Overview of Evergreen Impact Fund. (15 min.)
- III. Kim Herman:** Presentation and discussion of the Proposed 2020 Legislative Agenda. (15 min.)
- IV. Diane Klontz:** Informational Report on Department of Commerce activities. (10 min.)
- V. Kim Herman:** Executive Director's Report (if time allows). (15 min.)

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

**YOU ARE HEREBY NOTIFIED** that the Washington State Housing Finance Commission will hold a **Special Meeting** in the **Commission's Board Room**, located at 1000 Second Avenue, 28th Floor, Seattle, Washington 98104-3601, on Thursday, December 12, 2019, at 1:00 p.m. to consider the following:

**I. Chair: Approval of the Minutes from the November 14, 2019 Special Meeting.**  
(5 min.)

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

**A. Resolution No. 19-154: Approval of the 2020-2021 Housing Finance Plan.**  
**Kim Herman/Rich Zwicker:** (10 min.)

**B. Resolution No. 19-120, 2019 LARC @ Kent Supplemental Loan, OID # 15-143A**

**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt revenue notes to finance the acquisition and construction of a 131-unit affordable housing facility for seniors located at 1001 1<sup>st</sup> Avenue N., Kent, WA 98032, to be owned by LARC @ Kent Station, LLC, a Washington limited liability company. Proceeds of the notes will be used to provide a portion of additional financing for the housing facility and to pay all or a portion of the costs of issuing the notes. The total estimated bond amount is not expected to exceed to \$1,500,000. The public hearing was held November 12, 2019. (5 min.)

**C. Resolution No. 19-124, Mirabeau Commons LLC, OID # 18-113A**

**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition of land and the construction and equipping of a 120-unit multifamily housing facility located at 2906 North Cherry Lane, Spokane Valley, WA 99216, to be owned by Mirabeau Commons LLC, a Washington limited liability company. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$18,000,000. The public hearing was held November 14, 2019. (5 min.)

**D. Resolution No. 19-119, Willow Crossing, OID # 19-72A**

**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt and taxable revenue notes to finance a portion of the costs for the acquisition of land and the construction and equipping of a 211-unit mixed use multifamily housing facility located at 6901 Martin Luther King Jr. Way South and 3823 South Willow Street, Seattle, WA 98118, to be owned by Willow Crossing LLLP, a Washington limited liability limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$48,000,000 (a portion of which may be taxable). The public hearing was held October 24, 2019. (5 min.)

- E. **Resolution No. 19-152, Reauthorization of Funding for the Beginning Farmer/Rancher Program**  
**Lisa Vatske:** A resolution approving the issuance of up to \$2,000,000 in bonds to fund the Beginning Farmer/Rancher Loan Program. (10 min.)
  - F. **Resolution No. 19-153, Carryforward of Private Activity Bond Cap**  
**Lisa Vatske:** A resolution approving the carryforward of Private Activity Bond Cap. (10 min.)
  - G. **Kim Herman:** Request for approval of the proposed 2020 Legislative Agenda. (10 min.)
- III. **Informational Report on Department of Commerce Activities.** (10 min.)
  - IV. **Executive Director's Report** (10 min.)
  - V. **Commissioners' Reports** (10 min.)
  - VI. **Chair: Consent Agenda** (5 min.)
    - A. **Status report on the current Homeownership Programs**
    - B. **Status report on the current Homebuyer Education Programs**
    - C. **Multifamily Housing and Community Facilities Report**
    - D. **Asset Management and Compliance Activities Report**
    - E. **Financial Statements as of November 30, 2019 available at the meeting**
  - VII. **Chair: Miscellaneous Business and Correspondence** (5 min.)
    - A. **Miscellaneous Business and Correspondence**
    - B. **HFC Events Calendar**
  - VIII. **Chair: Public Comment**
  - IX. **Executive Session (if necessary)**
  - X. **Adjourn**

Karen Miller, Chair

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

Posted on the Commission's website 12/11/2019