

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 "Obligations") to finance a portion of the costs for the acquisition and rehabilitation of two multifamily housing facilities in Spokane and Spokane Valley, Washington, to be owned by St Jude Havens LLC, a Washington limited liability company. 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. The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, October 23, 2025. 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 27th 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 for public access to meetings, this public hearing can also be viewed via Zoom or joined telephonically.

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

Webinar/Meeting ID: 815 6869 2337
Passcode: 695244

The Obligations will be issued pursuant to Chapter 43.180 Revised Code of Washington for the purpose of financing a qualified residential rental facility under Section 142(d) of the Internal Revenue Code of 1986, as amended (the “Code”).

The proceeds of the Obligations will be used to provide financing for the following projects:

Project:	El Estero Apartments
Project Address:	2303 E. Upriver Drive; 2240, 2230, 2140, 2134, 2120, 2110 E. North Crescent Avenue Spokane, WA 99207
Total Estimated Project Cost:	\$22,077,367
Estimated Maximum Obligation Amount:	\$12,500,000

Project:	Catherine Johnson Court
Project Address:	6321 E. 4th Avenue Spokane Valley, WA 99212
Total Estimated Project Cost:	\$12,239,916
Estimated Maximum Obligation Amount:	\$7,500,000

Total Aggregate Estimated Project Cost:	\$34,317,283
Estimated Aggregate Maximum Obligation Amount:	\$20,000,000

Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition and rehabilitation of two multifamily housing facilities, El Estero Apartments, consisting of 122 units located in Spokane, Washington, and Catherine Johnson Court, consisting of 36 units located in Spokane Valley, WA, and to pay all or a portion of the costs of issuing the Obligations. Each apartment unit 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 are intended to comply with the public notice requirements of Section 147(f) of the Code. Written comments with respect to the proposed Project and the plan of finance for the proposed Obligations may be mailed or faxed to the attention of Bianca Pyko, WSHFC, MHCF 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, October 22, 2025. Public testimony will be heard from all interested members of the public attending the hearing. 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 MHCF 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.