

**WASHINGTON STATE
HOUSING FINANCE COMMISSION
PUBLIC HEARING MINUTES**

Wednesday, January 7, 2025

A public hearing was opened remotely for OID # 21-120A, Village at 47th at 10:30 a.m., Wednesday, January 7, 2026.

Mr. Jason Hennigan, Manager of the Commission's Multifamily Housing and Community Facilities Division stated this is a proposed plan of financing for the issuance by the Commission of one or more series of tax-exempt and taxable revenue obligations (the "Obligations") to provide additional financing for the acquisition, construction and equipping of a multifamily housing facility located at 10811 47th Avenue S, Tukwila, WA 98178, to be owned by Village at 47th, LP, a Washington limited partnership. 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.

Proceeds of the Obligations will be used to provide additional financing for the acquisition, construction and equipping of a 272-unit multifamily housing facility in Tukwila, 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.

The total estimated facility cost will be approximately \$141,775,139 and the estimated maximum Tax-Exempt obligation amount is not expected to exceed \$8,000,000.

Mr. Hennigan opened the hearing to comments from the public. Shukri Rodol, a Commerce Specialist from the Housing Finance Commission, asked for some additional explanation of the purpose of the hearing. Mr. Hennigan explained the obligations are being issued to ensure the project can receive all the low-income housing tax credits it has generated, and that the hearing is held for tax code compliance. After hearing no additional comments, Mr. Hennigan closed the public hearing at 10:45 a.m.