

## **Public Engagement at Commission Meetings**

All Board meetings of the Washington State Housing Finance Commission are open to the public. Our intention is to welcome all members of the public and to provide a clear and reasonable process through which they can share their thoughts with us.

### **Different ways to Join a Commission Meeting:**

1. Click [here](#) to go to the meeting directly
2. At [www.zoom.us](http://www.zoom.us), go to “Join” or “Join a Meeting,” and enter:
  - Webinar/Meeting ID: **857 1096 0200**
  - Passcode: **007713**
3. To participate by phone, dial toll-free in the U.S. either: **1-(888)-788-0099 or 1-(877)-853-5247.**
4. Members of the public can attend the 1 p.m. Special Meeting in-person in the 28<sup>th</sup> Floor Board Room, located at 1000 Second Avenue, Seattle, WA 98104-3601.

### **During Meetings:**

During Commission board work sessions and board meetings, attendees can see and hear all presentations and business taking place. Microphones will be turned off except to receive comment during public hearings and the public general comment period.

### **Public Hearings:**

Commission meetings often include public hearings for specific housing projects or other policy decisions. Please limit comments to those directly related to the public hearing topic.

### **Public Comment:**

- **Purpose of Public Comment**  
During this period, the Commissioners listen to public concerns and comments but do not generally engage in dialogue. Staff will follow up with commenters who request assistance or answers to questions, providing that contact information is shared. Anyone who wishes to speak during the public comment period can take this opportunity.
- **When to Comment**  
The public comment period takes place near the end of the afternoon Commission board meeting (not the morning work session). The starting time for the public comment period depends on the length of the Commission’s other business. Typically, the public comment period is reached after about an hour (2 p.m.) but may be sooner or later.
- **Raising Your Hand in Zoom or Through Phone Participation**  
To give us a sense of the number of people wishing to speak and help us call on you in an orderly fashion, the meeting Chair will ask you to use the Zoom “raise hand” feature to indicate you would like to speak. People participating on the telephone can press \*9 to virtually “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.
- **Timing of Comments:**  
We ask that speakers keep their comments brief (2 to 3 minutes). The Chair may ask you to begin bringing your statement to a close after that time, especially if others are waiting to speak. Our intention is not to impose a specific time limit unless it seems necessary to give a large number of speakers an equal chance to share their comments.

**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 **28<sup>th</sup> Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, December 8, 2022, 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 [www.zoom.us](http://www.zoom.us), go to “Join” or “Join a Meeting,” and enter:

**Webinar/Meeting ID: 857 1096 0200  
Passcode: 007713**

**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 two above for instructions.**

- I. Chair: Approval of the Minutes from the November 17, 2022, Special Meeting. 1**  
(5 min.)
  
- II. Chair: Conduct a Public Hearing on the following: 2**
  - A. Via7, OID # 22-83A 2**  
**Claire Petersky:** The proposed issuance of one or more series of tax-exempt and/or taxable revenue bonds to finance a portion of the costs for the acquisition, construction and equipping of a nonprofit development, including 221-units of nonprofit housing and approximately 11,000 square feet of community facilities, located at 8600 Rainier Avenue S., Seattle, WA 98118, to be owned by Mount Baker Housing Association, a Washington nonprofit corporation and organization described under section 501(c)(3). Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the bonds. The total estimated bond amount is not expected to exceed \$55,000,000. (5 min.)
  
- III. Consider and Act on the Following Action Items: 3**
  - A. Resolution No. 22-88, Eastern and NP Hotel Rehabilitation, OID # 22-35A-B 3**  
**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs for the acquisition, rehabilitation and equipping of two multifamily housing facilities, each to be owned by NP and Eastern LLLP, a Washington limited liability limited

partnership. Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the bonds. The Eastern Hotel will include 47 units and the NP Hotel will include 62 units. The project addresses and estimated maximum bond amounts are below. The public hearing was held November 17, 2022. (5 min.)

Project:	Eastern Hotel
Project Address:	506 Maynard Avenue S. Seattle, WA 98104
Total Estimated Project Cost:	\$14,445,494
Estimated Maximum Bond Amount:	\$8,000,000

Project:	NP Hotel
Project Address:	306 6th Avenue S. Seattle, WA 98104
Total Estimated Project Cost:	\$18,363,949
Estimated Maximum Bond Amount:	\$10,000,000

- B. Resolution No. 22-87, Millworks Family Housing, OID # 22-39A** **4**  
**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, construction and equipping of an 83-unit multifamily housing facility located at 100 W. Laurel Street, Bellingham, WA 98225, to be owned by MHNW 22 Millworks Family 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 \$23,500,000. The public hearing was held October 27, 2022. (5 min.)
- C. Resolution No. 22-89, Pointe by Vintage Supplemental, OID # 19-132A** **5**  
**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 construction and equipping of a 161-unit mixed use multifamily housing facility located at 22837 Pacific Highway S., Des Moines, WA 98198, owned by Pointe by vintage, LP, a Washington limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$4,450,000. The public hearing was held November 22, 2022. (5 min.)
- D. Resolution No. 22-90, Quinn by Vintage Supplemental, OID # 19-131A** **6**  
**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 construction and equipping of a 227-unit multifamily housing facility located at 20022 15<sup>th</sup> Avenue NE and 20057 Ballinger Way, Shoreline, WA 98155, owned by Quinn by Vintage, LP, a Washington limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes.

The total estimated note amount is not expected to exceed \$6,105,000. The public hearing was held November 22, 2022. (5 min.)

- E. Resolution No. 22-91, Station by Vintage Supplemental, OID # 19-133A** **7**  
**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 construction and equipping of a 197-unit mixed use multifamily housing facility located at 16820 SE Wax Road and 28020 Covington Way, Covington, WA 98042, owned by Station by Vintage, LP, a Washington limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$5,106,000. The public hearing was held November 22, 2022. (5 min.)
- F. Resolution No. 22-92, The Lookout, OID # 20-69A** **8**  
**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue notes to finance a portion of the costs for the acquisition, construction and equipping of a 133-unit multifamily senior housing facility located at 2401 S. Orchard Street, Tacoma, WA 98466, to be owned by VBT The Lookout 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 \$25,000,000. The public hearing was held November 17, 2022. (5 min.)
- G. Resolution No. 22-93, Village at 47<sup>th</sup>, OID # 21-120A** **9**  
**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, construction and equipping of a 272-unit multifamily housing facility located at the intersection of South 47th Avenue and South Ryan Way, Tukwila, WA 98178, to be owned by Vintage at Tukwila, LP, a Washington limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$85,000,000. The public hearing was held November 17, 2022. (5 min.)
- H. Resolution No. 22-94, Carryforward of Private Activity Bond Cap** **10**  
**Lisa Vatske:** A resolution approving the carryforward of Private Activity Bond Cap. (10 min.)
- I. Resolution No. 22-95, Reauthorization of funding for the Beginning Farmer/Rancher Program** **11**  
**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.)
- J. Lisa Vatske:** Request approval to allocate \$5,000,000 from the race and social equity reserve for a LAP program specially targeted to underserved and underrepresented communities. (5 min.) **12**
- K. Lisa DeBrock:** Approval of Single-Family Investment Banking and Underwriting Services recommendation. (10 min.)

<b>L.</b>	<b>Steve Walker:</b> Request for approval of the proposed 2023 Legislative Agenda. (10 min.)	<b>13</b>
<b>M.</b>	<b>Steve Walker:</b> Request approval of the 2023 Commission Meeting Calendar. (5 min.)	<b>14</b>
<b>IV.</b>	<b>Informational Report on Department of Commerce Activities.</b> (10 min.)	
<b>V.</b>	<b>Executive Director’s Report</b> (10 min.)	
<b>VI.</b>	<b>Commissioners’ Reports</b> (10 min.)	
<b>VII.</b>	<b>Chair: Consent Agenda</b> (5 min.)	
<b>A.</b>	<b>Homeownership &amp; Homebuyer Education Programs Monthly Activities Report</b>	<b>15</b>
<b>B.</b>	<b>Multifamily Housing and Community Facilities Monthly Activities Report</b>	<b>16</b>
<b>C.</b>	<b>Asset Management and Compliance Monthly Activities Report</b>	<b>17</b>
<b>D.</b>	<b>Financial Statements as of November 30, 2022</b>	<b>18</b>
<b>VIII.</b>	<b>Chair: Miscellaneous Correspondence and Articles of Interest</b> (5 min.)	
<b>A.</b>	<b>Miscellaneous Correspondence and Articles of Interest</b>	<b>19</b>
<b>B.</b>	<b>HFC Events Calendar</b>	<b>20</b>
<b>IX.</b>	<b>Chair: Public Comment</b>	
<b>X.</b>	<b>Executive Session (if necessary)</b>	
<b>XI.</b>	<b>Adjourn</b>	

Bill Rumpf, Chair

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