

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 finance for the issuance by the Commission of one or more series of tax-exempt revenue bonds (the “Bonds”) to finance and refinance the construction, expansion and equipping of a continuing care retirement community (the “Community”), owned and to be owned by Eastside Retirement Association dba Emerald Heights, a Washington nonprofit corporation and an organization described under section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), or one of its wholly owned subsidiaries, and to refinance existing bonds of the Commission issued to benefit the Community. The Bonds may be issued as one or more series issued from time to time and may include one or more series of refunding obligations. The public hearing will be held in person and by telephone starting at 9:30 a.m., Friday, July 14, 2023. Participants wishing to join telephonically in the United States, please dial either toll free number: 1-(888) 788-0099 or 1-(877) 853-5247. Participants wishing to attend in person may attend in the 28th Floor Board Room of the Commission's offices located at 1000 Second Ave., Seattle, Washington 98104-3601.

Pursuant to RCW 42.30.030(2), which encourages public agencies to provide public access to meetings, this meeting can also be viewed via Zoom.

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

Webinar/Meeting ID: 862 6927 0199

Passcode: 165442

The Bonds will be issued pursuant to the Revised Code of Washington, Chapter 43.180, for the purposes of financing and refinancing nonprofit facilities under Section 145 of the Code.

The proceeds of the Bonds will be used to provide financing for the following project:

Project:	Emerald Heights
Project Address:	10901 - 176th Circle NE Redmond, WA 98052-7218
Total Estimated Project Cost:	\$114,096,063
Estimated Maximum Note Amount:	\$130,000,000

Proceeds of the Bonds may be used to (i) finance the construction and equipping of an assisted living building and common areas of the Community and the completion of construction of an independent living building of the Community, (ii) refinance a taxable loan which financed initial construction costs of an independent living expansion of the Community, (iii) refinance existing bonds issued to (a) finance and refinance the construction, expansion, improvement and equipping of the Community, (b) fund a debt service reserve fund, and (c) pay costs of issuance of the refunded bonds, and (iv) pay all or a portion of the costs of issuing the Bonds.

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, plan of financing and 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 p.m. on Wednesday, June 21, 2023. 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 bonds. 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.