

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, go to “Join” or “Join a Meeting” and enter:
 - Webinar/Meeting ID: **862 1085 2833**
 - Passcode: **290208**
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 28th 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 **28th Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, October 26, 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, go to “Join” or “Join a Meeting” and enter:

**Webinar/Meeting ID: 862 1085 2833
Passcode: 290208**

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 September 28, 2023, Special Meeting (5 min.)** **1**
- II. Chair: Approval of Treasurer’s Designee (5 min.)** **2**
- III. Steve Walker: Employee Recognition (10 min.)**
- IV. Chair: Conduct a Public Hearing on the following:**
 - A. Kendrick Landing, OID # 22-96A** **3**
Dan Schilling: The proposed 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 245-unit multifamily housing facility located at 11416 Kendrick Street SW, Lakewood, WA 98499, to be owned by Kendrick Landing, 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 \$55,000,000. (5 min.)

B. Turin and Hanford, OID # 23-90A-B

Jason Hennigan: The proposed issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs for the acquisition and equipping of a 65-unit multifamily housing facility to be known as the Turin Apartments, including small efficiency dwelling and one-bedroom units, and a 33-unit multifamily housing facility to be known as the Hanford Apartments including small efficiency dwelling units, both to be owned by Turin & Hanford, LLC, a to-be-created Washington limited liability company. Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the Bonds. The project addresses and estimated maximum bond amounts are below. (10 min.)

Project:	Turin
Project Address:	1130 N. Northgate Way Seattle, WA 98133
Total Estimated Project Cost:	\$11,899,000
Estimated Maximum Bond Amount:	\$6,800,000

Project:	Hanford
Project Address:	2807 S. Hanford Street Seattle, WA 98144
Total Estimated Project Cost:	\$7,400,000
Estimated Maximum Bond Amount:	\$3,400,000

C. Tax Credit Program Allocation, Pacific Apartments Rehabilitation, OID # 23-04

Jacob Richardson: A request to increase the 9% Low Income Housing Tax Credits (LIHTC) by \$ 6714 from \$1,235,483 to \$1,242,197 for Pacific Apartments Rehabilitation using 2023 LIHTC Allocation, to be owned by Pacific Apartments LLC, a Washington limited liability company. The project is located at 317 Marion Street, Seattle, WA 98104. (5 min.)

D. Jacob Richardson: Recommend and present Projects for Allocation of Low-Income Housing Tax Credits from the 2023 funding round. (5 min.)

TC#	Project Name	City	County	Annual Tax Credit Amount
23-07	Rocky Point Housing Development	Othello	Adams	\$1,256,464

V. Consider and Act on the Following Action Items:

A. Resolution No. 23-85 for the 2023 Allocation of Credit for the Housing Tax Credit Program

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Lisa Vatske: A resolution authorizing the Executive Director to make reservations and/or allocations of 2023 Low-Income Housing Tax Credits. (3 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
23-07	Rocky Point Housing Development	Othello	Adams	\$1,256,464

B. Resolution No. 23-86, Tax Program Credit Allocation, Pacific Apartments Rehabilitation, OID # 23-04

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Lisa Vatske: Approval to increase the 9% Low Income Housing Tax Credits (LIHTC) by \$6,714 from \$1,235,483 to \$1,242,197 for Pacific Apartments Rehabilitation using 2023 LIHTC Allocation, to be owned by Pacific Apartments LLC, a Washington limited liability company. The project is located at 317 Marion Street, Seattle, WA 98104. (3 min.)

C. Resolution No. 23-89, Spokane United Methodist Homes, OID # 21-103A

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Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue bonds to refinance all or a portion of an existing taxable loan, proceeds of which defeased prior tax-exempt obligations of the Commission which financed and refinanced capital expenditures relating to the Projects and related expenses. The project is owned by Spokane United Methodist Homes d/b/a Rockwood Retirement Communities, a Washington 501(c)(3) nonprofit corporation. The facility names and addresses are listed below, and the total estimated maximum bond amount is not expected to exceed \$70,000,000. The public hearing was held August 31, 2023. (5 min.)

Project:	Rockwood South Hill campus, including The Summit, The Ridge and Forest Estates
Project Address:	2903 E. 25 th Avenue Spokane, WA 99223
Total Estimated Project Cost:	\$67,000,000
Project:	Rockwood at Whitworth Campus
Project Address:	101 E. Hawthorne Road Spokane, WA 99218
Total Estimated Project Cost:	\$4,000,000
Estimated Maximum Bonds Amount:	\$70,000,000

D. Resolution No. 23-79, Ardea at Totem Lake, OID # 22-61A

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Lisa Vatske: A resolution approving issuance of one or more series of revenue bonds to finance a portion of the costs for the acquisition, construction and equipping of a 170-unit multifamily housing facility for seniors located at 12700 116th Avenue NE, Kirkland,

WA 98034, to be owned by Ardea TWG, LLLP, a Washington limited liability limited partnership. Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the bonds. The total estimated bond amount is not expected to exceed \$38,000,000. The public hearing was held August 24, 2023. (5 min.)

E. Resolution No. 23-69, Blue Thistle Villa, OID # 23-66A

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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 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. The public hearing was held July 27, 2023. (5 min.)

F. Resolution No. 23-87, MLK Mixed Use and Early Learning Center, OID # 22-40A

~~**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 148-unit multifamily housing facility located at 7544 Martin Luther King Jr. Way S. and 7529 Renton Avenue S., Seattle, WA 98118, to be owned by North MLK Development LLLP, a Washington limited liability limited partnership. 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 \$34,000,000. The public hearing was held September 28, 2023. (5 min.)~~

G. Resolution No. 23-80, Mercy Angle Lake Family Housing, OID # 23-37A

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Lisa Vatske: A resolution approving the issuance of one or more series of revenue bonds to finance a portion of the costs for the acquisition, construction and equipping of a 130-unit multifamily housing facility located at 2650 S. 200th Street, SeaTac, WA 98198, to be owned by MHNW 21 Angle Lake Family LLLP, a Washington limited liability limited partnership. Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the bonds. The total estimated bond amount is not expected to exceed \$42,000,000. The public hearing was held August 24, 2023. (5 min.)

H. Resolution No. 23-88, Squire Park Plaza, OID # 23-72A

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~~**Lisa Vatske:** A resolution approving the issuance of one or more series of tax-exempt revenue bonds to refinance all or a portion of existing taxable debt used by the Borrower to finance the acquisition and rehabilitation of an existing facility located at 1710 S. Jackson Street, Seattle, WA 98144, to be owned by NHCDI/LIHI Squire Park Plaza LLC, a Washington limited liability company, a subsidiary of New Hope Community Development Institute and Low Income Housing Institute (LIHI), both of which are Washington nonprofit corporations 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 \$9,500,000. The public hearing was held September 28, 2023. (5 min.)~~

I. Lisa DeBrock: Recommendation for prioritization for funds received in accordance with SB 5258 for homebuyers who purchased a condominium or townhome. (10 min.)

VI. Informational Report on Department of Commerce Activities. (10 min.)

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VIII. Commissioners’ Report (10 min.)	
IX. Chair: Consent Agenda (5 min.)	
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B. Multifamily Housing and Community Facilities Monthly Activities Report	17
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1. Homeownership Division	
2. Multifamily and Community Facilities Division	
3. Asset Management and Compliance Division	
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X. Chair: Miscellaneous Correspondence and Articles of Interest (5 min.)	
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B. HFC Events Calendar	22
XI. Chair: Public Comment	
XII. Executive Session (if necessary)	
XIII. Adjourn	

Nicole Bascomb-Green, Chair

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