

## **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: **863 4494 9583**
  - Passcode: **510312**
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, July 27, 2023 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: 863 4494 9583  
Passcode: 510312**

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: Approval of the Minutes from the June 22, 2023, Special Meeting** **1**  
(5 min.)
- II. Steve Walker: Employee Recognition** (10 min.)
- III. Chair: Conduct a Public Hearing on the following:**
  - A. Blue Thistle Villa, OID # 23-66A** **2**  
**Claire Petersky:** The proposed issuance of one or more series of tax-exempt 1294 revenue notes to finance a portion of the costs for the acquisition, construction and equipping of a 32-unit multifamily housing facility located at 1104 Walnut Street, Kelso, WA 98626, to be owned by Blue Thistle Villa 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 \$12,000,000. (5 min.)
  - B. Jacob Richardson: Recommend and present Projects for Allocation of Low-Income Housing Tax Credits from the 2023 funding round.** (20 min.) **3**

<b>TC #</b>	<b>Project Name</b>	<b>City</b>	<b>County</b>	<b>Annual Tax Credit Amount</b>
23-05	Lincoln Place II	Vancouver	Clark	\$1,105,600
23-14	Lincoln District Senior Housing	Tacoma	Pierce	\$2,128,280

23-22	Clarkston Family Housing	Clarkston	Asotin	\$1,926,069
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**IV. Consider and Act on the Following Action Items:**

**A. Resolution No. 23-63, for the 2023 Allocation of Credit for the Housing Tax Credit program 4**

**Lisa Vatske:** A resolution authorizing the Executive Director to make reservations and/or allocations of 2023 Housing Tax Credits. (10 min.)

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**B. Resolution No. 23-65, Ocean Pavilion, OID # 23-39A 5**

**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt revenue bonds to refinance an existing debt of The Seattle Aquarium Society (SEAS), a Washington nonprofit corporation and organization described under section 501(c)(3) and finance the costs of the construction and equipping of a nonprofit facility, to be owned by the City of Seattle, Washington, located at 1500 Alaskan Way, Seattle, WA 98101. 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 \$70,000,000. The public hearing was held April 27, 2023. (5 min.)

**C. Resolution No. 23-64, Emerald Heights, OID # 23-55A 6**

**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt revenue bonds to (i) finance the construction and equipping of an assisted living building, common areas of the Community and completion costs of an independent living expansion, (ii) refinance a taxable loan which financed initial construction costs of an independent living expansion of the Community, (iii) refinance existing bonds issued to (a) finance and refinance the construction, expansion, improvement and equipping of the Community, (b) fund a debt service reserve fund, and (c) pay costs of issuance of the refunded bonds, and (iv) pay all or a portion of the costs of issuing the bonds. The project is owned and to be owned by Eastside Retirement Association dba Emerald Heights, a Washington nonprofit corporation and organization described under section 501(c)(3) and is located at 10901 176<sup>th</sup> Circle NE, Redmond, WA 98052. The total estimated bond amount is not expected to exceed \$130,000,000. The public hearings were held June 22, 2023 and July 14, 2023. (5 min.)

<b>V.</b>	<b>Informational Report on Department of Commerce Activities (10 min.)</b>	<b>7</b>
<b>VI.</b>	<b>Executive Director’s Report (10 min.)</b>	<b>8</b>
<b>VII.</b>	<b>Commissioners’ Reports (10 min.)</b>	
<b>VIII.</b>	<b>Chair: Consent Agenda (5 min.)</b>	
	<b>A. Homeownership &amp; Homebuyer Education Programs Monthly Activities Report</b>	<b>9</b>
	<b>B. Multifamily Housing and Community Facilities Monthly Activities Report</b>	<b>10</b>
	<b>C. Asset Management and Compliance Monthly Activities Report</b>	<b>11</b>
	<b>D. Financial Statements as of June 30, 2023</b>	<b>12</b>
	<b>E. Quarterly Program Status Reports from the period ending June 30, 2023:</b>	<b>13</b>
	<b>1. Homeownership Division</b>	
	<b>2. Multifamily &amp; Community Facilities Division</b>	
	<b>3. Asset Management &amp; Compliance Division</b>	
	<b>4. Administration &amp; IT Division</b>	
	<b>5. Finance Division</b>	
<b>IX.</b>	<b>Chair: Miscellaneous Correspondence and Articles of Interest (5 min.)</b>	
	<b>A. Miscellaneous Correspondence and Articles of Interest</b>	<b>14</b>
	<b>B. HFC Events Calendar</b>	<b>15</b>
<b>X.</b>	<b>Chair: Public Comment</b>	
<b>XI.</b>	<b>Executive Session (if necessary)</b>	
<b>XII.</b>	<b>Adjourn</b>	

Bill Rumpf, Chair

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