

Public Engagement at Commission Meetings

Members of the public are welcome at all the meetings of the Housing Finance Commission board. These include monthly business meetings as well as work sessions, which typically take place quarterly.

Sharing Your Thoughts

We are committed to providing a fair, respectful and safe opportunity for all voices to be heard.

Public comment is not part of Commission work sessions, but business meetings offer two opportunities:

- **Public hearings (specific topics):**

Most Commission meetings begin with public hearings on specific financing projects or other decisions that will come to the Commission for a decision in the near future. Please limit comments during this time to those directly related to the hearing topic.

- **Public comment period (any topic):**

During this period, which takes place at the end of the business meeting, the Commissioners listen to public concerns and comments on any topic related to the work of the Commission. Anyone who wishes to speak can take this opportunity. The starting time for the public comment period depends on the length of the Commission's other business.

The Commissioners may not respond to your comment or question during the meeting, but staff may follow up with you with your consent.

- **Zoom Chat**

The chat feature is disabled in all Commission meetings and work sessions, as phone attendees cannot participate.

Raising Your Hand

The meeting chair will ask you to "raise your hand" or otherwise indicate that you would like to speak. If online, use the Zoom "raise hand" feature. Attendees on the telephone can press *9 to "raise a hand." Whether or not you are able to virtually raise a hand, the chair will provide time and opportunity for all to share their comments before closing the public comment period.

Community Standards

- Please keep your comments brief (2 minutes). The chair may ask you to bring your statement to a close after that time, especially if others are waiting to speak.
- Please keep your comments respectful. Any remarks or behavior that is rude, abusive, or otherwise disruptive will not be tolerated. This specifically includes slurs regarding protected classes as outlined by federal and state statute, such as race/ethnicity, disability, religion, sexual orientation, gender identity, etc. For complete list of state protected classes, visit hum.wa.gov.
- Those who do not follow these standards will be asked to leave or removed from the meeting.

**WASHINGTON STATE HOUSING FINANCE COMMISSION
COMMISSION MEETING AGENDA**

YOU ARE HEREBY NOTIFIED that the Washington State Housing Finance Commission will hold a **Special Meeting** in the **27th Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, September 25th, 20, at 1:00 p.m., to consider the items in the agenda below.

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 or joined telephonically.

To join virtually, please go to [Zoom Mtg.](#), go to “Join” or “Join a Meeting” and enter:

Webinar/Meeting ID: 884 9617 8572

Passcode:116824

Participants who wish to participate telephonically in the United States, please dial either toll free number: 1 (888) 788-0099 or 1 (877) 853-5247

Participants wishing to provide public comments, please see public engagement opportunities on page one above for instructions.

- I. Call to Order**
- II. Steve Walker: Roll Call**
- III. Chair: Approval of the Minutes from the August 28, 2025, special meeting**
- IV. Chair: Conduct a Public Hearing on the following:**
 - A. Tacoma Pierce County Habitat for Humanity, OID # 25-75A**
Bianca Pyko: The proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to finance a portion of the costs for the acquisition of an existing facility located at 4824 S Tacoma Way and 4820 S Tacoma Way, Tacoma, WA 98409 to be owned and operated by Tacoma/Pierce County Habitat for Humanity, a Washington nonprofit public benefit corporation and an organization described under section 501(c)(3). Proceeds of the obligations will be for the acquisition of an existing facility, and to pay all or a portion of the costs of issuing the obligations. The estimated maximum obligation amount is not expected to exceed \$1,700,000. (5 min.)

- B. Jacob Richardson:** Recommend and present Projects for Allocation of Low-Income Housing Tax Credits from the 2025 funding round. (15 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
25-15	Franz Anderson	Olympia	Thurston	\$1,928,539
25-03	Lewis, Spruce, and Sixth	Yakima	Yakima	\$1,378,777
25-10	Catlin & Main	Kelso	Cowlitz	\$1,105,600

- C. Proposed Bond/Tax Credit Policy changes for the 2026 Allocation round**
Jason Hennigan/Jackie Moynahan: A public hearing on the proposed changes to the Bond/Tax Credit Policies for the 2026 allocation round. (10 min.)

V. Consider and Act on the Following Action Items:

- A. Resolution No. 25-76 for the 2025 Allocation of Credit for the Housing Tax Credit Program**

Lisa Vatske: A resolution authorizing the Executive Director to make reservations and/or allocations of 2025 Housing Tax Credits. (5 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
25-15	Franz Anderson	Olympia	Thurston	\$1,928,539
25-03	Lewis, Spruce, and Sixth	Yakima	Yakima	\$1,378,777
25-10	Catlin & Main	Kelso	Cowlitz	\$1,105,600

- B. Resolution No. 25-67, 192 Shoreline Supplemental, OID # 21-33A**

Lisa Vatske: A resolution approving the issuance of one or more series of tax exempt and taxable revenue obligations to finance a portion of the costs for the acquisition, construction and equipping of a 250-unit multifamily housing facility located at 19022 Aurora Avenue N., Shoreline, WA 98133, to be owned by Shoreline TWG LLLP, a Washington limited liability limited partnership. Proceeds of the obligations may also be used to pay all or a portion of the costs of issuing the obligations. The total estimated obligation amount is not expected to exceed \$48,000,000. The public hearing was held September 17, 2025. (10 min.)

- C. Resolution No. 25-77, The Bush School, OID # 25-54A**

Lisa Vatske: A resolution approving issuance of one or more series of tax-exempt and/or taxable revenue obligations to (i) finance the construction, renovation, furnishing, improvement and equipping of nonprofit educational facilities (including the demolition of an existing facility), and (ii) pay all or a portion of the costs of issuing the obligations, located at 3400 E. Harrison Street, Seattle, WA 98112. The project is owned and to be owned

and operated by The Bush School, a Washington nonprofit corporation and an organization described under section 501(c)(3). The estimated maximum obligation amount is not expected to exceed \$50,000,000. The public hearing was held July 24, 2025. (5 min.)

D. Proposed Bond/Tax Credit Policy changes for the 2026 Allocation round

Lisa Vatske: Request approval of the proposed changes to the Bond/Tax Credit Policies for the 2026 allocation round. (5 min.)

VI. Informational Report on Department of Commerce Activities. (10 min.)

VII. Executive Director's Report (10 min.)

VIII. Commissioners' Report (10 min.)

IX. Chair: Consent Agenda (5 min.)

A. Homeownership & Homebuyer Education Programs Monthly Activities Report

B. Multifamily Housing and Community Facilities Monthly Activities Report

C. Asset Management and Compliance Monthly Activities Report

D. Financial Statements as of August 31, 2025

X. Chair: Miscellaneous Correspondence and Articles of Interest (5 min.)

A. Miscellaneous Correspondence and Articles of Interest

B. HFC Events Calendar

XI. Chair: Public Comment

XII. Executive Session (if necessary)

XIII. Adjourn

Nicole Bascomb-Green, Chair

Consent Agenda items will only be discussed at the request of a Commissioner.