

WASHINGTON STATE HOUSING FINANCE COMMISSION MINUTES

May 24, 2021

The Commission meeting was called to order by Chair Bill Rumpf at 9:30 a.m. via Zoom and conference call. Those Commissioners present were Diane Klontz, Mike Pellicciotti, Lowel Krueger, Ken Larsen, Pedro Espinoza, and Alishia Topper.

Approval of the Minutes

The minutes of the April 22, 2021 special meeting were approved as mailed.

**Public Hearing:
Ethiopian Village,
OID # 20-70A**

The Chair opened a public hearing on OID # 20-70A Ethiopian Village, at 9:35 a.m.

Claire Petersky, Manager of Multifamily Housing and Community Facilities Division (MHCF) said this public hearing was for the proposed issuance of one or more series of tax-exempt revenue bonds to finance a portion of the acquisition of land and the construction and equipping of a 90-unit low-income multifamily housing facility located at 8313 Rainier Avenue S., Seattle, WA 98118, to be owned by Ethiopian Village LLLP, a Washington limited liability limited partnership. Proceeds of the bonds may also be used to pay a portion of the costs of issuing the bonds. The total estimated note amount is not expected to exceed \$22,236,000. Ms. Petersky introduced Chris Moxon, Senior Housing Developer at Beacon Development Group and Sophia Benalfew, Executive Director of Ethiopian Community in Seattle (“ECS”).

Mr. Moxon said this will be a 90-unit multifamily housing facility in the South Rainier neighborhood in Seattle and occupancy will be restricted to households earning 50% of area median income (AMI). Twenty percent of the units will be set-aside for persons with disabilities. The building will include community services provided my ECS and electric vehicle charging stations.

Ms. Benalfew stated that this building will be a 4-story facility with ECS on the ground floor. They are expected to complete this project by December 2022. ECS (49%) and Human Good (51%) will own this facility.

There were no other comments from members of the public and the hearing was closed at 9:43 a.m.

**Action Item:
Resolution No. 21-
62, Hamlin
Robinson School,
OID # 21-49A**

Lisa Vatske, Director of MHCF said this is a resolution approving the issuance of one or more series of tax-exempt revenue bonds to (i) refund existing tax-exempt obligations previously issued by the Commission to finance and refinance the acquisition of land and the construction, furnishing, improvement and equipping of an approximately 45,000 square foot educational facility; (ii) refinance a taxable loan incurred by the Borrower to acquire land and construct and equip play facilities and a parking garage for the Borrower's use; (iii) pay a portion of the costs of constructing, furnishing, improving and equipping a new, approximately 55,000 square foot, middle school facility and related improvements to existing facilities; (iv) fund a debt service reserve for the Bonds; and (v) pay all or a portion of the costs of issuing the Bonds. The project is located at 1701 20th Avenue S., 1705 Rainier Avenue S. and 1963 S. State Street, Seattle, WA 98144, and is owned by Hamlin Robinson School, a Washington 501(c)(3) nonprofit corporation. The total estimated bond amount is not expected to exceed \$39,000,000. The public hearing was held March 25, 2021.

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

**Action Item:
Resolution No. 21-
65, Admiralty
Apartments, OID #
20-82A**

This item was pulled from the agenda.

**Action Item:
Resolution No. 21-
66, Ovation at
Meeker, OID # 21-
39A**

Ms. Vatske said this is a resolution approving the issuance of one or more series of tax-exempt revenue bonds to finance the 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 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 March 25, 2021.

Mr. Kreuger moved to approve the resolution. Mr. Larsen seconded the motion. The resolution was unanimously approved.

**Action Item:
Resolution No. 21-
67, Rose Street II,
OID # 21-43A**

This item was pulled from the agenda.

**Action Item: Request
to add undesignated
funds to Manufactured
Housing Preservation
program**

Ms. Vatske said since 2012, the Commission has invested Program Related Investment (PRI) funds into a program to assist in the preservation of Manufactured Housing Communities through resident ownership by the tenants. This partnership has mostly been with Resident Owned Communities (ROC) USA and has expanded to also include a partnership with Washington Community Reinvestment Association (WCRA). To date, approximately \$13.7 million has been deployed, preserving 17 communities and 870 units. The current fund balance is approximately \$3 million, and the existing pipeline of projects scheduled to close by fiscal year end is \$5.3 million. The undesignated PRI funds available at the end of April was approximately \$3.5 million. Ms. Vatske is requesting approval to add additional \$2.5 million undesignated funds to Manufactured Housing Preservation program.

Mr. Kreuger moved to approve the resolution. Mr. Larsen seconded the motion. The resolution was unanimously approved.

Executive Session

At 10:01 a.m. the meeting was temporarily adjourned to go into Executive Session to discuss the Executive Director's performance. The public meeting was called back into session at 10:49 a.m. No action was taken.

Adjournment

The meeting was adjourned at 10:49 a.m.

WASHINGTON STATE HOUSING FINANCE COMMISSION

BUDGET AND PLANNING SESSION MINUTES

May 24-25, 2021

The Commission budget and planning work session was called to order by Chair Bill Rumpf at 10:55 a.m. via Zoom and conference call. Those Commissioners present were Diane Klontz, Mike Pellicciotti, Lowel Krueger, Ken Larsen, Pedro Espinoza, and Alishia Topper.

The following divisions reported on their past years successes and challenges in upcoming program year.

- Paul Edwards, Deputy Director: Administration & IT Division
- Lisa DeBrock, Director: Homeownership Division
- Lisa Vatske, Director: Multifamily Housing & Community Facilities (MHCF) Division
- Lanakay Lipp, Program Analyst: Asset Management & Compliance Division
- Bob Cook, Senior Director: Finance Division

Bob Cook, Senior Director of the Finance Division gave an overview of the proposed program year 2021 budget, which included the various programs' purpose, business objectives, projected income and expense, as well as supplemental information supporting each program. He also facilitated feedback on the upcoming budget.

Steve Walker, Executive Director and Mr. Cook gave a presentation on the Program Related Investment (PRI) process and proposed policy update and gave the Commissioners a redline version of the updates in their packets.

The budget and planning session was adjourned for the day at 1:27 p.m. and resumed May 25, 2021, at 9:30 a.m.

The Commission's Racial Justice Equity Team (RJET) and Alma Villegas Consulting presented on the goal of making the Commission an antiracist agency and gave a summary of what the team has been working on. They started a dialogue with the Commissioners about what they are each doing in their agencies to keep them accountable.

Lisa DeBrock, Director of Homeownership, presented a timeline and work plan, as proposed by a consultant, to enable the Commission to become a seller servicer. She discussed the benefits and challenges to agency approvals, next steps, timeline and budget.

Lisa Vatske, Director of MHFC, went over the multifamily housing bond/4% tax credit programs long term values and outcomes which include racial justice and equity, alignment of resources, meeting affordable housing needs everywhere, ensuring affordable housing projects serve their purpose for as long as possible and using our limited resources efficiently.

Mr. Rumpf opened the discussion on the proposed program year 2022 budget, external challenges and invited Commissioner discussion regarding directions to staff.

The work session was adjourned May 25, 2021, at 11:41 a.m.

Signature
