

**WASHINGTON STATE  
HOUSING FINANCE COMMISSION  
MINUTES**

**October 27, 2022**

The Commission meeting was called to order by Chair Bill Rumpf at 1:02 p.m. in the 28<sup>th</sup> Floor Board Room of the Washington State Housing Finance Commission at 1000 Second Avenue, Seattle, Washington 98104 and via Zoom teleconference. Those Commissioners present via Zoom were: Albert Tripp, Alishia Topper, Diane Klontz, Ken Larsen, Lowel Krueger, Mike Pellicciotti , and Wendy Lawrence. Chair Rumpf was present in-person in the 28<sup>th</sup> Floor Board Room.

**Approval of the Minutes**

The September 22, 2022 Commission Meeting minutes were approved as distributed.

**Employee Recognition**

Mr. Steve Walker, Executive Director, presented the Years of Service awards to the following Commission staff:

**2 years of service:**

- Keri Williams

**5 years of service:**

- Hilina Bereded

**10 years of service:**

- Ashley Shtikel

- Jacob Richardson

- Jenni Davidson (note: she has received her 10-years of service award in her 12<sup>th</sup> year of service)

**Employee of the 3<sup>rd</sup> Quarter, 2022:**

Mr. Walker then presented the Employee of the 3rd Quarter, 2022 award:

“This employee is a true asset to the Asset Management & Compliance (“AMC”) Division. He has been with the Commission for many years, and currently his job involves looking deep into the details of stakeholder reports to ascertain compliance with complex program rules. However, we’re celebrating this employee today because of his ability to look up from the details to the horizon, to imagine possibilities and to champion change.

Change and uncertainty are never easy to deal with. But some people have the ability to look at change and uncertainty, not as obstacles, but as opportunities to make a positive difference in the lives of others. Our Employee of the Quarter has done just that.

This person has embraced learning more about diversity, equity and inclusion. He has volunteered to attend very challenging trainings and seminars and has shared his learning and insights with his team members. He also joined the Racial Justice and Equity Committee – not because he has all the answers but because he wants to participate in positive change, even when that change is uncomfortable and challenging.

This person immediately understood the connections between diversity, equity and inclusion, and the obstacles their division’s stakeholder forms might present to certain communities trying to rent tax credit units. In the face of skepticism and doubt, this person forged ahead with a commitment to collaborating on ways to make the division forms more accessible. He also created a new poll for their online workshops to invite stakeholder feedback on their experiences with and potential need for DEI training in their own organizations.

This person’s commitment to integrating diversity, equity and inclusion values in his work and the work of our team is a model for other staff and is a wonderful

example of how Commission staff can work for positive change, even when the road ahead is challenging and we don't have all the answers. We applaud his commitment to this vision and are grateful for his example to the rest of us. It is for this reason that we have nominated the Asset Management & Compliance team's very own Duane Bakke, as the Employee of the Quarter!

Congratulations and thanks to Duane Bakke!"

Mr. Walker reminded Commissioners that Employee Recognition is a 100% peer-driven program and thanked the Commission staff members of the Employee Recognition Committee: Mike Gary, Kat Komin, Mary Lightle, Tanya Scratchley, and Rachel Hamlet.

**Public Hearing:  
Franke Tobey  
Jones, OID # 22-  
80A**

The Chair opened a public hearing for Franke Tobey Jones, OID # 22-80A, at 1:09 p.m.

Ms. Claire Petersky, Manager of the Multifamily Housing and Community Facilities Division, said this was a public hearing for the proposed issuance of one or more series of tax-exempt revenue bonds to refund tax-exempt bonds of the Commission which were issued to finance a portion of (i) the construction and equipping of a new facility containing 43 skilled nursing beds and 28 memory care units, and (ii) the construction and equipping of a 16-unit independent living community plus one duplex for a total of 18 independent living units in an existing continuing care retirement community and also to refinance a taxable loan issued to pay a portion of the costs of the Project. Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the Bonds. The project is located at 5340 North Bristol Street, Tacoma, WA 98407, owned and operated by Franke Tobey Jones, a Washington nonprofit corporation and organization described under section 501(c)(3) of the IRS Tax Code. The total estimated bond amount is not expected to exceed \$30,000,000. Ms. Petersky then introduced Judy Dunn, President & CEO, Franke Tobey Jones.

Ms. Dunn stated that the founder, Mrs. Franke Tobey Jones, had a special heart

for the elderly and established the original facility in 1924 and that about 100 years later, her legacy still lives on by giving back to the community through their mission to enrich and extend the quality of life for seniors in their community. She mentioned that Franke Tobey Jones is a nonprofit and a single-site, life-planned, continuing-care retirement community located on approximately 20 acres bordering Point Defiance Park & Zoo in North Tacoma. She added that there are a large variety of living arrangements and continuing care for 225 senior residents currently, and that they served around 300 seniors last year.

Ms. Dunn added that they currently have 97 independent living duplexes/apartments, 52 assisted living units, and 28 memory care units, and 43 skilled nursing units. In addition, they offer a variety of community programs, wellness/holistic programs that serve around 400 residents and community members. They also have senior university programs in partnerships with local colleges/universities, museums, and businesses in the area. Last, they operate the Point Defiance-Ruston Senior Center, which provides programs and meals for up to 3,000 seniors in the community.

Ms. Dunn thanked the Commission for their support over the years and for their consideration for this new bond issue.

There were no other comments from members of the public and the hearing was closed at 1:15 p.m.

**Public Hearing:  
Horizon House,  
OID #22-79A**

The Chair opened a public hearing for Horizon House, OID # 22-79A, at 1:15 p.m.

Ms. Petersky stated that this was a public hearing for the proposed issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs for the rehabilitation of an existing nonprofit senior housing facility located at 900 University Street, Seattle, WA 98101, owned by Horizon House, a Washington nonprofit corporation and organization described under section

501(c)(3) of the Code. 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. Ms. Petersky then introduced Christine Seymour, CFO, and Mike Ostrem, CEO, of Horizon House.

Ms. Seymour stated that Horizon House is a single-site life planned community located in Downtown Seattle next door to Freeway Park and overlooks the Washington State Convention Center. She mentioned that Horizon House was established in 1960 by the United Churches of Christ, to serve seniors in the community, and continue to do so, 62 years later. She stated further that Horizon House currently serves approximately 480 seniors, with 378 independent living apartments, and 90 licensed assisted living beds.

Ms. Seymour stated that Horizon House did a \$13,000,000 initial bond issue with the Commission back in 1996 for the acquisition of an existing neighboring apartment building, now known as their North Tower. The current bond issue is for several capital projects: renovating/refreshing their connecting corridors between all of their buildings on their property, radiant heat/refreshing their Central and East Towers. In particular, they are rehabilitating their oldest building, which is approximately 70 years old. The total project cost is \$17,000,000, and they have about \$11,000,000 left to spend. She also mentioned that Horizon House is in the middle of a master plan, for renovating/upgrading resident amenity and dining/bistro areas. As a result of the upcoming renovations, their existing office space will be relocated. Last, the assisted living units and lobby areas/building security will be upgraded. The total master plan project cost is estimated to be around \$30,000,000.

There were no other comments from members of the public and, the hearing was closed at 1:20 p.m.

**Public Hearing:  
Englewood  
Gardens, OID #20-  
91A**

The Chair opened a public hearing for Englewood Gardens, OID # 20-91A, at 1:20 p.m.

Ms. Petersky stated that this was a public hearing for the proposed issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition, rehabilitation and equipping of a 256-unit multifamily housing facility located at 3601 Fairbanks Avenue, Yakima, WA 98902, to be owned by Englewood Housing Partners, LLLP, a Washington limited liability limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$25,000,000. Ms. Petersky then introduced Corey Baldwin, Director of Acquisitions, for Shelter Resources, Inc. (“SRI”).

Mr. Baldwin stated that Englewood Gardens was a property in Yakima at risk of conversion to market rate housing, and that SRI was considering acquiring this senior housing property for the past year and a half as the Year 15 extended use period was expiring. SRI plans to preserve this property along with much needed renovations/updates as the property is over 30 years old, and will partner with HopeSource, a 501(c)(3) nonprofit. Mr. Baldwin mentioned that HopeSource has partnered with SRI before, on Spurling Court in Ellensburg. He added that SRI is hoping to also obtain funding from the Department of Commerce in addition to tax-exempt bond financing.

Chair Rumpf stated for the record that in the board packet, a letter of support was submitted by the City Manager of the City of Yakima in support of Englewood Gardens.

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

**Public Hearing:  
Millworks Family  
Housing, OID #22-  
39A**

The Chair opened a public hearing for Millworks Family Housing, OID # 22-39A, at 1:28 p.m.

Ms. Petersky stated that this was a public hearing for the proposed issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition, construction and equipping of an 83-unit multifamily housing

facility located at 100 W. Laurel Street, Bellingham, WA 98225, to be owned by MHNW 22 Millworks Family LLLP, a Washington limited liability limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$23,500,000. Ms. Petersky then introduced Ellen Lohe, Senior Developer, and Colin Morgan-Cross, Director of Real Estate Development, both from Mercy Housing Northwest.

Mr. Morgan-Cross stated that Mercy Housing Northwest is a nonprofit owner, operator, and regional service provider. He added that Mercy Housing Northwest has partnered with the Commission over the past 5 years and has preserved/developed 300 units of affordable housing in Bellingham alone, and that Millworks would add 100 more units. The need for affordable housing is great in Bellingham, especially for families.

Ms. Lohe added that the Millworks will partner with the Port of Bellingham and Department of Ecology for their Healthy Housing program, as remediation is needed, because the site is an historic brownfields site when it was the location of the former Georgia-Pacific pulp and tissue mill. Also, on the ground floor of the new facility, there will be six new classrooms for early childhood education in partnership with the Whatcom Family YMCA, as the need for child care is very high. Finally, they will work with a local contractor and are getting below-market rate land acquisition offered by the Port.

Ms. Lohe concluded that the project would serve families making, 30%, 50%, & 60% of area median income (“AMI”), and 10% of the total units will be set aside for persons/families that are homeless. She added that the Bellingham community has been excited the past few years for this transformation of the former Port and pulp mill property into new uses and much needed affordable housing.

Ms. Samya Lutz, City of Bellingham Housing & Services Manager, testified on behalf of the City, in full support of the Millworks and in partnership with Mercy Housing Northwest.

There were no other comments from members of the public, and the hearing was closed at 1:33 p.m.

**Public Hearing:  
Projects for  
Allocation of Low-  
Income Housing  
Tax Credits in the  
2022 funding round**

The Chair opened a public hearing on the recommended allocation of 9% Low-income Housing Tax Credits (“LIHTC”) at 1:33 p.m.

**Laurel and Forest**

Mr. Jacob Richardson stated that there were a total of 12 projects “above the line” this year. Nine have been already approved. He will present the remaining three projects today.

Mr. Richardson stated that the first project, Laurel and Forest, sponsored by The Opportunity Council, is located in Bellingham at 1010 and 1000 North Forest Street, with 56 low-income units, in the Metro credit pool. They are asking for \$1,684,564 annually in LIHTCs for the new construction of low-income multifamily housing. Mr. Richardson then introduced Max Benson, Senior Housing Developer, Community Frameworks.

Mr. Benson stated that Laurel & Forest is a four-story podium style construction with 56, 1-bedroom units for seniors age 55 and higher, and 20% of the units set-aside for persons with disabilities, and an additional 10% set-aside for persons who are homeless, with rental assistance from the Bellingham/Whatcom Housing Authority. He added that there are 28 structured parking stalls, a community room, a library, staff offices, outdoor raised garden beds, and an exercise room that overlooks Bellingham Bay.

Mr. Benson mentioned that this is The Opportunity Council’s second LIHTC project that they have funded in Bellingham. He added that the City of Bellingham granted \$2,000,000 of housing levy funds, and Whatcom County is contributing \$3,000,000 and the surplus land at well below cost, along with \$5.5 million of state Housing Trust Fund money from the Department of Commerce.



Ms. Samya Lutz, City of Bellingham Housing & Services Manager, testified on behalf of the City, in full support of the Laurel and Forest project and looks forward to working with The Opportunity Council and Community Frameworks.

**Colville Family Haven**

Mr. Richardson stated that Colville Family Haven is sponsored by Catholic Housing Services of Eastern Washington, located on Buena Vista Drive, in Colville, Stevens County, just north of Spokane. They are asking for \$1,821,481 annually for the LIHTCs. He introduced Leroy Eadle, Vice President of Development/Asset Management, for Catholic Housing Ventures; and Hunter Healey, Assistant Project Manager, Horizon Housing Alliance.

Mr. Eadle stated that Colville Family Haven is sponsored by Catholic Housing Ventures, which owns/operates 65 properties with 2,600 units located in rural and urban areas in 16 counties, and has housing for agricultural workers, seniors, veterans, families, and the homeless. He added that Catholic Housing Ventures will partner with Rural Resources in Colville, as its service provider. He mentioned the 72 units will be comprised of 1, 2, & 3 bedroom units, with 36 of the total units set-aside for the homeless at 30% or less AMI, and 9 units at 40% or less of AMI. He mentioned further that the property will have a community center/play area and a walking trail around a protected wetland area.

Mr. Healey added that the financing for this project is straightforward, and the total project costs are \$21.4 million; with \$5 million in funding from the State Housing Trust Fund as a 40-year fully deferred loan, and a LIHTC equity award of \$16.39 million. In addition, they have a \$11.5 million construction bridge loan through their tax credits investor, Wells Fargo. Also, the Spokane Housing Authority will issue rent vouchers for half of the units for a 15-year period. They plan to close and start construction in Spring, 2023, with completion by mid-2024.

Chair Rumpf asked Mr. Eadle if Catholic Housing Ventures is affiliated with Catholic Charities of Eastern Washington. Mr. Eadle replied that it is.

## **Martin Way Phase 2**

Mr. Richardson stated that Martin Way Phase 2 is a 64-unit affordable housing project located on 2828 Martin Way East, in Olympia that falls under the non-Metro pool, and is sponsored by the Low-Income Housing Institute (“LIHI”). LIHI had built the first phase, now known as Unity Commons, and the second phase will be located next door. LIHI is asking for \$1,891,320 annually in LIHTCs.

Mr. Richardson then introduced Mr. Joshua Janet, Project Manager & Housing/Community Developer for LIHI.

Mr. Janet stated that LIHI has owned and operated about 2,500 affordable housing units in Washington since 1991. He added that Martin Way Phase II will be the second and final building located next door to Unity Commons on the 2828 Martin Way East property. Unity Commons has 65 units of affordable housing, with 60 enhanced shelter beds located on the ground floor, operated by Interfaith Works. Phase II will have 64 units of affordable housing, with a mix of studio and 1-bedroom units. The Phase II building will reserve 50% of the units for persons making 30% or less of AMI, and the remaining 50% of the units for persons making 50% or less of AMI. He added that all units are currently set aside for seniors, but LIHI is in discussions with the Housing Authority of Thurston County and the federal Veterans Administration (“VA”) for allocating VASH vouchers for veterans living on the property. Interfaith Works will provide case-management services as well.

Mr. Janet stated further that Phase 2 would be five stories high, to include a multipurpose amenity room, a community room for residents, and centralized laundry space with tuck-under parking. The ground floor would have offices for Interfaith Works case managers, VA case managers, and space for visiting health care providers. He concluded that there will be a 16-month construction period, starting in February, 2023 with completion in the middle of 2024. This will be the culmination of years of work to turn a formerly vacant site into permanent supportive housing, with assistance from Thurston County and the Department of Commerce.

Chair Rumpf asked if Martin Way is named after a particular person, or just the name of the street the project is located on. Mr. Janet replied it was the street name, with the possibility of a name change in the future. (Note: Martin Way is named for former Washington Governor Clarence D. Martin back in the 1930s, and was the former U.S. Highway 99 major highway that predated the construction/opening of Interstate 5.)

There were no further comments from members of the public and the hearing was closed at 1:48 p.m.

**Action Item:  
Resolution No. 22-81, 2022 Allocation of Credit for the Housing Tax Credit Program**

Ms. Lisa Vatske, Director of the MHCF, said this is a resolution authorizing the Executive Director to make reservations and/or allocations of 2022 LIHTCs for the following projects:

TC #	Project Name	City	County	Annual Tax Credit Amount
22-09	Laurel and Forest	Bellingham	Whatcom	\$ 1,684,564
22-23	Colville Family Haven	Colville	Stevens	\$ 1,821,481
22-24	Martin Way Phase 2	Olympia	Thurston	\$ 1,891,320

Mr. Larsen moved to approve the resolution. Mr. Krueger seconded the motion. The resolution was unanimously approved, with Ms. Lawrence abstaining, as her employer is a sponsor for one of the projects.

**Action Item:  
Resolution No. 22-72, Marina Club Apartments - Note Resolution**

Ms. Vatske stated that this was a resolution approving the issuance of one or more series of tax-exempt and/or taxable revenue notes to refinance all or a portion of existing taxable debt used by the Borrower to finance the acquisition and rehabilitation of an existing facility, located at 2445 S. 222nd Street, Des Moines, WA 98198, to be owned and to be owned by Bellwether Housing, a Washington nonprofit corporation and organization described under section 501(c)(3). 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 \$15,000,000. The public hearing was held August 25, 2022. Ms. Vatske added that Citibank issued a note purchase letter in the principal amount of \$13,837,350.

Chair Rumpf asked if this was previously a market-rate facility. Ms. Vatske replied that was correct. Ms. Faith Pettis, counsel, from Pacifica Law Group, added that since there were no LIHTCs allocated for this, set-asides at the project will be 40% of units at 60% of area median income.

Mr. Krueger moved to approve the resolution. Ms. Lawrence seconded the motion. The resolution was unanimously approved.

**Action Item:  
Resolution No. 22-  
77, Bryant Manor  
Redevelopment,  
OID #22-33A**

This item was pulled from the agenda.

Ms. Vatske commented that this particular bond issue's financing resolution and the two resolutions for Redondo Heights Phases 1 & 2, were all pulled from this month's agenda, due to last-minute issues that arose. She added that these will likely be considered at next month's meeting, with closing expected by year end.

Mr. Walker reminded Commissioners that when any projects are on the agenda for consideration for a bond/note resolution, they are substantially ready to close and all of the documents ready, barring any last-minute setbacks. Should there be any such issues, the resolution would be pulled from the agenda to resolve these issues, and would be brought for consideration at a following meeting.

**Action Item:  
Resolution No. 22-  
48, Redondo  
Heights TOD –  
Phase I , OID # 19-  
121A**

This item was pulled from the agenda.

**Action Item:  
Resolution No. 22-  
49, Redondo  
Heights TOD –  
Phase II , OID # 19-  
121B**

This item was pulled from the agenda.

**Informational  
Report on  
Department of  
Commerce  
Activities**

Ms. Klontz from the Department of Commerce (“Commerce”) gave the report as follows:

**Multifamily Housing Unit**

Rapid Capital Notice of Funding (Round 2) was distributed. \$85M out of \$160M remains available following Round 1. Commerce is gathering public input on what to do with any remaining balance of funds after Round 2.

Apple Health and Homes Capital (Rapid PSH) is in the program development phase. A public input meeting will occur on November 17.

Housing Trust Fund (HTF) award decisions are slated for December. There may be a sizeable waitlist considering that applications that were submitted requested five times the available funds.

**Homelessness Assistance Unit**

***Trauma study***

Homeless service provider staff working in permanent supportive housing, shelters, and outreach, disproportionately suffer from workplace stress and trauma. The legislature provided funding to better understand the impacts of workplace stress and trauma and conduct a series of surveys, focus groups, and conversations with workers. The contractor will analyze the results with the help of an advisory committee to develop recommendations.

Draft report: December 2022

Final report: April 2023

Contractor: BDS Planning & Urban Design

Award: \$232,738

### ***Needs study***

The homeless service provider network is experiencing reductions in the workforce. The legislature provided funding to understand better pay and benefits, training, supervision, caseloads and pay equity with comparable jobs through surveys, focus groups, and conversations with workers. The contractor will analyze the results with the help of an advisory committee to develop recommendations.

Draft report: April 2023

Final report: June 2023

Contractor: BDS Urban Planning & Design

Award: \$446,433

### ***Stipend program:***

The legislature created a stipend payment program funded at \$55 million for eligible homeless service provider employees who work directly with people experiencing homelessness. The program ends in June 2023.

Contractor: FORWARD

Application link: <http://www.homelessworkerstipend.com>

### **Planners Update**

Please view the October Planner's Update for more information about:  
CHIP Grants Round 3

30-day comment period underway on draft housing needs methodology and numbers

### **Affordable Housing Advisory Board (AHAB)**

AHAB is recruiting two new members. One is a Special Needs representative, and another is a Unit Owner's representative. View the announcement to learn more and apply.

### **Building Electrification Grants Open**

Up to \$9.7 million is available for building electrification grants. The deadline for application is January 9, 2023. Who can apply?

For-profit companies

Non-profit organizations

State, local, and federally recognized tribal governments, including K-12 public school districts and housing authorities

Individual owners of commercial and multifamily residential buildings and tenants with owner approval

Retail electric utilities

### **Other news**

Ms. Klontz concluded that she will be transitioning to a new position at Commerce, and her seat on the Commission's board starting next month will transfer to Ms. Corina Grigoras. She added that there will be a presentation by Commerce at next month's Commission Meeting Work Session.

### **Executive Director's Report**

Mr. Walker gave the Executive Director's report as follows:

Housing Washington was a resounding success. He welcomes Commissioners' feedback on the conference. He also thanked members of the Housing Washington Planning Committee from both Commerce, and Commission staff: Lisa Vatske, Claire Petersky, Corinna Obar, and Michael Soper, along with behind the scenes work by Margret Graham and Anna Porkolob. He reminded Commissioners that the conference planning consultants will present their report on how the conference went at a future Work Session.

He noted that 831 people participated this year in Spokane, which is 200 more than the previous conference held there, along with another 219 people who signed up for the pre-conference virtual-only sessions. Sponsorships totaled \$115,000, which allowed 36 free scholarships to people who would not otherwise be able to attend.

He commended staff and Commissioners for the excellent Friends of Housing Awards ceremony. Also reminded everyone that the next Housing Washington Conference will be in early October at the Greater Tacoma Convention Center. He also encouraged people to participate in the online “Coffee Talks” with the recipients of this year’s Friends of Housing awards.

He then pointed out a recent article from the *Seattle Times* highlighting El Centro De La Raza’s purchase of a community roller skating rink and preservation efforts of affordable housing in Federal Way, and establishing a satellite office there.

### **Multifamily Housing & Community Facilities (MHCF):**

Big news from the NCSHA Annual Conference was our award in the Management Innovation category - Finance- for our call to action and reset of the 4% bond allocation process. Not only did Lisa get to present on a panel sharing our story and lessons learned but she also was the discussion leader for the Maximizing Bond Resources panel where she shared about our partnership and line of credit with Microsoft to recycle bond volume cap. A write up for the award entry is included in the additional materials packet sent Wednesday along with a wonderful group picture of Commissioners and staff who attended the NCSHA Annual Conference in Houston with the award!

### **MHCF Events**

Jacob Richardson attended the Mountain View Housing Development project opening in the town of Entiat, just north of Wenatchee. The 65-unit project will provide forty-nine units for Farm Workers. The project was sponsored by Chelan County/Wenatchee Housing Authority. The Office of Rural and Farmworker Housing acted as the Development Consultant.

Claire Petersky attended the grand opening of Legacy Plaza Senior Living in Auburn. This project created 166 new units of affordable senior housing, with 20% of the units set-aside for seniors at 50% of the AMI for King County and 20% of the units set-aside for people with disabilities. The total project cost of close to \$45 million was financed with a large portion of recycled cap.



### **Bob's and Jamestown Manufactured Housing Communities**

Our loan to Bob's and Jamestown Manufactured Housing Communities in Lakewood closed today. The \$2,021,976 loan will be used to convert the 20-site Bob's Manufactured Housing Community and the 43-site Jamestown Manufactured Housing Community to resident-ownership. This will help to provide long-term security, stability, and affordability to the residents through ownership of the land under their homes. The resident ownership entity will own both sites which are located across the street from each other on 146<sup>th</sup> Street SW in Lakewood.

### **Homeownership:**

#### **Homeownership Assistance Fund**

October 1, 2022, marked the completion of the first full quarter of the HAF Program. We continue to consider this a highly successful launch of the HAF Financial Assistance Program. As of October 10, 2022, there have been over seven hundred applications. Of those, 145 grants have been funded totaling nearly \$2.8 million dollars in assistance. For the same period there are over thirty-nine pending applications with funding reserved totaling over \$4.6 million.

Through our vendor, HOTB, we continue to create the relationships with servicers necessary for program success. Reports from our counseling and civil legal aid partners are positive and they continue to be excited about this program and how it can work well in the overall default counseling support programs offered to homeowners.

We continue to fine-tune the program based upon feedback received from our counseling network, as well as others that can benefit from the program, and look to expand opportunities for those with non-traditional financing (such as privately held contracts) to participate in the program. We have also worked

with our partners to make it easier for applicants currently in bankruptcy to participate.

Outreach to underserved communities regarding the HAF Program began in August and is continues to reach all areas of the state and in multiple languages. Advertising in social media, along with local publications and radio stations, has produced results by as shown by the increase in traffic to our HAF Program landing site (WashingtonHAF.org) as well as the “Hotline” at the Washington Homeownership Resource Center. We look forward to the fourth quarter of 2022 to provide sufficient data to be able to analyze trends, distribution, and the effectiveness of our outreach program.

The Commission worked in partnership with HomeSight, Fannie Mae, our loan servicer, our attorneys, and our Finance Team to find a path to assist with a Halal compliant loan product for Muslim families. We are proud to say that our first family recently closed on their home loan purchase. We hope to assist many other families using this model in the future.

### **Reservations**

In September, we assisted 312 households totaling \$113 million in new reservations.

### **Asset Management & Compliance (AMC):**

#### **Portfolio Analysts**

Portfolio Analysts have closed out their reviews for all 2021 Bond annual reports and have reviewed over 70% of all tax credit annual reports, meeting quarterly goals

#### **Inspections**

City of Seattle Office of Housing, Spectrum and USIG are all doing inspections at full speed and have completed 71% of the total targeted 330 properties.

### **Laserfiche**

Mary Lightle attended advanced Laserfiche training in October in Workflow, a database application in the Laserfiche suite made to design automated tasks and processes. Launch of the Workflow application is anticipated the end of this year or early next year. She is working on automating the Modification request process into a Laserfiche process. This process can be user ready as early November 7th, depending upon the AMC team's availability in reviewing the process steps.

### **Training Modules**

After completing a few of the KnowB4 training modules required by our IT department, Duane Bakke and Michael Soper realized this design could be extremely helpful in training our Tax Credit and Bond Compliance clients. They researched several Learning Management Systems (LMS), exchanged email, and spoke with staff of Washington and Colorado state agencies to find a suitable tool and vendor to provide alternatives to our current process of live Zoom classes. The LMS is Totara, and the vendor is eClass4learning, who work with clients from small businesses to the Department of Defense. We are hoping to sign a contract in the next couple of months to allow us to create trackable, on-demand modules of Compliance topics, allowing our clients access on their schedule to the necessary information to keep their properties in compliance, and offer certificates to prove they have completed the courses.

### **Survey**

Duane, Michael, and Patricia Williams have been working with Margret Graham to produce a survey of property management staff to determine the barriers applicants and residents find in affordable housing. The AMC

Division is planning changes to the language of our Compliance forms, with a middle-school reading comprehension level update, and the translation of our forms to five non-English languages. Zubda Hammed, our intern from the UW Evans School will help with analyzing the survey and poll results.

### **Housing Washington**

AMC staff members attended Housing Washington. Michael Soper helped put together two panels and both were a success. Michael successfully pulled together a group of talented professional presenters for both an Asset Management that Performs and Inspires session and an Eviction OR Mediation session. There were about ninety people present in the room for this 8 am session and the presentation were informative and well received and the audience asked thoughtful questions. We encourage all to watch the presentations once it is made available by the Housing WA organizers.

### **Finance:**

#### **Audit**

Independent financial audit is ongoing. Final opinions are expected to be issued in time for the November board meeting.

#### **Grants Accountant Position**

First round of interviews has been completed for a Grants Accountant position. Position is expected to be filled within the coming weeks.

#### **NCSHA**

Fenice Taylor participated as discussion leader on the Bond and Securities Market Update panel at the NCSHA annual conference in Houston.

### **Other information:**

#### **From the other Washington**

Although Congress is currently in recess to focus on campaigning ahead of the 2022 midterm elections, the NCSHA has been hard at work preparing for the possibility of year-end tax legislation that may provide a vehicle for including our Housing Credit priorities. Specifically, we are continuing to urge that Congress restore and expand on the 12.5 percent Housing Credit allocation increase that expired in 2021 and lower the 50 percent bond financing threshold for 4% tax credits. These two production priorities remain the most critical ways that we can expand and strengthen the Housing Credit, and after the midterm elections, we will have a clearer idea of any potential opportunities.

### **Senate Housing & Local Government Committee**

Lisa Vatske and Steve presented to the State Senate Housing and Local Government Committee. The purpose was an educational overview of Commission programs and activities. The meeting was well attended by Committee members. We emphasized need for resources, our equity work and the HAF.

### **Coalition of Affordable Housing Developers (CAHD) Low Wage Workforce Housing Initiative**

We have been in discussion over the last several month with a group of for-profit affordable housing developers about pitching a subordinate loan program for the production of low wage workforce housing to the Legislature. We are meeting regularly now to sharpen both program framing and the financial model.

### **Events and Meetings**

Mr. Walker participated in the following events and meetings:  
Housing Washington Conference; Tour of the Ridpath Club Apartments in Spokane; BHI Policy Group; Sound Communities Steering Committee; WSHFC & CSH Health & Home Initiative; EIHf: Advisory Group Meeting; in-person meetings with homeownership finance team members in New

York; HCESC Board & Member Meeting, and Bellwether Housing - Closer to Home Luncheon.

**Commissioners' Reports**

Chair Rumpf commended Commissioners on their participation at the Housing Washington Conference and also those who attended the NCSHA Annual Conference in Houston. He commended Commission staff as well.

Mr. Krueger concurred with Chair Rumpf and announced that at the NCSHA Conference in Houston, he was elected Vice President of the NCSHB board replacing Ms. Topper, who held the same position on that board. He commended and thanked her for her service to the NCSHB board.

Ms. Lawrence reported that U.S. Senator Patty Murray toured the Laurel and Forest project site in Bellingham that was sponsored by Ms. Lawrence's employer, The Opportunity Council (and was approved for an allocation of LIHTCs at today's meeting).

Ms. Topper mentioned that Lieutenant Governor Denny Heck was down in Vancouver for an Affordable Housing Forum hosted by the Mayor of Vancouver, and Lt. Gov. Heck asked how the Commission was doing. She shared with him the Commission's efforts for DEI and racial equity. She also mentioned that the Governor will be attending a Safe Stay community project tour with the Vancouver Housing Authority.

**Consent Agenda**

The consent agenda was approved as distributed.

**Public Comment**

Mrs. Wilma Rabang (on behalf of her husband, Mr. Francisco Rabang, a tribal member of the Nooksack Tribe) along with her family, and Ms. Hameesh Jimmy, both testified as current residents of the Nooksack Homes LIHTC project located on the Nooksack Indian Reservation in Whatcom County, They are being evicted by the Nooksack Tribal Housing Authority, along with being disenrolled by the Nooksack Indian Tribe. They both were asking the Commission to step in and halt the evictions by the tribe and its elders/governance board.

Mrs. Rabang added that when they moved in in 2007, they agreed to the terms of the lease of the house and eventual tenant ownership, and made consistent on-time payments for 15 years straight, with no issues, and had not done anything illegal; yet they do not know why they are facing eviction instead of owning their homes outright and receiving the deed to their house, per the eventual tenant ownership agreement. She added that she also has family members living in nearby homes with the same eventual tenant ownership arrangements, and who are facing the same eviction threats. In addition, she noted that the Tribal Housing Authority were allowing tribal and non-tribal members to rent the houses.

She, and many others that she knows, believe that Raymond James, the tax credit syndicator, misled them and was dishonest and even harassing her.

Ms. Jimmy also suggested that the entire staff of the Nooksack Tribal Housing Authority need to attend the trainings put on by the Commission's Compliance Division.

Mr. Gabriel Galanda, an Indigenous rights attorney based out of Seattle, who specializes in tribal and Indian Country law, testified that he represents around 60 people who live in the Nooksack Tribal Authority homes, that the Commission needs to intervene, utilizing the state and federal laws, especially Section 42 of the Code concerning eventual tenant ownership for tribal housing projects utilizing LIHTCs in Indian County and to prevent homelessness.

Chair Rumpf and Faith Pettis of Pacifica Law Group, replied that the Commission is well aware of the issues going on and is very sympathetic, but is not legally allowed to intervene in any way, as the evictions involve tribal disenrollment, which is a matter that is within the sovereignty of the Nooksack Indian Tribe.

## **Adjournment**

The meeting was adjourned at 2:44 p.m.

**Signature**

---