

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.
- Those who do not follow these standards will be asked to leave or removed from the 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** in the **28th Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, September 19, 2024, 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 Meeting](#), go to “Join” or “Join a Meeting” and enter:

**Webinar/Meeting ID: 822 5529 2938
Passcode: 122675**

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 August 22, 2024, Special Meeting. (5 min.)

II. Chair: Conduct a Public Hearing on the following:

A. New Hope Family Housing, OID # 23-45A

Dan Schilling: The proposed issuance of one or more series of tax-exempt and/or taxable revenue notes 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, WA 98122, to be owned by New Hope Family Housing 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 \$30,000,000. (5 min.)

B. Spring District/120th ETOD, OID # 24-56A

Jason Hennigan: The proposed issuance of one or more series of tax-exempt and/or taxable revenue notes to provide a portion of the financing for the acquisition, construction and equipping of a 234-unit multifamily housing facility located at vacant parcels at approximately 1865 120th Avenue E., adjacent to the Sound Transit Operation & Maintenance Facility East, Bellevue, WA 98005, to be owned by NE 120th ETOD 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 \$75,000,000. (5 min.)

C. Mercy Aviva Crossing - 4%, OID # 24-50A

Jason Hennigan: The proposed issuance of one or more series of tax-exempt and/or taxable revenue bonds to provide a portion of the financing for the acquisition,

construction and equipping of a 79-unit multifamily housing facility located at 1622 S. Mildred Street, Tacoma, WA 98465, to be owned by MHNW 25 Aviva 4 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 \$22,300,000. (5 min.)

- D. Jacob Richardson:** Recommend and present Projects for Allocation of Low-Income Housing Tax Credits from the 2024 funding round. (10 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
24-05	Mercy Aviva Crossing	Tacoma	Pierce	\$1,700,000
24-15	CCHS Grant County Preservation	Quincy	Grant	\$1,504,112

- E. Proposed Bond/4% Policy changes for the 2025 allocation round**
Lisa Vatske: A public hearing on the proposed changes to the 4%/bond policies for the 2025 allocation round. (10 min.)

III. Consider and Act on the Following Action Items:

- A. Resolution No. 24-111, for the 2024 Allocation of Credit for the Housing Tax Credit Program**

Lisa Vatske: A resolution authorizing the Executive Director to make reservations and/or allocations of 2024 Housing Tax Credits. (5 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
24-05	Mercy Aviva Crossing	Tacoma	Pierce	\$1,700,000
24-15	CCHS Grant County Preservation	Quincy	Grant	\$1,504,112

- B. Resolution No. 24-112, The Overlake School Student and Community Center, OID # 24-87A**

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue bonds to provide a portion of the financing for the construction and equipping of a facility to house admissions, administrative offices and a community center, located at 20301 NE 108th Street, Redmond, WA 98053, owned and to be owned and operated by The Overlake School, a Washington nonprofit corporation and an 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 \$10,000,000. The public hearing was held August 22, 2024. (5 min.)

- C. Resolution No. 24-94, Ovation at Meeker Apartments, OID # 21-39A**

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue bonds originally issued and to be issued to finance a portion of the costs for the new construction and equipping of a 218-unit multifamily housing facility, located at 623 W. Meeker Street, Kent, WA 98032, to be owned by Ovation at Meeker, LLC, a 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 total estimated bond amount is not expected to exceed \$55,000,000. The public hearing was held May 21, 2024. (5 min.)

D. Proposed Bond/4% Policy changes for the 2025 allocation round

Lisa Vatske: Request approval of the proposed changes to the bond/4% policies for the 2025 allocation round. (5 min.)

E. Steve Walker: Authorization to enter into contracts necessary to complete the procurement of \$2,000,000 as appropriated to the Department of Commerce to pass through to the Commission to fund housing counseling services and technical assistance to communities eligible for assistance through the covenant homeownership program established under RCW 43.181 and for the drafting of a strategic plan to reduce the cost of start homes for first-time homebuyers and lessen other costs associated with purchasing. (10 min)

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

V. Executive Director's Report (10 min.)

VI. Commissioners' Report (10 min.)

VII. 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 August 31, 2024

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

A. Miscellaneous Correspondence and Articles of Interest

B. HFC Events Calendar

IX. Chair: Public Comment

X. Executive Session (if necessary)

XI. Adjourn

Nicole Bascomb-Green, Chair

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