

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, October 24, 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](#), go to “Join” or “Join a Meeting” and enter:

**Webinar/Meeting ID: 825 3433 9276
Passcode: 122935**

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 information on page one above for instructions.

- I. Chair: Approval of the Minutes from the September 19, 2024, Special Meeting. (5 min.)**
- II. Bob Peterson: Employee Recognition**
- III. Chair: Conduct a Public Hearing on the following:**
 - A. The Northwest School of the Arts, Humanities and Environment, OID # 24-116A**
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 to refinance the acquisition and rehabilitation of existing school facilities located at 1415 Summit Avenue, 401 E. Pike Street, 1422 Bellevue Avenue, 1417 Bellevue Avenue and 1406 Bellevue Avenue, Seattle, WA 98122, owned and operated by The Northwest School of the Arts, Humanities and Environment, dba The Northwest 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 \$12,500,000. (5 min.)
 - B. Village at Lake Stevens, OID # 23-42A**
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 188-unit multifamily housing facility located at 9023 Soper Hill Road, Lake Stevens, WA 98258, to be owned by Village at Lake Stevens, 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 \$55,000,000. (5 min.)

C. Wesley Homes Bradley Park, OID # 24-114A
Dan Schilling: The proposed issuance of one or more series of tax-exempt and/or taxable revenue bonds to finance a portion of the costs: (i) to refinance costs paid (a) for construction and equipping of a continuing care retirement community located in Puyallup, WA with independent living, assisted living and memory care units and community amenities (the “2016 Facilities”), (b) to fund a debt service reserve fund for the prior bonds, (c) to pay capitalized interest on the prior bonds, and (d) to pay all or a portion of the costs of issuing the prior bonds, and (ii) finance (a) the expansion and improvement of the 2016 Facilities through the addition of 67 independent living units, a 36-bed skilled nursing facility, and additional amenities, (b) the funding of a debt service reserve fund for the Bonds, (c) the payment of capitalized interest and working capital expenditures, and (d) the payment of all or a portion of the costs of issuing the Bonds. The facility is located at 707 39th Avenue SE, Puyallup, WA 98374, owned and to be owned by Wesley Homes Bradley Park, LLC, a Washington limited liability company, the sole member of which is Wesley Homes, a 501 (c)(3) nonprofit corporation. The total estimated bond amount is not expected to exceed \$157,000,000. (5 min.)

D. Bryant Manor Phase II, OID # 24-109A
Dan Schilling: 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 149-unit multifamily housing facility located at 110 – 18th Avenue S., Seattle, WA 98122, to be owned by Bryant Manor 2 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 \$50,000,000. (5 min.)

E. Viridian Grove, OID # 23-40A
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 98-unit multifamily housing facility located at 5228 S. Mason Avenue, Tacoma, WA 98409, to be owned by VBT Viridian Grove 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 \$35,000,000. (5 min.)

IV. Consider and Act on the Following Action Items:

A. Resolution No. 24-118, 2024 Grata at Totem Lake 4% Supplemental, OID # 20-78B

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue bonds to provide a portion of the financing for the new construction of a 125-unit multifamily housing facility located at 12410 NE Totem Lake Way, Kirkland, WA 98034, to be owned by Kirkland 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 \$12,500,000. The public hearing was held November 18, 2021. (5 min.)

- B. Resolution No. 24-120, Mercy Aviva Crossing – 4%, OID # 24-50A**
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 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. The public hearing was held September 19, 2024. (5 min.)

- C. Resolution No. 24-113, 2024 Midvale Village Supplemental, OID # 21-81A**
Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt revenue notes to provide a portion of the financing for the acquisition, construction and equipping of a 210-unit multifamily housing facility located at 18110 Midvale Avenue N., Shoreline, WA 98133, to be owned by Midvale Village, LP, a to-be-formed 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 \$28,560,000. The public hearing was held October 17, 2024. (5 min.)

- D. Resolution No. 24-122, Tax Credit Program Allocation, Clarkston Family Housing, OID # 24-95**
Lisa Vatske: Approval to increase the 9% Low Income Housing Tax Credits (LIHTC) by \$ 349,680 from \$1,926,069 to \$2,275,749 for Clarkston Family Housing using 2024 LIHTC Allocation, to be owned by Horizon Housing Clarkston LLC, a Washington limited liability company. The project is located at Port Drive, Clarkston, WA 99403. (3 min.)

- V. Informational Report on Department of Commerce Activities. (10 min.)**

- VI. Executive Director’s Report (10 min.)**

- VII. Commissioners’ Report (10 min.)**

- VIII. 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 September 30, 2024**
 - E. Quarterly Program Status Reports from the period ending September 30, 2024**
 - 1. Homeownership Division**
 - 2. Multifamily and Community Facilities Division**

3. Asset Management and Compliance Division

4. Information Technology

5. Administration and Human Resources

6. Finance Division

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

A. Miscellaneous Correspondence and Articles of Interest

B. HFC Events Calendar

X. Chair: Public Comment

XI. Executive Session (if necessary)

XII. Adjourn

Nicole Bascomb-Green, Chair

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