

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
WORK SESSION MEETING AGENDA**

YOU ARE HEREBY NOTIFIED that the Washington State Housing Finance Commission will hold a **Work Session** on the **27th Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, August 28, 2025, at 10:00 a.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 Mtg. Link](#), go to “Join” or “Join a Meeting” and enter:

**Meeting ID: 852 3599 5061
Passcode: 049327**

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. Covenant Homeownership – Year 1 Anniversary Highlights:** Lisa DeBrock, Angela Smith (20 mins)
- II. Scalable Starter Home Production Plan:** Civic Commons (20 mins)
- III. Financial Performance Metrics:** Lucas Loranger (20 mins)
- IV. Asset Management Framework Overview:** Lisa Vatske/Wubet Biratu (30 mins)
- V. Federal Updates, Policy Reset and Guidance for 2025/26:** Lisa Vatske/Jackie Moynahan/Kate Rodrigues/Jason Hennigan (20 mins)
- VI. Informational Report on Department of Commerce Activities.** (If time allows)
- VII. Executive Director’s Report** (If time allows)

Note: There will be a break after the conclusion of the work session. The Commission meeting will reconvene at 1 pm.

**WASHINGTON STATE HOUSING FINANCE COMMISSION
COMMISSION MEETING AGENDA**

YOU ARE HEREBY NOTIFIED that the Washington State Housing Finance Commission will hold a **Special Meeting** on the **27th Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, August 28, 2025, 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 Mtg. Link](#), go to “Join” or “Join a Meeting” and enter:

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Participants wishing to provide public comments, please see public engagement opportunities on page one above for instructions.

- I. Chair Call to Order**
- II. Steve Walker: Roll Call**
- III. Chair: Approval of the Minutes from the July 24, 2025, special meeting**
- IV. Steve Walker: Special Employee Recognition**
- V. Chair: Conduct a Public Hearing on the following:**
 - A. 35th and Pacific Family Housing, OID # 23-104A**
Bianca Pyko: The proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to provide a portion of the financing for the acquisition, construction and equipping of an 80-unit multifamily housing facility located at 3561 Pacific Avenue, Tacoma, WA 98418, to be owned by MHNW 29 35th and Pacific LLLP, a Washington limited liability limited partnership. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The estimated maximum obligation amount is not expected to exceed \$33,000,000. (5 min.)
 - B. Horizon House, OID # 25-56A**
Dan Schilling: The proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) refinance outstanding tax-exempt and/or taxable obligations, the proceeds of which financed capital improvements to the facilities of an existing continuing care retirement community, (ii) finance the demolition, replacement, construction, equipping, renovation and improvement of facilities of

an existing continuing care retirement community, including the construction and equipping of a new approximately 33-story building with approximately 202 apartments and related common area facilities, and the renovation and improvement of existing residences and related facilities of the continuing care retirement community (iii) fund a debt service reserve fund and pay capitalized interest with respect to the obligations, and (iv) pay all or a portion of the costs of issuing the obligations. The project is located at 900 University Street, Seattle, WA 98101, owned and operated by Horizon House, a Washington nonprofit corporation and an organization described under section 501(c)(3). The estimated maximum obligation amount is not expected to exceed \$565,000,000. (5 min)

C. Cedar Flats, OID # 24-52A

Dan Schilling: The proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations used to provide a portion of the financing for the acquisition, construction and equipping of a 276-unit multifamily housing facility located at 8012 170th Street East, Puyallup, WA 98375, to be owned by VBT Cedar Flats LLC, a Washington limited liability company. The estimated maximum obligation amount is not expected to exceed \$62,000,000. (5 min.)

D. Jacob Richardson: Recommend and present Projects for Allocation of Low-Income Housing Tax Credits from the 2025 funding round. (15 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
25-04	Farmview Family Housing	Burlington	Skagit	\$ 872,727
25-05	Bridge Meadows Tacoma	Tacoma	Pierce	\$2,000,000
25-11	South Yakima Senior Housing	Tacoma	Pierce	\$1,712,360

E. 192 Shoreline, OID # 21-33A [Commission Hearing]

Lisa Vatske: The proposed issuance of one or more series of tax-exempt and taxable revenue obligations to finance a portion of the costs for the acquisition, construction and equipping of a 250-unit multifamily housing facility located at 19022 Aurora Avenue N., Shoreline, WA 98133, to be owned by Shoreline TWG LLLP, a Washington limited liability limited partnership. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The total estimated obligation amount is not expected to exceed \$48,000,000. (10 min.)

VI. Consider and Act on the Following Action Items:

A. Resolution No. 25-67, 192 Shoreline, OID # 21-33A

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt and taxable revenue obligations to finance a portion of the costs for the acquisition, construction and equipping of a 250-unit multifamily housing facility located at 19022 Aurora Avenue N., Shoreline, WA 98133, to be owned by Shoreline TWG LLLP, a Washington limited liability limited partnership. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The total estimated obligation amount is not expected to exceed \$48,000,000. The public hearing was held July 22, 2021. (5 min.)

B. Resolution No. 25-73 for the 2025 Allocation of Credit for the Housing Tax Credit Program

Lisa Vatske: A resolution authorizing the Executive Director to make reservations and/or allocations of 2025 Housing Tax Credits (5 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
25-04	Farmview Family Housing	Burlington	Skagit	\$ 872,727
25-05	Bridge Meadows Tacoma	Tacoma	Pierce	\$2,000,000
25-11	South Yakima Senior Housing	Tacoma	Pierce	\$1,712,360

C. Resolution No. 25-60, YWCA of Pierce and Kitsap Counties, OID # 25-46A

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue bonds to (a) finance the redevelopment, construction and equipping of an approximately 94,000 square foot nonprofit facility, (b) refund outstanding Commission bonds issued to refund prior Commission obligations, the proceeds of which financed the construction of an approximately 74,000 square foot nonprofit facility located in Gig Harbor, (c) finance the construction and equipping of an approximately 58,000 square foot outdoor sports field located on land owned by the City of Gig Harbor, and (d) pay all or a portion of the costs of issuing the bonds. The project is owned and to be owned and operated by Young Men's Christian Association of Pierce and Kitsap Counties, a Washington nonprofit corporation and an organization described under section 501(c)(3). The aggregate maximum bond amount is not expected to exceed \$11,220,000. The project addresses and maximum bond amounts are listed below. The public hearing was held June 26, 2025. (5 min.)

Project:	YMCA of Pierce and Kitsap Counties
Project address:	Morgan Family YMCA 1002 S. Pearl Street Tacoma, WA 98465
Total estimated project cost:	\$35,000,000
Maximum obligation amount for this address:	\$11,000,000

Project address:	Tom Taylor Family YMCA 10550 Harbor Hill Drive Gig Harbor, WA 98322
Total estimated project cost:	\$4,000,000
Maximum obligation amount for this address:	\$4,000,000

Project address:	Gig Harbor Sports Complex 10770 Harbor Hill Drive Gig Harbor, WA 98332
Total estimated project cost:	\$6,600,000
Maximum obligation amount for this address:	\$1,300,000

Estimated maximum aggregate obligation amount:	\$16,300,000
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D. Resolution No. 25-71, Creekside Village on Vashon, OID # 19-73A

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to provide a portion of the financing for the acquisition, construction and equipping of a 41-unit multifamily housing facility located at 16816 95th Lane SW, Vashon, WA 98070. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The project is to be owned by Creekside Village on Vashon LLC, a Washington limited liability company. The estimated maximum obligation amount is not expected to exceed \$17,000,000. The public hearing was held July 24, 2025. (5 min.)

E. Resolution No. 25-72, The Encore Campus, OID # 25-55A

Lisa Vatske: A resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to: finance the acquisition of multiple existing senior living facilities, including assisted living and nursing facilities, pay capitalized interest of the obligations and/or working capital with respect to the project, fund a debt service reserve fund for the obligations, and pay all or a portion of the costs of issuing the obligations, located at 2321 Northwest Schold Place, 2333 Northwest Schold Place and 12169 Country Meadows Lane NW, Silverdale, WA 98383. The project is owned and to be owned and operated by Superior Living Foundation, Inc., a Maryland nonprofit corporation and an organization described under section 501(c)(3). The estimated maximum obligation amount is not expected to exceed \$67,000,000. The public hearing was held July 24, 2025. (5 min.)

F. Lisa Vatske/Steve Walker/Lucas Loranger: Approval of annual request to allocate undesignated Program Related Investment (PRI) funds. (10 min.)

G. Lisa DeBrock: Approval to increase the Commission's Single-Family House Key Opportunity Income and Acquisition Cost limits (10 mins.)

H. Lisa DeBrock: Approval to increase the Commission's Single-Family Home Advantage Income limit. (10 mins.)

- VII. Informational Report on Department of Commerce Activities (if not accomplished during the Work Session) (10 min.)**
- VIII. Executive Director's Report (if not accomplished during the Work Session) (10 min.)**
- IX. Commissioner Reports**
- X. 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 July 31, 2025**
- XI. Chair: Miscellaneous Correspondence and Articles of Interest (5 min.)**
 - A. Miscellaneous Correspondence and Articles of Interest**
 - B. HFC Events Calendar**
- XII. Chair: Public Comment**
- XIII. Executive Session (if necessary)**
- IX. Adjourn**

Nicole Bascomb-Green, Chair

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

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing with respect to a proposed plan of financing for the issuance by the Commission of one or more series of tax-exempt and/or taxable revenue obligations (the "Obligations") to finance a portion of the costs for the acquisition, construction and equipping of a multifamily housing facility in Tacoma, Washington, to be owned by MHNW 29 35th and Pacific LLLP, a Washington limited liability limited partnership. The Obligations may be issued as one or more series issued from time to time and may include series of refunding obligations. The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, August 28, 2025. Participants wishing to join telephonically in the United States, please dial either toll free number: 1-(888) 788-0099 or 1-(877) 853-5247. Participants wishing to attend in person may attend, in the 27th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

Pursuant to RCW 42.30.030(2), which encourages public agencies to provide for public access to meetings, this meeting can also be viewed via Zoom.

To join virtually, please go to www.zoom.us, go to "Join a Meeting" or "Join," and enter:

Webinar/Meeting ID: 852 3599 5061

Passcode: 049327

The Obligations will be issued pursuant to Chapter 43.180 of the Revised Code of Washington for the purpose of financing a qualified residential rental facility under Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code").

The proceeds of the Obligations will be used to provide financing for the following project:

Project:	35th and Pacific Family Housing
Project Address:	3561 Pacific Ave Tacoma, WA 98418
Total Estimated Project Cost:	\$55,184,819
Estimated Maximum Obligation Amount:	\$33,000,000

Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of an 80-unit multifamily housing facility in Tacoma, WA, and to pay all or a portion of the costs of issuing the Obligations. Each apartment will be a complete and separate dwelling unit consisting of living, eating and sanitation facilities. A percentage of the total units will be set aside for persons or households with low incomes.

This notice and the provision of toll-free telephone access to the hearing are intended to comply with the public notice requirements of Section 147(f) of the Code. Written comments with respect to the Project and the proposed plan of financing with respect to the Obligations may be mailed or faxed to the attention of Bianca Pyko, WSHFC, Multifamily Housing and Community Facilities Division, 1000 Second Avenue, Suite 2700, Seattle, WA 98104-3601 or to (206) 587-5113, for receipt no later than 5:00 p.m. on Wednesday, August 27, 2025. Public testimony will be heard from all interested members

of the public attending the hearing in person or via the telephone or internet. The Commission will consider the public testimony and written comments in determining if the project will receive funding from tax-exempt and/or taxable obligations. Testimony and written comments regarding land use, zoning and environmental regulation should be directed to the local jurisdiction that is authorized to consider these matters when issuing building permits for the project.

Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the Multifamily Housing and Community Facilities Division at (206) 464-7139 or 1-(800) 767-HOME (in state) at least 48 hours in advance of the hearing.

The results of the hearing will be sent to the Governor for approval.

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing with respect to a proposed plan of financing for the issuance by the Commission of one or more series of tax-exempt and/or taxable revenue obligations (the "Obligations") to refinance certain outstanding tax-exempt and/or taxable obligations and to finance the construction, equipping, renovation and improvement of new and/or existing facilities of a continuing care retirement community owned and operated by Horizon House, a Washington nonprofit corporation and an organization described under section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"). The Obligations may be issued as one or more series issued from time to time and may include one or more series of refunding obligations. The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, August 28, 2025. Participants wishing to join telephonically in the United States, please dial either toll free number: 1-(888) 788-0099 or 1-(877) 853-5247. Participants wishing to attend in person may attend, in the 27th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

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The Obligations will be issued pursuant to Chapter 43.180 of the Revised Code of Washington for the purpose of financing and refinancing a nonprofit facility under Section 145 of the Code.

The proceeds of the Obligations will be used to provide financing for the following project:

Project:	Horizon House
Project Address:	900 University Street Seattle, WA 98101
Total Estimated Project Cost:	\$565,000,000
Estimated Maximum Obligation Amount:	\$625,000,000

Proceeds of the Obligations may be used to (i) refinance outstanding tax-exempt and/or taxable obligations, the proceeds of which financed capital improvements to the facilities of an existing continuing care retirement community, (ii) finance the demolition, replacement, construction, equipping, renovation and improvement of facilities of an existing continuing care retirement community, including the construction and equipping of a new approximately 33-story building with approximately 202 apartments and related common area facilities, and the renovation and improvement of existing residences and related facilities of the continuing care retirement community (iii) fund a debt service reserve fund and pay capitalized interest with respect to the Obligations, and (iv) pay all or a portion of the costs of issuing the Obligations.

This notice and the provision of toll-free telephone access to the hearing are intended to comply with the public notice requirements of Section 147(f) of the Code. Written comments with respect to the Project and the proposed plan of financing with respect to the Obligations may be mailed or faxed to the attention of Dan Schilling, WSHFC, Multifamily Housing and Community Facilities Division, 1000 Second Avenue, Suite 2700, Seattle, WA 98104-3601 or to (206) 587-5113, for receipt no later than 5:00 p.m. on Wednesday, August 27, 2025. Public testimony will be heard from all interested members of the public attending the hearing in person or via the telephone or internet. The Commission will consider the public testimony and written comments in determining if the project will receive funding from tax-exempt and/or taxable obligations. Testimony and written comments regarding land use, zoning and environmental regulation should be directed to the local jurisdiction that is authorized to consider these matters when issuing building permits for the project.

Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the Multifamily Housing and Community Facilities Division at (206) 464-7139 or 1-(800) 767-HOME (in state) at least 48 hours in advance of the hearing.

The results of the hearing will be sent to the Governor for approval.

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing with respect to a proposed plan of financing for the issuance by the Commission of one or more series of tax-exempt and/or taxable revenue obligations (the "Obligations") to finance a portion of the costs for the acquisition, construction and equipping of a multifamily housing facility in unincorporated Pierce County, Washington, to be owned by VBT Cedar Flats LLC, a Washington limited liability company. The Obligations may be issued as one or more series issued from time to time and may include series of refunding obligations. The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, August 28, 2025. Participants wishing to join telephonically in the United States, please dial either toll free number: 1-(888) 788-0099 or 1-(877) 853-5247. Participants wishing to attend in person may attend, in the 27th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

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The Obligations will be issued pursuant to Chapter 43.180 of the Revised Code of Washington for the purpose of financing a qualified residential rental facility under Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code").

The proceeds of the Obligations will be used to provide financing for the following project:

Project:	Cedar Flats
Project Address:	8012 170th Street East Puyallup, WA 98375
Total Estimated Project Cost:	\$111,906,200
Estimated Maximum Obligation Amount:	\$62,000,000

Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of a 276-unit multifamily housing facility in Puyallup, WA, and to pay all or a portion of the costs of issuing the Obligations. Each apartment unit will be a complete and separate dwelling unit consisting of living, eating and sanitation facilities. A percentage of the total units will be set aside for persons or households with low incomes.

This notice and the provision of toll-free telephone access to the hearing are intended to comply with the public notice requirements of Section 147(f) of the Code. Written comments with respect to the Project and the proposed plan of financing with respect to the Obligations may be mailed or faxed to the attention of Dan Schilling, WSHFC, Multifamily Housing and Community Facilities Division, 1000 Second Avenue, Suite 2700, Seattle, WA 98104-3601 or to (206) 587-5113, for receipt no later than 5:00 p.m. on Wednesday, August 27, 2025. Public testimony will be heard from all interested members

of the public attending the hearing in person or via the telephone or internet. The Commission will consider the public testimony and written comments in determining if the project will receive funding from tax-exempt and/or taxable obligations. Testimony and written comments regarding land use, zoning and environmental regulation should be directed to the local jurisdiction that is authorized to consider these matters when issuing building permits for the project.

Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the Multifamily Housing and Community Facilities Division at (206) 464-7139 or 1-(800) 767-HOME (in state) at least 48 hours in advance of the hearing.

The results of the hearing will be sent to the Governor for approval.



The Washington State
HOUSING FINANCE COMMISSION

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the “Commission”) will hold an open public hearing for the purpose of considering the allocation by the Commission of federal low-income housing tax credits (the “Credits”) to sponsor multifamily residential projects. The projects to be considered for an allocation of Credit are:

TC #	Project Name	City	County	Annual Tax Credit Amount
25-04	Farmview Family Housing	Burlington	Skagit	\$ 872,727
25-05	Bridge Meadows Tacoma	Tacoma	Pierce	\$2,000,000
25-11	South Yakima Senior Housing	Tacoma	Pierce	\$1,712,360

The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, August 28, 2025. Participants wishing to attend in person may attend in the 27th Floor Board Room of the Commission's offices located at 1000 Second Avenue, Seattle, Washington 98104-3601.

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.

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Anyone requiring an accommodation consistent with the Americans with Disabilities Act should contact the Multifamily Housing and Community Facilities Division at 206.464.7139 or (800) 767-HOME (in state) at least 48 hours in advance of the hearing.

The Credits will be allocated pursuant to the authority of the Commission under Chapter 43.180 RCW as amended, Executive Order 94-05, dated April 2, 1994, and the Internal Revenue Code of 1986, as amended. As a condition of receiving an allocation of tax credits and under a competitive process, the developers commit to serving very low and extremely low income and special needs populations for up to 40 years.

Written comments with respect to the proposed projects and allocation of Credits may be emailed to lisa.vatske@wshfc.org, mailed or faxed to the Washington State Housing Finance Commission (Attention: Lisa Vatske, MHCF Division Director, 1000 Second Avenue, Suite 2700, Seattle, Washington, 98104-3601; fax number (206) 587-5113) for receipt no later than 5:00 p.m. on August 27, 2025. The public testimony will be heard from all interested members of the public attending the hearing. The Commission will consider the public testimony and written comments in determining if the projects will receive Credits; however, the Commission will not consider testimony and written comments regarding land use, zoning, and environmental regulation, which should be directed to the local jurisdictions that are authorized to consider these matters when issuing building permits for the project.

WASHINGTON STATE HOUSING FINANCE COMMISSION MINUTES

July 24, 2025

The Commission meeting was called to order by Chair Nicole Bascomb-Green at 1:01 p.m. in the Board Room of the Washington State Housing Finance Commission at 1000 Second Avenue, Suite 2700, Seattle, Washington 98104 and via Zoom. Those Commissioners present were Chair Bascomb-Green, Commissioners Bill Rumpf, Mike Pellicciotti, and Pedro Espinoza; and present via Zoom were Alishia Topper, Brian Surratt, Ken Larsen, Michone Preston, and Tedd Kelleher.

Approval of the Minutes

The June 26, 2025 Commission meeting minutes were approved as distributed.

Employee Recognition

Mr. Steve Walker, Executive Director, stated that every quarter the Commission recognizes: 1) staff tenure through Years of Service awards; 2) any individual/group Special Achievement awards; and 3) the recipient(s) of the Employee of the Quarter award, and yearly, the Employee of the Year award.

He reminded Commissioners that Employee Recognition is a 100% peer-driven program and thanked the following members of the Employee Recognition Committee: Mike Gary, Carmen Chhor, Alex Yim, Tony Moore, Tanya Scratchley, and Kat Komin.

Mr. Walker then announced the Years of Service awards to be awarded this quarter:

Five Years:

Dan Rothman

July 24, 2025

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Twenty Years:

Matt Vickery

Employee of the 2nd Quarter, 2025 – Tera Ahlborn:

Mr. Walker then presented the Employee of the 2nd Quarter, 2025 award:

“Much of this employee’s work is done behind the scenes, keeping our Executive Director organized with his myriads of tasks. Whether it be a quick call/text to remind him he has a meeting starting in 5 minutes or to let him know there is a last-minute schedule change. She also must communicate with our 11 Commissioners regarding meeting attendance, important updates, travel assistance, and other tasks no one ever sees or knows of. Much of this work happens after the 5 o'clock whistle!

She continues to lead the Safety Committee as they navigate the new office space and the hybrid work environment.

Our Board Chair has shared how extremely grateful she is for the annotated notes this person provides to ensure our Commission meetings run smoothly. Another small, but large detail only few people know about or see.

Congratulations to Tera Ahlborn -- Employee of the Second Quarter for 2025!”

Chair Bascomb-Green congratulated all of the award recipients, and thanked Ms. Ahlborn for all the **great** work she does for her as Board Chair, the entire Board and Mr. Walker.

**Public Hearing:
The Encore
Campus, OID #25-
55A**

The Chair opened a public hearing for The Encore Campus, OID #25-55A at 1:06 p.m.

Mr. Dan Schilling, Senior Finance Analyst, Multifamily Housing & Community Facilities (MHCF) Division, stated that this was a public hearing for the proposed

issuance of one or more series of tax-exempt and/or taxable revenue obligations to finance the acquisition of multiple existing senior living facilities, including assisted living and nursing facilities, pay capitalized interest of the obligations and/or working capital with respect to the project, fund a debt service reserve fund for the obligations, and pay all or a portion of the costs of issuing the obligations. The facilities are located at 2321 Northwest Schold Place, 2333 Northwest Schold Place and 12169 Country Meadows Lane NW, Silverdale, WA 98383. The project is owned and to be owned and operated by Superior Living Foundation, Inc., a Maryland nonprofit corporation and an organization described under section 501(c)(3) of the IRS Code. The estimated maximum obligation amount is not expected to exceed \$67,000,000.

Mr. Schilling then introduced Tim O'Brien, Vice President; Moiz Doriwala, President; and Stuart Gilbert from Superior Living Foundation. Also joining were Superior Living's attorneys, Mr. Taylor Pancake and Ms. Heidi Jeffrery, from the law firm of Foley & Lardner.

Mr. O'Brien mentioned that Superior Living Foundation was formed in 2017 and manages 16 healthcare facilities throughout the United States that specialize in skilled nursing, addiction treatment, and assisted living along with memory care. This transaction is for the acquisition of three existing facilities in Silverdale, Kitsap County totaling 148 beds. He mentioned further that the current manager will be retained. Also, the properties were built in three phases from 1991 to 1996, with renovations in 2010.

There were no comments or written testimony from members of the public, and the public hearing was closed at 1:12 p.m.

**Public Hearing:
The Bush School,
OID #25-54A**

The Chair opened a public hearing for The Bush School, OID #25-54A at 1:12 p.m.

Ms. Bianca Pyko, Senior Bond/Housing Credit Analyst, MHCF Division, stated that this was a public hearing for the proposed issuance of one or more series of

tax-exempt and/or taxable revenue obligations to (i) finance the construction, renovation, furnishing, improvement and equipping of nonprofit educational facilities (including the demolition of an existing facility), and (ii) pay all or a portion of the costs of issuing the obligations, located at 3400 E. Harrison Street, Seattle, WA 98112. The project is owned and to be owned and operated by The Bush School, a Washington nonprofit corporation and an organization described under section 501(c)(3) of the Code. The estimated maximum obligation amount is not expected to exceed \$50,000,000.

Ms. Pyko added that The Bush School, founded in 1924, educates students in Kindergarten through Grade 12. Bush is composed of 2 campuses, the Seattle Campus (Upper School and Lower School) in the Madison Valley area of Seattle and the Methow Campus, located just east of the Cascades in Mazama, Washington. She added further that The Bush School utilized the Commission's nonprofit facilities bond program in 2006, 2010 and 2020..

She mentioned that the bonds will be used to finance the Center Campus and the Middle School project. The Center Campus and Middle School project entails demolishing portions of the existing middle school buildings and constructing a new building and renovation of the remaining middle school space. The new building will house the main entrance, reception and administrative space, K-12 dining commons and kitchen. The second floor will consist of 6 classrooms, 2 labs, 2 collaboration hubs, restrooms and offices of the Middle School. The existing buildings will be renovated and incorporate new mechanical and plumbing systems and other improvements.

Ms. Pyko then introduced the representatives from The Bush School: Ms. Sarah Smith, Head of School; and Mr. Rather Stanton, Chief Finance & Operations Officer.

Ms. Smith stated that she has been with The Bush School as its Head of School for one year and previously was its Assistant Head of School. She stated further that The Bush School is a progressive co-ed day school, with their mission is to spark in students of diverse talents and backgrounds a passion for learning,

accomplishment, and contributions to their communities. They believe deeply that students learn best by doing. She added that The Bush School has an immersive experiential education program alongside a strong college prep program.

She then stated that The Bush School currently has 745 students enrolled, with optimization for 780 students. The student body consists of 52% persons of color, with 23% utilizing some form of financial aid. Also, The Bush School utilizes a broad transportation program serving students that live in 70 different ZIP codes.

Mr. Stanton added that the two main results from this bond issue are a comfortable and efficient space, with energy savings, along with larger, better designed classrooms to improve culture, social dynamics, and peer learning. In addition, there will be creation of some K-12 hubs for learning, support, health and wellness, and finally, community equity and inclusion.

There were no comments or written testimony from members of the public, and the public hearing was closed at 1:19 p.m.

**Public Hearing:
Creekside Village
on Vashon, OID
#19-73A**

The Chair opened a public hearing for Creekside Village on Vashon, OID #19-73A at 1:19 p.m.

Ms. Pyko stated that this was a public hearing for the proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to provide a portion of the financing for the acquisition, construction and equipping of a 41-unit multifamily housing facility located at 16816 95th Lane SW, Vashon, Washington 98070. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The project is to be owned by Creekside Village on Vashon LLC, a Washington limited liability company. The estimated maximum obligation amount is not expected to exceed \$17,000,000.

Ms. Pyko added that the project consists of two two-story and one one-story building that will serve persons with disabilities, individuals and families at 50%

and 60% of AMI. She noted that Commission funds were used to purchase the property in 2023.

She mentioned that the project will feature a multifunctional community building including a manager's unit in the one-story building, common courtyards, plazas, community gardens, a playground, landscaped recreational areas and forty-seven paved off-street parking spaces. The project will provide three accessible units, and all common spaces will meet accessibility requirements. The community building will provide an office and storage area for property management, an office for Vashon Youth and Family Services and a public space with a kitchen and other value-added amenities for its tenants.

Ms. Pyko then introduced Mr. Christopher Bric, President, Shelter America Group; Mr. Erick Cruz, Senior Director of Development, Shelter Resources Inc., and Ms. Jeni Johnson, Executive Director, Vashon Youth & Family Services.

Mr. Bric mentioned that Shelter America Group is the nonprofit sponsor for this development along with their development partner Shelter Resources, Inc. He stated that this would be a rare opportunity that was developed ten years ago to provide much needed affordable housing on Vashon Island, close to transit and other amenities. He added that affordable rental properties are non-existent on Vashon Island, because of single-family residences becoming either secondary residences or short-term vacation rentals.

Mr. Cruz mentioned that the site is located on a 7.5-acre parcel on land purchased from the Commission through the Land Acquisition Program (LAP). There will be three 2-story buildings with 41 total units, all will be low-income except one manager's unit. Mr. Cruz added that the unit mix will be eleven 1-bedroom units, twenty-one 2-bedroom units, and nine 3-bedroom units. Seventy percent of the units will serve persons making 50% or less of local area median income (AMI), and 30% of the units for those making 60% or less of AMI. There is also a community center for the Vashon Youth & Family Services serving tenants.

Ms. Johnson stated that Vashon Youth & Family Service's (VYFS) mission for the past 50 years is to foster a thriving community of emotionally healthy and resilient children, youth, adults, and families. They prioritize serving Vashon's most vulnerable populations, particularly those who face systemic barriers to accessing services, resources, recovery and power.

She added that VYFS's four core programs are: licensed school-age childcare, licensed mental health and substance use disorder with treatment, community resource navigation, and a family resource center which provides evidence-based home visiting for families with young children. VYFS works closely with schools, healthcare providers and other nonprofits to ensure that their services are coordinated, accessible, and responsive to local needs.

Mr. Rumpf commended the project sponsors and VYFS for their persistence in making this much-needed project on Vashon Island a reality.

There were no comments or written testimony from members of the public, and the public hearing was closed at 1:28 p.m.

**Public Hearing:
Hazel Plaza I, OID
#25-58A**

The Chair opened the public hearing for Hazel Plaza I, OID #25-58A at 1:28 p.m.

Ms. Pyko stated that this was a public hearing for the proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the acquisition and rehabilitation of an existing 16-unit apartment building located at 2021 E. John Street, Seattle, WA 98112, (ii) finance the additional rehabilitation, equipping and improvement of the Project; and (iii) pay all or a portion of the costs of issuing the obligations. The project is to be owned and operated by Hazel Plaza, LP, a Washington limited partnership. The estimated maximum obligation amount is not expected to exceed \$6,000,000.

Ms. Pyko added that Hazel Plaza I will utilize the Commission's Recycled Bond Cap Program for the acquisition and rehabilitation of a 16-unit family-designated

affordable housing community located in the Capitol Hill neighborhood of Seattle. This is part of a portfolio of three projects (along with Silvan Apartments and Mary Ruth Manor) that is being purchased from Community Roots Housing. The Project features two 2-story buildings originally constructed in 1972. It benefits from a project-based HUD Section 8 Housing Assistance Payment (HAP) Contract covering 100% of the units. The rehabilitation will consist of renovating kitchens, bathrooms, painting and new flooring as well as refurbishing hallways and updating the exterior of the property, including landscaping.

Ms. Pyko then introduced Ms. Alyssa Alcantara, Senior Associate, Redwood Housing.

Ms. Alcantara stated that Redwood Housing is an impact developer focused on the creation and preservation of low-income housing throughout the country. She mentioned that all of the units of the three properties noted above, utilize HUD HAP Section 8 funding, with this contract to be extended 20 additional years.

She added that they are requesting recycled bond volume cap to assist with the acquisition and renovation of the property, and the other two properties in the portfolio. This comprehensive renovation includes accessibility upgrades life safety repairs, deferred maintenance, as well as all-inclusive unit renovations. The common areas, corridors, and the exterior of the buildings would be upgraded and renovated.

Mr. Rumpf asked if current residents' HUD HAP program payments would be affected by these renovations. Ms. Alcantara replied that they would not. He also asked if there were any additional restrictions to the Commission's 15-year regulatory agreement for the bonds. Ms. Alcantara replied that the City of Seattle Office of Housing have existing regulatory agreements for this property and also for the other two properties in the portfolio.

There were no comments or written testimony from members of the public, and the public hearing was closed at 1:32 p.m.

**Public Hearing:
Silvian
Apartments, OID
#25-58B**

The Chair opened the public hearing for Silvian Apartments, OID #25-58B at 1:32 p.m.

Ms. Pyko stated that this public hearing is for the proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the acquisition and rehabilitation of an existing 32-unit apartment building located at 914 E. Harrison Street, Seattle, Washington 98102, (ii) finance the additional rehabilitation, equipping and improvement of the Project; and (iii) pay all or a portion of the costs of issuing the obligations. The project is to be owned and operated by Silvian, LP, a Washington limited partnership. The estimated maximum obligation amount is not expected to exceed \$6,500,000.

Silvian Apartments will utilize the Commission's Recycled Bond Cap Program for the acquisition and rehabilitation of a 32-unit family-designated affordable housing community in the Capitol Hill neighborhood of Seattle. This is part of a portfolio of three projects (along with Hazel Plaza I and Mary Ruth Manor) that is being purchased from Community Roots Housing. The Project features one four-story elevator serviced building that was originally constructed in 1914. The Project benefits from a HUD project-based Section 8 Housing Assistance Payment (HAP) Contract covering 100% of the units. The rehabilitation will consist of renovating the kitchens, bathrooms, painting and new flooring as well as refurbishing the hallways and updating the exterior of the property, including the landscaping.

Ms. Pyko then re-introduced Ms. Alcantara from Redwood Housing.

Ms. Alcantara stated that the renovations and repairs would be similar to those being done at Hazel Plaza I and Mary Ruth Manor: address deferred maintenance, life safety repairs, accessibility, repairs, comprehensive unit, repair, comprehensive unit renovations, upgrades to the common areas and exterior improvements. Also, this property will receive a 20-year extension to the HUD HAP Program Section 8 that covers 100% of the units.

There was no written testimony or comments from members of the public, and the public hearing was closed at 1:35 p.m.

**Public Hearing:
Mary Ruth Manor,
OID #25-58C**

The Chair opened the public hearing for Mary Ruth Manor, OID #25-58C at 1:35 p.m.

Ms. Pyko stated that this public hearing is for the proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the acquisition and rehabilitation of an existing 20-unit apartment building located at 100-114 20th Avenue E., Seattle, Washington 98112, (ii) finance the additional rehabilitation, equipping and improvement of the Project; and (iii) pay all or a portion of the costs of issuing the obligations. The project is to be owned and operated by Mary Ruth Manor, LP, a Washington limited partnership. The estimated maximum obligation amount is not expected to exceed \$7,500,000.

Ms. Pyko added Mary Ruth Manor will utilize the Commission's Recycled Bond Cap Program for the acquisition and rehabilitation of a 20-unit family designated affordable housing community in the Capitol Hill neighborhood of Seattle. This is part of a portfolio of three projects (along with Hazel Plaza I and Silvian Apartments) that is being purchased from Community Roots Housing. The Project features two three-story buildings that were originally constructed in 1972. The Project benefits from a HUD project-based Section 8 Housing Assistance Payment (HAP) Contract covering 100% of the units. The rehabilitation will consist of renovating the kitchens, bathrooms, painting and new flooring as well as refurbishing hallways and updating the exterior of the property, including landscaping.

Ms. Pyko then re-introduced Ms. Alcantara from Redwood Housing.

Ms. Alcantara stated that the renovations and repairs would be similar to those being done at Hazel Plaza I and Silvian Apartments: address deferred maintenance, life safety repairs, accessibility, repairs, comprehensive unit, repair,

comprehensive unit renovations, upgrades to the common areas and exterior improvements. Also, this property will receive a 20-year extension to the HUD HAP Program Section 8 that covers 100% of the units.

Chair Bascomb-Green commented that her first apartment when she was just 19 years old was at Mary Ruth Manor.

There was no written testimony or comments from members of the public, and the public hearing was closed at 1:38 p.m.

**Public Hearing:
Project(s) for
Allocation of Low-
Income Housing
Tax Credits in the
2025 funding round**

The Chair opened a public hearing on the recommended allocation of 9% Low-Income Housing Tax Credits (“LIHTC”) for the following project at 1:38 p.m.:

TC #	Project Name	City	County	Annual Tax Credit Amount
25-06	Bellis Fair Senior Housing	Bellingham	Whatcom	\$2,368,000

Mr. Jacob Richardson, Manager, MHCF Division, stated this is the first project (of 12 total projects) for consideration for an allocation of 2025 9% LIHTCs. The remaining eleven LIHTC projects will be considered for allocation in the months ahead.

Bellis Fair Senior Housing

Mr. Richardson stated that Bellis Fair Senior Housing is located on 29 Bellis Fair Parkway in Bellingham, Washington and is sponsored by The Opportunity Council. The project is in the Metro Credit pool and will have 64 total units, with a total credit request of \$2,368,000.

Mr. Richardson then introduced Ms. Adrienne Wyld, Housing Development Manager, The Opportunity Council.

Ms. Wyld stated that this senior housing project is the second and final phase of the Bellis Fair multifamily housing project located across from Bellis Fair Mall in Bellingham. She noted that last year, LIHTCs were issued for the first phase for the Bellis Fair Family Housing project. She stated further that this project responds to a critical need for increased affordable housing for seniors.

She added that Bellis Fair Mall is being redeveloped into a new community hub offering a variety of amenities, including access to groceries, medical care, a new Bellingham Public Library branch, and entertainment, along with a new Senior care center offering services for elder clients, including dementia care.

Ms. Wyld stated that Bellis Fair Senior Housing will have 64 units consisting of 9 studio units, 57 one-bedroom units, and four two-bedroom units serving persons 62 and older making 30-50% of local AMI. She added that 20% of the total units will be for persons exiting homelessness, 20% of the units for persons with disabilities, and eight units with project-based vouchers. She added further that the units will also have independently controlled heating and cooling systems, as well as independent air filtration systems that help prevent contamination from pollutants, whether those pollutants come from a neighboring unit, or outside, such as wildfire smoke.

Ms. Wyld concluded that building permits have been obtained, construction starts this fall, and they expect full lease-up by June, 2027.

There were no comments from members of the public, and the public hearing was closed at 1:44 p.m.

**Action Item:
Resolution No. 25-
59, 2025
Allocation(s) of
Credit for the
Housing Tax Credit
Program**

Ms. Lisa Vatske, Director, MHCF Division, stated that this is a resolution authorizing the Executive Director to make reservations and/or allocations of 2025 LIHTCs for the following project:

TC #	Project Name	City	County	Annual Tax Credit Amount
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25-06	Bellis Fair Senior Housing	Bellingham	Whatcom	\$2,368,000
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Ms. Vatske stated that the public hearing for this project was just held prior to the consideration of this resolution.

Mr. Rumpf moved to approve the resolution. Mr. Espinoza seconded the motion. The resolution was unanimously approved.

Action Item:
Resolution No. 25-60, YMCA of Pierce & Kitsap Counties, OID #25-46A

This action item was pulled from the agenda.

Action Item:
Resolution No. 25-61, Josephine Caring Community, OID #25-40A

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the acquisition, construction, furnishing and equipping of a continuing care retirement community, (ii) refinance a prior taxable obligation, proceeds of which refunded prior obligations of the Commission originally issued to finance and refinance the construction and renovation of assisted living and skilled nursing facilities, (iii) fund a debt service reserve fund, (iv) pay capitalized interest on the obligations, and (v) pay costs of issuing the obligations. The project is owned and to be owned and operated by Josephine Caring Community, a Washington nonprofit corporation and an organization described under section 501(c)(3). The aggregate maximum obligation amount is not expected to exceed \$84,500,000. The public hearing was held June 26, 2025. The project addresses and maximum bond amounts are listed below.

Project(s):	Josephine Caring Community
Project Address #1:	9901 272nd Place NW Stanwood, WA 98292
Total Estimated Project Cost:	\$7,930,000
Total Estimated Bond for this Project:	\$9,500,000

Project Address #2:	16704 25th Avenue NE Marysville, WA 98271
Total Estimated Project Cost:	\$70,942,000
Total Estimated Bond for this Project:	\$75,000,000

Estimated Maximum Aggregate Bond Amount:	\$84,500,000
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Ms. Vatske concluded that this is a public sale, and thus, no lender commitment letter is needed.

Mr. Espinoza moved to approve the resolution. Mr. Rumpf seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 25-
62, Johnson Hill
Apartments, OID
#25-48A**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) refinance all or a portion of the existing debt used by the Borrower to finance the acquisition and rehabilitation of an existing 38-unit apartment building, (ii) finance the additional rehabilitation, equipping and improvement of the Project; and (iii) pay all or a portion of the costs of issuing the obligations located at 280 SW Clark Street, Issaquah, Washington 98027. The project is owned and operated by 280 Clark Limited Partnership, a Washington limited partnership, the general partner of which is Ruby LLC, a Washington limited liability company, the sole member and manager of which is Imagine Housing, a Washington nonprofit corporation and an organization described under section 501(c)(3) under the Code. The estimated maximum obligation amount is not expected to exceed \$2,600,000. The public hearing was held June 26, 2025.

Ms. Vatske concluded that Heritage Bank has issued a bank commitment letter for the obligations for an amount not to exceed \$2,300,000.

Ms. Topper moved to approve the resolution. Mr. Espinoza seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 25-63, Beacon Hill
Affordable TOD,
OID #24-141A**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to finance a portion of the costs for the acquisition, construction and equipping of a 70-unit multifamily housing facility located at 2531 16th Avenue S., Seattle, Washington 98144, to be owned by Beacon Hill Affordable TOD LLLP, a Washington limited liability limited partnership. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The estimated maximum obligation amount is not expected to exceed \$29,500,000. The public hearing was held June 26, 2025.

Ms. Vatske concluded that Heritage Bank has issued a bank commitment letter for an amount not to exceed \$24,000,000. Also, she mentioned that this is a project that was allocated in 2024, with the project sponsor having to do some restructuring based on the certain market conditions, to add additional 2-bedroom units.

Ms. Topper moved to approve the resolution. Mr. Rumpf seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 25-64, New Hope
Family Housing,
OID #23-45A**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations 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, Washington 98122, to be owned by New Hope Family Housing LLLP, a Washington limited liability limited partnership. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The total estimated obligation amount is not expected to exceed \$30,000,000. The public hearing was held September 19, 2024.

Ms. Vatske concluded that KeyBank has issued a bank commitment letter for an amount not to exceed \$27,700,000.

Mr. Rumpf moved to approve the resolution. Mr. Espinoza seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 25-
65, Hazel Plaza I,
OID #25-58A**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the acquisition and rehabilitation of an existing 16-unit apartment building located at 2021 E. John Street, Seattle, Washington 98112, (ii) finance the additional rehabilitation, equipping and improvements of the project and (iii) pay all or a portion of the costs of issuing the obligations. The project is to be owned and operated by Hazel Plaza, LP, a Washington limited partnership. The estimated maximum obligation amount is not expected to exceed \$6,000,000. The public hearing was held today, July 24, 2025.

Ms. Vatske noted that this transaction, along with Sylvian Apartments, and Mary Ruth Manor, are all utilizing recycled bond cap, thus the public hearing and the financing resolutions are both being done at today's meeting, due to the recycled volume cap expiring shortly. She concluded that a bank commitment letter was issued by Citibank for an amount not to exceed \$6,000,000.

Ms. Topper moved to approve the resolution. Mr. Espinoza seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 25-
66, Sylvian
Apartments, OID
#25-58B**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the acquisition and rehabilitation of an existing 32-unit apartment building located at 914 E. Harrison Street, Seattle, Washington 98102, (ii) finance the additional rehabilitation, equipping and improvements of the project, and (iii) pay all or a portion of the costs of issuing the obligations. The project is to be owned and operated by Sylvian, LP, a Washington limited partnership. The estimated

maximum obligation amount is not expected to exceed \$6,500,000. The public hearing was held today, July 24, 2025.

Ms. Vatske noted that like the Hazel Plaza I and Mary Ruth Manor transactions, this will also utilize recycled volume bond cap. She concluded that Citibank has issued a bank commitment letter for an amount not to exceed \$6,500,000.

Mr. Espinoza moved to approve the resolution. Mr. Rumpf seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 25-
69, Mary Ruth
Manor, OID #25-
58C**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the acquisition and rehabilitation of an existing 20-unit apartment building located at 100-114 20th Avenue E., Seattle, Washington 98112, (ii) finance the additional rehabilitation, equipping and improvement of the project, and (iii) pay all or a portion of the costs of issuing the obligations. The project is to be owned and operated by Mary Ruth Manor, LP, a Washington limited partnership. The estimated maximum obligation amount is not expected to exceed \$7,500,000. The public hearing was just held today, July 24, 2025.

Ms. Vatske noted that like the Hazel Plaza I and the Silvan Apartments transactions, this will also utilize recycled volume bond cap. She concluded that Citibank has issued a bank commitment letter for an amount not to exceed \$7,500,000.

Mr. Espinoza moved to approve the resolution. Mr. Rumpf seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 25-
52, Terrapin, OID
#25-49A**

Ms. Vatske stated that this is a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue obligations to provide a portion of the financing for the acquisition, construction and equipping of a 172-unit multifamily housing facility located at 290 106th Place NE, Bellevue, WA

98004, to be owned by 228 106th PL NE, LLC, a Washington limited liability company. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The maximum aggregate principal amount of the obligations is not expected to exceed \$36,000,000. The public hearing was held June 18, 2025.

Ms. Vatske noted that these obligations will close tomorrow, as it is utilizing recycled volume cap that is about to expire. She concluded that Washington Trust Bank has issued a bank commitment letter not to exceed \$30,500,000.

Mr. Espinoza moved to approve the resolution. Mr. Rumpf seconded the motion. The resolution was unanimously approved.

**Action Item:
Approval for
Executive Director
to enter into a
Recoverable Grant
Agreement with a
philanthropic
funder**

Ms. Vatske stated that this was a request to Commissioners for approval for the Executive Director to enter into a Recoverable Grant Agreement with a philanthropic funder, The Ballmer Group, to establish a Fund with the goal of financing the construction of rental housing for families with annual household incomes of around 50% AMI in King and Pierce Counties. The Commission would serve as Loan Administrator for loans made using grant funds, all pursuant to the terms of a Memorandum of Understanding with the philanthropic funder

She added that this was brought to Commissioners in May. Staff is seeking board approval for the Executive Director to enter into a Memorandum of Understanding (MOU) with The Ballmer Group.

The Ballmer Group intends to launch an initiative to support the construction of family sized rental units that are affordable to very low and low-income families and households with children, earning approximately 50% of the local AMI in King and Pierce counties. The primary purpose of the initiative is to add to the stock of affordable homes built without using competitive government programs, such as the LIHTC, and or state/local housing funds.

The MOU was included in the board packet. She noted that the MOU lays out the roles and responsibilities of the parties and provides a summary of the program guidelines. Ms. Vatske noted that there is still ongoing negotiation and refinement of administrative oversight and loan terms associated with a proposal to fund a portfolio reserve fund for these projects.

She commented further that the portfolio reserve fund has several options for how it would be capitalized which are still under negotiation, but staff are ready to proceed with requesting approval from the Board for the Executive Director to sign the MOU, ensuring loan documents and additional negotiations can continue. The parties are hoping to fund some projects by year end.

She concluded that, as reflected in the MOU, the Commission's role is as loan administrator and compliance monitor. Also, a planning grant from The Ballmer Group for upfront costs was received today to support program development.

Mr. Rumpf asked if there was a 3rd party marketing and underwriting firm that is being utilized by The Ballmer Group for this program. Ms. Vatske replied that they are using HR&A.

Ms. Topper moved to authorize the Executive Director to enter into a Recoverable Grant Agreement with The Ballmer Group. Mr. Rumpf seconded. The motion was unanimously approved.

**Action Item:
Resolution No. 25-
68, Citi
Securitization
Transaction**

Ms. Vatske stated that this is a resolution authorizing the issuance of municipal certificates to provide funds for the Commission's purchase of a portfolio of existing Citibank-financed affordable housing tax-exempt loans and notes for Washington projects in a stated amount of not to exceed \$275,000,000.

Ms. Vatske stated further that this is an opportunity to again assist with providing liquidity for one of the Commission's largest bank partners, Citibank. These municipal certificates will be going out into the market sometime in August. This

would be a public sale. The projects and project locations are listed in the board meeting packet.

Ms. Topper moved to approve the resolution. Mr. Espinoza seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 25-
57, Fannie Mae
Servicing**

Ms. Lisa DeBrock, Director, Homeownership Division, stated that this is a resolution delegating to the Executive Director the authority to complete and submit information regarding authorized Commission employees to the Federal National Mortgage Association (FNMA – aka “Fannie Mae”) from time to time, and to take all actions necessary to establish and implement the internal servicing program.

Ms. DeBrock stated that in May the Commission did a deep dive into seller servicing. The Commission’s consultant, Vicki Bonardi, presented on completed tasks and next steps. At the Commission’s November meeting, the Commissioners approved the Commission’s delegation resolution for servicing with Freddie Mac.

She added that the Commission is at another major milestone: it is now applying to Fannie Mae as an approved seller servicer. Today’s resolution is required for Fannie Mae approval. There will be one more resolution coming in the future for the Government National Mortgage Administration – GNMA (aka “Ginnie Mae”) approval. Ms. DeBrock noted that staff is holding off on that resolution for now as Ginnie Mae may have criteria that the Commission would need to include in the resolution.

She commented that there are many benefits to becoming a seller servicer which were discussed in May. At a high level, becoming a seller servicer and switching to a sub-servicer model will give the Commission ultimate independence from a master loan servicer which means the ability to be in full control of the Commission’s homeownership programs and more choices of vendors.

Ms. DeBrock concluded that at this time a resolution is needed to show which staff has the authority to work with Fannie Mae and who can enter and submit loans in their system. These administrative activities will be performed by the Homeownership and Finance Division staff, with occasional help from the IT Division. She added that Resolution No. 25-57 allows the Executive Director flexibility to update Fannie Mae forms when there is a personnel change and authorizes the Executive Director to take all actions necessary and in the interest of the Commission, including any administrative actions required by Fannie Mae, to establish and implement an internal servicing program.

Mr. Rumpf moved to approve the resolution. Mr. Suratt seconded the motion. The resolution was unanimously approved.

**Action Item:
Approval of loan
forgiveness policy
resulting from HB
1696 Trailer Bill
for Covenant
Homeownership
DPA Program**

Ms. DeBrock stated that this was a request for approval of a loan forgiveness policy resulting from HB 1696, the “Trailer Bill” for the Covenant Homeownership Downpayment Assistance Program.

Ms. DeBrock stated that last month the Commissioners approved an oversubscription policy for the Covenant Homeownership Program (CHP). This month staff is discussing the loan forgiveness policy for the Covenant Homeownership Down Payment Assistance (DPA) Program Loan. The recommendations are in the board packet. Most of the policy is stated in House Bill 1696 which was passed by the Legislature and goes into effect on July 27. The Commission worked very closely with the prime sponsor to draft the bill so the guidance for implementation is fairly clear.

In the legislation it states:

“For a program participant who has a household income at or below 80 percent of the area median income for the county where the home is located at the time that the loan is made, a special purpose credit program authorized under this section may fully forgive a loan entered into at any time after enactment of the

special purpose credit program once the loan has been outstanding for at least five years.”

The Commission’s intent is to keep the benefit of loan forgiveness of the subordinate Covenant DPA loan to the intended party. The Commission staff tried to think of every possible situation that could occur prior to the 5-year mark: What happens if we don’t own the loan in five years? What happens if the homebuyer no longer occupies the property or is behind on their mortgage? What happens in the event of divorce? And what happens if the homebuyer passes away?

Ms. DeBrock stated that she believes the Commission has addressed all of these questions in the policy by working with partners on this policy including participating lenders, HomeSight, the Urban League, Board Chair Bascomb-Green, and counsel from Pacifica. Ms. DeBrock also sought the best practices of other housing finance agencies who offer forgivable loans and also consulted the Commission’s current loan servicer, Idaho Housing & Finance Association.

She then listed the criteria for a loan to be forgiven:

- The Borrower(s) income needs to be at or below 80% of area median income at the time of loan purchase per the signed underwriter’s loan approval as submitted to the loan servicer for loan pooling. Each year’s income limits will be posted on the Commission’s website.
- In order for the loan to be forgiven, the Commission and its loan servicer must retain the loan for a minimum of 5 years and one month after loan closing. If the loan is not in the Commission’s portfolio for any reason when the loan is ready to be forgiven, then loan forgiveness is null and void.
- The Borrower who met Covenant program eligibility requirements (for race and family history in Washington prior to 1968) must owner occupy the property as their principal residence at the time of loan forgiveness.

- The first mortgage loan needs to be in good standing at the time of forgiveness. If the first mortgage is delinquent, the Commission will not forgive the subordinate Covenant DPA mortgage until a future time when the first mortgage is current as applicable.
- To be forgiven on the loan, the homeowner needs to be a Borrower on the original loan or inherit the home through the original Borrower's passing and be a descendant or immediate family member (including spouse). Documents will need to be submitted to the Commission verifying death and proof of inheritance, as applicable.

The law is also retroactive and does apply to all loans made thus far under the program.

Ms. DeBrock estimates approximately 60% of the loans made to date are eligible for forgiveness.

Ms. DeBrock concluded that within 12 months of loan purchase, the Commission and its loan servicer will notify the Borrower that the loan may potentially be forgiven if they meet the criteria after 5 years. Other reminders will be sent. Ms. DeBrock stated that this policy will be included in the program manual and there would be a detailed FAQ section in the program manual.

Mr. Espinoza moved to approve the loan forgiveness policy as presented by Ms. DeBrock. Mr. Rumpf seconded the motion. The motion was approved, with Chair Bascomb-Green abstaining, due to her conflict of interest as a partner working with the Covenant Homeownership Program.

Mr. Kelleher mentioned that he is currently the Interim Director of the Housing Division at Commerce and that they will be hiring a new Director of Housing in the days and weeks ahead.

Executive Director's Report

He mentioned that the State went through some significant budget reductions, and there were layoffs across the system. Commerce did some reduction of vacant positions, but didn't have any direct layoffs that occurred in the Housing Division, although Commerce did absorb some people from other parts of the State government, based on the collective bargaining agreement.

Commerce is currently working on the funding decision packages for the Housing Trust Fund and other grants/loans.

Mr. Walker, mentioned the following items from the Executive Director's Report, which was included in the board packet, as follows:

Multifamily & Community Facilities:

With the passage of the latest Federal tax bill - there are several tax credit provisions that will impact affordable housing. Direct impacts will go into effect as of January 1, 2026, and include:

1) Permanent increase of 12% for the 9% LIHTC allocation. This restores the amount that sunset several years ago and should result in the ability to fund an additional three projects across the state annually. There are no immediate policy or allocation impacts, as each pool will get a relative increase across the board. The Commission continues to plan for no new policy changes as part of the policy reset plan and will issue guidance to provide more flexibility around underwriting and being responsive to current market conditions.

2.) Permanent lowering of the 50% test to 25%. This directly impacts the amount of bond cap needed to access the 4% tax credit. Modeling and analysis are being done nationally and internally to assess the allocation and deal structure implications. The Commission will look at deals in the current 2025 pipeline to access timing and the ability/opportunity to take advantage of the lower test by potentially issuing the 5% required in 2026 to trigger the lower percentage. Also, the Commission is considering how this might impact the ability to do more

acquisition/rehab projects as part of the preservation strategy. The Commission will provide additional updates on this at the August Work Session. Similar to the 9% program, the Commission will be providing updated guidance and will be doing a more thorough engagement process for any future policy changes.

Additional provisions that may have some impact include opportunity zones made permanent with some statutory changes, including lowering the AMI that needs to be targeted and enhancing investments in rural areas, along with New Market Tax Credits being made permanent.

Homeownership:

Covenant Homeownership:

As of July 14, 2025, there are 558 confirmed closed loans and an additional 89 loans in the pipeline with CHA reservations in 23 counties.

Homeownership Assistance Fund (HAF):

The Washington HAF Program continues to work its way through the substantial number of applications it received as of the April 7, 2025, application deadline (over 700 applications between the announcement of the closure and the actual deadline). The program manager, HOTB Software, is working on aligning the amount of assistance requests and the remaining balance of assistance available, as well as distributing funding throughout the various program components to match demand.

Asset Management & Compliance (AMC):

Community Engagement and Education:

Customer Service Portal - AMC launched the Customer Service Form on WSHFC's Compliance "Contact Us" page and updated the phone line process.

This rollout aims to improve how we receive and track inquiries from residents, property staff, and stakeholders.

Resident Resource Webpage - AMC continues to make progress on the development of the Resident Resource webpage, which will centralize tools, contacts, and information to support residents navigating affordable housing. The first phase of this project involved restructuring the existing Compliance webpage to make residents the intended audience, a crucial step in improving accessibility and transparency. While the new webpage has not yet launched, AMC aims to identify a rollout date by the next monthly report.

Finance:

Finance staff have been meeting with potential vendors on a timesheet solution to replace our outdated system. Finance staff will have a demonstration with one more vendor and hope to have a selection early next month, with the new system implemented by the end of September.

Finance currently has an RFP out for servicing software to bring a more robust system to tracking and managing the Commission's PRI portfolio. Bids are due August 8th, with interviews and demonstrations to take place the week of August 25th, and the announcement of a successful bidder the first week of September. Finance hopes to have the system in place with the current portfolio transferred over by the end of the calendar year.

Executive Director's Update:

Steve met with Lieutenant Governor Denny Heck to discuss the upcoming release of the Action Plan for expanding the production of single-family starter homes. This plan stems from a report that was commissioned through the 2024 budget proviso by the Commission. The Lt. Governor has been a strong advocate for using offsite construction methods to accelerate housing development.

Civic Commons is currently (and concurrently, with the Commission Meeting)

giving a presentation to the Senate Housing Committee in Olympia regarding the Action Plan noted above.

Alongside Lisa Vatske and Faith Pettis, Steve participated in a joint meeting with the Governor's Office and the State Treasurer's Office. In addition to other topics, updates were provided on recent federal tax legislation and its impact on the Commission's programs. They also discussed the Commission's process for securing an internal credit rating for multifamily housing and shared early conversations with public housing authorities about potential acquisition partnerships.

Steve has begun discussing the next legislative session with legislators. The Commission's housing leaders are interested in what ideas the Commission has for increasing production of smaller scale infill development for homeownership.

Mr. Walker then asked Ms. Pettis, the Commission's legal counsel from Pacifica Law Group, to give an update on the Covenant Homeownership Program's current litigation.

Ms. Pettis stated that two days before the June 26th meeting, the Federal District Court granted the Commission's motion to dismiss the covenant homeownership lawsuit, but the court gave the plaintiff, FAIR (the Foundation Against Intolerance and Racism), until July 22 to file an amended complaint.

Ms. Pettis added the motion to dismiss was approved by the judge, based upon the fact that the plaintiff did not have standing. They had not shown that member "A," the party they were using in the litigation, qualified for a loan under the Commission's first mortgage loan programs, a non-race-based precondition to getting a covenant downpayment assistance loan. The court gave FAIR until July 8th to amend the complaint to fix that deficiency. FAIR requested an extension of that date. FAIR filed an amended complaint and Pacifica is now evaluating it.

**Commissioners’
Report**

Mr. Pellicciotti first commended Mr. Walker for a great discussion and partnership with the State Treasurer’s Office and the Lieutenant Governor. He then gave an update related to the Federal tax bill that just passed and was signed by the President. The elimination of tax-free municipal bonds was not included in the tax bill.

Mr. Pellicciotti stated that he was very pleased that in the last biennium’s operating budget passed by the Legislature and signed by the Governor on May 20th, the Rainy Day Fund was fully preserved. Also, he reported that the Governor joined him on the annual credit rating agencies conference call. He stated that the State has a very strong credit rating and its reserves helps out tremendously, no matter what is going on in Washington, DC.

Consent Agenda

The consent agenda was approved as distributed.

**Public Comment
Section**

The Chair opened the public comment section. No members of the public commented.

Adjournment

The meeting was adjourned at 2:39 p.m.

Signature
