

WASHINGTON STATE HOUSING FINANCE COMMISSION

WORK SESSION MINUTES

January 26, 2023

The January work session was called to order at 10:03 a.m. by Chair Bill Rumpf. In attendance were Chair Bill Rumpf and Commissioners Alishia Topper, Ken Larsen (Zoom), Corina Grigoras (Zoom), Mike Pellicciotti, Lowel Krueger (Zoom), Wendy Lawrence (zoom), and Pedro Espinoza (arrived at 11:00 am)

Cheryl Engstrom reported out on Housing Washington 2022 and begin looking forward to the 2023 conference.

Steve Walker and Keri Williams presented an update on the Commission's Racial Justice and Equity Team (RJET), celebrating their work over the past 2 years.

Lisa Vatske and Kate DeCramer gave an overview and discussed the Inflation Reduction Act (IRA).

Dr. Carmen Phelps gave a presentation on the Commission progress with the Racial Equity Strategic Plan (RESP).

The Work Session was adjourned at 12:00 p.m.

WASHINGTON STATE HOUSING FINANCE COMMISSION

COMMISSION MEETING MINUTES

January 26, 2023

The Commission meeting was called to order by Chair Bill Rumpf at 1:02 p.m. in the 28th 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, Corina Grigoras, Lowel Krueger, Wendy Lawrence and Ken Larsen.

Chair Rumpf, Mike Pellicciotti, Nicole Bascomb-Green, Alishia Topper and Pedro Espinoza were present in-person in the 28th Floor Board Room.

Approval of the Minutes

The December 8, 2022 Commission Meeting minutes were approved as distributed.

Employee Recognition

Steve Walker announced the following Year of Service and Employee Recognition awards. Our Employee Recognition program is employee driven and with three types of awards:

1. Tenure with the Commission
2. Special Achievements by individuals and groups of employees
3. Employee of the Quarter and an Employee of the Year at those important passages of time.

Steve also thanked the current Employee Recognition Committee members for their work in this program: Ashley Shtikel, Sarah Watson, Shirleen Noonan, Kathleen (Kat) Komin and Tanya Scratchley.

Ten Years

Margret Graham

Fifteen Years

Anna Porkalob
Jason Hennigan

Twenty-Five Years

Duane Bakke
Mike Gary

Employee of 4th quarter (2022): Joe Jen

The Employee of the Fourth Quarter wears many hats and is quiet in demeanor, humble, patient, and dependable. Their smile can brighten a room and they have a

great sense of humor. You can rely on them to provide a thoughtful response if asking for an opinion regarding a program question or scenario.

They consistently provide excellent customer service, even with the most difficult situations. They're a good sounding board when staff have questions and is a person of reason.

This person would be one of the first to volunteer to put in extra hours when needed to catch up with file overflow to prevent files from falling behind as well as displays a personal commitment to our files and families he assists.

He will drop everything at a moment's notice to help assist the Manager or Director with research for a project. He is also known as being able to provide prospective and solutions to a potential issue."

He has been with the Commission for over 7 years and is a leader within the Homeownership Division. Prior to COVID, he could often be found in the mornings in the stairwell climbing at least 27 floors. He also enjoys a good horror movie and is the best foodie in the division as he plans his vacations around the food. Please join me in congratulating Joe Jen as employee of the Fourth Quarter!

Employee of the Year (2022): Miyuki Rapp

The Employee of the Year has more than proven herself as one of the most valuable members of our team and is crucial to the success of our entire division in many ways. They consistently complete their tasks in a polite, timely, and flawless manner.

This person goes above and beyond what is expected of them, conducts insightful research, interacts with division members well, and collaborates with other staff members to ensure that the data is recorded promptly and accurately. As a result, she exceeds the criteria set for her. She completes all tasks without hesitation, even those containing unexpected surprises in Excel formulas. She also looks for other jobs where she can contribute, reducing the workload for all of us. Her exceptional and selfless dedication to the Commission that we all benefit from in some way. For instance, she's recently taken on much of the payroll processes and become the division's travel guru, acting as the main point of contact for travel questions from the rest of the Commission.

Even though she takes on an enormous workload, she still finds time to participate in the RJET as one of our division representatives, AND a founding member – she's been on the team since the beginning!

She is truly a rockstar, and we are incredibly thankful to have her on our team. Please join me in congratulating and thanking our Employee of the Year, Miyuki Rapp!

**Public Hearing:
The BLVD, OID
#22-97A**

The Chair opened a public hearing for The BLVD, OID #22-97A, at 1:11 p.m.

Ms. Claire Petersky, Manager of the Multifamily Housing and Community Facilities ("MHCF") Division, said this was a public hearing for the proposed issuance of one or more series of tax exempt and/or taxable revenue notes to finance a portion of the costs to refinance all or a portion of existing taxable debt used to finance the acquisition of an existing 136-unit facility and finance a portion of the costs of the rehabilitation of the facility, located at 2136 S. 272nd Street, Kent, WA 98032, to be owned by The BLVD LLC, a Washington limited liability company, the sole member of which is Bellwether

Housing, a Washington nonprofit corporation and an 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 \$25 million. This project is not financed with private activity bond cap but is financed through our non-profit bond program. Nonprofit naturally occurring housing project, rehabilitating it and making it affordable for decades to come.

Mr. Jacob Gelb, Associate Director of Real Estate Development, Bellwether Housing, stated The BLVD is a well-located community located in Kent, comprised of 136 units. It was built in 1986 consisting of five residential buildings all three story garden style stacked flats, secure entry, units accessed from the interior. Additionally there is a single, two story community building with business center, fitness center, leasing office, clubhouse. Outside there is also a seasonal outdoor pool and sundeck. Unit mix of property includes studios, 69 one-bedroom units and 51 two-bedroom units.

Mr. Gelb stated that Bellwether was interested in the property because it was naturally occurring affordable-housing. They purchased the property in September of 2021 because they saw surrounding area rents increasing. The goal is to purchase the property and stabilize the housing. They acquired the property through:

- \$13 million taxable loan from Citibank
- \$15.5 million in an equity investment from Amazon's Housing Equity Fund
- A little over \$1 million from Bellwether housing sponsored equity.

The request today is for \$21.5 million in 501(c)(3) bonds to refinance the \$13 million Citibank loan and use the remaining money to rehabilitate the property. The building will maintain at least 40% at 60% AMI income levels for a 99-year period.

The rehabilitation scope proposed is replacing existing siding, insulation, exterior windows and patio doors, roof and repairing patio decks as well as exterior lighting.

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

**Public Hearing:
El Centro de la
Raza at Columbia
City, OID No. 22-
36A**

The Chair opened a public hearing for El Centro de la Raza at Columbia City, OID #22-36A, at 1:16 p.m.

Ms. Petersky stated that this is the proposed issuance of one or more series of tax exempt and/or taxable revenue bonds to finance a portion of the costs for the acquisition, construction and equipping of an 87-unit multifamily housing facility located at 3818 South Angeline Street, Seattle, WA 98118, to be owned by El Centro de la Raza at Columbia City LLLP, a Washington limited liability limited partnership. Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the bonds. The total estimated bond amount is not expected to exceed \$35 million.

Estela Ortega, Executive Director El Centro de la Raza and Shantell Rice, Sr. Housing Director and Financial Analyst with Beacon Development Group provided more detail on the project.

Ms. Ortega explained that El Centro de la Raza is celebrating 15 years and in that time they have served 500,000 people in the area, children and youth services, human and

emergency services, and skill and asset building programs, housing and economic development, and also advocacy and committing to organizing. 2021 data indicates they've served over 21,076 individuals. It started with a peaceful occupation of the old Beacon Hill School. After 3 months the building was turned over to El Centro and development began. The building is now on the National Registry of Historic Places, not so much because of the age of the building but the unity that came together with people of color and all people to establish a place for the Latino community. They've also expanded into South County, purchasing 2 ½ acres in Federal Way last year to develop housing and other mixed unit services for the community.

Ms. Ortega stated they are excited to be developing this property because it's only 2 light rail stops from El Centro de la Raza 30 to 60% of AMI still require services. Navigators who specifically work with affordable housing.

Ms. Ortega turned it over to Ms. Rice who spoke about the specifics of the project.

Ms. Rice stated the project is new construction affordable housing located in Columbia City consisting of 3 parcels: two of the parcels were acquired and owned by El Centro and the third is under a Purchase & Sale Agreement. The site will be redeveloped with a 6-story building with 87 apartments for families. Project will have one-, two- and three-bedroom units and serve families between 30 and 60% AMI. There are no project-based vouchers with this project.

In addition to the residential component there will be two non-residential units. One is a multi-cultural child development center that will be owned and managed by El Centro de la Raza and church space for the Church of Hope. The project will include an integration of art that is inclusive and celebrates the fusion of faces that make up the LatinX community. Additionally, there will be commercial space owned by residential portion of the project to be subleased by Casejo Counseling and Referral Services.

Total project cost estimated at \$59 million. Residential portion consists of \$52 million and the non-residential portion makes up \$7 million. Heritage Bank will be the bond purchaser as well as the permanent lender and Enterprise is the tax credit investor.

Team is El Centro de la Raza as the sponsor, Beacon Development Group as a consultant, SMR Architects, 7 Directions Architects and Planners, and Walsh Construction. This is the same team that developed the Plaza Roberto Maestas project.

El Centro de la Raza is currently looking to secure MUP approval; expect to have MUP approval and building permits by late Feb/early March; bid period ended 1/25 and they will be working with Walsh for a final construction budget by the end of February. Closing date is March 2nd and issuance of the Notice to Proceed concurrently. Construction is approximately 20 months. Opening is anticipated in October 2024.

There were no other comments from members of the public and the hearing was closed at 1:24 p.m.

The Chair congratulated them on their anniversary as well as their increased development work. He also called out their profile in the paper.

**Public Hearing:
KWA 15th &
Tacoma, OID No.
22-38A**

The Chair opened a public hearing for KWA 15th & Tacoma, OID #22-38A, at 1:25 p.m.

Ms. Petersky stated that this hearing is for the proposed issuance of one or more series of tax exempt and/or taxable revenue notes to finance a portion of the costs for the acquisition, construction and equipping of an 88-unit senior housing facility located at 1353 Tacoma Avenue S., Tacoma, WA 98402, to be owned by KWA 15th & Tacoma 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 \$22 million.

Presenters were Beth Boram, Development Director, Beacon Development Group, and Myung Park, Board Chair, Korean Women’s Association.

Ms. Park stated that KWA has been working with community partners to ensure all families and individuals in the community can lead a stable and happy life. Tacoma is in an affordable housing crisis. KWA has been servicing the area since 1972 and we’re grateful to be a part of the solution to the affordability crisis.

Ms. Boram stated this will be 88 units of affordable housing for seniors comprised of 48 studios and 39 one-bedrooms. Ground floor will include a community area that will provide a learning center operated by KWA to provide community services for seniors in the building as well as the community.

Project funding includes a HUD 202 Funds awarded after the program had not been active for over 10 years. Project is bringing federal, city, county and state funds, Tax Credit Investor from Key Bank and a Permanent Lender/Bond Holder from Heritage Bank.

Project restricted to all units at 50% of AMI; however, 20 units set aside at 30% of people’s income as well as 15 VA VASH units.

Total project cost is \$43.75 million, total expected bond amount is \$22 million. The anticipated closing date is on or around March 1st.

There were no comments or questions from the Commission.

There were no other comments from members of the public and the hearing was closed at 1:29 p.m.

**Action Item:
Request for
Approval of the
Recommendation
to hire a Seller
Servicer
Consultant**

Ms. Lisa DeBrock, Director of the Homeownership Division spoke seeking approval for the Executive Director to enter into contract negotiations with Affiliated Consulting Services as a seller servicer consultant.

Ms. DeBrock stated they last discussed this in May of 2022 at the budget and planning session. Then in January 2022 the Commission approved sourcing a consultant. In July 2022, contract negotiations ended due to scope change and inability to agree to terms as state law does not allow for pre-payment of services and the selected vendor required that. In November 2022 we opened a new RFP with applications due on December 31, 2022, and were able to identify some additional vendors in this space. This identified one additional company: Affiliated Consulting Services. On January 5, 2023, staff

interviewed finalists with panel consisting of Steve Walker, Bob Peterson, Fenice Taylor, Lucas Loranger, Corinna Obar, Faith Pettis and Mike Awadis.

Ms. DeBrock stated that she expects a roughly 2 year timeline from the date we begin the work, with an option to extend the contract if necessary.

Ms. Bascomb-Green moved to approve moving forward with contract negotiations. Mr. Albert Tripp seconded. The motion was approved unanimously.

Ms. Grigoras gave the report on Department of Commerce (“Commerce”) activities as follows:

**Informational
Report on
Department of
Commerce
Activities**

HOUSING DIVISION – LEGISLATIVE SESSION

Governor’s Capital Budget

Gov. Inslee’s proposed capital budget would appropriate over \$1 Billion for affordable housing programs and new initiatives. To achieve this historic budget, Gov. Inslee proposed a bill to authorize the sale of \$4 Billion in general obligation bonds over the next six years. Highlights include the following:

- \$700 million for the Housing Trust Fund (HTF)
- \$75 million for a Transit Oriented Housing Development public-private partnership program
- \$60 million for a Capital Housing Acquisition Program to house unsheltered people living on publicly owned land.
- \$50 million for the Capital Infrastructure Pre-Development Program (CHIP)
- \$50 million for a Workforce Housing Accelerator Revolving Loan Fund administered by the Housing Finance Commission
- \$35 million for the Land Acquisition Program administered by the Housing Finance Commission

Governor’s Operating Budget

Gov. Inslee’s proposed operating budget would appropriate almost \$1 Billion for multiple housing and homelessness assistance programs. New initiatives include the following:

- \$152 million to continue emergency housing support for approx. 2000 beds that were created and funded through the pandemic.
- \$150 million for housing outreach and services to transition people living in publicly owned land to stable housing.
- \$119 million for the Housing and Essential Needs program
- \$20 million in long-term rent subsidies for people with mental health and substance use disorders and who are enrolled in the Foundational Community Support Program
- \$6.4 million to increase current contracts in response to inflationary costs and reduced workforce.

Bills

The Housing Division is monitoring about 85 bills. Below are a few highlights:

- SB 5386 (Robinson) – Document recording fees (technical bill, agency requested)
- SB 5301 (Mullet) – Commerce housing programs (HTF technical bill, agency requested)
- SB 5060 (Kuderer) – Rental & vacant properties
- HB 1389 (Ramel) – Residential rent increases
- HB 1388 (Macri) – Residential rent practices
- SB 5466 (Liiias) – Transit-oriented development
- SB 5167 (Kuderer) – Eviction process

HOUSING DIVISION - MULTIFAMILY HOUSING UNIT

Traditional HTF Funding Round

Commerce awarded \$63.9M from the state Housing Trust Fund and National Housing Trust Fund to 31 projects in Washington to build 1,265 affordable housing units, including \$12.2 million set aside to serve people with intellectual and developmental disabilities. Nine projects are partially funded, as the team reviews them for Apple Health and Homes - Capital eligibility, and an additional 19 projects are waitlisted. We will continue coordinating closely with the Housing Finance Commission on projects utilizing tax credits to keep them moving as fast as possible. Press release:

<https://content.govdelivery.com/accounts/WADOC/bulletins/33e84e5>

Apple Health and Homes

In February, Commerce will release an application for Apple Health and Homes to award \$60M in capital funding for permanent supportive housing (PSH) projects.

Rapid Capital Program

The final Rapid Capital awards will be announced in March.

HOUSING DIVISION - POLICY UNIT

Rights-of-Way Initiative

- Since the \$145 million Right-of-Way (“ROW”) Safety Initiative was launched last spring, more than 170 individuals living in 12 encampments in five counties were transitioned to housing or shelter. Most remain housed, thanks to extensive efforts to connect individuals to appropriate services.
- The first ROW property acquisition, the Catalyst, began housing people in Spokane this week.

Legislative Reports

- The Ruckelshaus 2022 report "Pathways to Housing Security" was published in December: <https://ruckelshauscenter.wsu.edu/projects/current-projects/pathways-to-housing-security/>

- Two reports are in the review process and will be published soon:
 1. Condominium Conversions (AHAB report, Exploring viability for affordable homeownership opportunities per Chapter 165, Laws of 2022)
 2. Housing-Related Support for People Discharging from Long-Term Care (Commerce report, “Report on community behavioral health services for people leaving long-term civil commitment settings” per Section 128 (139) of Chapter 297, Laws of 2022)

HOUSING DIVISION - APPLE HEALTH & HOMES AND PERMANENT SUPPORTIVE HOUSING UNIT

The team has been very busy over the last six months since the unit’s creation:

- In the process of hiring staff (9 position openings)
- Launched capacity grants for AHAH/FCS and PSH capacity building.
- AHAH Program guidelines open for public comment.
- 1724 PSH Advisory committee launched in November.
- 1277 PSH Assistance Program in development through committee and stakeholder engagement
- Approximately 160 PSH projects receiving OMS funding.
- CBRA Funds are expected to be expended in every region.
- A second round of HUD 811 project-based voucher funding is about to be released.

HOUSING DIVISION - HOMEOWNERSHIP UNIT

Capital Programs

Fall 2022 Capital Funding Round closed on Jan. 19. Approximately 44 applications were received; team is tallying the amount requested and overall project-related data. This is the largest pool of applicants for homeownership funding that we’re aware of. \$25 million is available.

HOUSING DIVISION – HOMELESSNESS ASSISTANCE UNIT

- Over 12,000 applications to the Homeless Worker Stipend Program (thru June 2023) with payments totaling almost \$18 million made to date. This was a \$55 million proviso in the 2022 operating budget.
- Launch of the new Landlord Portal Imminent - Claims for relief will be easier to submit and track for payment.
- The Temporary COVID Relief Homeless Programs are under three audits from SAO and HUD.

PRIVATE ACTIVITY BOND CAP PROGRAM

The Washington State Housing Finance Commission has received an initial allocation in 2023 equal to the initial set-asides for Housing plus the Remainder and Redevelopment category. This amount was split between the Commission’s

Homeownership and Multifamily Programs: \$50 million and \$417 million, respectively.

**Executive
Director's Report**

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

Introduced Kari Zimmerman as Deputy Director Bob Peterson's new Executive Assistant.

MULTIFAMILY HOUSING & COMMUNITY FACILITIES (MHCF):

- The 9% 2023 allocation list was posted in coordination with the HTF announcements in late December. Allocation decisions in the Seattle/King County pool are in a holding pattern as funding from the Apple and Health and Homes funding comes available. In a coordinated and intention approach with Commerce, Commerce decided to make partial funding commitments to Seattle/King County projects with the express intent to have many of those projects apply to the funding stream created with new criteria under this new program. It is hoped that by late March/early April final allocations can be made.

Efforts are underway to start a policy reset/reframing in the 9% program. A survey is currently open to solicit engagement with geographic pool meetings scheduled March 1st and 2nd.

- Bond/4% - Intents to apply are in -29 projects totaling over \$860 million in bond requests with approx. \$250 million to allocate. See full list here: [2023 Intents to Apply List for Web Posting.xlsx \(wshfc.org\)](#)
- FarmPai – We closed a FarmPAI loan with Jefferson Land Trust for \$55K. The loan will be used to conserve 39 acres of pastureland in Chimacum, WA.

HOMEOWNERSHIP:

Homeownership Assistance Fund (HAF):

As of January 18, 2023, there have been 1,650 applications submitted into the system. Of those, 500 grants have been funded, totaling nearly \$9.5 million dollars in grant assistance. For the same period there are 62 applications, with funding reserved totaling over \$2.6 million and many continue to be processed.

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 and civil legal aid network, as well as others that can benefit from the program, and we are finalizing the program procedures for those with non-traditional financing to participate in the program. Although taking a bit longer than anticipated, we are close to starting a “small lender” program with our partner, HomeSight, to expand the HAF program's reach. The small lender program is being designed with

the input from our civil legal aid partner, Northwest Justice Project, along with our counseling network, HomeSight and our vendor, HOTB.

We continue our bi-weekly meeting with our counseling network to talk through program ideas, concerns, and best practices to make sure that the entire network is supported and working towards a common goal.

Outreach to underserved communities regarding the HAF Program continues to reach all areas of the state and in multiple languages. Advertising in social media, along with local publications and radio stations, has shown results through the steady traffic to our HAF Program landing site (WashingtonHAF.org) as well as the “Hotline” at the Washington Homeownership Resource Center.

As we close the books on the fourth quarter of 2022 (which is also the first six months of the program) we will start to analyze trends, distribution, and the effectiveness of our outreach and overall HAF Program.

Home Advantage:

- \$47 million in new reservations serving 143 households.

ASSET MANAGEMENT & COMPLIANCE:

- Portfolio analysts successfully reviewed all 2021 Tax Credit annual reports by 12/31/22.
- Notifications requesting all 2022 Bond and Tax Credit annual reports were sent out.
- Our inspection RFP process was concluded, and we are drafting contracts to execute with our successful bidders.
- AMC continues to participate on the Commission-wide racial equity strategic planning. This month the team met and developed draft action items for the four proposed goals for FY 24. The team will continue to work on running each item through a planning tool over the next 5 months.
- Wubet, Erik and Chrystal participated in NCSHA HFA institute 2023 in Washington DC from January 8 – 13.

FINANCE:

- The final audit report on Commission’s FY2022 financial statements was released last month.
- Finance is gearing up for the FY 2024 budget process.

OTHER:

- Lisa DeBrock and Steve met with Senator Murray along with other housing related agencies/state leaders to discuss the current housing climate and our HAF.
- Commissioner Confirmation Hearings have gone well.
- NCSHA’s Legislative Conference will be March 27-29 in Washington DC. Checking with offices to see who will be there and if they’re taking in-person meetings. Some legislators will be attending and presenting at the conference (Sen. Maria Cantwell and Rep. Suzan DelBene have been invited). Will keep the Commissioners apprised of more details as they are made available.

LEGISLATIVE UPDATE:

- February 17th is the last day for bills to be introduced.
- 1600+ bills as of January 25th; Commission is tracking approximately 100 of these bills.
- Key Topics in this session are Affordable Housing/Energy/Finance/Tenant Protections/mobile home parks/land use.
- The Commission staff is meeting weekly and in additional ad-hoc meetings as necessary.
- Staff is keeping an eye on opportunities to either testify in person and/or provide support and is also providing fiscal notes on a quick turnaround.

Key Bills

SB 5202/HB 1149 – Governor’s Referendum

Mentions Commission for 2 specific programs: Land Acquisition Program and Housing Accelerated Program

HB 1474/SB 5496 – Covenant Homeownership

This bill would authorize the Commission to create a special purpose credit program for racial minority populations to correct past discrimination caused by the State.

HB 1111 – Housing Benefit Districts - 3rd try for passage

Authorizing cities to establish housing benefit districts acquire land around transit areas for housing to complement the state’s investment in transit.

HB 1094/ SB 5125 – Washington Futures Fund

Mike Pellicciotti described his Washington Future Fund bi-partisan bill (SJR 8205) which provides \$4,000 to each child born the State’s Apple Health program

<https://lawfilesexternal.wa.gov/biennium/2023-24/Pdf/Bills/Senate%20Joint%20Resolutions/8205.pdf?q=20230203131338>

Lisa Vatske spoke on legislative highlights: the Capital Budget and the Governor’s Referendum. The Commission presented and testified regarding its Land Acquisition program, the Accelerator Partnership with Microsoft and its work with Amazon.

Commissioners’ Reports

Ms. Bascomb-Green thanked Steve, Lisa and the staff for their time and willingness to educate her on the Multi-Family division. She reported that the Senate confirmation hearings went well.

Ken Larsen testified for 3rd confirmation hearing for his second term. He applauded Ms. Bascomb-Green for her appearance during the hearings.

Consent Agenda

The consent agenda was approved as distributed.

Adjournment

Chair Rumpf adjourned the meeting at 2:11 p.m.

Signature: _____