

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 revenue obligations (the "Bonds") to provide additional financing for a portion of the costs for the new construction of a multifamily housing facility in Federal Way, Washington, owned by Redondo Heights TOD New Construction LLLP, a Washington limited liability limited partnership. The Bonds may be issued as one or more series from time to time and may include series of refunding obligations. The public hearing will be held virtually starting at 9:00 a.m., Friday, November 1, 2024.

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.

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

Webinar/Meeting ID: 845 8225 5055
Passcode: 113855

Participants who wish to participate telephonically, please dial either: 1-(888) 788-0099 or 1-(877) 853-5247 U.S. toll-free

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| Project: | Redondo Heights TOD – Phase II (East) |
| Project Address: 130 units | 27606 Pacific Highway S. Federal Way, WA 98003 |
| Total Estimated Project Cost: | \$59,470,292 |
| Estimated Maximum Bond Amount: | \$1,500,000 |

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| Project: | Redondo Heights TOD – Phase II (West) |
| Project Address: 72 units | 27606 Pacific Highway S. Federal Way, WA 98003 |
| Total Estimated Project Cost: | \$32,937,393 |
| Estimated Maximum Bond Amount: | \$2,500,000 |

Proceeds of the Bonds will be used to provide additional financing for the acquisition, construction and equipping of two projects with 202 units that are part of a combined 334-unit mixed-use development including newly constructed and rehabilitated components under separate ownership located in Federal Way, WA, and to pay a portion of the costs of issuing the Bonds. 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 Bonds may be mailed or faxed to the attention of

Jason Hennigan, 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 Thursday, October 31, 2024. 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.