WASHINGTON STATE HOUSING FINANCE COMMISSION

AMENDED
BOARD MEETING PACKET

JULY 23, 2026

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
WORK SESSION AGENDA

YOU ARE HEREBY NOTIFIED that the Washington State Housing Finance Commission will hold a **Work Session** in the **27th Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, July 23, 2026, at 10:00 a.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 Meeting Link, go to "Sign in to Start" or "Join Meeting as an Attendee:"

Meeting ID: 897 7624 5302
Passcode: 143277

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. **Community Engagement** (Renee Dillard, Angela Smith, Keri Williams, Kat Komin, Halle Thompson, Nashika Stanbro, Margret Graham)

II. **Good Standing Policy Updates & Asset Management Initiative** (Jackie Moynahan, Jocelyn Ostrowski, and Allie Delano)

III. **Informational Report on Department of Commerce Activities.** (If time allows)

IV. **Executive Director's Report** (If time allows)

V. **Land Acknowledgement Installation** (Steve Walker)

Note: There will be a break after the conclusion of the work session. The Commission meeting will reconvene at 1 p.m.

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Community Engagement at the Commission

Community Engagement Team

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Team Members:

- Angela Smith, Communications
- Halle Thompson, MHCF
- Kat Komin, Homeownership
- Keri Williams, MHCF
- Renee Dillard, AMC

Team Sponsors:

- Margret Graham, Communications
- Nashika Stanbro, Organizational Strategy and Engagement

Team Support:

- Anna Porkalob, Communications

Welcome!

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Goals for Today

Understand:

- Our journey through the Community Engagement space since 2022
- Why the Commission is committed to Community Engagement
- Who the Community Engagement Team is, and how it's structured
- What Community Engagement is… and is not
- Foundations, principles, and applications of Community Engagement
- How community engagement and the team fit into the work of the Commission

State of Our Practice

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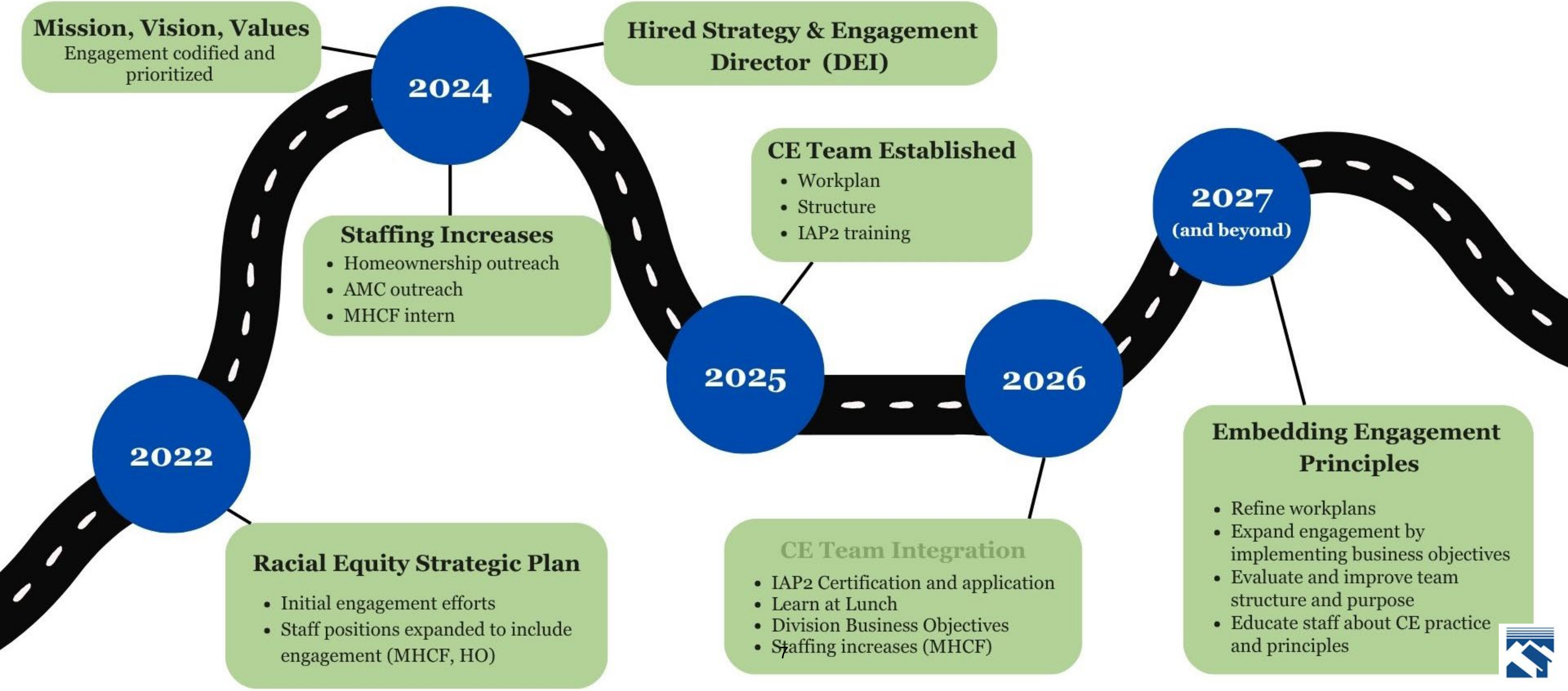

Why Community Engagement?

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WSHFC Values

- **Sound Fiscal Stewardship:** We commit to responsible investments in housing and community assets that prioritize racial equity and consider long-term sustainability.
- **Accountability and Transparency**: We are held **accountable to our values by our staff, partners, and the communities we serve**. As a public agency, we commit to transparency in how we use resources, share power, engage communities, and make decisions.
- **Acknowledging and Addressing Power and Privilege**: We recognize we have contributed to institutional racism, and we challenge White supremacy by applying anti racist practices-to all aspects of our work.
- **Respect and Humility**: We acknowledge our blind spots and biases and commit to learning alongside our partners, each other, and the communities we serve.
- **Equitable and Meaningful Engagement**: We commit to **creating opportunities to engage people in decision making processes that impact them**, prioritizing historically excluded communities.

What is Community Engagement?

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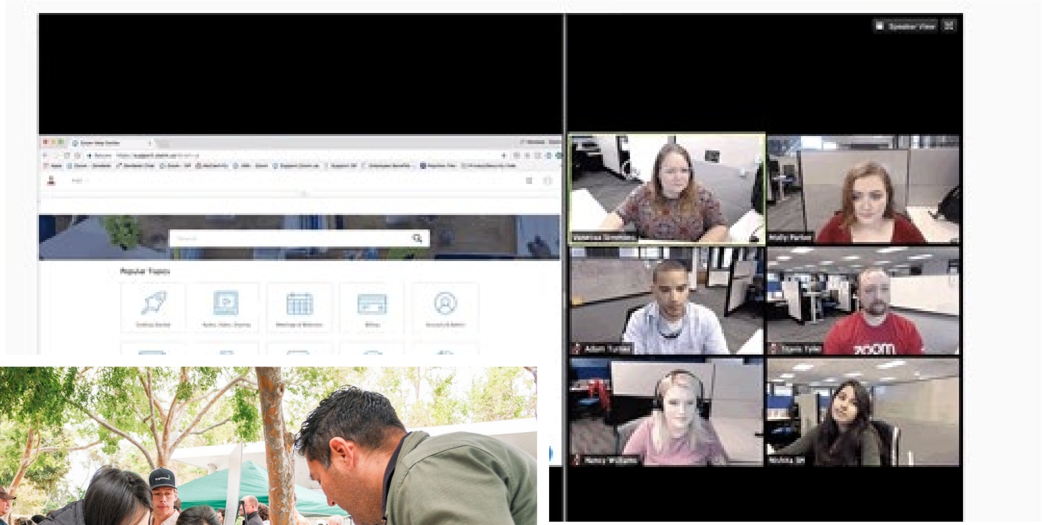
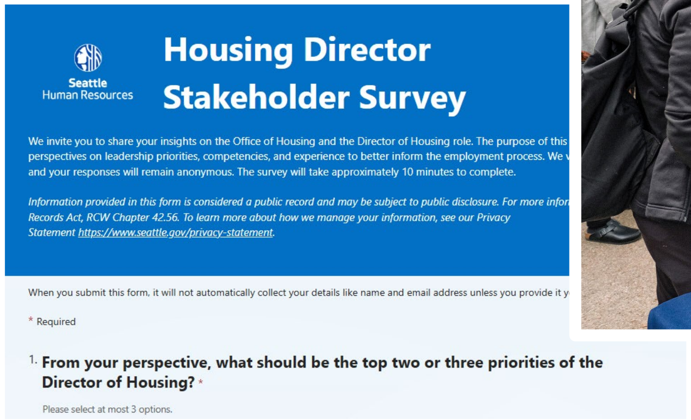
Have you ever participated in Community Engagement as a member of a community?




Seattle
Human Resources

Housing Director
Stakeholder Survey

We invite you to share your insights on the Office of Housing and the Director of Housing role. The purpose of this perspectives on leadership priorities, competencies, and experience to better inform the employment process. We and your responses will remain anonymous. The survey will take approximately 10 minutes to complete.

Information provided in this form is considered a public record and may be subject to public disclosure. For more infor Records Act, RCW Chapter 42.56. To learn more about how we manage your information, see our Privacy Statement https://www.seattle.gov/privacy-statement.

When you submit this form, it will not automatically collect your details like name and email address unless you provide it y

* Required

1. **From your perspective, what should be the top two or three priorities of the Director of Housing? ***

Please select at most 3 options.

What is Community Engagement?

International Association for Public Participation (IAP2)

Public Participation: An intentional process with the purpose of working in inclusive and respectful ways to shape decisions.

- **Purposeful and goal driven**
- **Trust and relationship focused**
- **Values based and people centered**
- **Inclusive and equity centered**
- **Impact and outcome oriented**

Intentional – bringing the people who are most affected by our policies and programs INTO the process of decision making.

What is Community Engagement?

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COMMUNICATIONS

- Marketing
- Media Relations
- Outreach
- Public Affairs
- Customer Service
- Branding

DEI

- Equity Strategy
- Advocacy
- Belonging
- Training
- Accessibility
- Cultural Competency

What is Community Engagement?

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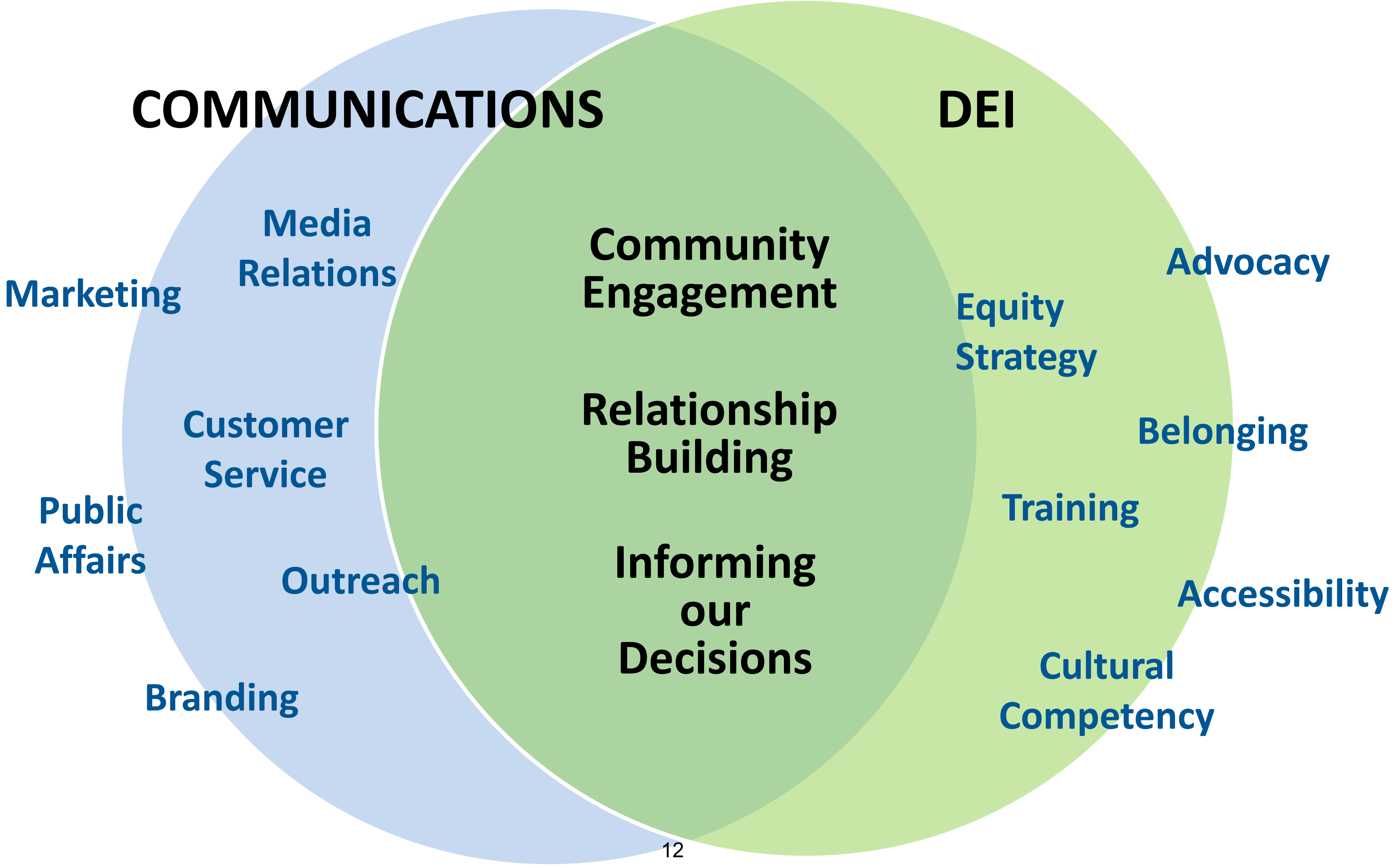

What is Community Engagement?

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Elements to consider in good engagement

Careful Preparation
Planning is key

Clear Scope
What are the negotiables/non-negotiables?

Transparency
Who is making the decision, and how will feedback be used?

Accessibility and Inclusivity
Making sure diverse voices have meaningful opportunity to participate

Spectrum of Community Engagement

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INCREASING IMPACT ON THE DECISION

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Engagement in Practice

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WSHFC Examples of Community Engagement Activities

INFORM

- Presenting to King County Community Navigators
- Talitha Consults' Quarterly infographic
- NWFHA Fair Housing resource Materials
- Resident FAQ

CONSULT

- Compliance Surveys
- Forms/language Access Focus Groups & Surveys
- Customer Call Log
- MHCF CBO Affinity Group
- MHCF 9% Interested Parties

INVOLVE

Aspirational Activities:

- *Community Advisory Committee*
- *Tribal Relations Committee*

COLLABORATE

- BHI – 2025 changes to Covenant program

EMPOWER

- Development of the Covenant Act and program as a whole

New Business Objective

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"In consultation with the division's community engagement staff, **apply the Practice Framework of the International Association for Public Participation to one or more external-facing initiatives** in the 2026-27 program year."

Takeaways

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- Reporting to board monthly in business objectives
- Building community engagement muscles across the Commission (external and internal engagement)
- Stay tuned for more about **what, how, and why** we do what we do

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Questions?

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Good Standing Policy Updates and Asset Management Initiative

Board Work Session July 23, 2026

Jackie Moynahan, Policy Director
Allie Delano, Asset Management Analyst
Jocelyn Ostrowski, Policy Intern

Agenda

- Overview of Approach and Background
- Good Standing Policy: Research and Draft Components
- Integration of Asset Management Initiative
- Next Steps
- Discussion Questions

Timeline of the Work to Date

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Pre 2025 Public Funder Coordination

February 2025 Work Session

May 2025 Budget Planning

August 2025 Work Session

September/ October 2025 Business Meeting

January 2026 Work Session

May 2026 Budget Planning

July 2026 Work Session

Overview: Three Components

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Good Standing

Eligibility to apply for and receive allocations

Developer / Property Management Capacity

Experience, staffing, and pipeline to deliver and operate

Asset Management Initiative

Integrated Compliance monitoring with Performance and Risk assessments across the portfolio

Overview of Approach: Why?

- Organizational Level – transparency/accountability
  - Be clear with partners what is good standing
  - What happens when a partner is not in good standing
  - Maintain solution oriented and supportive working relationship with partners
  - Leverage the allocation process to influence sponsor behavior
- Increase Cross Division Alignment – MCHF/AMC
  - Create regular intentional feedback loop from AMC to MHCF and back on project and partners performance
  - Build new capacity and elevate staff expertise that is currently underutilized

Background: Available Tools

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Most severe

Least severe

Debarment

Formally barred from participating in the Commission's programs (WAC 262-03-040)

Good Standing

Eligibility status: not in good standing (legal issues / serious adverse events) means a sponsor cannot apply for or receive allocations until resolution

Capacity / Performance Risk

AMC risk ratings and monitoring: high risk does not automatically mean not in good standing; may trigger corrective action or elevated monitoring

Background: Terminology

Term	Meaning	Impact
Good Standing	Sponsor has no legal or serious adverse events	Eligible to apply for and receive new allocations
Not in Good Standing	Sponsor has legal issues and/or serious adverse events	Unable to apply for or receive a new allocation
Developer/Sponsor Capacity	Combines AMC's performance review and "risk level", and MHCF Development Team Capacity review of experience, and pipeline to determine eligibility for resources	If sponsor is high risk by AMC and/or MHCF deems sponsor undercapacity may not pass threshold review and/or maybe subject to monitoring

Background: Debarment Policy

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- Debarment bans Applicants or other parties associated with a project from applying for Commission programs
- Rules and procedures are set by WAC 262-03-040
- Program remedies are cumulative, not exclusive
- The Commission retains all authority granted by statute, rule, and regulation

Overall Approach

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- **Internal work to date**: research of peer HFA practices, review of statute and current policy, and drafting of policy options for internal team review and feedback.

- **Community Engagement**: this is inform-only policy work at this stage; external interested parties have not yet been engaged.

- **Next Steps**: the Commission will engage with partners to socialize the policy and how policies are planned to be implemented; seek board approval for updated Good Standing Policy.

Good Standing Policy

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Current Policy for Reference

Project Sponsor: The Project Sponsor must be in good standing with all Commission programs and policies.

Why: To ensure good stewardship of housing resources, maintain accountability and sustainability for the public's benefit.

Goal: Expand on current policy to be clear and transparent about expectations of Project Sponsors to be considered in Good Standing and what happens if they are not. Note: Intersects with Asset Management framework and Development Team Capacity policy.

Who: MHCF Division is lead in coordination with AMC Division

Peer HFA Scan

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States Researched: Minnesota, New Mexico, Colorado, California, Oregon, Wisconsin, Arizona, Georgia

State Meetings: New Mexico, Minnesota

Documents Reviewed:

Qualified Action Plans

Compliance manuals and policy documents

Regulatory guidance and asset management frameworks

Lessons Learned from Peer HFAs

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- Process requires a strong feedback loop between MHCF and AMC
- Good Standing vs Watchlist and Developer/Sponsor Capacity
- Developer/Sponsor Capacity requires standardized evaluation “red flag” performance metrics
- Final decisions are reviewed conditionally by division leadership

Peer HFA Examples

Tier A (Baseline/Eligible): Developer team has no major adverse events in past 3 years; meets capacity, compliance and financial solvency thresholds.

Tier B (Watchlist/Conditional Eligibility): Developer team has one or more "adverse circumstances" (e.g., patterns of minor noncompliance or delays) in past 3 years.

Tier C (Not in Good Standing / Ineligible): Developer team has one or more "significant adverse events" (fraud, insolvency, uncured major noncompliance) → Not eligible for new awards until cleared.

*Based off Georgia Housing model

Draft Components of Good Standing Policy

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✓ No outstanding legal judgments or litigation involving the Commission, State or Federal government

✓ Working in good faith to address any State or Federal Compliance issues

✓ Sponsor has upheld their project commitments

✓ Has not had any Significant Adverse Events, such as

- Noncompliance that cannot be cured
- Program fraud or misrepresentation
- Criminal convictions related to the development, ownership, or management of affordable housing
- Debarment or suspension from other state or agency

Development Team Capacity Policy

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Successfully completed similar project(s)

Staffing & financial capacity to develop and operate

Completed previous credit allocations

NEW: Incorporating annual compliance monitoring and any portfolio risk assessments

Asset Management Initiative

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Why: Identify and mitigate portfolio risk, support owners, and improve data driven decision making

Goal: Establish standardized asset management procedures and develop risk assessment tools to support Good Standing and Development team capacity determinations.

Who: AMC Division is lead, in partnership with MHCF Division

Asset Management: Peer HFAs Key Insights

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Our review of peer HFAs reinforced that effective asset management emphasizes early intervention, collaboration and consistent risk assessment

- Peer HFAs vary significantly in their operational processes and organizational capacity
- Financial performance metrics generally align with Affordable Housing Investors Council (AHIC) standards
- High risk (or watchlist) status does not necessarily indicate a property is not in good standing
- Asset management reviews are intended to foster early engagement and collaboration with owners and property managers
- The objective commonly was continuous improvement, supporting owners and managers to strengthen property performance and sustain long term operations!

Core Components of Asset Management Initiative

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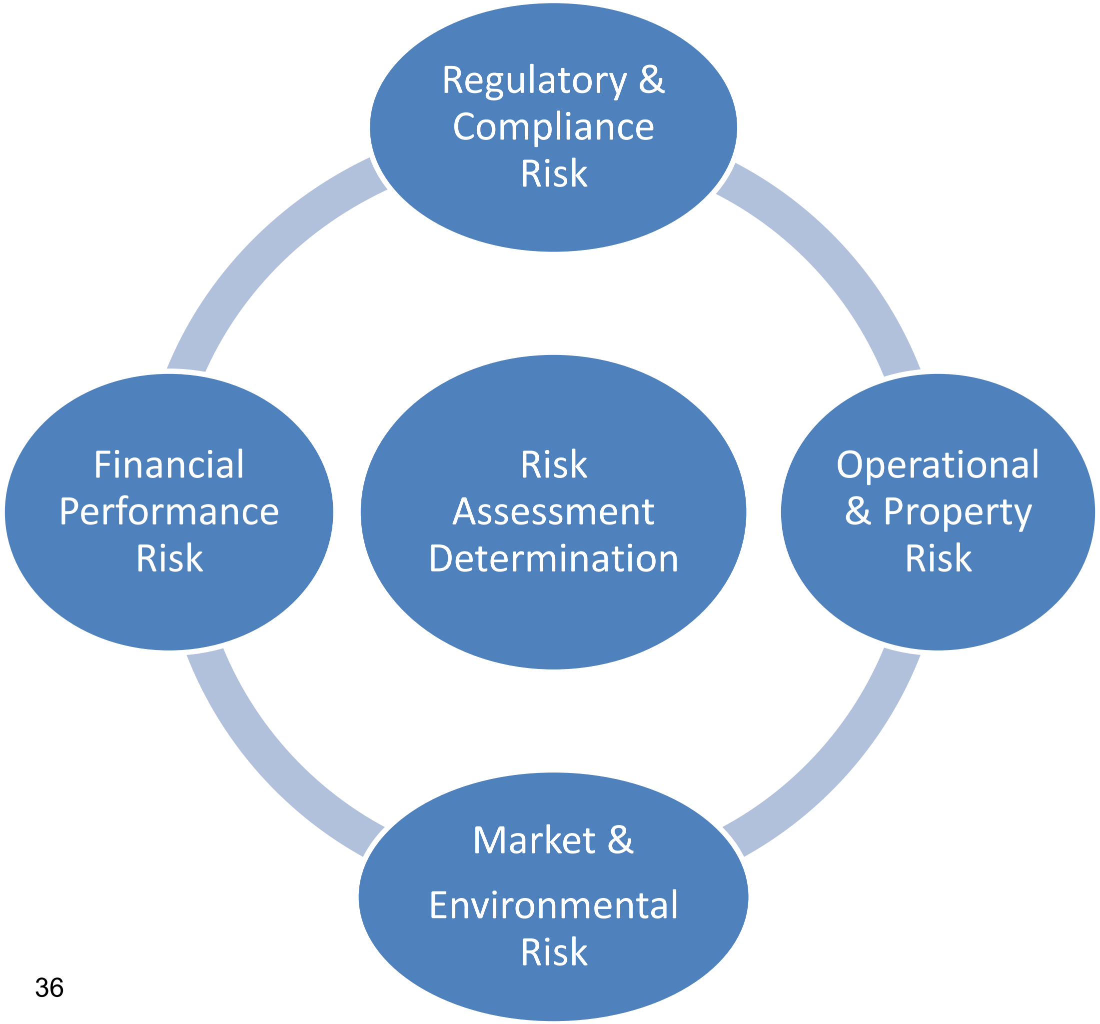
Asset Management Procedures

- Communicates primary purpose is to assess and manage portfolio performance and risk

- Establishes a consistent framework for reviewing properties to support long term operations and preserve affordable housing

Four **Main Risk Categories**



Risk Indicators Expanded: Example Indicators

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Examples illustrate the types of indicators that may be considered; this list is not exhaustive.

Compliance & Regulatory	**Significant uncorrected compliance findings** • Fair Housing Violations confirmed by HUD • Failure to pay commission fees • Failure to respond to review requests
Financial Performance	**Performance determined to be below portfolio review metrics** • Operating Income and Expense report Analysis
Operational & Property Condition	**Operations that result in high level of resident outreach to enforcement agencies** • Uncorrected onsite physical inspection findings • Deferred maintenance or failing systems • Violations of health and safety or local code enforcement issues
Market & Environmental	**External factors outside of operator's control that impact cash flow and viability** • Demographic shift • Environmental Hazards • Local legislation impacts

Next Steps

July 2026: Finalize Good Standing Policy

July/August 2026: Socialize updated policy and process with external partners

August/September 2026: Seek Board approval for the updated Good Standing Policy and then publish updated policy

Fall 2026 - Spring 2027 (Allocations Processes): Use updated Good Standing Policy and continue coordination with AMC on sponsor and portfolio performance to inform Developer Team Capacity for new allocations

June 2027: Launch enhanced WBARS Table 4 (Income & Expense) Report

2028: Begin initial property risk assessments for the whole portfolio

Fall 2028: Share initial assessment data and outcomes with MHCF

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Discussion Questions

Is the relationship between the different tools and components clear?

Are there specifics that you would like to understand at a deeper level?

Do you think there are additional considerations for us to explore?

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Nicole Bascomb-Green
Chair

Steve Walker
Executive Director

MEMO

DATE: July 21, 2026
TO: Board Commissioners
FROM: Steve Walker
RE: Executive Director's Report

This memo summarizes the activities of each division, along with highlights of my own activities from June 23 – July 21, 2026. Should you have any questions, please contact Tera to arrange a call with me or a division director.

Multifamily & Community Facilities

- The Bond Preservation round is officially open, with staff fielding questions on the application process and project structure and qualifications. Applications are due August 3rd.

- Jackie and Lisa continue to participate and support our participation in the Governor's Housing Department Taskforce – including the subcommittee work, where the structure and staging/phasing are being discussed.

- Lots of activities out in the community this past month:
  - Grant County Preservation Celebration.

    Jacob attended the opening ceremony for the Quincy Manor Apartments in Quincy, WA July 14th. This project was a part of a portfolio of 3 projects in Grant County that we allocated tax credits to in our 2024 9% round.

  - Hope Heights Topping Off Celebration.

    Lisa attended the Topping Off celebration of Hope Heights July 14th, 62 new units of housing for 55 +, on S. Yakima St in Tacoma, and toured the construction site. This project is a partnership with Human Good and Greater Christ Temple Church.

  - Tour: LIHI 125th Senior Housing

    Ben Brown and Halle Thompson attended a construction site tour of the LIHI 125th project July 15th in Seattle. The project is being constructed to meet Passive House standards and is utilizing an innovative, energy efficient hydronic HVAC system that will provide each unit with heating and cooling. The tour provided staff with great insights on the various experts needed for an effective construction team and the impacts of various funding sources on key design decisions.

- Mirabelle Apartments (Addison Grove) Groundbreaking

  Jason Hennigan and Dan Rothman attended the Groundbreaking Event for the first WAFAM project in Fredrickson on July 14.

Homeownership

Covenant Homeownership

- As of July 20, 2026, we have 1600 confirmed closed loans and an additional 52 loans in the pipeline with CHA reservations in 28 counties.
- For the month of July, 61 homebuyers moved off the pre-reservation list.

Other Updates

- The Homeownership Division released our RFP for Master Servicer & Sub-Servicer. Proposals are due on August 26, 2026.
- In June, we had $236 million in new reservations assisting 592 households.

Finance

- We are very excited to announce we have hired Arezoo Jangi for our Assistant Accounting Manager position. Arezoo joins us most recently from the Surplus Lines Association of WA, where she served as Accounting Manager and oversaw all aspects of the nonprofit's accounting, payroll, and audit work. She started with us July 13th, and we are lucky to have her as part of the team!
- The end of another fiscal year means the beginning of another audit. Work has already commenced on our fiscal year 2026 financial audit with planning work and account confirmation requests. Work will commence in full in September, with a targeted October 30th report date.

AMC

Compliance Monitoring

- Portfolio Analysts continue to be on track with reviewing the 2025 Tax Credit Annual Reports. All 2025 Bond Annual Report reviews are closed out for the year. Over 50% of 2026 property inspections have been completed.

Community Engagement and Education

- AMC Trainings: We had a successful three-day, virtual Tax Credit Fundamentals training on July 14–16, led by several Portfolio Analysts, with 70 attendees. This marks the first training for FY27.

- Portfolio Analyst Sarah Watson completed a general audience video on the history of the LIHTC program with important compliance highlights, which we look forward to getting on our website soon.

- Chrystal White visited one of our properties to check on maintenance concerns and is following up with management to resolve the identified issues.

Business Objectives

- AMC has set 3 guiding themes for FY 27 business objectives and action items.
    - Advance proactive compliance monitoring by operationalizing asset management principles and risk management tools.
    - Integrate engagement into all areas of work and
- To continue to leverage technology to increase efficiency and support.

- Asset Management Intern**:** We are currently recruiting for a new Asset Management Intern. This position will contribute to key asset management functions, including data analysis and reporting. We anticipate filling the role in August.

Executive Director's Update

- *21st Century Road to Housing Act* - At my NCSHA ED Workshop and Board meeting last week, we had an in-depth overview and discussion on this recently passed Federal legislation. NCSHA has also conducted a week-long daily blog series analyzing most of the bill (linked here for reference). They are starting to prioritize areas of the wide-ranging law for our engagement with HUD and other federal agencies responsible for writing the implementation rules and guidance.

In the near term, focus will be on the Act's new and revised policies regarding:

- HOME;
- Rural housing program reform; and
- FHA insurance policy revisions and updates

These are the three big themes in the ROAD Act that align with broad HFA interests and deep NCSHA expertise.

NCSHA will also engage actively on the implementation of the wide-ranging environmental review and manufactured housing components of the ROAD Act, both of which are technically complicated and potentially impactful. NCSHA expects to work with other organizations that have deeper expertise in each to develop recommendations that reflect HFA interests.

As to the newly authorized pilot programs in the bill, several of which have intriguing potential, we need to find out how serious HUD is about putting them in place. The Republican champions of the ROAD Act were adamant that it does not spend any additional money, and as a practical matter, Congress' appropriations committees will not be in position to consider funding any of the new initiatives until next year at the earliest. NCSHA's annual priorities-setting process, which will commence for 2027 in a few months, will be an opportune time to look more closely at this issue.

I participated in the following additional meetings and events:

- Starter Home Plan Financing Meeting with prospective lenders
- Tribal Government to Government Training
- Governor's Housing Department Taskforce - O & M Subcommittee
- WCRA - Criticized Credit Meeting
- Department of Housing Task Force Meeting
- Governor's Office and Ballmer Group Meeting
- NCSHA Executive Directors Forum in Denver, CO.

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, July 23, 2026, 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.

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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 two below for instructions.

I. **Chair: Call to Order**

II. **Steve Walker: Roll Call**

III. **Chair: Approval of the Minutes from the June 25, 2026, special meeting**

IV. **Steve Walker: Employee Recognition**

V. **Chair: Conduct a Public Hearing on the following:**

A. **Apollo Edmonds, (OID 25-29A), Bonds with 4%Tax Credit**
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, construction and equipping of a multifamily housing facility in Edmonds, Washington, to be owned by Apollo Edmonds, LLLP, a Washington limited liability limited partnership. Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of a 255-unit multifamily housing facility in Edmonds, WA, and to pay all or a portion of the costs of issuing the Obligations. The estimated maximum obligation amount is not expected to exceed $50,000,000. (5 min.)

B. **Nodo by Vintage, (OID 25-31A), Bonds with 4%Tax Credit**
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, construction and equipping of a multifamily housing facility in Spokane, Washington,

C. **Bellwether Greenwood Apartments, (OID 26-62A), Bonds with 4%Tax Credit**
Dan Schilling: 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, construction and equipping of a multifamily housing facility in Seattle, Washington, to be owned by Housing Greenwood LLLP, a Washington limited liability limited partnership. Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of a 53-unit multifamily housing facility in Seattle, WA, and to pay all or a portion of the costs of issuing the Obligations. The estimated maximum obligation amount is not expected to exceed $12,000,000. (5 min.)

D. **Jacob Richardson:** Recommend and present projects for the allocation of 9% Low-Income Housing Tax Credits from the 2026 funding round. (5 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
26-06	HACPFC Heritage Blvd Apartments	Pasco	Franklin	$1,485,936

VI. Consider and Act on the Following Action Items:

A. **Resolution No. 26-76 for the 2026 Allocation of Credit for the 9% Low-Income Housing Tax Credit Program**

Lisa Vatske: A resolution authorizing the Executive Director to make reservations and/or allocations of 2026 9% Low-Income Housing Tax Credits. (5 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
26-06	HACPFC Heritage Blvd Apartments	Pasco	Franklin	$1,485,936

B. **9% Low-Income Housing Tax Credit Program Policy**
Lisa Vatske: Request approval of the changes to the 9% Low-Income Housing Tax Credit program policy. (5 min.)

VII. Informational Report on Department of Commerce Activities. (if not accomplished during the Work Session) (10 min.)

VIII. Executive Director's Report (if not accomplished during the Work Session) (10 min.)

IX. Commissioner Reports

X. 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 June 30, 2026**

E. **Quarterly Program Status Reports from the period ending June 30, 2026**

1. **Homeownership Division**
2. **Multifamily and Community Facilities Division**
3. **Asset Management and Compliance Division**
4. **Administration Division**
5. **IT Division**
6. **Finance Division**

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

A. **Miscellaneous Correspondence and Articles of Interest**

B. **HFC Events Calendar**

XII. **Chair: Public Comment**

XIII. **Executive Session (if necessary)**

XIV. **Adjourn**

Nicole Bascomb-Green, Chair
Consent Agenda items will only be discussed at the request of a Commissioner.

WASHINGTON STATE
HOUSING FINANCE COMMISSION
MINUTES

June 25, 2026

The Commission meeting was called to order by Chair Nicole Bascomb-Green at 1:00 p.m. in the Board Room of the Washington State Housing Finance Commission at 1000 Second Avenue, Suite 2700, Seattle, Washington 98104 and via Zoom. Those Commissioners present were, Commissioners Ann Melone, Bill Rumpf, State Treasurer Mike Pellicciotti (he participated via Zoom from 1 p.m. to 1:18 p.m., and then afterwards participated in-person for the remainder of the meeting), and Pedro Espinoza; and participating via Zoom, Chair Bascomb-Green, Diana Perez, Lowel Krueger, and Dr. Michone Preston.

Approval of the Minutes

The May 18, 2026 Commission meeting minutes were approved as distributed.

Public Hearing: Latitude Apts., OID #26-68A

The Chair opened a public hearing for Latitude Apartments, OID #26-68A, at 1:02 p.m.

Mr. Raymond "Ray" Han, Senior Bond/Housing Credit Analyst, Multifamily Housing & Community Facilities (MHCF) Division, said this is a public hearing for the proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to finance and refinance the acquisition and rehabilitation of an existing nonprofit housing facility to be owned and operated by BRIDGE Latitude LLC, a Delaware limited liability company, the sole member of which is MCB Family Housing, Inc., a California nonprofit corporation and an organization described under section 501(c)(3) of the IRS Code. Proceeds of the Obligations may be used to refinance existing debt used to acquire an existing multifamily housing facility (the "Project"), to finance additional rehabilitation and improvements to the Project, and to pay all or a portion of the costs of issuing the Obligations. The estimated maximum obligation amount is not expected to exceed $20,000,000. The project is located at 12907 East Gibson Road in Everett, Washington 98204.

Mr. Han also noted that these are nonprofit housing bonds, and as such, are non-competitive, and the Commission does not have a limit on the amount of these particular bonds it can issue in a given year.

Mr. Han then introduced from BRIDGE Housing ("BRIDGE") Mr. John Ghio, Director of Capital Markets, and Mr. Quinn Breslin, Director of Acquisitions & Development.

Mr. Ghio stated that BRIDGE was founded in 1983 as a nonprofit real estate developer in response to the San Francisco Bay Area's need for affordable and workforce housing. He added that BRIDGE expanded into Southern California and the Pacific Northwest, with development offices in San Diego, Los Angeles, San Francisco, Portland, and Seattle. Mr. Ghio mentioned that BRIDGE is rated "AA-" by Standard & Poor's, of which this rating was recently reaffirmed at the end of 2025.

Mr. Ghio stated further that since BRIDGE's establishment in 1983, it has developed and acquired over 23,000 homes. Presently, BRIDGE operates over 15,000 apartment homes, many of which are affordable throughout high-cost West Coast markets.

He concluded that BRIDGE is grateful for its relationship with the Commission, which has currently participated in five of BRIDGE's affordable housing projects, totaling close to 1,000 affordable units.

Mr. Breslin stated that the mission of BRIDGE is to strengthen communities by developing, owning, and managing high-quality, affordable homes for working families and seniors. He stated further that this is a 108-unit property, located in Everett, that was built in 1986. Prior to BRIDGE acquiring the asset, it was 100%

market rate.

Mr. Breslin mentioned that as part of BRIDGE's business plan, they plan to convert 100% of the units for persons making 60% or less of local area median income (AMI) or below, including 60% of the units at 50% or lower AMI. He also mentioned that BRIDGE just closed on the property back on June 10 from the seller, which was a joint venture between Jackson Square Properties and Friedkin Property Group, with a senior loan of $11.5 million from BRIDGE and a subordinate loan of $10.26 million from Amazon. He concluded that the transaction needed to close within 60 days, which is why BRIDGE took out an interim senior loan of $11.5 million and plans to refinance the property this August with 501 (c)(3) nonprofit housing bonds.

Mr. Rumpf asked regarding nonprofit 501 (c)(3) housing bonds if there was a time limit for conversion and what would the regulatory agreement look like.

Mr. Breslin replied that the set-aside for the Commission bonds will be 20% of the units at 50% AMI, along with the Amazon Affordability Covenant that's currently encumbering the property at 60% of the units at 50% AMI and 40% of the units at 60% of AMI. He concluded that for the Commission bonds’ set aside of 20% of the units at 50% of AMI, BRIDGE would have one year from closing, which is estimated to occur sometime in the middle to late August, 2026.

Mr. Breslin also replied to Mr. Rumpf’s follow-up question regarding turnover. He commented that the property will be converted upon natural resident turnover, to occur over the next three to four years. He added that sometimes there are long-term tenants that stay at a location for up to 10 to 20 years, and BRIDGE is not intending to force vacancies to achieve their business plan.

There were no comments or written testimony from members of the public, and the public hearing was closed at 1:09 p.m.

Public Hearing: Projects for Allocation of Low-Income Housing Tax Credits in the 2026 funding round

The Chair opened a public hearing on the recommended allocation(s) of 2026 9% Low-Income Housing Tax Credits ("LIHTC") for the following four projects at 1:09 p.m.:

TC #	Project Name	City	County	Annual Tax Credit Amount
26-01	Alderwood	Yakima	Yakima	$2,157,276
26-04	Claudia's Place	Vancouver	Clark	$1,855,500
26-08	Old Town Senior (Holly Senior Apartments)	Bellingham	Whatcom	$2,700,000
26-12	Sunstone Haven	Walla Walla	Walla Walla	$1,485,936

Mr. Jacob Richardson, Manager, MHCF Division, stated these are the first four projects (of 12 total projects "above the line" for 2026) for consideration and approval for allocation(s) of 2026 9% LIHTCs. The remaining eight 9% LIHTC projects will be considered and approved by Commissioners for allocation of credits in the next few months of this year.

Alderwood

Mr. Richardson stated that Alderwood is to be located at 1506 East Alder Street in Yakima, Washington 98901 and is sponsored by Trillium Housing Services. The project is in the Non-Metro credit pool and will have 84 total units, with a total credit request of $2,157,276.

Mr. Richardson then introduced Mr. Taylor Hunt, Development Manager, Trillium Housing Services/Alderwood Apartments.

Mr. Hunt stated that the families harvesting Washington's crops face severe overcrowding and substandard living conditions. He added that the Commission has unique power to counteract these hostile environments by prioritizing equitable access to capital and continues to urge the Commission to protect and expand resources for domestic farmworker families.

Mr. Hunt then stated that Alderwood is a proposed 84-unit new construction apartment community to be located on a four-acre site in Yakima, with the plan to construct seven garden-style buildings that will have gable roofs and include energy-efficient windows. Their architectural plans call for 28, 2-bedroom units; 32, 3-bedroom units; and 24, 4-bedroom units.

He stated further that Trillium Housing Services will set aside 10% of the units at 30% of the local area median income (AMI), along with 50% of the units at 40% AMI, and the remaining 40% of the units at 50% AMI, leaving 2 remaining common area units for employees or for qualified households. Additional set-asides will include 75% of the units set aside for farm workers, 12% of the units for physically disabled persons, and 12 units set aside for families with children.

He concluded that property amenities will include a resident business center, a media room, recreation room, and a playground.

Ms. Perez asked Mr. Hunt about the disabled set-asides. Mr. Hunt replied that these set-asides, for physically disabled persons and families with children, are Department of Commerce set-aside minimums.

<u>Claudia's Place</u>

Mr. Richardson stated that the next project is Claudia's Place, to be located at 6516 Northeast 124th Avenue, in Vancouver, Washington 98682 and sponsored by Housing Initiatives LLC, a wholly owned subsidiary of The Council for the Homeless. The project is in the Metro credit pool, and will have 60 total units, with a total credit request of $1,855,500.

Mr. Richardson then introduced Ms. Grace Dudley, Development Project Manager, Vancouver Housing Authority (VHA).

Ms. Dudley stated that Claudia's Place (aka "The Claudia") is a proposed 60-unit new construction development located in Vancouver, Washington, serving seniors aged 62 and older. The project is a single, four-story, elevator-operated building with on-site laundry, support services, and other amenities, including a community room and garden beds. Ms. Dudley added that half of the total units will be restricted to 30% local AMI, and the other half to 50% local AMI, with rent subsidy models for all units.

Ms. Dudley mentioned that VHA had intended to use their federal Faircloth Amendment authority to provide Restore Rebuild, formerly Faircloth to RAD (Rental Assistance Demonstration), vouchers for all units. She added that the U.S. Department of Housing & Urban Development (HUD) announced last month that they are winding down their Restore Rebuild program and will no longer process any new requests effective May 12, 2026. She commented further that The Claudia did not submit a request before the end of the program was announced by HUD.

Ms. Dudley then mentioned that currently VHA is working with a coalition led by the Council of Large Public Finance Agencies (CLPFA) to advocate for the program and to reopen the Restore Rebuild initiative to new requests. In that event, The Claudia is well-positioned to move forward, noting that HUD was requiring an open LIHTC application or an active allocation to move forward. Also, Housing Initiatives and VHA, in the meanwhile, are also exploring alternate options for funding to move the project forward in the event that Restore Rebuild is permanently closed.

Ms. Dudley concluded that at the present time there is a lot of uncertainty, and they are unsure what, if any, impact this would have on the timeline, but Housing Initiatives and VHA are both committed to moving this project forward.

Mr. Krueger mentioned that his employer, the Yakima Housing Authority (YHA), is a member of CLPFA, and asked Ms. Dudley if there still is an opportunity to move forward with developments that are currently in the pipeline and asked if this was not the case in this instance.

Ms. Dudley replied that with The Claudia, VHA did not submit in time the Notice of Anticipated Rent (NAR), which is the required document that needed to be submitted before the announcement in order to move forward. Ms. Dudley noted that there was no advance warning by HUD it would cease to process additional requests. Mr. Krueger, as YHA's Executive Director, expressed his support for VHA/Housing Initiatives to have their funding reinstated.

Old Town Senior (Holly Senior Apartments)

Mr. Richardson stated that Old Town Senior (now known as Holly Senior Apartments) is to be located at 900 West Holly Street in Bellingham, Washington 98225 and is sponsored by Mercy Housing Northwest. The project is in the Metro credit pool and will have 74 total units, with a total credit request of $2,700,000.

Mr. Richardson then introduced, from Mercy Housing Northwest, Ms. Katie Randall and Ms. Stefanie Barrera, Project Developers.

Ms. Randall stated that Mercy Housing Northwest ("Mercy") operates and develops housing in Washington, Idaho, and Oregon, and currently has a pipeline from Bellingham down to Portland, Oregon. She added that Mercy has multiple properties already being operated in Bellingham, of which, the most recent are Trail View and Millworks, which have both opened in the past four years.

She stated further that this project, which Mercy is now naming Holly Senior Apartments, is an exciting new chapter for Mercy in Bellingham. It is part of the redevelopment of Bellingham's Old Town District, which is a redevelopment master plan extending over nine city blocks. She added that the Old Town District is seeing significant City investment in infrastructure, and will eventually become a mixed-income, mixed-use residential neighborhood.

Ms. Randall stated the City is extremely supportive of this project, partly because of that redevelopment, and also because the project is targeted to house seniors. Whatcom County's senior population is growing and already makes up a large share of the population. Also, there are severe affordability challenges for seniors in Bellingham and Whatcom County. The City of Bellingham has therefore identified the need for greater affordable housing for seniors and has been very supportive of this project.

Ms. Barrera stated that there are 74 units total in this project. The AMI ranges from 30 through 60%, with an average of 40% AMI, with eight units set aside for seniors that are homeless at entry. The project will provide on-site resident services focused on community engagement to support seniors aging in place.

She added that all local funds have been awarded, and that U.S. Bank has been selected by Mercy as the investor and construction lender. A $5 million loan has been awarded by the Washington State Housing Trust Fund, a commitment of $5 million loan has been made by the City of Bellingham to support affordable housing development, and Mercy is contributing funds through its Capital Magnet Fund with a below-market rate $1 million loan with interest-only payments. She explained that this will mean no private permanent debt needed, allowing for increased operational sustainability, which is key for a project with deep affordability.

Ms. Barrera also mentioned that this site is part of a cleanup area that the State Ecology Affordable Housing Cleanup Program and has been awarded a $3 million grant, which will be utilized to remove and dispose of contaminated soils during excavation to ensure a cleanup site for residential development.

She concluded by stating that Mercy is currently on track for closing by the end of October of this year. Their design team is currently working on obtaining the land use permit and also set to submit their permit for construction by the end of next month, which is reasonable and typical for Bellingham for an October closing. The construction timeline is 16 months, with a projected completion by March, 2028.

Ms. Samya Lutz, Housing and Services Program Manager, City of Bellingham, commented and stated for the record that, as was already mentioned before by Mercy, the City of Bellingham is very supportive of this project. The City has $5 million committed from their own housing sources of funding for this project for their Old Town District. Ms. Lutz also stated that this is an urban village in the city of Bellingham, and to date, the City has invested a total of $7 million with the help of their own funding, along with funding from Whatcom County's Economic Development Investment funds.

She added in support of this whole neighborhood redevelopment, that it's been an area of disinvestment for many years, along with being historically industrial. She commented further that the Old Town neighborhood should be able to accommodate at least 500 new housing units. There are already four properties which are already developed and leasing as market-rate housing, along with a 300-bed homeless shelter that was entirely funded with private investments.

Ms. Lutz emphasized that the location is great, the location is in close proximity to downtown and the waterfront with many public amenities, including Whatcom Creek, a fish hatchery, a maritime heritage park, and local museums within walking distance, and that they are currently working on getting more frequent transit from Whatcom Transit Authority (WTA) to make it very convenient for these new residents.

She concluded by stating that on behalf of the City of Bellingham, the City thanks the Commission for their support and consideration of this project.

Mr. Steve Walker, Executive Director, added that about seven to eight years ago, the City of Bellingham's leadership and their residents voted to create a city housing levy, similar to ones created in Seattle and Vancouver. He commended the City for their $5 million investment for this affordable housing for seniors community. Ms. Perez concurred with Mr. Walker's appreciation of the City's and their residents' support and hopes to see more towns and cities in Washington doing the same.

Sunstone Haven

Mr. Richardson stated that the final project for consideration is Sunstone Haven (formerly known as Parkview Apartments) located at 159, 169, & 179 North

Wilbur Avenue in Walla Walla, Washington 99632, and sponsored by the Walla Walla Housing Authority. The project is in the Non-Metro credit pool and will have 48 total units, with a total credit request of $1,485,936.

Mr. Richardson then introduced Mr. Bob Powers, Development Consultant, Sound Community Ventures.

Mr. Powers stated that Sound Community Ventures is acting in an advisory role for the Walla Walla Housing Authority (WWHA) for this project. He added that WWHA's Executive Director, Ms. Renee Rooker, was unable to speak today on the project, and has passed along her regrets for not being present to speak on behalf of WWHA.

Mr. Powers then stated further that Sunstone Haven is an existing property, located in East Walla Walla, just a couple miles from downtown, and also located close to retail, services, and schools. He added that the property was built in 1971 and was originally paid for with monies from the HUD 231 program. This property consists of three buildings with eight 1-bedroom, and forty-two 2-bedroom units. He mentioned that WWHA was able to acquire the property in 2016, and at that time, it was being marketed as an unrestricted market unit, or market property, as all the HUD 231 restrictions had fallen away. WWHA then saw the opportunity to secure and then bring that property into the affordable portfolio for Walla Walla.

He mentioned that this happened, solely with the help of the Commission, through a LAP loan done by the Commission, and thanked Commission staff Mr. Bob Peterson and Ms. Lisa Vatske for their support back then.

He and WWHA wwew hoping to have the project financing done sooner, but since the pandemic the WWHA has been busy, as this is WWHA's fourth project in the past five years within Walla Walla.

Mr. Powers stated that the 9% LIHTC allocation of credits allows WWHA to modernize the building, as most of the systems are way past their useful life, so they are able to upgrade, modernize, bring in new energy systems, and to remediate some of the environmental conditions of the asbestos. He added that the property is occupied now, so WWHA will be working with its contractor by rotating families out through the renovation. This will be done by holding units, as there are currently turnovers for vacancies.

He then mentioned that in addition to the income restrictions at 30%, 40%, and 60% of local AMI, there will also be a set-aside of 25% for homeless individuals, which is 12 units of the property. He added that this was consistent with the model in which WWHA has done its past four projects, of addressing homelessness in a smaller community, and not doing so with one big project, but being able to integrate those families back into a community.

Mr. Powers then stated that WWHA, as a developer, a sponsor, a property manager, and a service provider, is able to integrate and support all of those families. Also in regard to the previous four projects, and also the same for this project, WWHA has had, and will have the same team: it is working with the same contractor; the same equity firm, National Equity Fund; and with Banner Bank, which has corporate headquarters located in Walla Walla and has been very committed and supportive of the WWHA, providing the construction loans. And finally, WWHA is putting all of the equity that has grown in that property back into the project as well.

There were no further comments or written testimony from members of the public regarding the four LIHTC projects, and the public hearing was closed at 1:31 p.m.

Public Hearing: 9% Low-Income Housing Tax Credits (LIHTC) Program Policy Updates for 2027 and afterwards

The Chair opened a public hearing at 1:31 p.m. for the proposed updates to the 9% Low-Income Housing Tax Credits (LIHTC) Program Policies for 2027 and afterwards.

Ms. Lisa Vatske, Director, MHCF Division, stated that this was a public hearing regarding proposed changes/updates to the 9% LIHTC Program Policies for 2027 and afterwards. She, along with MHCF Division staff members, Mr. Jacob Richardson, Manager; Ms. Jackie Moynihan, Senior Policy Advisor; and Ms. Kate Rodrigues, Tax Credit Analyst, gave an overview and presentation of the proposed changes/updates to the Commission's 9% LIHTC Policies. PowerPoint slides, along with a cover memo and more detailed changes which were all included in the board meeting packet.

Ms. Vatske stated that the presentation will highlight the following: the background, how the allocations are done, the updated policy and engagement process, and the specific changes to the Policies for 2027.

Mr. Richardson gave some background on the 9% LIHTC program, which is the federal LIHTC program's deepest financing tool. Washington receives a limited annual allocation of credits that the Commission awards through a competitive process, and policies and scoring criteria prioritize project serving very low-income households, the elderly, the homeless, the disabled, large families, and farm workers. A commitment to long term affordability must also be made.

He added that the annual credit allocation is subdivided into three geographic pools: Seattle/King County; Metro – which includes Clark, Pierce, Snohomish, Spokane, and Whatcom Counties; and Non-Metro – which is all other counties not mentioned above. The scoring process is that projects are scored across 22 different point categories, with two that are the main drivers of who is served: additional Low-Income Housing (local AMI) Commitments, and Housing Commitments for Priority Populations.

Mr. Richardson concluded that points are meant to influence project decisions/outcomes, and the key to success is public funder alignment and coordination. Also, points work alongside local funding and pipelines.

Ms. Moynihan stated that current 9% LIHTC portfolio outcomes show it is predominantly serving households below 50% of local AMI as designed, with significant investments in housing for people experiencing homelessness. At the same time, housing needs differ across geographic pools, market and systems change over time, and Federal, State, & local funding environments continue to evolve.

She then stated that the revised approach to the policy process in 2025 was prioritizing foundational research, analysis, and evaluation that strengthens policy work; deepening engagement efforts to support more transparency and collaborative policy development, and briefing Commissioners on this process at the August, 2025 Commission Meeting Work Session. Also, policy and data analysis was started in September, 2025 by MHCF staff Ms. Cissi Xu, and Ms. Sojung Choi, along with the MHCF Division intern, Ms. Jocelyn Ostrowski.

This analysis prioritized looking at policy areas shaping who is housed and long-term affordability outcomes, grounding analysis in statewide evidence by housing need and affordability outcomes within the portfolio, and a landscape scan of five peer HFAs (Housing Finance Agencies) to review their approaches.

Ms. Rodrigues stated that this year's focus is affordability and need – through low-income set asides, priority population set asides, additional low-income periods, tribal considerations, energy efficiency modeling, and finally, location-based categories, such as job centers and TOD (Transit Oriented Development).

She also mentioned the 2026 engagement activities have a separate deep focus of affordability and population served. These activities included internal cross divisional lunch and learns by the MHCF and AMC divisions, an interested parties statewide meeting held in January, 2026, geographic pool specific meetings in March & April, 2026, individual partner one-on-one discussions, and written comments.

Ms. Rodrigues stated mentioned the following key engagement themes: broad support for deep affordability goals, strong interest in additional flexibility, questions about balancing permanent supportive housing (PSH) prioritization versus non-PSH projects, transparency across public funders on project priorities, varying dynamics across geographic pools, partners needing a longer runway on implementation of big changes, and ideas needing more time to evolve into fully proposed policies.

She then went over the recommended two-prong approach with continued work with affordability and priority populations, and “ready-now” policy updates for 2027. These updates are the following: an allocation criteria point minimum for King County only, additional low-income use period, job centers, TOD, and energy efficiency.

Last, Ms. Rodrigues gave the next steps: an upcoming additional interested parties meeting will be held on Monday, June 29th; seeking Commissioners approval at the July Commission Meeting on July 23rd; following approval, publishing the approved policies and application materials in August; continuing work on affordability and population service polices; and a further discussion/presentation at the Commission Meeting Work Session in Fall, 2026.

There were no comments or written testimony from members of the public, and the public hearing was closed at 2:01 p.m.

Public Hearing: Annual Issuance of Single-Family, Homeownership, and Special Program Bonds

The Chair opened a public hearing at 2:01 p.m. for the annual issuance of Single-Family, Homeownership and Special Program Bonds.

Ms. Lisa DeBrock, Director, Homeownership Division, stated that this public hearing is a routine administrative item, and is done on an annual basis in relation to the Commission’s House Key program.

She stated further that this public hearing concerns the proposed issuance by the Commission of Single-Family Program Bonds, Special Program Bonds, and Homeownership program bonds in one or more series for a total amount not to exceed $300 million. She added the bonds will be used to finance the acquisition of eligible single-family residences throughout the state, along with mortgage loans to be originated by the Commission’s participating lenders using standard

FHA, VA, USDA, Fannie Mae, and Freddie Mac guidelines. These loans are sold to its master servicer or retained for servicing by the Commission.

Ms. DeBrock also stated that the servicer or sub-servicer will pull mortgage loans and sell Ginnie Mae, Fannie Mae, or Freddie Mac mortgage-backed securities secured by such loans to the Commission's bond trustee. Also, proceeds of the bonds may also be used in limited cases to make loans for down payment assistance and closing costs. In addition, the issuance of bonds and any remarketing or refunding thereof are pursuant to a plan of financing of the Commission. The mortgage loans must meet the requirements of the originating lender, as well as Section 143 of the Internal Revenue Code of 1986 as amended.

She added that borrowers must be first-time homebuyers unless the property is located in a target area as defined by the Code, of which they are subject to maximum income limits, properties are subject to maximum purchase price limits and also must be owner-occupied.

Ms. DeBrock concluded by stating that no other public hearing is needed for the bonds that are issued within a one-year period. She stated for the record that no comments were received by the general public, and the results of this hearing will be sent to the Governor for his approval for the issuance of bonds.

There were no comments or written testimony from members of the public, and the public hearing was closed at 2:03 p.m.

Action Item: Resolution No. 26-71, 2026 Allocation(s) of Credit for the Housing Tax Credit Program

Ms. Vatske stated that this is a resolution authorizing the Executive Director to make reservations and/or allocations of 2026 9% LIHTCs for the following four projects:

TC #	Project Name	City	County	Annual Tax Credit Amount
26-01	Alderwood	Yakima	Yakima	$2,157,276
26-04	Claudia’s Place	Vancouver	Clark	$1,855,500

26-08	Old Town Senior (Holly Senior Apartments)	Bellingham	Whatcom	$2,700,000
26-12	Sunstone Haven	Walla Walla	Walla Walla	$1,485,936

The public hearing for these four projects was just held prior to the consideration of this resolution.

Mr. Rumpf moved to approve the resolution. Mr. Krueger seconded the motion. The resolution was approved by a vote of 7 to 0, with Ms. Melone abstaining from this vote, as her employer, U.S. Bank, is a financing partner for one of the LIHTC projects listed.

Action Item: Resolution No. 26-58, Harbor Pines, OID #25-25A

Ms. Vatske stated that this is 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 multifamily housing facility located at 3909 – 9th Avenue Southwest, Olympia, Washington 98502, to be owned by Harbor Pines Apartments, LLC, a Washington limited liability company. Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of a 272-unit multifamily housing facility in Olympia, Washington, and to pay all or a portion of the costs of issuing the Obligations. The total estimated obligation amount is not expected to exceed $60 million. The public hearing was held June 16, 2026.

Ms. Vatske concluded that a lender commitment letter was issued by Cedar Rapids Bank & Trust for an amount not to exceed $58,936,070.

Mr. Krueger moved to approve the resolution. Mr. Espinoza seconded.
The resolution was approved unanimously.

Action Item: Resolution No. 26-59, Teanaway Court, OID #25-28A

Ms. Vatske stated that this is 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 multifamily housing facility located at 401 North Short Avenue, Cle Elum, Washington 98922, to be owned by Teanaway Court Associates LLLP, a Washington limited liability limited partnership. Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of a 41-unit multifamily housing facility in Cle Elum, Washington, and to pay all or a portion of the costs of issuing the Obligations. The total estimated obligation amount is not expected to exceed $10,000,000. The public hearing was held February 26, 2026.

Ms. Vatske concluded that a funding commitment letter from Citibank, for an amount not to exceed $8,318,000 has been issued.

Mr. Krueger moved to approve the resolution. Ms. Melone seconded.
The resolution was approved unanimously.

Action Item: Resolution No. 26-72, Silver Creek by Vintage, OID #25-26A

Ms. Vatske stated that this is 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 and rehabilitation of a multifamily housing facility in Pasco, Washington, to be owned by Silvercreek by Vintage, LP, a Washington limited partnership. Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition and rehabilitation of a 242-unit multifamily housing facility located at 9315 Chapel Hill Boulevard, Pasco, Washington 99301, and to pay all or a portion of the costs of issuing the Obligations. The total estimated obligation amount is not expected to exceed $36,675,000. The public hearing was held April 23, 2026.

Ms. Vatske concluded that a funding commitment letter from Citibank, for an amount not to exceed $31,500,000 has been issued.

Mr. Krueger moved to approve the resolution. Mr. Rumpf seconded.

The resolution was approved unanimously.

Action Item: Resolution No. 26-69, Single-Family Resolution

Ms. DeBrock stated that this resolution is a routine administrative item that is done on an annual basis, which gives the authority to operate both the Commission's House Key and Home Advantage programs and carry out its essential functions. She stated further that for these bonds, this resolution authorizes the Executive Director to approve the sale of single-family program bonds in an amount not to exceed $300 million.

This resolution authorizes the Executive Director to finance single-family housing through the acquisition of Ginnie Mae, Fannie Mae, or Freddie Mac certificates, representing pools of mortgage loans by issuing up to $300 million, again, of single-family mortgage revenue bonds, and refunding bonds with long-term interest rates and bonds without long-term rates and to approve swap agreements and the selection of a swap counterparty for the payment agreement. Ms. DeBrock stated further that the resolution authorizes the Executive Director to approve the sale and remarketing of said bonds subject to certain limitations, authorizing the acquisition of sale of such certificates without the issuance of bonds, or with the issuance of taxable bonds to facilitate the financing of single-family housing. Resolution #26-69 is intended to cover all of the Commission's fixed-rate single-family bonds issued through the fiscal year and the approval of certificates for the same period of time.

She mentioned that this eliminates the need to come back before the Commission every time the Commission issues fixed-rate bonds during the year. It allows to capitalize on any advantageous fluctuations that Commission staff might see in the market. This resolution also confirms and continues approval of the Home Advantage program. It allows the Commission to use taxable bonds in support of the Home Advantage programs and includes authority to issue taxable bonds to fund Home Advantage down payment assistance loans.

Ms. DeBrock stated further that this resolution gives the Executive Director delegated authority to enter into such additional program administration agreements, servicing agreements, and subservicing agreements as are necessary to ensure the continued efficiency of the Commission's single-family programs. In addition, it allows the Commission to establish its own servicing program. It gives the Executive Director authority to take all actions necessary to use under deployed general operating funds, program-related investment funds and amounts in the Commission funds and other undeployed funds to provide liquidity for the purchase of mortgage loans for the efficiency of the program.

She concluded that this resolution ratifies the Commission's prior actions to permit the allocation of program-related investment funds representing the Home Advantage down payment assistance loan repayments in excess of $80 million to revolving commission down payment assistance programs. This covers many functions, all related to both the Commission's House Key and Home Advantage programs.

Mr. Espinoza moved to approve the resolution. Mr. Krueger seconded. The resolution was approved unanimously.

Action Item: Approval of the Commission's Fiscal Year 2026-2027 Operating Budget

Mr. Lucas Loranger, Senior Finance Director, Finance Division, stated that this was a request for Commissioners to consider and approve the Commission's Operating Budget for Fiscal Year 2026-2027, to begin on July 1, 2026, and end on June 30, 2027. A memo and the proposed budget were included in the board meeting packet.

Mr. Loranger noted that there were a handful of changes from the initial draft operating budget that was presented to Commissioners in May; and there is also one correction to the version in the board meeting packet. Regarding the additions, the largest change is the addition of two staff in the Administration Division, with one being the addition of a communications specialist, and one being an addition in the executive office. Mr. Loranger asked Mr. Walker to comment further on this item.

Mr. Walker stated that since the Budget and Planning Session meeting in May, he wanted to appreciate everyone's time and the conversations that occurred. As he is increasing conversations around leadership continuity, Mr. Walker wanted to put a placeholder in the budget in anticipation of some potential reorganization within the Administration Division, specifically within the Executive Office. He anticipates is that this would possibly occur sometime in the third or fourth quarter of the fiscal year. Also, Mr. Walker felt that having this in the budget now gives Commission the flexibility and the opportunity about a year from now to enact this.

Mr. Walker then stated that the second position in the Administration Division is for communications. This was needed due to a lot of media inquiries, as a staff, as a leadership team going around the state with a lot of speaking engagements with a full array of communication-related activities but currently having a lean number of staff. He wanted to add a moderate entry-level position there to continue to support the level of work needed, and this was a result of the conversations Mr. Walker has had with Commissioners since May.

Mr. Loranger also mentioned that one additional intern will be hired for the Asset Management and Compliance (AMC) Division. He commented that given the great track record over the past few years of the Commission hiring interns and the excellent work they have done; this was a sound investment.

He then mentioned the following additions to the proposed budget:
An additional $50,000 for a consultant to help get the Commission in compliance with a federal web accessibility mandate that goes into effect in April 2027. Also, an additional $75,000 to continue work with The Athena Group, to tie into the leadership succession planning that Mr. Walker mentioned. In the AMC Division, their staff is wanting to become more tech-savvy, thus, an additional, $120,000 for WBARS (Web-Based Automated Reporting System) AI integrations. This will assist with property reviews, reducing staff time for what amounts to standard reviews, allowing staff to focus more on the properties that continue to have issues.

Mr. Walker mentioned that WBARS is a web-based reporting system that all of the Commission's property owners and managers use to engage with staff on compliance and asset management and is a platform that is shared by a number of other public funders, hosted by the Commission. The Commission is the primary supporter of this alongside the Department of Commerce and the City of Seattle, along with King County. He commented further that it is a system that has served the Commission and its partners incredibly well and is an example of coordination and efficiency across public funding, but it also is one of those items that continues to need to be maintained and upgraded.

Mr. Loranger then stated that additionally, in the AMC Division, $25,000 is being added for video production assistance, as AMC will be recording many of their trainings and having them available for on-demand trainings. He added that in the Finance Division, $10,000 is being added for financial reporting software training, given that many new staff will be added over the next few months, so the trainings will hellp make sure that every staff member is proficient in the tools that are available.
Last, for the IT Division, $10,000 is being added for procurement for an additional VMware license, which is the software that the Commission uses for virtual servers and is a central piece to the Commission's IT infrastructure.

Mr. Loranger then noted that there was also a correction to the budget version that is included in the board meeting packet. A duplicative expense for software customization for Laserfiche was identified. He is recommending that this duplicate expense be removed, which would reduce software expenses by $72,000.

He concluded that with all of those changes, net income would be budgeted for about $39.1 million, which would be a decrease of 1.6% from the version presented to Commissioners in May.

Mr. Krueger moved to approve the Commission's Operating Budget as proposed, including the changes/updates that were stated by Mr. Loranger & Mr. Walker for Fiscal Year 2026-2027, starting on July 1, 2026 and ending on June 30, 2027.

Mr. Espinoza seconded the motion. The motion to approve the Commission's Operating Budget for Fiscal Year 2026-2027 was unanimously approved.

Action Item: Approval of transfer of excess operating reserves to Program-Related Investments (PRI) as of June 30, 2026

Mr. Loranger stated that this is an annual request to Commissioners to transfer excess operating reserves to Program-Related Investments (PRI) for Fiscal Year 2026-2027. He commented that since the Commission is now at the end of a fiscal year, staff is asking for Commissioners' approval to transfer excess operating reserves above the $30 million target from general operations to PRI. He added that this is an annual housekeeping item that is performed each June. The excess reserves will be transferred to the Commission's undesignated PRI fund and will be available to allocate to specific programs.

Mr. Loranger emphasized that this is not an allocation to specific programs, which will be presented to Commissioners in August for their consideration and approval, just the transfer of excess reserves to PRI, and he likes to get the board's approval prior to the current fiscal year's end on June 30th.

Mr. Loranger concluded that he is anticipating that transfer to be approximately $41 to $43 million, depending on the impact of pension and OPEB liabilities, of which the Commission will get reporting on in the next few months.

Mr. Espinoza moved to approve the transfer of excess operating revenues to PIR as of June 30, 2026 for Fiscal Year 2026-2027. Mr. Krueger seconded the motion. The motion was approved unanimously.

Informational Report on Department of Commerce Activities

There was no monthly activities report provided this month from the Department of Commerce.

Executive Director's Report

Mr. Walker mentioned that he just received news from the Department of Commerce, announcing that Ms. Amy Buckler has just been hired as

Commerce's newest Assistant Director of Housing. Ms. Buckler is the outgoing City Administrator for the City of Centralia and previously held a number of positions with the City of Olympia.

Mr. Walker then mentioned the following items from the Executive Director's Report, which was included in the board meeting packet:

Multifamily Housing & Community Facilities (MHCF):

Staff have been wrapping up the new construction bond round, and a new allocation list will be posted shortly. In addition, the King County public funder pipeline list has been updated, which is included in the board meeting packet.

Keri Williams attended, for the 5th consecutive year, the Conference for the Greater Good in Toppenish. This is a one-day conference that brings together nonprofit organizations from Central Washington to discuss current challenges that are particularly acute for small, community-based organizations. Over the years she has attended, Keri has built up relationships with many organizations and offered WSHFC resources that help fill gaps for capital financing.

On June 1-5, 2026, several MHCF & AMC staff members attended the NCSHA Housing Credit Connect Conference in St. Louis, Missouri, to network with peer state agencies and bring back critical industry insights. The team focused heavily on market trends and production challenges, exploring strategies to counter rising development costs and boost new production based on Harvard JCHS research. The sessions also provided a deep dive into technical mechanics and portfolio sustainability, analyzing the 25% financing threshold for tax-exempt bonds, and preservation options. One of the sessions examined how emerging technologies like AI are beginning to reshape the Housing Credit program.

Finance:

Finance is currently recruiting for two Program Investment/Bond Accounting Analysts. This is a new job description that represents a shift to provide more staffing support to PRI, which has grown in terms of size and complexity over the past five years. Interviews will take place in early July, and Finance hopes to have the positions filled by the end of July.

Asset Management & Compliance (AMC):

Compliance Monitoring:

New 2026 Income & Rent Limits: HUD released the new 2026 rent limits on May 1st. The new Income and Rent Limit charts are now posted on the website. Thanks to Lanakay Lipp for getting these ready on time!

Conference Attendee Report:

Snohomish County Affordable Housing Conference – Carmen Chhor, Michael Soper, and Renee Dillard attended the 2026 Snohomish County Affordable Housing Conference on June 5th, which was held at the Lynnwood Event Center. Attendance supports the Commission's ongoing efforts to remain connected with partners and strengthens knowledge in affordable housing practices.

CHAM (Consortium for Housing & Asset Management) Conference – Wubet Biratu and Allie Delano attended the CHAM Conference held in Denver, Colorado on June 15-17. During the conference, Wubet moderated an FHA round table focused on Asset Management. In this session, Wubet facilitated discussions and shared insights on how the Commission approaches asset management, including strategies, practices, and processes used to effectively manage and optimize assets. Overall, the conference provided a valuable opportunity to engage with industry peers, exchange ideas, and highlight the Commission's work in asset management.

Other news from Steve Walker:

Earlier this week Congress passed the 21st Century ROAD to Housing Act with a strong bipartisan vote in both houses. The President was ready to sign the bill into law but abruptly refused to do so an hour before the signing ceremony, and ultimately, he would only sign this bill if also the mostly partisan/party line anti-voter SAVE Act is approved by Congress. Mr. Walker is hoping resolution will occur as soon as possible, and that the President will sign this bill into law.

This sweeping legislation (21st Century ROAD to Housing Act) reforms and streamlines numerous federal HUD and USDA affordable housing programs and policies, authorizes new pilot programs and extends others, provides incentives for state and local zoning and land-use reform, and directs federal agencies to undertake new research and establish best practices to expand the supply of affordable housing.

In total, the bill has over 50 provisions. The legislation is arguably the most significant non-tax affordable housing legislation to advance through Congress since the early 1990s. NCSHA strongly supports the final package.

Highlights of this bill that directly impacts the Commission include:

The legislation would raise the cap on public welfare investments — including Housing Credit investments — made by banks from 15 to 20 percent of capital and surplus. This provision is a high priority for NCSHA because it would allow banks currently up against the limit to invest more in Housing Credit developments.

The bill permanently authorizes what had been a pilot program allowing the USDA Secretary to decouple rental assistance from properties with expiring USDA multifamily mortgages, allowing for continued rental assistance for units located in properties where a USDA mortgage has been paid off.

Additionally, it permanently authorizes the Multifamily Preservation and Revitalization program, which is currently a pilot program designed to rehabilitate housing properties financed with Section 514, 515, or 516 loans.

The bill includes several provisions intended to increase the supply of manufactured housing options, including by updating federal definitions to allow units not built on permanent chassis, authorizing research into barriers to FHA lending for modular housing, and updates to mortgage lending standards for FHA lending for manufactured housing.

WAFAM (Washington Family Housing Fund) Launch Celebration: Several Commissioners and staff attended the Washington Family Housing Fund Launch Celebration on June 11th. The event marked the official launch of the Ballmer Group-funded affordable housing initiative, with funding administration and oversight provided by the Commission. WAFAM aims to fund at least 10,000 affordable homes for families across the state. The fund's first project, Addison Grove, has successfully closed with WAFAM financing and recycled cap housing bonds. Several additional projects have already submitted letters of intent seeking funding.

Meanwhile, important discussions are ongoing with WAFAM partners to better understand the project pipeline and the potential implications of this $1.5 billion public commitment to support affordable family sized housing. AMC is actively developing monitoring procedures and implementing technology enhancements to support effective program administration and oversight.

Mr. Walker added that Lisa Vatske and the MHCF team are working closely with the Ballmer team to understand the pipeline and what's happening with the pipeline so that the Commission can be prepared. The Commission is the administrator of the resources, and then the AMC team will be doing the asset management and compliance on these units. AMC is currently working on what the monitoring procedures would be like.

Mr. Walker thanked Commissioners that were able to attend and appreciated all of their time, energy, and input at the May Budget Planning Session at the World Trade Center at Seattle’s Waterfront. Mr. Walker added that he also got to spend one-on-one time with Commissioners, as well, and appreciated their feedback on how staff can improve the Budget and Planning Session, the board meeting packet and materials, and the timing of distribution of the packet. Last, Mr. Walker will share this information with the executive management team (EMT) on Monday, June 29, as there will be a day-long conversation regarding leadership continuity, as well as other areas where staff may be able to come together to make some improvements.

Mr. Walker concluded by mentioning the proposed State Department of Housing Task Force that he participates in, and mentioned that through discussions and meetings, this is progressing. There is a sunset date for this task force in November. He continued to stress the importance of the independence of the Commission, which has been done for over 40 years now, as opposed to combining the Commission with this new Department of Housing.

Commissioners' Reports

Mr. Rumpf mentioned that he was one of four Commissioners/staff that the Ballmer announcement. He added that the contributions are up to $150,000 per unit, and, potentially forgivable at the end of 50 or 60 years. He commended the Ballmer Group for this private investment in affordable housing.

Mr. Krueger stated that he had the opportunity to attend the groundbreaking for the Pathways Place, which is sponsored by HopeSource and the City of Ellensburg. He really appreciated the opportunity to attend, and with the public-private partnership that is put forward there with the City of Ellensburg being able to take a property that included an old abandoned and dilapidated hotel and to repurpose that for housing specifically for veterans. He really appreciated the partnerships and what is occurring in Ellensburg.

Consent Agenda

The consent agenda was approved as distributed.

Public Comment	The Chair opened the public comment section. No members of the public commented.
Adjournment	The meeting was adjourned at 2:47 p.m.
Signature	______________________________

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 and/or taxable revenue obligations (the "Obligations") to finance a portion of the costs for the acquisition, construction and equipping of a multifamily housing facility in Edmonds, Washington, to be owned by Apollo Edmonds LLLP, a Washington limited liability limited partnership. The Obligations may be issued as one or more series issued from time to time and may include series of refunding obligations. The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, July 23, 2026. 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.

To join virtually, please go to Meeting Link, go to "Sign in to Start" or "Join Meeting as an Attendee:"

Meeting ID: 897 7624 5302
Passcode: 143277

The Obligations will be issued pursuant to Chapter 43.180 of the 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 project:

Project:	Apollo Edmonds
Project Address:	23601 Highway 99 Edmonds, WA 98026
Total Estimated Project Cost:	$105, 573, 604
Estimated Maximum Obligation Amount:	$60,000,000

Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of a 256-unit multifamily housing facility in Edmonds, 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.

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 Obligations may be mailed or faxed to the attention of Bianca Pyko, 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 Wednesday, July 22, 2026. 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.

Bonds with 4%Tax Credit

Project Name	Apollo Edmonds
Developer	Blackfish Capital
Description	Apollo Edmonds is the new construction of a 256 unit multifamily development located in Edmonds, WA. The development will consist of one five-story elevator serviced building with two levels of subterranean parking that will provide 226 parking spaces. The Developer has partnered with the Community Based Organization Resource Equity Association who will be a minority owner. Resource Equity Association will conduct tenant engagement so that the results can be implemented in the development of the Project. As part of the partnership, Resource Equity Association will have a designated space within the building exclusively for providing its services to tenants. The space will be used to deliver workshops, hold private coaching sessions and give tenants and community members access to resources that promote financial stability and long-term economic growth that will include but are not limited to financial literacy training, resource navigation and homebuyer preparation programs.
Location	23601 Highway 99 Edmonds, WA 98026
Project Type	New Construction
Units	Studio 5 Urban One Bedroom 106 One Bedroom 54 Two Bedroom 86 Three Bedroom 5 **Total 256**
Housing Tax Credits	Yes
Income Set-Aside	100% at 60% AMI
Regulatory Agreement Term	Minimum 40 years

Evaluation Plan Scoring	Cost Efficient Development	10
	Systemic Barrier	8
	CBO Ownership	8
	CBO Inclusion	5
	Community Engagement Process	2
	Application of Community Engagement	3
	Donation in Support of Local Nonprofit Programs	2
	Energy Efficiency, Healthy Living, & Renewable Energy – New Construction	12
	Total Points	**50**

Estimated Tax-Exempt Obligation Amount (Not to exceed) $60,000,000

Obligation Structure Private Placement

Lender Citi Community Capital

Development Budget	
Acquisition Costs	$10,187,000
Construction	$62,552,562
Soft Costs	$15,998,754
Financing Costs	$11,594,271
Capitalized Reserves	$2,636,131
Other Development Costs	$2,536,861
Total Development Costs	**$105,505,579**

Permanent Sources	
Permanent Loan	$43,341,504
Amazon Subordinate Debt	$16,640,000
Amazon Earned Interest	$64,500
Amazon Interest (Soft Pay Credit)	$1,026,133
Seller Note	$5,083,621
Seller Note Interest	$739,667
Deferred Developer Fee	$6,670,276
Tax Credit Equity at $0.7550 per credit x 10 years	$31,939,878
Total Permanent Sources	**$105,505,579**

Total Development Cost Limit	
Project's Total Development Cost Limit	$112,978,805
Total Development Cost (minus land and reserves)	$92,682,448
Waiver	Not Required

Project Operations

Unit Size	*Market Rents*	*Proposed Rent Range*
Studio	$1,675	$1,499
Urban One Bedroom	$1,875	$1,677
One Bedroom	$2,075	$1,830
Two Bedroom	$2,625	$2,196
Three Bedroom	$3,200	$2,530

Action Public Hearing for OID # 25-29A

Anticipated Closing Date August 2026

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 and/or taxable revenue obligations (the "Obligations") to finance a portion of the costs for the acquisition, construction and equipping of a multifamily housing facility in Spokane, Washington, to be owned by NoDo by Vintage, LP, a to-be-formed Washington limited partnership. The Obligations may be issued as one or more series issued from time to time and may include series of refunding obligations. The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, July 23, 2026. 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.

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

Webinar/Meeting ID: 897 7624 5302
Passcode: 143277

The Obligations will be issued pursuant to Chapter 43.180 of the 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 project:

Project:	NoDo by Vintage
Project Address:	1430 N Calispel Street, 126 W Sinto Ave, 127 West Mission Ave Spokane, WA 99201
Total Estimated Project Cost:	$82,090,242
Estimated Maximum Obligation Amount:	$43,000,000

Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of a 260-unit multifamily housing facility in Spokane, 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.

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 Obligations may be mailed or faxed to the attention of Bianca Pyko, 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 Wednesday, July 22, 2026. 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.

Bonds with 4%Tax Credit

Project Name	NoDo by Vintage
Developer	Vintage Housing
Description	NoDo by Vintage is the new construction of a multifamily development located in Spokane, WA. The development will consist of 10 three-story buildings that will provide 262 onsite and 72 off-street parking spaces. The Development will set aside 20% of units for Persons with Disabilities. The development is being co-developed by Veterans Village, which is a Washington State nonprofit organization. The co-developers have begun resident and community engagement and will provide an array of social services to residents. Tenant engagement activities helped determine the scope of work for the project.
Location	1430 N Calispel Street 126 W Sinto Avenue 127 W Mission Avenue Spokane, WA 99201
Project Type	New Construction

Units

One Bedroom	**249**
Two Bedroom	11
Total	**260**

Housing Tax Credits	Yes
Income Set-Aside	100% at 60% AMI
Regulatory Agreement Term	Minimum 40 years

Evaluation Plan Scoring

Cost Efficient Development	9
Systemic Barrier	6
CBO Ownership	4
CBO Inclusion	5
Community Engagement Process	2
Application of Community Engagement	2
Donation in Support of Local Nonprofit Programs	2

Property Type – Adaptive Reuse Site	1
Energy Efficiency, Healthy Living, & Renewable Energy – New Construction	10
Total Points	**41**

Estimated Tax-Exempt Obligation Amount (Not to exceed) $43,000,000

Obligation Structure Private Placement

Lender Citi Community Capital

Development Budget

Acquisition Costs	$1,150,000
Construction	$55,700,950
Soft Costs	$11,393,661
Financing Costs	$7,768,984
Capitalized Reserves	$940,967
Other Development Costs	$4,338,017
Total Development Costs	**$81,292,579**

Permanent Sources

Tax-Exempt Permanent Loan	$30,200,000
Taxable Permanent Loan	$8,010,000
Net Operating Income	$3,046,945
Deferred Developer Fee	$9,104,174
Tax Credit Equity at $0.81 per credit x 10 years	$30,931,460
Total Permanent Sources	**$81,292,579**

Total Development Cost Limit

Project's Total Development Cost Limit	$98,504,695
Total Development Cost (minus land and reserves)	$79,351,612
Waiver	Not required

Project Operations

Unit Size	*Market Rents*	*Proposed Rent Range*
One Bedroom	$1,750	$ 1,054
Two Bedroom	$2,050	$ 1,263

Action Public Hearing for OID # 25-31A

Anticipated Closing Date August 2026

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 and/or taxable revenue obligations (the "Obligations") to finance a portion of the costs for the acquisition, construction and equipping of a multifamily housing facility in Seattle, Washington, to be owned by Housing Greenwood LLLP, a Washington limited liability limited partnership. The Obligations may be issued as one or more series issued from time to time and may include series of refunding obligations. The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, July 23, 2026. 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.

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

Webinar/Meeting ID: 897 7624 5302
Passcode: 143277

The Obligations will be issued pursuant to Chapter 43.180 of the 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 project:

Project:	Bellwether Greenwood Apartments
Project Address:	8601 Fremont Avenue North Seattle, WA 98103
Total Estimated Project Cost:	$33,667,951
Estimated Maximum Obligation Amount:	$12,000,000

Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition, construction and equipping of a 53-unit multifamily housing facility in Seattle, 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.

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 Obligations may be mailed or faxed to the attention of Dan Schilling, 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 Wednesday, July 22, 2026. 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.

Bonds with 4%Tax Credit

Project Name	Bellwether Greenwood Apartments
Developer	Bellwether Housing
Description	Bellwether Greenwood is a family-friendly residential project in an amenity-rich community that will deliver 53 affordable homes. The project also features common laundry, bike storage and a community room for resident gatherings to facilitate learning, health and wellness and other services provided by Bellwether's Resident Services department and their Community Based Organization (CBO) partner. To accommodate families with children, the building design includes front and rear courtyard spaces for neighbors to gather and build community. It also provides a ground-floor community room which will accommodate community meetings as well as programming for children and residents. Bellwether will team with FamilyWorks as the CBO that will assist with community outreach and design review. FamilyWorks will also provide a program coordinator to assist the residents. FamilyWorks mission is to work with families to alleviate food insecurity and ensure they have resources and support to overcome systemic barriers to equity, build stable communities, and thrive.
Location	8601 Fremont Avenue North Seattle, WA 98103
Project Type	New Construction
Units	Studio 8 One Bedroom 13 Two Bedroom 20 Three Bedroom 12 **Total 53**
Housing Tax Credits	Yes
Income Set-Aside	50% at 50% AMI 50% at 60% AMI

Regulatory Agreement Term	Minimum 40 years	
Evaluation Plan Scoring	Additional Low-Income Housing Commitments	4
	Commitments for Priority Populations	2
	Systemic Barrier	5
	CBO Inclusion	2
	Community Engagement Process	1
	Application of Community Engagement	3
	Donation in Support of Local Nonprofit Programs	2
	Energy Efficiency, Healthy Living, & Renewable Energy – New Construction	12
	Total Points	**31**
Estimated Tax-Exempt Obligation Amount (Not to exceed)	$12,000,000	
Obligation Structure	Private Placement	
Permanent Lender	Citi Community Capital	

Development Budget	
Acquisition Costs	$1,910,998
Construction	$22,076,039
Soft Costs	$5,885,730
Financing Costs	$2,088,088
Capitalized Reserves	$361,550
Other Development Costs	$1,345,546
Total Development Costs	**$33,667,951**

Permanent Sources	
Citibank Permanent Loan	$5,556,000
Seattle OH	$12,600,000
GP Equity	$100
Interim Cash Flow	$133,146
Deferred Developer Fee	$625,996
Sponsor Loan	$1,506,000
Tax Credit Equity at $0.8400 per credit x 10 years	$13,246,709
Total Permanent Sources	**$33,667,951**

Total Development Cost Limit

Project's Total Development Cost Limit	$29,354,891
Total Development Cost (minus land and reserves)	$31,573,701
Waiver	Required

Project Operations

Unit Size	*Market Rents*	*Proposed Rent Range*
Studio	$1,600	$1,325
One Bedroom	$1,925	$1,408 - $1,473
Two Bedroom	$2,500	$1,682 - $1,767
Three Bedroom	$3,600	$1,922 - $2,042

Action	Public Hearing for OID # 26-62A
Anticipated Closing Date	September 2026

Total Development Cost Limit Waiver Request

Date of Waiver Request:		**Program Type:**	4% Credit
Project Name:	Bellwether Greenwood		
Project City, County:	Seattle		
	King County		
Sponsor Organization:	Bellwether Housing		
Project Contact:	David Baker, Housing Developer II		
Development Phase:	Pre-Application		

1. Has this project received a TDC Waiver in the past? If so:

Approval Date: ______ **Approved TDC:** ______

2. Please fill out all forms in this workbook:

Square Footage
Sources and Uses
LIHTC Eligible Basis
LIHTC Calculation
Financing Terms

3. Description of Project

Briefly describe the project, the location and population to be served. If project is considered an "Urban Type Project" for purposes of the TDC limit, explain how it qualifies for that determination.

Bellwether Greenwood is a family-friendly residential project in an urban residential community that will deliver 53 affordable homes in a mix of studio, 1-, 2-, and 3-bedroom units. The 3-storey, 50,925 square foot project also features common laundry, bike storage and a community room for resident gatherings to facilitate educational, health and wellness and other services provided by Bellwether's Resident Services department. The project will be financed by a combination of public funding (City of Seattle), LIHTCs and Tax-Exempt Bonds, as well as private debt for construction and perm financing. Finance closing will take place immediately following the bond award with construction to start soon afterward.

The project is located in Seattle's Greenwood neighborhood, with close proximity to a grocery store, library, public parks and reliable transit. The development's location adjacent to the Boys and Girls Club of Seattle/King County creates a natural opportunity for collaboration between the two organizations; 50% of the units at Bellwether Greenwood will serve households earning 50% or less of AMI and the other 50% of units will serve households earning 60% or less of AMI. Bellwether can provide housing to families whose children attend the Club, and where the Boys & Girls Club can provide services to the families who live at Bellwether Greenwood.

This project qualifies as an Urban Type Project on the basis of: location within the city limits (Seattle); a location near a central commercial zone or downtown core (Greenwood neighborhood); has an elevator; and a location designated as a Difficult to Develop Area (DDA)

4. Explain what this cost estimate is based on (bids, drawings, etc).

Where are you in the design/bidding process? Is a contingency or cost escalator included? If so, please explain what the assumptions are.

Bellwether Greenwood is close to receiving its final entitements and cost estimates. The project has concluded a contract rezone and is in the second round of permit reviews; building permit is expected on 03/27/2026. The current cost estimate was produced in June 2025 based on the 50% DD drawing set. The 50% DD estimate assumes an 2% escalation, 3% construction contingency, and 1% design contingency. Furthermore, the budget carries an owners hard cost contingency of 6%. We expect a GMP estimate from the contractor 03/17/2026.

5. Calculation of Project's Total Development Cost*

Total Residential Project Cost	$ 34,016,088
- Land	$ 1,732,700
- Offsite Infrastructure	$ 50,000
- Capitalized Reserves	$ 422,681
Total Development Cost	**$31,810,707**

6. Calculation of Project's TDC limit:

Which limits is this project subject to? Seattle

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom
Number of Units**	8	13	20	12	0
Average Square Feet of Units	465	563	775	1070	0
Appropriate Cost/Unit Limits	$414,690	$474,227	$563,046	$717,625	$717,625
Max Cost by Unit Type	$3,317,523	$6,164,957	$11,260,928	$8,611,496	$0

Project's Total Development Cost Limit:	**$29,354,904**
$ Amount Above TDC Limt	$2,455,803
% Above TDC Limit	8.37%

7. Cost Drivers

Select from drop down list to identify which cost drivers have caused the project to exceed the TDC Limit. What elements are unique to the project that cause it to exceed the Limit? The total amount in the cost

	Category	Cost	Abbreviated description
1.	Site-related	$1,045,874	Soil conditions
2.	Other	$372,000	Preconstruction Services
3.	Design	$125,000	Contract Rezone

4.	Design	$77,619	Solar array and installation
5.	Design	$374,500	DOAS system
6.	Design	$130,540	HWHP system
7.	Design	$160,500	Bridge / Tuck under parking
8.	Design	$128,400	Fire protection – dry system in attic
9.	Infrastructure	$53,500	Waterline re-work
	Total	**$2,467,933**	
	Amount Project exceeds Limit	$2,455,803	

8. Narrative explanation of each cost driver listed above.

Include reasons why higher cost items have been included in the project. Also identify and quantify steps that have been taken to mitigate costs. If the project includes long term sustainability components beyond the Evergreen Sustainable Development Standards (ESDS), identify each item, why the decision was made to include it, and quantify the upfront costs and long term benefits.

If project already has a current TDC Waiver Approval and this is an **additional** waiver request above that, clearly explain the cost differences between the approved Total Development Cost in the original request and the Total Development Cost in this waiver request.

The current TDC limits reflect State Prevailing Wages - Residential as well as Davis Bacon - Residential Wages.

Bellwether Greenwood is a small, urban infill project with less than 60 units. It is designed to fit in with the scale of the surrounding single-family homes. Thus, it does not benefit from the economies of scale acheived in mid-ride affordable housing developments typical in Seattle, resulting in higher costs per square foot. In addition, project specfic cost drivers have pushed the TDC above the calculated limit.

Soil conditions $1,045,874
Poor soil conditions (peat bog) require pin piles. Included: materials and labor; engineering and design

Preconstruction Services $372,000
Bellwether hired Absher Construction to come onto the project at the beginning of schematic design to provide preconstruction services for the project. It was very important to have Absher's input at every phase of the design process, to ensure a cost-effective and efficient design. It has been invaluable having Absher provide their professional recommendations on building and site design, types of materials, and construction methods in order to help mitigate cost impacts and more accurately project construction timelines. Absher's participation during this preconstruction period will ultimately result in a better product since they will already be extremely familiar with all of the details of the project.

Contract Rezone $125,000
The project underwent a contract rezone to ensure the property maximized the unit density Legal and design fees related to the contract rezone process as well as 3 years of property tax.

Solar array and installation $77,619
The project will include an approximate 24kWh solar panel array on the roof. The estimate includes materials, installation, and design. The solar panels will help reduce electricity costs and carbon emissions over the life of the building. The solar array is also a requirement to meet the 2021 WA State Building Code bond scoring of 12 points.

DOAS system $374,500
DOAS required by Energy code removes the need for additional C406 credits and allows us to maintain the electric resistant heat in lieu of heat pumps.

Hot water heat pump system $130,540
High efficiency heat pump water heating required by City of Seattle 2021 Energy Code

Bridge / Tuck under parking $160,500
Although a cost, this allowed us to reduce the number of elevators and remove an exit stair. We were also able to gain more larger size units with family size units. Bridge allows access to tuck under parking for family size units who face limited street parking in the neighborhood.

Fire protection (dry system in attic) $128,400
MUP Design required building to fit in with the residential feel of the neighborhood. Having the vaulted insulated roof required a dry system for fire suppression.

Waterline re-work $53,500
City of Seattle required the site to upgrade a portion of the existing city waterline to accommodate new

9. Complete the following:

Number of Units by Building Type:

	Single Family Detached
	Townhouse/Duplex
	Walk-Up/Garden Style Apartments
53	Low-Rise (2-3 stories with elevator)
	Mid-Rise (4-8 stories with elevator)
	High Rise (9+ stories with elevator)

53	New Construction
	Rehabilitation

53	State Prevailing Wages - Residential
	State Prevailing Wages - Commercial
	Davis Bacon Wages - Residential
	Davis Bacon Wages - Commercial
	No wage requirements

Parking

0	Number of Structured Parking† Stalls (Residential Only)

***The Total Development Cost submitted in the Application may not exceed the Total Development Cost in the waiver request.**

**** Include Low-Income, Market Rate and Common Area Units.

† Structured parking is defined as an above-grade or underground structure specifically designed for vehicle parking.

The Washington State
HOUSING FINANCE COMMISSION

NOTICE OF PUBLIC HEARING

The Washington State Housing Finance Commission (the "Commission") will hold an open public hearing for the purpose of considering the allocation by the Commission of federal low-income housing tax credits (the "Credits") to sponsor multifamily residential projects. The projects to be considered for an allocation of Credit are:

TC #	Project Name	City	County	Annual Tax Credit Amount
26-06	HACPFC Heritage Blvd Apartments	Pasco	Franklin	$1,485,936

The public hearing will be held in person and by telephone starting at 1:00 p.m., Thursday, July 23, 2026. Participants wishing to attend in person may attend in the 27th Floor Board Room of the Commission's offices located at 1000 Second Avenue, Seattle, Washington 98104-3601.

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. Link, go to "Sign in to Start" or "Join Meeting as an Attendee" and enter:

Webinar/Meeting ID: 897 7624 5302

Passcode: 143277

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

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 (800) 767-HOME (in state) at least 48 hours in advance of the hearing.

The Credits will be allocated pursuant to the authority of the Commission under Chapter 43. 180 RCW as amended, Executive Order 94-05, dated April 2, 1994, and the Internal Revenue Code of 1986, as amended. As a condition of receiving an allocation of tax credits and under a competitive process, the developers commit to serving very low and extremely low income and special needs populations for up to 40 years.

Written comments with respect to the proposed projects and allocation of Credits may be emailed to lisa.vatske@wshfc.org, mailed or faxed to the Washington State Housing Finance Commission (Attention: Lisa Vatske, MHCF Division Director, 1000 Second Avenue, Suite 2700, Seattle, Washington, 98104-3601; fax number (206) 587-5113) for receipt no later than 5:00 p.m. on July 22, 2026. The 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 projects will receive Credits; however, the Commission will not consider testimony and written comments regarding land use, zoning, and environmental regulation, which should be directed to the local jurisdictions that are authorized to consider these matters when issuing building permits for the project.

9% Competitive Housing Tax Credit Program

Project Name	HACPFC Heritage Blvd Apartments
Sponsor	Housing Authority of the City of Pasco and Franklin County
Description	The Housing Authority of the City of Pasco and Franklin County (HACPFC) Heritage Blvd Apartments project is a new affordable housing project initiated by HACPFC to meet the high demand for affordable housing in Pasco. The proposed project is 48 units of new construction comprised of 4 residential buildings with 22 one-bedrooms and 26 two-bedroom units and one community building to serve the residents. The housing affordability will be 24 units for households at or below 30% of Area Median Income and 24 units for households at or below 50% of Area Median Income. There will be thirteen units that are set aside for households who are homeless and HACPFC intends to provide 7 units specifically for veterans and 6 for victims of domestic violence.
Location	TBD Heritage Blvd. Pasco, WA 99301
Credit Pool	Non-Metro
Project Type	New Construction without Federal Subsidies

Low-Income Housing Units	One Bedroom	22
	Two Bedroom	26
	Total	**48**

Income Set-Asides	
	50% of units at 30% AMI
	50% of units at 50% AMI

Scoring	Additional Low-Income Housing Set-Aside	60
	Additional Low-Income Use Period (22 Years)	44
	Housing Commitments for Priority Populations	25
	Leveraging	10
	Public Funding	2
	Project-Based Rental Assistance (PBRA)	3
	Developer Fees	10
	Location Efficient Project	2

Located near a Job Center	1
Nonprofit Sponsor	5
Donation in Support of Local Housing Needs	5
Energy Consumption Model	2
Cost Containment Incentive	3
Total Points	**172**

Credit Request **$1,485,936**

Development Budget	
Acquisition Costs	$763,197
Construction	$15,519,285
Soft Costs	$3,202,271
Financing Costs	$1,497,747
Capitalized Reserves	$205,500
Other Development Costs	$820,481
Total Development Costs	**$22,008,481**

Permanent Sources	
State HTF	$6,200,000
State CHIP	$1,000,000
Perm Loan	$2,308,325
Deferred Developer Fee	$465,278
Tax Credit Equity at $0.8099 per credit x 10 years	$12,034,878
Total Sources	**$22,008,481**

Total Development Cost Limit	
Project's Total Development Cost Limit	$21,558,246
TDC less Land, Offsite Infrastructure, and Reserves	$20,288,359
Waiver	Not required

Project Operations

Unit Size	Market Rents	Proposed Rent Range
One Bedroom	$1,450	$540 - 936
Two Bedroom	$1,550	$641 - $1,116

WASHINGTON STATE HOUSING FINANCE COMMISSION
RESOLUTION NO. 26-76

A RESOLUTION of the Washington State Housing Finance Commission authorizing the Executive Director to make reservations and/or allocations of 2026 federal low-income housing tax credits.

WHEREAS, Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"), authorizes tax credits for the construction, acquisition or rehabilitation of residential rental projects meeting the requirements of the Code, including the set-aside of rental units for low-income tenants; and

WHEREAS, the Code authorizes the housing credit agency of a state to allocate the limited amount of federal low-income housing tax credits (the "Credit") available for projects within the state among such projects; and

WHEREAS, by Executive Order No. 94-05, the Governor of the State of Washington has designated the Washington State Housing Finance Commission (the "Commission") as the housing credit agency of Washington for the purposes of allocating Credit and has authorized the Commission to allocate such Credit in accordance with the terms and conditions of such Executive Order; and

WHEREAS, in order to provide decent, safe and affordable housing, the Commission is authorized pursuant to RCW 43.180.050(d) to participate fully in federal programs and to take such actions as are necessary and consistent with RCW 43.180.010 et seq. to secure to itself and the people of the State of Washington the benefits of those programs; and

WHEREAS, the Commission has approved a Qualified Allocation Plan (the "Allocation Plan") for the allocation of Credit, the Allocation Plan has been approved by the Governor in accordance with WAC 262-01-120; the Commission has approved rules (WAC 262-01-130) for the administration of the tax credit program (the "Rules"); and the Commission has issued policy statements advising the public about the Commission's current opinions, approaches, and likely courses of action in implementing the tax credit program (the "Policies"); and

WHEREAS, the Commission has received applications from developers of residential projects for consideration in the Commission's 2026 allocation program (the "Program"); and

WHEREAS, staff has reviewed the application(s) for the project(s) listed below in accordance with the Allocation Plan, the Rules and the Policies and has presented a recommendation to the Commission for the allocation of Credit to selected projects; and

NOW, THEREFORE, BE IT RESOLVED by the Washington State Housing Finance Commission as follows:

Section 1. The Commission authorizes the Executive Director to reserve and/or allocate 2026 Credit in the anticipated amount, to the project or projects listed below, subject to the conditions set forth below. The Commission authorizes the Executive Director to take such actions as are necessary to make such reservations and/or allocations in accordance with the Code, the Allocation Plan, the Rules, and the Policies, including the criteria contained in Chapter Five of the

Policies (Project Ranking Policies") and project feasibility and viability and other requirements as described in Chapters Two through Seven of the Policies.

Project(s):

TC #	Project Name	City	County	Annual Tax Credit Amount
26-06	HACPFC Heritage Blvd Apartments	Pasco	Franklin	$1,485,936

Section 2. All actions previously taken by the Commission or its staff or agents in furtherance of the Program are hereby ratified and confirmed.

ADOPTED by the Washington State Housing Finance Commission at a special meeting duly noticed and called this 23rd day of July 2026.

WASHINGTON STATE
HOUSING FINANCE COMMISSION

By ______________________________
Chair

ATTEST:

____
Secretary

APPROVED AS TO FORM:

____
General Counsel

WASHINGTON STATE
HOUSING FINANCE
COMMISSION

Opening doors to a better life

Nicole Bascomb-Green
Chair

Steve Walker
Executive Director

Memorandum

To: Commissioners

From: Lisa Vatske, Jackie Moynahan, Jacob Richardson, Kate Rodrigues, Jocelyn Ostrowski

CC: Steve Walker

Date: July 14, 2026

Re: 9% Low-Income Housing Tax Credit Program Policy Updates

Recommendation

Staff recommend approval of the proposed 2027 9% Housing Tax Credit Program policy updates as presented in Attachment A. The proposed updates are unchanged from the draft policy package presented to the board at the June 2026 meeting. The program background, policy process, and outline of the proposed changes from the June memo are included below for reference.

Summary of Engagement

Following the June Board discussion, staff held an Interested Parties meeting on June 29, 2026, with participants from all three geographic pools to present the proposed policy updates, answer questions, and provided an opportunity for Interested Parties' feedback prior to Board action. In the meeting, staff responded to several clarifying questions regarding the proposed changes but did not receive feedback that warranted revisions to the draft policies. Following the meeting, staff received a few comments and suggestions for consideration on other policy areas related to total development costs and supporting disabled residents through the HUD 811 program. Therefore, staff are recommending approval of the policy updates as previously presented.

Background

The 9% Tax Credit Program competitively allocates the 9% Low Income Housing Tax Credit (9% LIHTC), through an annual process that aligns with other public funders, particularly the Department of Commerce's Housing Trust Fund cycle. The 9% LIHTC provides the deepest financing subsidy; therefore, the Commission has structured its policies and scoring criteria to incentivize projects that serve extremely low- and very low- income households, below 50% of the Area Median Income (AMI), and projects that support priority populations such as households that are homeless, elderly, disabled, large families, and farmworkers.

Every county across the state has different housing needs and market conditions. To address these differences, taking into consideration development capacity as well as access to housing funds, the Commission has divided the state into three Geographic Credit Pools. This structure allows projects in similar type counties to compete against similar projects. Additionally, each pool is designated as a specific credit allocation percentage based on need and population which are revisited regularly but only updated if the data analysis shows more than a 2% change. The three Geographic Credit Pools are listed below.

- Seattle/King County Pool (35%)
- Metro Pool (37%): Clark, Pierce, Snohomish, Spokane, Whatcom
- Non-Metro Pool (28%): Adams, Asotin, Benton, Chelan, Clallam, Columbia, Cowlitz, Douglas, Franklin, Ferry, Garfield, Grant, Grays Harbor, Island, Jefferson, Kitsap, Kittitas, Klickitat, Lewis, Lincoln, Mason, Okanogan, Pacific, Pend Oreille, San Juan, Skagit, Skamania, Stevens, Thurston, Wahkiakum, Walla Walla, Whitman, Yakima

Each pool has different dynamics in terms of how the allocation process works.

The Seattle/King County Pool is coordinating and leveraging with local public funders – Seattle Office of Housing, King County, A Regional Coalition for Housing (ARCH), South King County Housing and Homelessness Partnership (SKHHP), and Commerce. As a result, while projects still compete for tax credits, local funding commitments and policy priorities play a significant role in determining which projects advance through the development pipeline.

The Metro pool, the counties coordinate collectively and prioritize projects for application. Due to the limited amount of credit available, the Commission, in agreement with the counties in the pool, use a multi-year credit tracking system. Credit is tracked using a 5-year rolling average based on the need to allow each county to manage and prioritize the pipeline needs in each county and to ensure equitable access to, and distribution of, the credit.

The Non-Metro pool operates as a statewide competitive process and is often the most sensitive to scoring. The pool encompasses a diverse group of counties with varying housing needs, market conditions, and development capacity, including many of Washington's rural communities. As a result, relatively small differences in scoring can significantly affect funding outcomes.

A review of the 9% Tax Credit Program Portfolio shows that the program is successfully advancing its core objectives. The portfolio is predominately serving households below 50% AMI and special populations, most notably homeless households. At the same time, we are seeking to understand from our sponsor and public funder partners how to better align with varied needs in the multitude of communities across the state.

Updated Policy Process

Following the 2025 allocation round and considering emergent issues in the portfolio, staff recognized the need to modify the Commission's approach to policy development for the 9% Housing Tax Credit Program. Through discussions with affordable housing partners and Interested Parties, staff identified opportunities to improve transparency, broaden participation, and provide more time for policy development and evaluation.

Staff presented these findings and a proposed policy process reset to the Board in 2025. The revised approach emphasized an increased focus on policy development through data analysis, earlier engagement, and a longer development timeline for significant policy changes.

The activities described in this memorandum reflect the implementation of that policy process reset and lessons learned through that effort.

Engagement Process

Staff conducted a series of Interested Parties meetings, which began in January 2026 and continued through spring. The initial convening was held with all statewide partners with subsequent meetings organized by geographic pool, based on feedback from participants in the previous session. Discussions focused on two of the program's most significant scoring categories – affordability and priority populations.

During these meetings, staff presented data, shared potential policy concepts, and solicited feedback from Interested Parties. The discussions generated valuable insights regarding the opportunities, tradeoffs, and implementation considerations associated with potential changes in these areas, especially regarding variations across the geographic pools.

The engagement process confirmed that affordability and priority population policies remain critically important to Interested Parties and the program's intent. It also highlighted the complexity of these policy areas and the need for additional analysis, engagement, and refinement before significant policy modifications are recommended.

Proposed Policy Updates

As a result of this year's engagement process, staff is recommending a limited set of policy updates for the 2027 program year. Throughout the engagement process, Interested Parties consistently emphasized the importance of providing sufficient lead time for policy changes and minimizing disruptions to projects already in development pipelines.

These recommendations reflect areas where staff have completed sufficient analysis, received feedback, and determined that changes can be implemented while mitigating unintended consequences for applicants or the program. These proposed changes are mainly clean up and refinements to address current market conditions.

Summary of Changes

There are two changes proposed that aim to respond to system changes

First, to be responsive to challenges in the Seattle/King County pool housing ecosystem, staff propose lowering the Minimum Point Score threshold from 164 to 160. In the Seattle/King County pool Permanent Supportive Housing (PSH) has been the priority for many years; however, changes at the federal level as well as budget constraints at the state and local levels have provided less certainty on the availability of critical operating, maintenance, supportive service funding, and rental assistance that make PSH projects financially feasible. The Commission remains committed to prioritizing PSH where feasible and has received feedback from local public funders that projects serving extremely and very low-income large households is also a high need; however, those projects have difficulty meeting the higher score minimum for the Seattle/King County pool. Reducing the minimum score threshold will broaden the range of projects that may be competitive for allocation while maintaining strong program outcomes.

Second, the Additional Use Period criteria parameters have not kept pace with commitment levels from other public funders. As a result, all applicants take the maximum points since they are committing to longer affordability terms for other public funds. To ensure this point category is a true incentive, staff propose restructuring the point parameters to incentivize affordability beyond 40 years for a maximum of up to 60 years.

Then there are two categories that are being proposed to update the underlying data and bring those categories current which are noted below:

- Job Centers: implements updates from the underlying data to most current available, bringing the top 25 cities and Census Designated Places for Metro and Non-Metro pools up to date; allows for a one-time waiver for immediate implementation.
- Transit Oriented Development (TOD): shifts from using an outdated map from the Puget Sound Regional Council (PSRC) to using Department of Commerce's TOD framework and mapping tool and expands the point category eligible to Metro in addition to King County, recognizing expansion of high-capacity transit beyond King County.

The last proposed change is under the Energy Efficiency Modeling scoring is to support developer partners in being ready to meet state energy code changes and compliance with the Clean Building Performance Standards for buildings that exceed 20,000 square feet. Applicants will be asked to provide information on how they intend to comply with benchmarking and energy management planning.

The proposed updates are detailed in Attachment A.

Staff are not recommending substantive changes to the affordability framework or priority population scoring categories at this time. Feedback received through the engagement process demonstrated both strong interest in these topics, while also highlighting the complexity of policy considerations and potential impacts across geographic pools. Additional analysis and engagement are needed before staff can confidently recommend broader changes. Given the significance of the potential policy shifts under consideration, staff are recommending a more deliberate development timeline while advancing a limited set of updates for 2027.

Next Steps

Staff will continue to work on affordability and priority population policies through additional Interested Party engagement, data analysis, and policy development activities during the coming year. By separating these longer-term policy discussions from the updates proposed in Table 1, staff seeks to maintain a transparent and deliberate policy development process while ensuring that program changes are supported by sufficient analysis and feedback from our partners.

Attachment A shows the redline changes by section in the 9% Tax Credit Program policies being proposed for approval along with the rationale.

Attachment A – Proposed 2027 9% Program Policy Updates
(changes shown as redlines)

Existing Policy	Proposed Changes	Rationale
Section 4.15 Allocation Criteria Point Minimum The applicant must select Allocation Criteria in the Application that total a minimum number of Allocation Criteria points according to the county in which the project is located. • King County: 164 points • Metro Counties: 158 points • Non-Metro Counties: 154 points	*Adjust King County point criteria ONLY:* The applicant must select Allocation Criteria in the Application that total a minimum number of Allocation Criteria points according to the county in which the project is located. • King County: 160 points • Metro Counties: 158 points • Non-Metro Counties: 154 points	Acknowledges challenges to secure necessary operating/service funding and project based rental assistance to support feasibility of PSH. Maintains competition and application flexibility in years when PSH projects are not present in Seattle/King pool
Section 6.2 Additional Use Period **2-44 points** Two points will be awarded (up to a maximum of 44 points) for every year of the additional low-income housing use period selected by the Applicant in the Application, up to a maximum of 22 years (the "Additional Low-Income Housing Use Period"). The Additional Low-Income Housing Use Period commences upon the close of the compliance period. If the Applicant makes this	*Proposed Language:* **24-44 points** Twenty-four points will be awarded to Applicants that commit to an Additional Low-Income Housing Use Period of 25 years (the "Additional Low-Income Housing Use Period"). One additional point will be awarded for each additional year of the Additional Low-Income Housing Use Period selected by the Applicant beyond 25 years, up to a maximum of 44 points for an Additional Low-Income Use Period of 45 years. The Additional Low-Income Housing Use Period commences upon the close of the compliance period. If the Applicant makes this	Targets the incentive at affordability commitments that exceed what other public funders already require Increases the number of years units remain affordable after the compliance period, setting a base for points at 40 years of affordability.

Commitment, the Applicant agrees to maintain the low-income housing units and all applicable Commitments made by the Applicant in the Application to receive Allocation Criteria points for the duration of the Project Compliance Period.	Commitment, the Applicant agrees to maintain the low-income housing units and all applicable Commitments made by the Applicant in the Application to receive Allocation Criteria points for the duration of the Project Compliance Period.	
Section 6.15 Transit Oriented Development (TOD) **1 point in King County** Projects will be awarded 1 point if they are located within a 10-minute walkshed of Fixed Transit Infrastructure and located in an area zoned for high-capacity transit-supported density. TOD points are only available to Projects in King County. Puget Sound Regional Council (PSRC) has generously developed a map to locate properties to fit the TOD definition outlined below. The map is available on our website. If a property meets the intent of the policy but fails to appear on the map, a location that meets the intent of the policy may still be eligible for the TOD point with preapproval. "Fixed Transit Infrastructure" is defined as Light Rail Stations, Commuter Rail Stations, Ferry Terminals, Bus Rapid Transit Stations, Streetcar Stops, and Major Bus Transit Centers. The major bus transit centers in King County are Auburn Transit Center, Aurora Village Transit Center, Bellevue Transit Center, Burien Transit Center, Federal Way Transit Center, Issaquah Transit Center, Kent Transit Center, Kirkland Transit Center, Mount Baker Transit Center,	*Proposed language:* **1 point in King County and Metro** ~~**1 point in King County**~~ TOD points are available to Projects in only the Seattle/King and Metro geographic pools. Projects will be awarded 1 point if they are located within ~~a 10-minute walkshed of Fixed Transit Infrastructure and located in an area zoned for high-capacity transit-supported density~~ the following fixed-distance buffers of existing or planned high-capacity transit, as determined using the Washington State Department of Commerce's publicly available Transit-Oriented Development (TOD) tool: • ¼ mile from existing or planned Bus Rapid Transit (BRT); or • ½ mile from existing or planned Light Rail Transit (LRT). ~~Puget Sound Regional Council (PSRC) has generously developed a map to locate properties to fit the TOD definition outlined below. The map is available on our website. If a property meets the intent of the policy but fails to appear on the map, a location that meets the intent of the policy may still be eligible for the TOD point with preapproval.~~ ~~"Fixed Transit Infrastructure" is defined as Light Rail Stations, Commuter Rail Stations, Ferry Terminals, Bus Rapid Transit Stations, Streetcar Stops, and Major Bus Transit Centers.~~ ~~The major bus transit centers in King County are Auburn Transit Center, Aurora Village Transit Center, Bellevue Transit Center, Burien Transit~~	Aligns with the statewide Department of Commerce TOD framework and improves consistency with other public funders Provides a clear, publicly verifiable standard for applicants Extends TOD points to projects in the Metro pool, reflecting the expansion of high-capacity transit beyond King County

Northgate Transit Center, Overlake Transit Center, Redmond Transit Center, Renton Transit Center, and Totem Lake Transit Center. Metro has certain Rapid Ride stops designated as “stations” that will receive higher levels of improvement and will always be served. Rapid Ride stops that are not designated as “stations” are not eligible TOD locations. If the Fixed Transit Infrastructure does not yet exist, the transit investment must be planned, approved, and funded at the time of Application. Transit investments that have been funded, but not yet been sited, will not be considered. A “10-minute walkshed” is defined as the area surrounding the Fixed Transit Infrastructure that is comfortably walkable within 10 minutes, typically an area that is within ½ mile of the transit. The size and shape of a walkshed considers the existence of freeways, the street grid, topography and other obstacles that might impede access to the transit site. The 10-minute Walkshed around each of the eligible TOD locations is shown on the TOD map. An area is zoned for “high-capacity-transit-supportive density” when the overall zoning for the area within the walkshed of the Fixed Transit Infrastructure allows for at least 20 dwelling units per gross acre. The Applicant must submit a site map with the application demonstrating that the Project’s location is within the boundaries of an eligible	~~Center, Federal Way Transit Center, Issaquah Transit Center, Kent Transit Center, Kirkland Transit Center, Mount Baker Transit Center, Northgate Transit Center, Overlake Transit Center, Redmond Transit Center, Renton Transit Center, and Totem Lake Transit Center.~~ ~~Metro has certain Rapid Ride stops designated as “stations” that will receive higher levels of improvement and will always be served. Rapid Ride stops that are not designated as “stations” are not eligible TOD locations.~~ If the ~~Fixed Transit Infrastructure~~ qualifying transit does not yet exist, the transit investment must be planned, approved, and funded at the time of Application. Transit investments that have been funded, but not yet been sited, will not be considered. ~~A “10-minute walkshed” is defined as the area surrounding the Fixed Transit Infrastructure that is comfortably walkable within 10 minutes, typically an area that is within ½ mile of the transit. The size and shape of a walkshed considers the existence of freeways, the street grid, topography and other obstacles that might impede access to the transit site. The 10-minute Walkshed around each of the eligible TOD locations is shown on the TOD map.~~ ~~An area is zoned for “high-capacity-transit-supportive density” when the overall zoning for the area within the walkshed of the Fixed Transit Infrastructure allows for at least 20 dwelling units per gross acre.~~ ~~The Applicant must submit a site map~~ Documentation must include (1) a dated map or screenshot from the Department of Commerce TOD mapping resource showing the site in relation to the transit facility, and (2) identification of the specific qualifying transit facility. If a project includes multiple sites, each of the sites must ~~each be located within a TOD walkshed~~ independently satisfy the applicable buffer to be eligible for the TOD point.	

TOD's 10-minute walkshed. If a project includes multiple sites, each of the sites must each be located within a TOD walkshed to be eligible for the TOD point.		
Section 6.16 Job Centers **1 Point in Metro and Non-Metro Counties** One point will be awarded to Projects located in or near the top 25 cities and Census Designated Places (CDP) within each of the Metro and Non-Metro Credit Pools that have experienced the highest absolute job growth over the five-year period from 2005 to 2010. Projects must be within a 5-mile radius of the top growth places in the Metro Credit Pool and within a 10-mile radius of the places in the Non-Metro Credit Pool. The list of Top Job Growth Cities and Places will remain constant for a five-year period. Updates will occur one year prior to implementation of the updated list to take development pipeline into account. For example, the proposed list will remain in place for the allocation years of 2013 to 2017. The list will be updated and published in 2016 but will not take effect until 2018. If the Project's address clearly demonstrates that the Project is in a Job Growth Place, no documentation needs to be submitted with the Application. If the Project's address shows the project is not located in a Job Growth Place, the Applicant must submit a site map demonstrating	*Proposed Language:* **1 Point in Metro and Non-Metro Counties** One point will be awarded to Projects located in or near the top 25 cities and Census Designated Places (CDP) within each of the Metro and Non-Metro Credit Pools that have experienced the highest absolute job growth over the five-year period from ~~2005 to 2010~~2019 to 2023. Projects must be within a 5-mile radius of the top growth places in the Metro Credit Pool and within a 10-mile radius of the places in the Non-Metro Credit Pool. The list of Top Job Growth Cities and Places will remain constant for a five-year period. Updates generally will occur one year prior to implementation of the updated list to take development pipeline into account. For the 2027 cycle, the updated list will be effective for the current cycle. ~~For example, the proposed list will remain in place for the allocation years of 2013to 2017. The list will be updated and published in 2016 but will not take effect until 2018.~~ If the Project's address clearly demonstrates that the Project is in a Job Growth Place, no documentation needs to be submitted with the Application. If the Project's address shows the project is not located in a Job Growth Place, the Applicant must submit a site map demonstrating that the Project is located within the required distance of a Job Growth Place. If a project includes multiple sites, each of the sites must demonstrate eligibility for points to be awarded under the Job Center criterion.	Updates job center designations using the most recent employment data and better reflects current job growth. Corrects Thurston County's pool assignment for consistency with the credit pool structure

that the Project is located within the required distance of a Job Growth Place. If a project includes multiple sites, each of the sites must demonstrate eligibility for points to be awarded under the Job Center criterion.	For the 2027 allocation cycle, an Applicant may request a waiver of this criterion where the Project meets the intent of the policy but does not appear to qualify under the published list or distance requirements; the point may be awarded with Commission preapproval. A waiver request must be submitted in writing to the Commission no later than 30 days prior to the Application deadline and must include: 1. the specific reason the project does not qualify under the published criteria, 2. documentation demonstrating how the project advances the policy intent (such as proximity to a concentration of employment, designated employment center, or job growth data published after the most recent list update, and 3. confirmation that no other job center is reasonably available to serve the Project's intended residents. The Commission will issue a written determination prior to the application deadline. The point will be awarded only upon written Commission preapproval. **See Current and Proposed Job Growth Charts below in Exhibit A.**	
Section 6.21 Energy Efficiency Modeling **2 points** Two points will be awarded for projects that select Option #1 from ESDS Section 1.02 Advanced Tools. The selected consultant must be chosen from the Commission's approved roster of energy modeling consultants. With the submittal of the tax credit application, the applicant must attach a commitment letter from the chosen energy consultant attesting they will join the project team and provide modeling early enough in the design process to inform design decision making.	*Proposed Language:* **2 points** Two points will be awarded for projects that select Option #1 from ESDS Section 1.02 Advanced Tools. The selected consultant must be chosen from the Commission's approved roster of energy modeling consultants. With the submittal of the tax credit application, the applicant must attach a commitment letter from the chosen energy consultant attesting they will join the project team and provide modeling early enough in the design process to inform design decision making. The letter must also detail if the sum of the multifamily, nonresidential, hotel, motel and dormitory floor areas will exceed 20,000 square feet and if so, include a written description and timeline sharing how the applicant intends to comply with the Clean Building Performance Standards enforced by the Department of Commerce. Those compliance requirements are:	Gives applicants advance notice and lead time to prepare for an upcoming benchmarking requirement Aligns with broader state energy and climate goals, supporting transition to the future requirement

	• Benchmarking by measuring and tracking energy use in a building over time. • Implementing an operations and maintenance program. • Creating an energy management plan.	
Program Values Doc		
Value 6: Foster Healthy and Sustainable Homes in a Changing Climate Federal and state policies of redlining and disinvestment in communities of color have long contributed to unequal access to healthy, safe housing and thus to unequal health outcomes among communities of color. Additionally, climate change brings more frequent waves of extreme heat and wildfire smoke that exacerbate health issues among vulnerable people in Washington, including those with cardiovascular, respiratory, and mental health conditions. How affordable housing is designed and built can mitigate some of these health impacts of climate change. Furthermore, the built environment is Washington's second-largest carbon polluter behind transportation. Building emissions come from burning fossil fuels including gas and oil for furnaces, water heaters, and appliances. While climate change brings unequal health outcomes, state agencies have a window of opportunity to reduce those unequal outcomes and slow climate change's speed. WSHFC envisions affordable housing in which residents live in a healthy environment with a comfortable temperature	*Replace with Revised Language:* Value 6: Foster Healthy and Sustainable Homes ~~in a Changing Climate~~ Many low-income residents in Washington face increasing exposure to extreme heat, wildfire smoke, and unhealthy indoor living conditions. These challenges are compounded by longstanding patterns of unequal investment that have left some communities with inefficient housing and at higher risk of worse health outcomes. Advancing healthier and more resilient housing is central to the Commission's mission to expand access to safe, affordable homes and ensure responsible use of public resources. The Commission aspires to incentivize cost-effective construction and rehabilitation practices that improve indoor comfort and strengthen building performance. These investments deliver long-term value for Washington by protecting residents' health, preserving affordable housing, reducing strain on public systems, and strengthening community resilience.	Aligns with the Bond Tax Credit Program as approved by Board on May 18th as part of the Preservation Pilot. Language updates centered on the tenants, health and safety and building improvements.

range, safe from the harmful effects of smoke. As we plan for future building design criteria, we incentivize housing that is healthier for residents, as well as energy efficient to minimize carbon emissions.		
	Language or Reference Clean Up	
Section 2.11 Regulatory Agreement As a condition of receiving an allocation from the Commission, the Applicant must enter into a Regulatory Agreement that applies to each building in the project. The Regulatory Agreement addresses, among other things, the requirements of Section 42 of the Code, federal and state law, the Tax Credit Program, and the Commitments made in the Application and the RAC. Generally, the provisions of the Regulatory Agreement will apply for a period of 30 years from the date the project is placed-in-service (the 15-year compliance period and an additional 15-year period, referred to as the "extended low-income use period"). However, if the Applicant makes a commitment for an Additional Low-Income Housing Use Period, the duration of the 22 years beyond the 15-year compliance period. If the Applicant opts for the longest extension, the total Project Compliance Period would be 37 years. Termination of the Regulatory Agreement will occur prior to the expiration of the extended low-income use period or Additional Low-Income Use Period only under very limited circumstances. In	*Proposed language:* As a condition of receiving an allocation from the Commission, the Applicant must enter into a Regulatory Agreement that applies to each building in the project. The Regulatory Agreement addresses, among other things, the requirements of Section 42 of the Code, federal and state law, the Tax Credit Program, and the Commitments made in the Application and the RAC. Generally, the provisions of the Regulatory Agreement will apply for a period of 30 years from the date the project is placed-in-service (the 15-year compliance period and an additional 15-year period, referred to as the "extended low-income use period"). However, if the Applicant makes a commitment for an Additional Low-Income Housing Use Period, the duration of the Regulatory Agreement will be extended accordingly. The Additional Low-Income Housing Use Period commences upon the close of the 15-year compliance period. ~~the duration of the 22 years beyond the 15-year compliance period.~~ If the Applicant opts for the longest extension, the total Project Compliance Period would be ~~37~~ 60 years. Termination of the Regulatory Agreement will occur prior to the expiration of the extended low- income use period or Additional Low-Income Use Period only under very limited circumstances. In this respect, and many others, the requirements of the Regulatory Agreement are stricter than the provisions of Section 42 of the Code. The Regulatory Agreement must be recorded as part of the Equity Closing. It must be recorded in first lien position as a restrictive	Updated to match policy changes to allocating criteria

this respect, and many others, the requirements of the Regulatory Agreement are stricter than the provisions of Section 42 of the Code. The Regulatory Agreement must be recorded as part of the Equity Closing. It must be recorded in first lien position as a restrictive covenant running with the land and binding upon the Applicant's successors in interest. To ensure the Commission's Regulatory Agreement is in first lien position, the Applicant must prepare and record a Priority Agreement at the Project's expense in a form acceptable to the Commission, and executed by the Applicant, the Commission, and all lienholders on the Project. The Priority Agreement must specify that the lienholders' security interests are subordinate to the interests of the Commission as shown in the Regulatory Agreement. If documents with monetary liens are recorded prior to the Regulatory Agreement, those documents must be subordinated to the interests of the Commission as shown in the Regulatory Agreement. If the Applicant has established a long-term lease in lieu of ownership, the owner of the land and holders of any liens and encumbrances that are secured by a recorded mortgage or deed of trust against the land and the improvements on it before the Regulatory Agreement is recorded must execute and record a subordination agreement in a form approved by the Commission. The subordination agreement shall	covenant running with the land and binding upon the Applicant's successors in interest. To ensure the Commission's Regulatory Agreement is in first lien position, the Applicant must prepare and record a Priority Agreement at the Project's expense in a form acceptable to the Commission, and executed by the Applicant, the Commission, and all lienholders on the Project. The Priority Agreement must specify that the lienholders' security interests are subordinate to the interests of the Commission as shown in the Regulatory Agreement. If documents with monetary liens are recorded prior to the Regulatory Agreement, those documents must be subordinated to the interests of the Commission as shown in the Regulatory Agreement. If the Applicant has established a long-term lease in lieu of ownership, the owner of the land and holders of any liens and encumbrances that are secured by a recorded mortgage or deed of trust against the land and the improvements on it before the Regulatory Agreement is recorded must execute and record a subordination agreement in a form approved by the Commission. The subordination agreement shall specify that the owner's interest is subject to, and any other parties' security interest is subordinate to, the interests of the Commission as shown in the Regulatory Agreement.	

specify that the owner's interest is subject to, and any other parties' security interest is subordinate to, the interests of the Commission as shown in the Regulatory Agreement.		

Exhibit A. Job Growth Charts

Current Job Growth Chart

Top 25 Job Growth Places in Metro Counties

City or CDP	County	2014 Jobs	2010 Jobs	Job Growth	Rank
Vancouver	Clark	84,214	77,843	6,371	1
Everett	Snohomish	87,131	82,644	4,487	2
Olympia	Thurston	44,889	40,855	4,034	3
Lakewood	Pierce	25,370	21,479	3,891	4
Tacoma	Pierce	104,069	100,411	3,658	5
Lynnwood	Snohomish	28,483	25,386	3,097	6
Puyallup	Pierce	25,746	22,930	2,816	7
Marysville	Snohomish	13,491	11,154	2,337	8
Edmonds	Snohomish	11,694	9,576	2,118	9
Bothell (Sno Cty)	Snohomish	13,178	11,433	1,745	10
Sumner	Pierce	12,572	11,107	1,465	11
Lacey	Thurston	20,069	18,761	1,308	12
Spokane Valley	Spokane	50,944	50,021	923	13
Fife	Pierce	16,232	15,327	905	14
Lake Stevens	Snohomish	4,434	3,889	545	15
South Hill	Pierce	6,862	6,330	532	16
Mount Vista	Clark	4,381	3,863	518	17
Orchards	Clark	3,788	3,273	515	18
Mount Vernon	Snohomish	14,703	14,205	498	19
Mukilteo	Snohomish	9,624	9,133	491	20
Airway Heights	Spokane	4,090	3,616	474	21
Woodland	Clark	3,617	3,151	466	22
Bonney Lake	Pierce	3,821	3,368	453	23
Frederickson	Pierce	4,533	4,087	446	24

Proposed Job Growth Chart

Top 25 Job Growth Places in Metro Counties

City or CDP	County	2023 Jobs	2019 Jobs	Job Growth	Rank
Tacoma	Pierce	125,202	116,984	8,218	1
Vancouver	Clark	106,898	99,923	6,875	2
Lakewood	Pierce	29,363	26,011	3,352	3
Spokane	Spokane	130,180	127,473	2,707	4
Sumner	Pierce	18,651	15,981	2,670	5
Everett	Snohomish	100,608	98,515	2,093	6
Ridgefield	Clark	4,361	2,389	1,972	7
Liberty Lake	Spokane	9,805	8,124	1,681	8
DuPont	Pierce	4,819	3,293	1,526	9
Mount Vista	Clark	6,560	5,185	1,375	10
Puyallup	Pierce	31,502	30,227	1,275	11
South Hill	Pierce	9,930	8,657	1,233	12
Arlington	Snohomish	11,500	10,339	1,161	13
Orchards	Clark	5,047	3,912	1,135	14
Camas	Clark	10,400	9,310	1,090	15
Bellingham	Whatcom	52,978	51,928	1,050	16
Hazel Dell	Clark	8,325	7,299	1,026	17
Spokane Valley	Spokane	57,006	56,051	955	18
Marysville	Snohomish	15,352	14,412	939	19
Lake Stevens	Snohomish	6,799	5,869	930	20
Bothell	Snohomish	14,112	13,293	819	21
Five Corners	Clark	3,273	2,472	801	22
Battle Ground	Clark	6,908	6,142	766	23
Woodland	Clark	5,117	4,376	741	24

Camas	Clark	6,941	6,499	442	25

*Source: U.S. Census Bureau Center for Economic Studies: https://onthemap.ces.census.gov/

Top 25 Job Growth Places in Non-Metro Counties

City or CDP	County	2014 Jobs	2010 Jobs	Job growth	Rank
Yakima	Yakima	44,009	39,138	4,871	1
Silverdale	Kitsap	12,230	10,445	1,785	2
Moses Lake	Grant	10,847	9,290	1,557	3
Bainbridge Island	Kitsap	9,554	8,024	1,530	4
Kennewick	Benton	30,868	29,341	1,527	5
Richland	Benton	35,564	34,297	1,267	6
Walla Walla	Walla Walla	14,368	13,262	1,106	7
Pasco	Franklin	20,557	19,477	1,080	8
Pullman	Whitman	14,089	13,084	1,005	9
Port Angeles	Clallam	8,782	7,852	930	10
Bremerton	Kitsap	15,655	14,887	768	11
Burlington	Skagit	8,482	7,833	649	12
Port Townsend	Jefferson	4,446	3,912	534	13
Colville	Stevens	3,694	3,180	514	14
Ephrata	Grant	3,637	3,164	473	15
Othello	Adams	4,166	3,699	467	16
Omak	Okanogan	3,078	2,644	434	17
Sequim	Clallam	4,030	3,607	423	18
Sunnyside	Yakima	6,723	6,302	421	19
Oak Harbor	Island	5,439	5,026	413	20
Sedro - Woolley	Skagit	3,486	3,075	411	21
Kelso	Cowlitz	5,441	5,062	379	22
Clarkston	Asotin	4,192	3,855	337	23

Silver Firs	Snohomish	2,825	2,090	735	25

*Source: U.S. Census Bureau Center for Economic Studies: https://onthemap.ces.census.gov/

Top 25 Job Growth Places in Non-Metro Counties

City or CDP	County	2014 Jobs	2010 Jobs	Job growth	Rank
Lacey	Thurston	30,261	22,970	7,291	1
Tumwater	Thurston	25,168	21,183	3,985	2
Pasco	Franklin	26,506	22,781	3,725	3
Yakima	Yakima	50,432	47,435	2,997	4
Kennewick	Benton	30,868	33,144	2,942	5
Olympia	Thurston	59,337	56,868	2,469	6
West Richland	Benton	3,190	970	2,220	7
Wenatchee	Chelan	26,728	25,013	1,715	8
Richland	Benton	43,685	42,176	1,509	9
Moses Lake	Grant	14,497	13,045	1,452	10
Othello	Adams	5,641	4,437	1,204	11
Port Townsend	Jefferson	4,798	3,838	960	12
Quincy	Grant	4,487	3,608	879	13
Longview	Cowlitz	21,057	20,209	848	14
Chelan	Chelan	3,898	3,087	811	15
Port Angeles	Clallam	9,533	8,908	625	16
Centralia	Lewis	8,012	7,468	544	18
Prosser	Benton	3,764	3,350	414	19
College Place	Walla Walla	2,312	1,919	393	20
Grandview	Yakima	3,540	3,164	376	21
Colville	Stevens	4,484	4,202	282	22
Oak Harbor	Island	5,758	5,497	261	23
Ephrata	Grant	3,922	3,671	251	24

Selah	Yakima	2,928	2,613	315	24
Quincy	Grant	2,712	2,407	305	25

*Source: U.S. Census Bureau Center for Economic Studies: www.onthemap.ces.census.gov (8/2016)

Port Orchard	Kitsap	7,578	7,329	249	25

*Source: U.S. Census Bureau Center for Economic Studies: https://onthemap.ces.census.gov/

Washington State Housing Finance Commission
Homeownership Programs
Fiscal Year Loan Production
July 1, 2025 - June 30, 2026

*<u>*Fiscal Year Goal - 5,000 households purchase an affordable home using the Home Adv/HK programs.*</u>

Percentage of Goal reached YTD - 109.2%

HOME ADVANTAGE	Loans	$ Volume	% Households of Color
Conventional FNMA	507	$ 203,052,082	38.5%
Conventional FHLMC	365	$ 149,344,206	31.2%
Government	3084	$ 1,267,453,684	35.1%
Energy Spark	3	$ 1,230,821	0.0%
Covenant Homeownership	1014	$ 388,155,878	100.0%
Total	4973	$ 2,009,236,671	48.3%

HOUSE KEY OPPORTUNITY	Loans	$ Volume	% Households of Color
Conventional FNMA	276	$ 70,892,886	43.5%
Conventional FHLMC	28	$ 7,229,432	25.0%
Government	181	$ 51,236,558	33.2%
Total	485	$ 129,358,876	38.6%

DOWNPAYMENT ASSISTANCE	Loans	$ Volume	% Households of Color
Home Adv 0%	3829	$ 61,714,404	35.2%
Home Adv Needs Based 1%	5	$ 49,779	20.0%
Opportunity	455	$ 6,620,261	37.1%
HomeChoice	9	$ 134,600	33.3%
Bellingham	6	$ 415,000	0.0%
East King County	7	$ 197,677	85.7%
Pierce County	0	$ -	0.0%
Seattle	0	$ -	0.0%
Tacoma	0	$ -	0.0%
University of WA	1	$ 90,000	0.0%
Veterans	1	$ 8,200	0.0%
Clark County DPA	3	$ 180,000	0.0%
Social Justice DPA (Non-Commission)	18	$ 180,000	100.0%
Covenant (Non-Commission)	1045	$ 115,413,908	100.0%
Total	5379	$ 185,003,829	48.2%

Washington State Housing Finance Commission/Homeownership Division
Counseling & Grants:
Default Counseling, Pre-Purchase and Other Homeowner Assistance
Report for July 2026

Grant Name/ Description/Service Area	Granting Entity	Subgrantees/ Partners	Grant Amount/ Date	Amount Disbursed to Date	Balance Remaining	Grant Expiration
Foreclosure Fairness Act Default Housing Counseling and Mediation. Service Area: **Statewide**	Department of Commerce	WHRC; AFS; ATH; NJP; Parkview; RRCA; SNAP; ULMS	$3,066,449 FY2026/27	$900,575	$2,165,874	6/30/2027
Foreclosure Fairness Act Pre-Purchase Housing Counseling. Service Area: **Statewide**	Department of Commerce	WHRC; AFS; Parkview; RRCA; SNAP; ULMS	$750,000 FY2026/27	$214,700	$535,300	6/30/2027

AFS – American Financial Solutions ATH – All Things Home ECDLR – El Centro de la Raza KCLT – Kulshan Community Land Trust NJP – Northwest Justice Project OPAL – Opal Community Land Trust	OIC – Opportunities Industrialization Center Parkview – Parkview Services RRCA – Rural Resources Community Action SNAP – Spokane Neighborhood Action Partners WHRC – Washington Homeownership Resource Center

HOMEOWNERSHIP PROGRAMS

HOMEBUYER EDUCATION PRODUCTION and HOME LOAN TRAINING

July 1, 2025 - June 30, 2026

HOMEBUYER CLASS

Fiscal year goal - 800 classes, 8,000 participants by June 30, 2026

Percentage of goal reached YTD: 106%

	Classes	Participants
Virtual:	91	518
In-Person:	75	284
Online Classes:	7,639	7,639
Total:	**7,805**	**8,441**

Classes not yet reporting participation: 1,628

Data lags 3 months due to data collection process

In-Person and Virtual All-Time Totals 1992 to Present

Classes:	59,178
Participants	247,402

PROGRAM TRAINING ATTENDEES

Fiscal year goal - 10 Instructor classes by June 30, 2026

Percentage of goal reached YTD: 120%

Month	Classes	Atendees
July	1	44
August	1	32
September	1	41
October	1	53
November	1	33
December	1	32
January	1	47
February	1	64
March	1	54
April	1	56
May	1	39
June	1	38
Total:	**12**	**533**

WASHINGTON STATE HOUSING FINANCE COMMISSION

King County Pool (November 2025 application round)

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	% of Low-Income Housing Units: 30% AMI	40% AMI	50% AMI	60% AMI	Units for Priority Populations: Farm workers	Large Households	Elderly	Persons with Disabilities	Homeless
26-14	Application	DESC Morrison Preservation	Downtown Emergency Service Center	Seattle	King	192	$14,072	$2,673,681	190	95	0	95	0	0	0	0	0	143
26-15	Application	Little Saigon Landmark Project	Seattle Chinatown International District Preservation Development Authority	Seattle	King	167	$35,000	$2,450,000	70	35	0	35	0	0	14	0	0	0
26-67	Credit Exchange	Sea Mar Community Health Centers / Sea Mar South Park Housing	Sea Mar Community Health Centers	Seattle	King		$27,902	$2,148,440	77	39	0	38	0	0	0	0	0	0
					King County Credit Allocated:			**$7,272,121**	**337**	**169**	**0**	**168**	**0**	**0**	**14**	**0**	**0**	**143**
					King County Credit Available:			**$11,114,168**										
					King County Balance:			**$3,842,047**										

King County Pool Unranked *(Noncompetitive or Awaiting Other Funding Commitments)*

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	30% AMI	40% AMI	50% AMI	60% AMI	Farm workers	Large Households	Elderly	Persons with Disabilities	Homeless
26-17	Application	Whittier Housing	Plymouth Housing	Seattle	King		$30,957	$2,786,130	90	45	0	45	0	0	0	0	0	68
					King County Unranked Balance:			**$2,786,130**	90	45	0	45	0	**0**	**0**	**0**	**0**	**68**

Metro Pool (November 2025 application round)

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	% of Low-Income Housing Units: 30% AMI	40% AMI	50% AMI	60% AMI	Units for Priority Populations: Farm workers	Large Households	Elderly	Persons with Disabilities	Homeless
26-04	Approved 6/25/26	Claudia's Place	Housing Initiatives LLC (a wholly owned subsidiary of Council for the Homeless)	Vancouver	Clark	166	$30,925	$1,855,500	60	30	0	30	0	0	0	60	0	12
26-02	Application	200th Street - Senior Housing	Housing Authority Of Snohomish County	Lynnwood	Snohomish	165	$36,960	$2,217,600	60	30	15	0	15	0	0	120	0	0
26-03	Application	Chalice Place	Spokane Housing Authority	Spokane	Spokane	162	$30,957	$2,631,345	85	0	43	42	0	0	0	85	17	0
26-08	Approved 6/25/26	Old Town Senior Housing	Mercy Housing Northwest	Bellingham	Whatcom	159	$36,486	$2,700,000	74	37	0	23	14	0	0	74	15	0
					Total Metro Credit Allocated:			**$9,404,445**	**279**	**97**	**58**	**95**	**29**	**0**	**0**	**339**	**32**	**12**
					Metro Credit Available:			**$6,717,748**										
					Metro Balance:			**($2,686,697)**										

Metro Pool Unranked *(Noncompetitive or Awaiting Other Funding Commitments)*

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	30% AMI	40% AMI	50% AMI	60% AMI	Farm workers	Large Households	Elderly	Persons with Disabilities	Homeless
26-05	Application	Lincoln Family Housing	Low Income Housing Institute	Tacoma	Pierce		$31,544	$2,271,192	72	18	36	0	18	0	0	0	0	18
26-10	Application	Smith Ave TOD	Everett Station District Alliance	Everett	Snohomish		$30,957	$1,795,506	58	15	29	0	14	0	0	0	0	15
					Metro Unranked Balance:			**$4,066,698**	**130**	**33**	**65**	**0**	**32**	**0**	**0**	**0**	**0**	**33**

Non-Metro New Production (November 2025 application round)

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	% of Low-Income Housing Units: 30% AMI	40% AMI	50% AMI	60% AMI	Units for Priority Populations: Farm workers	Large Households	Elderly	Persons with Disabilities	Homeless
26-07	Application	Makah LIHTC Project #3	Makah Tribe	Neah Bay	Clallam	181	$31,581	$884,266	28	7	14	0	7	0	0	0	0	7
26-06	Scheduled for 7/23/26	HACPFC Heritage Blvd Apartments	Housing Authority of the City of Pasco and Franklin County	Pasco	Franklin	172	$30,957	$1,485,936	48	24	0	24	0	0	0	0	0	12
26-01	Approved 6/25/26	Alderwood Apartments	Trillium Housing Services	Yakima	Yakima	172	$26,308	$2,157,276	82	9	41	32	0	62	0	0	0	0
26-13	Application	The Landing at Goldfinch Grove LLLP	Housing Opportunities of SW Washington	Longview	Cowlitz	170	$31,245	$2,312,130	74	19	37	0	18	0	0	0	0	19
26-11	Application	Sunnyside Housing Phase 1	Catholic Charities Housing Services	Sunnyside	Yakima	170	$32,132	$1,670,864	52	6	16	30	0	39	0	0	0	0
25-03	Additional Credit Request	Lewis, Spruce, & Sixth	The Housing Authority of the City of Yakima	Yakima	Yakima		$6,041	$302,039	50	25	5	0	20	0	0	0	0	13
					Non-Metro New Production and Preservation Credit Allocated:			**$10,298,447**	**284**	**90**	**113**	**86**	**45**	**101**	**0**	**0**	**0**	**38**
					Non-Metro Credit Available:			**$6,017,516**										
					Non-Metro Balance:			**($4,280,931)**										

Non-Metro Preservation and Recapitalization Pool

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	30% AMI	40% AMI	50% AMI	60% AMI	Farm workers	Large Households	Elderly	Persons with Disabilities	Homeless
26-12	Approved 6/25/26	Sunstone Haven	Walla Walla Housing Authority	Walla Walla	Walla Walla	172	$30,957	$1,485,936	48	12	24	0	12	0	0	0	0	12
					Non-Metro Preservation/Rehab Credit Allocated:			**$1,485,936**	**48**	**12**	**24**	**0**	**12**	**0**	**0**	**0**	**0**	**12**

Non-Metro Unranked *(Noncompetitive or Awaiting Other Funding Commitments)*

TC#	Project Status	Project Name	Project Sponsor	City	County	Points	Credit/Unit	Credit Request	Total Low-Income Units	30% AMI	40% AMI	50% AMI	60% AMI	Farm workers	Large Households	Elderly	Persons with Disabilities	Homeless
26-09	Application	St. Ignatius Haven	Catholic Housing Services of Eastern Washington	Walla Walla	Walla Walla		$27,640	$1,409,640	51	0	21	16	14	0	0	102	0	0
26-16	Application	Vince's Village II	BAYSIDE HOUSING AND SERVICES	Port Townsend	Jefferson		$35,726	$1,214,672	34	0	17	17	0	0	0	0	7	7
					Non-Metro Unranked Balance:			**$2,624,312**	**85**	**0**	**38**	**33**	**14**	**0**	**0**	**102**	**7**	**7**

Statewide Allocation Round Totals:

Total Project Applications:	**17**	**Total Credit Requested:**	**$36,452,153**	**1,253**	**446**	**298**	**427**	**132**	**101**	**14**	**441**	**39**	**313**
Total Projects Above Line:	**12**	**Total Credit Available for 2026:**	**$26,840,895**										
Application Success Percentage:	**71%**	**FWD Commitment of 2027 LIHTC:**	**$134,118**										
		Total LIHTC Allocation for 2026:	**$26,975,013**	**948**	**368**	**195**	**349**	**86**	**101**	**14**	**339**	**32**	**205**

***No scores displayed for projects that are not fully funded or are below the line for competitive scoring. These projects are ranked alphabetically by project name.**

ASSET MANAGEMENT & COMPLIANCE ACTIVITY REPORT
REPORTING MONTH: June 2026

The Asset Management & Compliance Division is charged with ensuring the long-term viability of Commission financed or assisted projects. This is accomplished through project compliance monitoring efforts and training of program users.

PROGRAM PURPOSE: To ensure that the public benefits of all Commission housing programs are fulfilled.

BUSINESS OBJECTIVE: **Review 100% of required compliance annual reports within 12 months from report receipt dates and issue compliance status letters.**

Within the 12-month period, staff will:

- Review required *Owner's Annual Certification* and other reporting materials for all properties
- Review resident certifications for 20% of all units in federal compliance period properties which are inspected during the calendar year (Low Income Housing Tax Credit properties)
- Review resident certifications to determine if bond-only properties met their bond minimum set-asides (Tax-Exempt Bond properties)
- Notify the Internal Revenue Service of any noncompliance discovered in tax credit projects

Tax Credit Reports *

Calendar Year 2026	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	GOAL	% COMPLETED
REPORTS REVIEWED	0	2	106	132	175	116							531	1,105	48%

Calendar Year 2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	GOAL	% COMPLETED
REPORTS REVIEWED	0	4	13	23	31	7	19	23	11	17	6	7	161	175	92%

Tax credit reports are due January 31st of every year for the previous calendar year.

Bond Reports **

Calendar Year 2026	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	GOAL	% COMPLETED
REPORTS REVIEWED	11	16	23	12	0	0							62	73	85%

Calendar Year 2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	GOAL	% COMPLETED
REPORTS REVIEWED	7	37	23	3	1	0	0	0	0	0	0	0	71	70	101%

Bond reports are due January 7th of every year for the previous calendar year.

Notes: * Tax credit reporting bridges two fiscal program years. Currently, we're prioritizing the audits of federal compliance period projects being inspected in 2026.

** Goal total for bonds indicates both bond property annual reports and initial reports for Acquisition-Rehab bonds and New Construction bonds quarterly reporting as needed. New properties with both bonds and tax credits are reviewed as bonds until placed in service, then converted to tax credits for annual reviews.

ASSET MANAGEMENT & COMPLIANCE ACTIVITY REPORT
REPORTING MONTH: June 2026

BUSINESS OBJECTIVE: ***Complete on-site review of $33^{1/3}$% of all projects by December 31, 2026.***

Within the 12-month calendar year, the Commission will:

- conduct on-site inspections of $33^{1/3}$% of projects monitored according to HUD inspection standards.
- inspect 20% of all low-income units for health and safety issues.
- notify the Internal Revenue Service of any project noncompliance discovered through the inspections.

Project Inspections

Calendar Year 2026	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	GOAL	% COMPLETED
ON-SITES COMPLETED	0	5	52	49	51	45							202	382	53%

Calendar Year 2025	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	GOAL	% COMPLETED
ON-SITES COMPLETED	1	1	64	52	47	39	46	44	39	15	1	0	349	349	100%

NOTE*:* Cumulative totals for all goals may be greater or lesser than goal totals as new projects are coming on-line throughout the year; placed in service dates for projects can move forward or be delayed, affecting the number of reports and/or inspections that need to be completed each year. Inspections are sometimes canceled due to delayed placed in service dates or for other reasons.

COMPLIANCE TRAININGS*:* The next Tax Credit Compliance Workshop is scheduled for:
July 14-16, 2026 – Virtual
September 17, 2026 – Tacoma (in-person)

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WASHINGTON STATE
HOUSING FINANCE
COMMISSION

Nicole Bascomb-Green
Chair
Steve Walker
Executive Director

July 15, 2026

Commissioners
Washington State Housing Finance Commission
Seattle, Washington

We have compiled the UNAUDITED statement of Net Position of the Washington State Housing Finance Commission (the "Commission") General Operating Fund, as of June 30, 2026 and the related statement of Activities and Changes in Net Position for the month ended in accordance with generally accepted accounting principles.

Please be aware that these statements represent the best information available at the report date. June 30, 2026 represents the end of the fiscal year and, as such, additional efforts are taken to assure accrual of all expense and revenue into the appropriate fiscal year. Therefore, we expect additional recognition or reclassification to the statements. However, except for pension related entries required by the Government Accounting Standards Board (GASB), such changes are not expected to be material.

This compilation is limited to presenting, in the form of financial statements, information that is accurate to the best of our knowledge and belief. These statements have not been audited or reviewed by an independent third party.

We have elected to omit substantially all of the disclosures required by generally accepted accounting principles including the statement of cash flow. If the omitted disclosures were included in the financial statements, they might influence the users' conclusions about the Commission's financial position, results of operations and changes in financial position. Accordingly, these financial statements are not designed for those who are not informed about these matters.

Prepared by: *Shirleen Noonan*
Shirleen Noonan
General Operations Manager

Approved by: *Lucas Loranger*
Lucas Loranger
Senior Finance Director

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WASHINGTON STATE
HOUSING FINANCE COMMISSION
GENERAL OPERATING FUND

June 30, 2026

CONTENTS

(See Accountant's Compilation Report)

Washington State Housing Finance Commission
Statement of Net Position
Fund: General Operating Fund
Division: All
June 30, 2026
(See Accountant's Compilation Report)

	Current Year	Prior Year	Variance Amount		Variance %
ASSETS					
Cash and Cash Equivalents:					
Demand Deposits	$ 11,659,008	$ 2,287,567	$ 9,371,441	(1)	410%
Money Market Accounts	31,962,431	46,150,137	(14,187,706)	(1)	-31%
Investment Securities	52,316,093	70,824,224	(18,508,131)	(1)	-26%
Interest Receivable	1,029,467	1,002,146	27,321		3%
Fees Receivables	17,669,789	15,210,868	2,458,921	(2)	16%
Prepaid Expenses & Other Receivable	7,569,276	4,219,514	3,349,762	(3)	79%
Furniture and Fixtures (net of depreciation)	556,903	536,684	20,219		4%
Intangible Lease Asset (net of amortization)*	2,915,919	2,915,919	-		0%
Net Pension Asset*	1,340,892	1,340,892	-		0%
Total Assets	127,019,778	144,487,951	(17,468,173)		-12%
Deferred Outflow of Resources (Pension & OPEB Contributions) *	4,563,506	4,563,506	-		0%
Total Assets and Deferred Outflows	$ 131,583,284	$ 149,051,457	$ (17,468,173)		-12%
LIABILITIES					
Accounts Payable and Other Liabilities	$ 3,482,921	$ 3,650,822	$ (167,901)		-5%
Unearned Fee Income	45,896,747	60,139,787	(14,243,040)	(4)	-24%
Accrued Payroll Payable	2,380,646	2,172,532	208,114	(5)	10%
Lease Liability*	2,988,533	2,988,533	-		0%
Net Pension Liability *	3,299,341	3,299,341	-		0%
Total Liabilities	58,048,188	72,251,015	(14,202,827)		-20%
Deferred Inflow of Resources (Change in Investment Return/Assumptions - Pension & OPEB) *	3,483,111	3,483,111	-		0%
NET POSITION					
Invested in Capital Assets	556,903	536,684	20,219		4%
Committed - Housing Washington *	198,152	122,628	75,524		62%
Unrestricted	69,296,930	72,658,019	(3,361,089)		-5%
Total Net Position	70,051,985	73,317,331	(3,265,346)		-4%
Total Liabilities, Deferred Inflows and Net Position	$ 131,583,284	$ 149,051,457	$ (17,468,173)		-12%

(1) Fluctuations in these accounts are considered in aggregate. The decrease is primarily due to the drawdown of funds for the Covenant Homeownership and Homeowner Assistance Fund (HAF) programs.
(2) The overall increase in fees receivable is primarily due to slower receipt of Commission fee payments on outstanding bonds, offset by reduced receivables related to DPA loans in the Homeownership program.
(3) The increase in prepaids and other receivable balances is primarily due to greater receivables related to principal and interest advanced on GNMA securities serviced by IHFA.
(4) The decrease in unearned fee income is primarily due to the drawdown of Covenant Homeownership grant funds, plus reduced HAF program funds.
(5) The increase in accrued payroll payable is primarily due to an increase of staff hours and greater value of vacation and sick leave balances, resulting from cost of living and step wage increases.
* These balances are adjusted only at year-end.

Totals may not add due to rounding.

Washington State Housing Finance Commission
Statement of Activities and Changes in Net Position
Fund: General Operating Fund
Division: All
For The Year To Date Ending: June 30, 2026
(See Accountant's Compilation Report)

	Current Period	Current Year to Date	Prior Year to Date	Variance Amount		Variance %
Revenues:						
Fee Income	$ 3,443,956	$ 50,122,101	$ 44,832,524	$ 5,289,577	(1)	12%
Interest Earned & Realized Gain	973,778	12,841,232	15,319,742	(2,478,510)	(2)	-16%
Other	60,844	463,943	931,736	(467,793)	(3)	-50%
Total Unadjusted Revenues	4,478,578	63,427,276	61,084,003	2,343,273		4%
Expenses:						
Salaries, Wages, and Employee Benefits	1,249,749	14,710,222	12,014,397	2,695,825	(4)	22%
Travel & Conferences	35,272	256,005	290,971	(34,966)	(5)	-12%
Professional Fees	250,067	3,268,240	2,832,683	435,557	(6)	15%
Office Expense	286,806	3,364,845	3,110,713	254,132	(7)	8%
Total Expenses	1,821,894	21,599,312	18,248,765	3,350,547		18%
Adjustments						
Revenues:						
Unrealized Gain/(Loss) on Investments	(187,006)	(1,096,079)	2,289,536	(3,385,615)		-148%
Grant Revenue	567,703	8,955,872	60,398,071	(51,442,199)		-85%
Housing Washington Conference**	-	-	73,524	(73,524)		NA
Expenses:						
Grant Pass-Through	567,703	8,955,872	60,398,071	(51,442,199)		-85%
Total Adjustments	(187,006)	(1,096,079)	2,363,060	(3,385,615)		-143%
Excess of Revenues over Expenses	2,469,678	40,731,885	45,198,298	(4,466,413)		-10%
Net Position						
Total net position, beginning of period	67,582,307	29,320,100	28,119,033	1,201,067		4%
Current Increase (Decrease) - to Net position	2,469,678	40,731,885	45,198,298	(4,466,413)		-10%
Total net position, end of year	$ 70,051,985	$ 70,051,985	$ 73,317,331	$ (3,265,346)		-4%

(1) The increase in fee income is primarily due to greater revenue from the Homeownership division's Home Advantage program. The Multifamily Housing and Community Facilities division also contributed with higher revenue related to bond issuances and collection of tax credit fees, along with an offset from a decrease in income related to the Citi Securitization program.

(2) The decrease in interest income is primarily due to the decrease in rates. For example, the LGIP rate has decreased from 4.38% in the prior period to a rate of 3.67% in the current period.

(3) Other revenues in the current fiscal year reflect income recognized for Covenant Program administrative fees with an offset from a reallocation of HAF admin revenue that was recognized in prior periods. Other revenues from the prior year reflect administrative fee income recognized from the HAF program, with no offset, resulting in a decrease in other revenue.

(4) The increase in salary and benefits expenses reflects a 3% cost of living wage increase for all staff on July 1, 2025, staff annual step increases during the year, plus a 5% increase in total year-to-date staffing hours. The prior year balance includes year-end adjustments related to pension expense. Without the prior year end adjustment, the variance is an increase of approximately 12%.

(5) The decrease in travel and conference expense is primarily due to lower in-state travel fees. The closer location of the Housing Washington conference resulted in lower hotel, meals, and transportation expenses.

(6) Professional fees increase is primarily due to an increase in consultant expenses, primarily in the Administration, IT, and Homeownership programs.

(7) The increase in office expenses is primarily due to increase in software related expenses for the planning and design of applications for the Homeownership division and across all divisions to improve operational efficiency and effectiveness. The prior year balance includes year-end adjustments related to lease accounting standards. Without the prior year end adjustment, the variance is an increase of approximately 11%.

* Effective 1/1/2013, 25% of the Home Advantage Program revenue was transferred to the Single-family bond program's Commission Fund to ensure future indenture and program flexibility. Due to an ease in the revenue generated from the Home Advantage program, the 25% allocation has been suspended indefinitely, effective 7/1/23, until it is determined be beneficial to the Commission Fund to resume allocation and transfers.

** These balances are adjusted only at year-end.

Totals may not add due to rounding.

Washington State Housing Finance Commission
Detailed Statement of Activities
Fund: General Operating Fund
Division: All
For The Year To Date Ending: June 30, 2026
(See Accountant's Compilation Report)

	Variance-YTD vs. PY Actuals %	Variance-YTD vs. PY Actuals Amount	Prior YTD Actual	**YTD Actual**	YTD Budget	Variance-YTD Budget to Actual Amount	Variance-YTD Budget to Actual %
Revenues:							
Program Fees	4.9%	$ 1,553,696	$ 31,923,927	$ 33,477,623	$ 31,837,281	$ 1,640,342	5.2%
Issuance, Application, and Servicing Fees	28.9%	3,735,882	12,908,596	16,644,478	9,413,882	7,230,596	76.8%
Interest Earned & Realized Gain	-16.2%	(2,478,510)	15,319,742	12,841,232	11,920,536	920,696	7.7%
Other Income	-50.2%	(467,793)	931,736	463,943	363,944	99,999	27.5%
Total Unadjusted Revenues	3.8%	2,343,275	61,084,002	63,427,275	53,535,643	9,891,633	18.5%
Expenses:							
Salaries & Wages - Staff & Temp. Svcs	14.1%	1,440,859	10,233,398	11,674,257	13,014,831	(1,340,574)	-10.3%
Employee Benefits - Staff **	70.5%	1,254,965	1,780,999	3,035,964	3,274,357	(238,393)	-7.3%
Conference, Education & Training	28.7%	25,683	89,373	115,056	235,796	(120,740)	-51.2%
Travel out of state - Staff	-3.8%	(3,925)	103,727	99,802	243,260	(143,458)	-59.0%
Travel in state - Staff	-58.0%	(56,722)	97,870	41,148	152,170	(111,022)	-73.0%
Accounting Fees	7.4%	9,988	135,444	145,432	146,364	(932)	-0.6%
Legal Fees	13.1%	80,579	613,350	693,929	711,012	(17,083)	-2.4%
Financial Advisor Fees	-17.5%	(74,818)	427,818	353,000	420,396	(67,396)	-16.0%
Investment Management Fees	7.6%	15,583	206,018	221,601	218,004	3,597	1.6%
Office Rent/Conf. Room Rentals **	17.2%	81,538	475,314	556,852	615,175	(58,323)	-9.5%
Furniture & Equipment Rental	-89.4%	(127,405)	142,589	15,184	25,872	(10,688)	-41.3%
Advertising	11.6%	9,453	81,827	91,280	213,136	(121,856)	-57.2%
Publications/ Subscriptions/ Dues	6.7%	7,239	108,036	115,275	139,057	(23,782)	-17.1%
Deliveries	-19.2%	(244)	1,268	1,024	2,200	(1,176)	-53.5%
Insurance	8.9%	6,937	77,522	84,459	81,996	2,463	3.0%
Meeting Expense	70.2%	59,044	84,060	143,104	157,221	(14,117)	-9.0%
Equipment & Building Maintenance	-78.2%	(37,860)	48,443	10,583	58,296	(47,713)	-81.8%
Software Maint. Support & Other Info Svcs	21.9%	345,901	1,578,437	1,924,338	2,408,173	(483,835)	-20.1%
Non-capitalized Equipment/Supplies	-35.8%	(60,552)	169,237	108,685	80,162	28,523	35.6%
Postage	-14.8%	(125)	843	718	1,066	(348)	-32.6%
Printing	-52.3%	(5,719)	10,928	5,209	7,364	(2,155)	-29.3%
State Services	101.4%	2,758	2,721	5,479	6,972	(1,493)	-21.4%
Supplies	-59.1%	(33,713)	57,021	23,308	43,272	(19,964)	-46.1%
Telephone	10.5%	9,255	88,498	97,753	82,128	15,625	19.0%
Contract Services	27.9%	404,227	1,450,052	1,854,279	1,405,716	448,563	31.9%
Depreciation	-1.3%	(2,378)	183,971	181,593	150,960	30,633	20.3%
Total Expenses	18.4%	3,350,548	18,248,767	21,599,312	23,894,956	(2,295,644)	-9.6%
Adjustments							
Revenues:							
Unrealized Investments Gain/(Loss)	-147.9%	(3,385,615)	2,289,536	(1,096,079)	-	(1,096,079)	NA
Grant Revenue	-85.2%	(51,442,199)	60,398,071	8,955,872	7,613,008	1,342,864	17.6%
Housing Washington Conference **		(73,524)	73,524	-	-	-	
Expenses:							
Grant Pass-Through	-85.2%	(51,442,199)	60,398,071	8,955,872	7,613,008	1,342,864	17.6%
	-140.2%	(3,312,091)	2,363,060	(1,096,079)	-	(1,096,079)	NA
Excess of Revenues over Expenses- adjusted	-9.6%	(4,319,363)	45,198,295	40,731,884	29,640,687	11,091,198	37.4%
Less transfer to Commission Fund	NA	-	-	-	-	-	NA
Excess of Revenues over Expenses (Net of Transfers)	-9.9%	$ (4,466,411)	$ 45,198,295	$ 40,731,884	$ 29,640,687	$ 11,091,198	37.4%

****Prior year balances include year-end adjustments.**

Totals may not add due to rounding.

WASHINGTON STATE
HOUSING FINANCE
COMMISSION

Nicole Bascomb-Green
Chair
Steve Walker
Executive Director

June 23, 2026

Commissioners
Washington State Housing Finance Commission
Seattle, Washington

We have compiled the UNAUDITED statement of Net Position of the Washington State Housing Finance Commission (the "Commission") General Operating Fund as of May 31, 2026, and the related statement of Activities and Changes in Net Position for the month ended, in accordance with generally accepted accounting principles.

This compilation is limited to presenting, in the form of financial statements, information that is accurate to the best of our knowledge and belief. These statements have not been audited or reviewed by an independent third party.

We have elected to omit substantially all of the disclosures required by generally accepted accounting principles including the statement of cash flow. If the omitted disclosures were included in the financial statements, they might influence the users' conclusions about the Commission's financial position, results of operations and changes in financial position. Accordingly, these financial statements are not designed for those who are not informed about these matters.

Prepared by: *Shirleen Noonan*
Shirleen Noonan
General Operations Manager

Approved by: *Lucas Loranger*
Lucas Loranger
Senior Finance Director

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WASHINGTON STATE
HOUSING FINANCE COMMISSION
GENERAL OPERATING FUND

May 31, 2026

CONTENTS

(See Accountant's Compilation Report)

Washington State Housing Finance Commission
Statement of Net Position
Fund: General Operating Fund
Division: All
May 31, 2026
(See Accountant's Compilation Report)

	Current Year	Prior Year	Variance Amount		%
ASSETS					
Cash and Cash Equivalents:					
Demand Deposits	$ 10,519,284	$ 4,167,625	$ 6,351,659	(1)	152%
Money Market Accounts	30,142,002	57,801,147	(27,659,145)	(1)	-48%
Investment Securities	48,382,255	65,761,209	(17,378,954)	(1)	-26%
Interest Receivable	1,016,901	957,130	59,771		6%
Fees Receivables	18,306,730	16,414,703	1,892,027	(2)	12%
Prepaid Expenses & Other Receivable	7,431,856	4,151,221	3,280,635	(3)	79%
Furniture and Fixtures (net of depreciation)	571,763	552,811	18,952		3%
Intangible Lease Asset (net of amortization)*	2,915,919	3,203,911	(287,992)		-9%
Net Pension Asset*	1,340,892	1,894,532	(553,640)		-29%
Total Assets	120,627,602	154,904,289	(34,276,687)		-22%
Deferred Outflow of Resources (Pension & OPEB Contributions) *	4,563,506	4,490,914	72,592		2%
Total Assets and Deferred Outflows	$ 125,191,108	$ 159,395,203	$ (34,204,095)		-21%
LIABILITIES					
Accounts Payable and Other Liabilities	$ 2,106,824	$ 6,743,834	$ (4,637,010)	(4)	-69%
Unearned Fee Income	43,349,203	70,643,190	(27,293,987)	(5)	-39%
Accrued Payroll Payable	2,363,722	2,134,077	229,645	(6)	11%
Lease Liability*	2,988,533	3,203,910	(215,377)		-7%
Net Pension Liability *	3,299,341	3,454,593	(155,252)		-4%
Total Liabilities	54,107,623	86,179,604	(32,071,981)		-37%
Deferred Inflow of Resources (Change in Investment Return/Assumptions - Pension & OPEB) *	3,483,111	4,935,541	(1,452,430)		-29%
NET POSITION					
Invested in Capital Assets	571,763	552,811	18,952		3%
Committed - Housing Washington *	198,152	122,628	75,524		62%
Unrestricted	66,830,459	67,604,619	(774,160)		-1%
Total Net Position	67,600,374	68,280,058	(679,684)		-1%
Total Liabilities, Deferred Inflows and Net Position	$ 125,191,108	$ 159,395,203	$ (34,204,095)		-21%

(1) Fluctuations in these accounts are considered in aggregate. The decrease is primarily due to the drawdown of funds for the Covenant Homeownership and Homeowner Assistance Fund (HAF) programs.
(2) The overall increase in fees receivable is primarily due to slower receipt of Commission fee payments on outstanding bonds, offset by reduced receivables related to DPA loans in the Homeownership program.
(3) The increase in prepaids and other receivable balances is primarily due to greater receivables related to principal and interest advanced on GNMA securities serviced by IHFA.
(4) The decrease in accounts payable and other liabilities is primarily due to lower payables related to interest earned on HAF program funds and reversal of IHFA Fee accruals.
(5) The decrease in unearned fee income is primarily due to the drawdown of Covenant Homeownership grant funds, plus reduced HAF program funds.
(6) The increase in accrued payroll payable is primarily due to an increase of staff hours and greater value of vacation and sick leave balances, resulting from cost of living and step wage increases.
* These balances are adjusted only at year-end.

Totals may not add due to rounding.

Washington State Housing Finance Commission
Statement of Activities and Changes in Net Position
Fund: General Operating Fund
Division: All
For The Year To Date Ending: May 31, 2026
(See Accountant's Compilation Report)

	Current Period	Current Year to Date	Prior Year to Date	Variance Amount		Variance %
Revenues:						
Fee Income	$ 4,138,948	$ 46,678,145	$ 41,396,238	$ 5,281,907	(1)	13%
Interest Earned & Realized Gain	975,188	11,867,453	14,153,297	(2,285,844)	(2)	-16%
Other	27,847	421,166	236,132	185,034	(3)	78%
Total Unadjusted Revenues	5,141,983	58,966,764	55,785,668	3,181,096		6%
Expenses:						
Salaries, Wages, and Employee Benefits	1,242,326	13,460,473	12,005,412	1,455,061	(4)	12%
Travel & Conferences	28,651	220,733	246,641	(25,908)	(5)	-11%
Professional Fees	287,991	3,018,173	2,420,209	597,964	(6)	25%
Office Expense	342,340	3,078,038	2,862,054	215,984		8%
Total Expenses	1,901,308	19,777,417	17,534,317	2,243,100		13%
Adjustments						
Revenues:						
Unrealized Gain/(Loss) on Investments	(178,292)	(909,073)	1,909,674	(2,818,747)		-148%
Grant Revenue	675,121	8,531,003	57,088,145	(48,557,142)		-85%
Expenses:						
Grant Pass-Through	675,121	8,531,003	57,088,145	(48,557,142)		-85%
Total Adjustments	(178,292)	(909,073)	1,909,674	(2,818,747)		-148%
Excess of Revenues over Expenses	3,062,383	38,280,274	40,161,025	(1,880,751)		-5%
Net Position						
Total net position, beginning of period	64,537,991	29,320,100	28,119,033	1,201,067		4%
Current Increase (Decrease) - to Net position	3,062,383	38,280,274	40,161,025	(1,880,751)		-5%
Total net position, end of year	$ 67,600,374	$ 67,600,374	$ 68,280,058	$ (679,684)		-1%

(1) The increase in fee income is primarily due to greater revenue from the Homeownership division’s Home Advantage program. The Multifamily Housing and Community Facilities division also contributed with higher revenue related to bond issuances and collection of tax credit fees, along with a smaller offset from a decrease in income related to the Citi Securitization program.

(2) The decrease in interest income is primarily due to the decrease in rates. For example, the LGIP rate has decreased from 4.37% in the prior period to a rate of 3.67% in the current period.

(3) The overall increase in other revenues reflects a recognition of Covenant Program admin fees, with a smaller offset from a reallocation of HAF admin revenue that was recognized in prior periods.

(4) The increase in salary and benefits expenses reflects a 3% cost of living wage increase for all staff on July 1, 2025, staff annual step increases during the year, plus a 5% increase in total year-to-date staffing hours.

(5) The decrease in travel and conference expense is primarily due to lower in-state travel fees. The closer location of the Housing Washington conference resulted in lower hotel, meals, and transportation expenses.

(6) Professional fees increase is primarily due to an increase in consultant expenses, primarily in the Administration, IT, and Homeownership programs.

* Effective 1/1/2013, 25% of the Home Advantage Program revenue was transferred to the Single-family bond program’s Commission Fund to ensure future indenture and program flexibility. Due to an ease in the revenue generated from the Home Advantage program, the 25% allocation has been suspended indefinitely, effective 7/1/23, until it is determined be beneficial to the Commission Fund to resume allocation and transfers.

** These balances are adjusted only at year-end.

Totals may not add due to rounding.

Washington State Housing Finance Commission
Detailed Statement of Activities
Fund: General Operating Fund
Division: All
For The Year To Date Ending: May 31, 2026
(See Accountant's Compilation Report)

	Variance-YTD vs. PY Actuals		Prior YTD	**YTD**	YTD	Variance-YTD Budget to Actual	
	%	Amount	Actual	**Actual**	Budget	Amount	%
Revenues:							
Program Fees	4.9%	$ 1,432,048	$ 29,108,776	$ 30,540,824	$ 29,184,174	$ 1,356,650	4.6%
Issuance, Application, and Servicing Fees	31.3%	3,849,860	12,287,461	16,137,321	8,629,390	7,507,931	87.0%
Interest Earned & Realized Gain	-16.2%	(2,285,844)	14,153,297	11,867,453	10,927,158	940,295	8.6%
Other Income	78.4%	185,034	236,132	421,166	333,619	87,547	26.2%
Total Unadjusted Revenues	5.7%	3,181,098	55,785,667	58,966,763	49,074,341	9,892,423	20.2%
Expenses:							
Salaries & Wages - Staff & Temp. Svcs	14.2%	1,324,106	9,354,054	10,678,160	11,930,261	(1,252,101)	-10.5%
Employee Benefits - Staff	4.9%	130,955	2,651,358	2,782,313	3,001,494	(219,181)	-7.3%
Conference, Education & Training	38.9%	29,110	74,857	103,967	216,146	(112,179)	-51.9%
Travel out of state - Staff	-3.2%	(2,515)	78,501	75,986	222,988	(147,002)	-65.9%
Travel in state - Staff	-56.3%	(52,504)	93,284	40,780	139,489	(98,709)	-70.8%
Accounting Fees	3.2%	4,304	135,444	139,748	143,447	(3,699)	-2.6%
Legal Fees	19.2%	106,035	550,957	656,992	651,761	5,231	0.8%
Financial Advisor Fees	-15.2%	(57,400)	376,900	319,500	385,363	(65,863)	-17.1%
Investment Management Fees	8.2%	15,423	187,980	203,403	199,837	3,566	1.8%
Office Rent/Conf. Room Rentals	5.1%	24,740	482,317	507,057	563,910	(56,853)	-10.1%
Furniture & Equipment Rental	29.6%	3,390	11,447	14,837	23,716	(8,879)	-37.4%
Advertising	6.4%	5,193	81,587	86,780	195,375	(108,595)	-55.6%
Publications/ Subscriptions/ Dues	6.2%	6,166	99,372	105,538	127,494	(21,956)	-17.2%
Deliveries	-18.9%	(234)	1,235	1,001	2,017	(1,016)	-50.4%
Insurance	8.3%	5,896	70,906	76,802	75,163	1,639	2.2%
Meeting Expense	20.2%	24,044	119,060	143,104	149,558	(6,454)	-4.3%
Equipment & Building Maintenance	-79.3%	(37,864)	47,746	9,882	53,438	(43,556)	-81.5%
Software Maint. Support & Other Info Svcs	17.4%	256,590	1,474,591	1,731,181	2,207,492	(476,311)	-21.6%
Non-capitalized Equipment/Supplies	-31.2%	(48,831)	156,671	107,840	73,482	34,358	46.8%
Postage	-21.6%	(176)	815	639	977	(338)	-34.6%
Printing	-41.9%	(3,749)	8,958	5,209	6,750	(1,541)	-22.8%
State Services	101.5%	2,760	2,719	5,479	6,391	(912)	-14.3%
Supplies	-56.2%	(29,966)	53,274	23,308	39,666	(16,358)	-41.2%
Telephone	11.0%	9,175	83,442	92,617	75,284	17,333	23.0%
Contract Services	45.3%	529,601	1,168,929	1,698,530	1,288,573	409,957	31.8%
Depreciation	-0.7%	(1,152)	167,916	166,764	138,380	28,384	20.5%
Total Expenses	12.8%	2,243,097	17,534,323	19,777,417	21,918,452	(2,141,035)	-9.8%
Adjustments							
Revenues:							
Unrealized Investments Gain/(Loss)	-147.6%	(2,818,747)	1,909,674	(909,073)	-	(909,073)	NA
Grant Revenue	-85.1%	(48,557,142)	57,088,145	8,531,003	6,978,591	1,552,412	22.2%
Expenses:							
Grant Pass-Through	-85.1%	(48,557,142)	57,088,145	8,531,003	6,978,591	1,552,412	22.2%
	-147.6%	(2,818,747)	1,909,674	(909,073)	-	(909,073)	NA
Excess of Revenues over Expenses- adjusted	-4.7%	(1,880,746)	40,161,018	38,280,273	27,155,889	11,124,385	41.0%
Less transfer to Commission Fund	NA	-	-	-	-	-	NA
Excess of Revenues over Expenses (Net of Transfers)	-4.7%	$ (1,880,745)	$ 40,161,018	$ 38,280,273	$ 27,155,889	$ 11,124,385	41.0%

Totals may not add due to rounding.

WASHINGTON STATE
HOUSING FINANCE COMMISSION
QUARTERLY STATUS REPORT

Homeownership Division
Fiscal Year 2025 – 2026
Quarter Ending: June 30, 2026

Financial Stewardship Perspective

- Improve Funding and Financing Strategies: Deploy resources effectively to ensure impact, cost efficiency, sustainable growth, and statewide investment.
- Promote Agency Financial Health and Sustainability: Focus on cost efficiency, budget management, revenue growth, transparency, risk management, resource allocation, compliance, and performance monitoring.

Objectives:

1. **Expand access to affordable financing options to low- to moderate-income borrowers and historically underserved communities.**

   Associated Metrics: 4,300 low and moderate-income households purchase an affordable home using Home Advantage/House Key by June 30, 2026. Implement special purpose credit programs changes, if needed.

   Fourth Quarter: Please see the quarterly report for number of Home Advantage, House Key and Covenant loans purchased.

   Completed.

2. **Become an approved seller-servicer to maintain flexible underwriting guidelines and challenge biased traditional financing requirements.**

   Associated metrics: Estimated completion date: June 30, 2026

   Fourth Quarter:
   - Concluded contract with our seller servicer consultant.
   - Homeownership staff continues to perform post-closing and servicing Quality Control audits to meet investor guidelines.
   - Pooled our first Freddie Mac loans.

   Completed.

Engagement Perspective

- Drive Employee Engagement: Increase engagement levels among employees through effective communication, collaboration, and recognition initiatives.
- Promote Community Engagement: Strengthen relationships and engagement with external stakeholders and the community through outreach programs, partnerships, and community-building initiatives.

Objectives:

1. **Strengthen partnerships with lenders, real estate professionals, nonprofits, and community-based organizations from historically underserved communities to reach potential homebuyers.**

   Associated Metrics:
   - Conduct 10 lender Home Advantage trainings by June 30, 2026
   - Conduct 4 Advanced DPA trainings by June 30, 2026.
   - Engage in 20 outreach activities with non-profits, lenders, real estate professionals and/or government entities.

   Fourth Quarter:
   - Homeownership staff conducted 3 lender Home Advantage trainings, 3 Advanced DPA trainings, and 3 new Lender Portal trainings.
   - Corinna Obar presented on a panel at the Washington Realtors DEI conference on April 16, 2026.
   - Lisa DeBrock presented to the Tacoma Pierce County Association of Realtors on the pathway to Homeownership session on April 21, 2026.
   - Lisa DeBrock and Krystina Gillen attended the Step Up conference in Snohomish county and networked with housing and other professionals on April 24, 2026.
   - Dietrich Schmitz presented our programs as a panelist at a Sea-Tac community based event on April 29 ,2026.
   - Dietrich Schmitz promoted our programs at a Lunch & Learn event for Mason Count Realtors on May 8, 2026.
   - Dietrich Schimitz presented on a panel at the Asian Real Estate Association of America (AREAA) event on May 30, 2026.
   - Homeownership staff attended the 2026 Washington Affordable Housing Forum on June 2, 2026.
   - Lisa DeBrock attended the YBH (Young Black Homeowners) Grand Oening in event on June 5, 2026.
   - Lisa DeBrock and Kat Komin manned a table at NAREB's Realtist Community Day event on June 28,2026.

     Completed.

Sponsor statewide homebuyer education classes, ensuring accessibility to underserved communities.

Associated Metrics: Ten percent (10%) of the Homebuyer Education class instructor's participants teach a class within twelve (12) months of taking the training.

Fourth Quarter:

- 7,805 Homebuyer education classes sponsored including on-line classes with 7,639 attendees.
- 68 (17.50%) of the 388 instructor participants held a Commission sponsored HBE class within 12 months of attending training.

Completed.

Internal Processes Perspective

- Enhance Business Process Efficiency: Refine and streamline business processes to improve overall operational efficiency and effectiveness.
- Promote Sound Resource Stewardship: Implement and uphold practices that ensure responsible and sustainable use of resources, make informed funding decisions, and support the agency's mission, vision, and values.

Objectives:

1. **Enhance the loan reservation system to streamline processes and improve user experience.**

    Associated metrics: Estimated completion date: June 30, 2026

    Fourth Quarter: Homeownership Staff launched the new HOTB Lender Reservation Portal.

    Completed.

2. **Develop and implement equitable distribution processes for homeownership and counseling grants.**

    Associated metrics: Estimated completion date: June 30, 2026

Fourth Quarter: During the fourth quarter of Fiscal Year 2026, no new grant opportunities were presented. However, in developing the new Foreclosure Fairness Act contract for Fiscal year 2027, grant staff continues to work with non-profit counseling partners that represent an expansive network of professionals across the state, ensuring homeowners in need of assistance will receive high quality services consistent with the program's commitment to equity and excellence.

Learning, Growth and Inclusion Perspective

- Cultivate Workforce Development and Culture: Invest in our workforce's growth through training, mentorship, and career advancement opportunities, while fostering a culture of continuous improvement, innovation, and inclusiveness.
- Promote Emerging Initiatives: Identify, support, and promote innovative and emerging initiatives that align with our Mission, Vision, and Values.

Objectives:

1. **Align homeownership and counseling assistance efforts with state and national housing priorities.**

    Associated metrics:

    - Successfully distribute all available counseling funds through federal agencies, the Department of Commerce, and the Washington State Legislature by June 30, 2026.
    - Fully expend the American Rescue Plan Act Homeownership Assistance Program in compliance with Commission, Treasury, and legislative requirements by HAF Program end date.
    - Implement new legislative initiatives for counseling programs as applicable.

    Fourth Quarter: During the fourth quarter of Fiscal year 2026:

    - Continued to timely distribute reimbursements to our non-profit partners for supplied default and pre-purchase counseling provided to homeowners and potential homeowners.
    - Grant staff continued their work with the Department of Commerce supporting the implementation of the new policies and procedures under the Foreclosure Fairness Act, including continued work replacing HUD counseling support with state funding.
    - Grant staff continued to work toward close out of the HAF program.

    Completed.

2. **Increase future homebuyer access to Covenant and other homeownership programs.**

    Associated metrics: Estimated completion date: June 30, 2026

    Fourth Quarter:

    - Kat Komin along with Communications staff continues to work closely with BHI and Community Based Organizations to share information and marketing materials on our programs.
    - Kat continues to work on engagement and social media campaigns and digital ads to increase potential homebuyer awareness.

    Ongoing.

WASHINGTON STATE HOUSING FINANCE COMMISSION
HOMEOWNERSHIP PROGRAMS
HOME ADVANTAGE LOAN PRODUCTION
July 1, 2025 - June 30, 2026

COUNTY	HOME ADV LOAN AMOUNT	NUMBER OF HA LOANS	AVERAGE LOAN AMOUNT	AVERAGE PURCHASE PRICE	AVERAGE HOUSEHOLD INCOME	AVERAGE FAMILY SIZE	PROGRAM MINORITY %	# HA DPA LOANS 0% INT RATE	HA DPA LOAN AMOUNT	AVERAGE HA DPA LOAN	# HA NEEDS BASED DPA 1% INT RATE	# HA NEEDS BASED LOAN AMOUNT	AVE NEEDS BASED DPA AMOUNT
Adams	$ 3,295,771	11	$ 299,616	$ 319,009		3.5	54.5%	9	$ 101,547	$ 11,283			
Asotin	$ 4,596,355	16	$ 287,272	$ 298,216		2.7	6.3%	16	$ 176,432	$ 11,027			
Benton	$ 111,280,693	309	$ 360,132	$ 377,789		2.6	49.5%	269	$ 3,833,121	$ 14,250			
Chelan	$ 19,027,423	46	$ 413,640	$ 430,460		2.6	47.8%	44	$ 715,678	$ 16,265			
Clallam	$ 18,543,324	53	$ 349,874	$ 374,839		2.6	24.5%	41	$ 575,769	$ 14,043			
Clark	$ 90,054,309	204	$ 441,443	$ 461,877		2.8	25.5%	183	$ 3,169,655	$ 17,321			
Columbia	$ 1,285,288	5	$ 257,058	$ 261,800		3.0	40.0%	5	$ 51,198	$ 10,240			
Cowlitz	$ 59,441,487	165	$ 360,251	$ 369,137		2.7	16.9%	162	$ 2,304,176	$ 14,223			
Douglas	$ 15,933,654	39	$ 408,555	$ 422,995		2.9	46.2%	37	$ 585,875	$ 15,834			
Ferry	$ 753,537	4	$ 188,384	$ 208,500		3.3	25.0%	2	$ 16,461	$ 8,231			
Franklin	$ 43,409,783	117	$ 371,024	$ 391,879		2.6	69.2%	96	$ 1,401,596	$ 14,600			
Garfield	$ 241,530	1	$ 241,530	$ 249,000		2.0	0.0%	1	$ 9,661	$ 9,661			
Grant	$ 51,205,138	154	$ 332,501	$ 345,117		2.8	44.8%	142	$ 1,906,610	$ 13,427			
Grays Harbor	$ 37,716,676	118	$ 319,633	$ 328,804		2.5	22.1%	112	$ 1,435,546	$ 12,817	1	$ 9,779	$ 9,779
Island	$ 12,794,846	27	$ 473,883	$ 489,428		2.8	18.5%	26	$ 503,011	$ 19,347			
Jefferson	$ 2,403,332	6	$ 400,555	$ 408,167		2.2	33.3%	6	$ 92,006	$ 15,334			
King	$ 255,506,800	550	$ 464,558	$ 529,843		2.2	75.1%	266	$ 5,207,363	$ 19,577			
Kitsap	$ 85,933,970	199	$ 431,829	$ 452,275		2.6	28.1%	174	$ 2,986,916	$ 17,166			
Kittitas	$ 9,921,064	26	$ 381,579	$ 396,106		2.3	11.5%	23	$ 349,496	$ 15,195			
Klickitat	$ 2,019,136	6	$ 336,523	$ 354,833		2.2	16.7%	5	$ 65,745	$ 13,149			
Lewis	$ 34,489,424	97	$ 355,561	$ 367,014		2.6	15.5%	92	$ 1,301,816	$ 14,150			
Lincoln	$ 3,605,844	14	$ 257,560	$ 274,321		3.5	14.3%	12	$ 128,690	$ 10,724			
Mason	$ 37,103,835	103	$ 360,231	$ 376,335		2.6	19.4%	89	$ 1,303,769	$ 14,649			
Okanogan	$ 9,546,660	36	$ 265,185	$ 297,024		2.7	41.6%	21	$ 228,300	$ 10,871			
Pacific	$ 4,383,847	13	$ 337,219	$ 350,223		2.8	30.7%	12	$ 161,058	$ 13,422			
Pend Oreille	$ 2,590,958	9	$ 287,884	$ 293,294		3.3	0.0%	9	$ 102,757	$ 11,417			
Pierce	$ 468,539,121	1051	$ 445,803	$ 490,727		2.5	57.9%	679	$ 12,702,945	$ 18,708			
San Juan	$ 1,659,779	6	$ 276,630	$ 309,011		2.7	16.7%	3	$ 50,357	$ 16,786			
Skagit	$ 35,874,283	78	$ 459,927	$ 477,619		2.7	42.3%	74	$ 1,323,857	$ 17,890			
Skamania	$ 1,889,149	5	$ 377,830	$ 384,800		3.4	20.0%	5	$ 74,102	$ 14,820			
Snohomish	$ 158,545,604	314	$ 504,922	$ 541,694		2.6	44.3%	249	$ 5,143,721	$ 20,658			
Spokane	$ 147,575,908	433	$ 340,822	$ 358,556		2.7	24.5%	373	$ 4,966,630	$ 13,315	1	$ 10,000	$ 10,000
Stevens	$ 7,869,843	27	$ 291,476	$ 304,178		3.0	7.4%	23	$ 260,042	$ 11,306	1	$ 10,000	$ 10,000
Thurston	$ 82,209,151	192	$ 428,173	$ 460,736		2.5	39.5%	150	$ 2,597,692	$ 17,318	1	$ 10,000	$ 10,000
Wahkiakum	$ 1,789,798	5	$ 357,960	$ 375,000		2.8	0.0%	5	$ 73,754	$ 14,751			
Walla Walla	$ 13,091,170	37	$ 353,815	$ 362,437		2.9	32.4%	35	$ 489,840	$ 13,995			
Whatcom	$ 41,962,039	95	$ 441,706	$ 471,866		2.5	23.2%	73	$ 1,250,134	$ 17,125			
Whitman	$ 6,382,373	20	$ 319,119	$ 327,875		2.3	15.0%	19	$ 249,523	$ 13,133			
Yakima	$ 124,763,769	382	$ 326,607	$ 349,697		2.9	73.5%	287	$ 3,817,555	$ 13,302	1	$ 10,000	$ 10,000
TOTAL	**$ 2,009,236,671**	**4973**	**$ 404,029**	**$ 434,578**		**2.6**	**46.1%**	**3829**	**$ 61,714,404**	**$ 16,118**	**5**	**$ 49,779**	**$9,956**

***Primary Mortgagor.**

WASHINGTON STATE HOUSING FINANCE COMMISSION
HOMEOWNERSHIP PROGRAMS
HOUSE KEY OPPORTUNITY/CASH WINDOW/OPEN MARKET AND OPPORTUNITY DPA PRODUCTION
July 1, 2025 - June 30, 2026

COUNTY	HOUSE KEY LOAN AMOUNT	% OF TOTAL LOAN AMOUNT	NUMBER OF HK LOANS	AVERAGE LOAN AMOUNT	AVERAGE ACQUISITION COST	AVERAGE HOUSEHOLD INCOME	AVERAGE FAMILY SIZE	PROGRAM MINORITY %	GENERAL MINORITY POPULATION**	NUMBER OF OPPORTUNITY DPA LOANS	OPPORTUNITY DPA LOAN AMOUNT	AVERAGE OPPORTUNITY DPA LOAN
Adams	$ 247,350	0.19%	1	$ 247,350	$ 255,000		1.0	0.0%	59.60%	1	$ 15,000	$ 15,000
Asotin	$ 235,535	0.18%	1	$ 235,535	$ 246,100		1.0	0.0%	6.08%	1	$ 14,615	$ 14,615
Benton	$ 1,396,593	1.08%	5	$ 279,319	$ 288,050		2.4	40.0%	23.70%	5	$ 72,992	$ 14,598
Chelan	$ 793,867	0.61%	4	$ 198,467	$ 267,250		2.5	50.0%	30.33%	4	$ 51,623	$ 12,906
Clallam	$ 551,062	0.43%	2	$ 275,531	$ 282,000		2.0	50.0%	15.02%	2	$ 30,000	$ 15,000
Clark	$ 11,322,565	8.75%	39	$ 290,322	$ 358,724		2.9	33.3%	15.99%	32	$ 469,149	$ 14,661
Columbia									11.71%			
Cowlitz	$ 1,867,495	1.44%	7	$ 266,785	$ 274,114		1.8	0.0%	12.65%	7	$ 98,491	$ 14,070
Douglas									29.51%			
Ferry									26.76%			
Franklin	$ 519,453	0.40%	2	$ 259,727	$ 266,500		1.0	100.0%	60.00%	2	$ 30,000	$ 15,000
Garfield	$ 166,840	0.13%	1	$ 166,840	$ 172,000		4.0	0.0%	5.27%	1	$ 13,760	$ 13,760
Grant	$ 2,328,683	1.80%	9	$ 258,743	$ 266,686		2.4	11.1%	43.18%	9	$ 123,600	$ 13,733
Grays Harbor	$ 2,524,361	1.95%	11	$ 229,487	$ 239,468		2.0	18.2%	19.20%	11	$ 162,779	$ 14,798
Island	$ 937,516	0.72%	4	$ 234,379	$ 272,600		2.5	50.0%	17.79%	4	$ 58,000	$ 14,500
Jefferson	$ 877,000	0.68%	5	$ 175,400	$ 245,002		2.2	20.0%	10.32%	4	$ 60,000	$ 15,000
King	$ 29,546,806	22.84%	101	$ 292,543	$ 422,948		2.4	62.4%	31.50%	88	$ 1,308,024	$ 14,864
Kitsap	$ 2,146,879	1.66%	8	$ 268,360	$ 363,188		2.0	12.5%	20.33%	7	$ 99,776	$ 14,254
Kittitas	$ 990,596	0.77%	4	$ 247,649	$ 351,150		2.5	25.0%	13.18%	4	$ 55,149	$ 13,787
Klickitat	$ 271,600	0.21%	1	$ 271,600	$ 280,000		2.0	0.0%	17.83%	1	$ 15,000	$ 15,000
Lewis	$ 1,220,205	0.94%	4	$ 305,051	$ 315,125		2.8	0.0%	12.39%	4	$ 60,000	$ 15,000
Lincoln	$ 535,325	0.41%	3	$ 178,442	$ 183,917		3.0	33.3%	6.67%	3	$ 41,260	$ 13,753
Mason	$ 3,266,837	2.53%	11	$ 296,985	$ 323,318		2.8	0.0%	15.82%	10	$ 149,962	$ 14,996
Okanogan	$ 2,089,153	1.62%	10	$ 208,915	$ 221,183		2.0	10.0%	33.58%	10	$ 149,991	$ 14,999
Pacific	$ 455,673	0.35%	2	$ 227,837	$ 252,956		2.5	0.0%	15.57%	2	$ 30,000	$ 15,000
Pend Oreille	$ 274,928	0.21%	1	$ 274,928	$ 280,000		1.0	0.0%	10.46%	1	$ 11,500	$ 11,500
Pierce	$ 16,975,615	13.12%	57	$ 297,818	$ 341,410		2.8	40.3%	27.50%	54	$ 808,206	$ 14,967
San Juan	$ 1,119,400	0.87%	7	$ 159,914	$ 224,324		1.4	14.3%	6.62%	8	$ 120,000	$ 15,000
Skagit									22.10%			
Skamania									10.34%			
Snohomish	$ 6,475,126	5.01%	17	$ 380,890	$ 408,873		2.3	29.4%	20.27%	17	$ 252,716	$ 14,866
Spokane	$ 23,530,733	18.19%	100	$ 235,307	$ 271,517		2.8	29.0%	11.97%	96	$ 1,363,942	$ 14,208
Stevens	$ 501,830	0.39%	2	$ 250,915	$ 259,500		3.0	50.0%	11.91%	2	$ 30,000	$ 15,000
Thurston	$ 2,618,159	2.02%	8	$ 327,270	$ 342,581		2.6	37.5%	19.59%	8	$ 120,000	$ 15,000
Wahkiakum									8.14%			
Walla Walla									26.91%			
Whatcom	$ 2,493,685	1.93%	12	$ 207,807	$ 313,246		2.2	0.0%	16.27%	11	$ 150,050	$ 13,641
Whitman	$ 384,819	0.30%	2	$ 192,410	$ 202,500		3.0	0.0%	15.48%	2	$ 29,500	$ 14,750
Yakima	$ 10,693,187	8.27%	44	$ 243,027	$ 255,897		2.9	70.5%	52.36%	44	$ 625,176	$ 14,209
TOTAL	**$ 129,358,876**	**100.00%**	**485**	**$ 266,719**	**$ 323,770**		**2.5**	**38.4%**	**25.19%**	**455**	**$ 6,620,261**	**$ 14,550**

***Primary Mortgagor.**

HUD AREA MEDIAN INCOME LIMIT
$ 47,900
$ 60,100
$ 70,300
$ 56,700
$ 56,300
$ 73,900
$ 60,000
$ 58,100
$ 56,700
$ 43,600
$ 70,300
$ 69,700
$ 56,900
$ 56,800
$ 74,200
$ 65,200
$ 89,600
$ 74,600
$ 65,800
$ 46,900
$ 57,800
$ 60,300
$ 60,800
$ 51,900
$ 53,500
$ 49,100
$ 71,000
$ 68,200
$ 68,200
$ 73,900
$ 89,600
$ 64,500
$ 54,700
$ 71,500
$ 54,500
$ 62,900
$ 67,600
$ 67,600
$ 53,200
$ 62,933

WASHINGTON STATE
HOUSING FINANCE COMMISSION
QUARTERLY STATUS REPORT

Multifamily Housing and Community Facilities Division
Fiscal Year 2025 – 2026
Quarter Ending: June 30, 2026

Financial Stewardship Perspective

- Improve Funding and Financing Strategies: Deploy resources effectively to ensure impact, cost efficiency, sustainable growth, and statewide investment.
- Promote Agency Financial Health and Sustainability: Focus on cost efficiency, budget management, revenue growth, transparency, risk management, resource allocation, compliance, and performance monitoring.

1. Leverage traditional financing tools in an effort to increase the availability and preservation of affordable rental housing across the state.

Associated Metrics:

a. % of resources allocated

Quarterly Updates:

9% Low Income Housing Tax Credit (LIHTC) Program**:**
Public hearings were held for four of the twelve 2026 projects.

Project Name	Sponsor	Location	Tax Credit Amount	Units
Alderwood	Trillium Housing Services	Yakima	$2,157,276	82
Claudia's Place	Housing Initiatives LLC	Vancouver	$1,855,500	60
Old Town Senior	Mercy Housing Northwest	Bellingham	$2,700,000	74
Sunstone Haven	Walla Walla Housing Authority	Walla Walla	$1,485,936	48
Total			**$8,198,712**	**264**

Multifamily Housing Bonds:

Project Name	Issuer	Location	Tax-Exempt Bonds	Units
St Jude Havens Portfolio (El Estero & CJ Court)	Commission	Spokane	$17,145,000	159
Silver Creek By Vintage	Commission	Pasco	$31,500,000	242
Addison Grove	Commission	Puyallup	$18,000,000	102
Total			**$66,645,000**	**503**

Nonprofit Housing:

Project Name	Location	Tax-Exempt Bonds	Units/ Beds	Senior Housing
Bonesta - Alumus	Silverdale	$58,380,000	148	Yes
Heron's Key	Gig Harbor	$108,990,000	54	Yes
Wesley Homes Des Moines Phase V	Des Moines	$85,200,000	106	Yes
The Summit at First Hill	Seattle	$1,200,000	126	Yes
Total		**$253,770,000**	**434**	

Nonprofit Facilities:

Project Name	Location	Tax-Exempt Bonds	Nonprofit Type	Subtype
Bertschi School	Seattle	$30,000,000	Education/Research Organization	K-12 School
Total		**$30,000,000**		

2. Leverage innovative financing tools to increase the availability of affordable rental housing across the state

Associated Metrics:

a. Establish milestones towards creating new financing tools.

Quarterly Updates:

FarmPAI: The Commission is working with the Methow Conservancy on an acquisition loan.

Land Acquisition Program(s):

Project Name	Sponsor	Location	Award Amount	Units
Fairlawn Drive	CJK Community Homes	Lakewood	$330,000	8

Community Land Trust Program: None closed this quarter.

Project Name	Sponsor	Location	Award Amount	Units

SET Loan Program:
No loans were closed this quarter.

The SET Loan Committee approved a $157,125 loan to Prosser Manor Apartments, a 26-unit affordable housing property in Prosser, WA, to partially fund the installation of a solar energy system at the property.

The SET Loan Committee also approved a loan of up to $1,000,000 to Red Cedar Apartments to partially fund the new construction of a 12-unit mixed income, passive housing development in south Seattle.

Manufactured Housing Community Investment Program:

Project Name	Sponsor	Location	Award Amount	Units
Ohana Estates	ROC USA Capital	Tacoma	$693,132	25

WAFAM:

Project Name	Sponsor	Location	Award Amount	Units
Addison Grove	Great Expectations	Puyallup	$13,410,000	102

3. **Respond and adapt to federal and state legislative changes**

   Associated Metrics:

   a. Implementation and modification of program policy based on analysis

   Quarterly Updates:

   Tracked progress of the 21st Century Road to Housing Act through connections with national partners and summaries of amendments; Congress passed the act and delivered it to passage to President Trump on June 29th; analysis of the final act and opportunities/impacts to the Commission's work is underway.

   Staff continued tracking the Continuum of Care NOFA and coordinating with public funder partners on any impacts. Changes at the federal level for funding supporting the viability and sustainability of Permanent Supportive Housing (PSH) has implications for both 9% Tax Credit Program policies prioritizing PSH for new allocations as well as potential impacts for existing PSH projects in the Commission's portfolio.

Engagement Perspective

- Drive Employee Engagement: Increase engagement levels among employees through effective communication, collaboration, and recognition initiatives.
- Promote Community Engagement: Strengthen relationships and engagement with external stakeholders and the community through outreach programs, partnerships, and community-building initiatives.

4. **Enhance engagement and capacity-building for emerging developers through accessible resources and financing tools.**

   Associated Metrics:

   a. Continued engagement with key partners and presenting at conferences
   b. Developing educational materials about financing tools (videos, handouts, workshops, etc.)

   Quarterly Updates:

   <u>Community-Based Organization Support:</u> Staff continued support of Community Based Organizations (CBOs) participating in the Bond/4% Tax Credit Program. Of note was a meeting with the CBO Latino Leadership NW, who is undertaking their first Bond/4% Tax Credit Project in Vancouver, WA.

   Staff interviewed approximately 15 CBOs as part of the application review for the New Construction Round for Bond/4% Tax Credit allocation, offering support and resources to help CBOs navigate the program and negotiations with developers. Staff also attended multiple conferences centering CBOs and emerging developers, sustaining relationships and providing information about MHCF programs.

Finally, staff finalized a scope of work and contract for a consultant who will provide “Housing 201” training for newer and community-based development professionals, focused on public funding for affordable rental housing. Course will be offered in Q1-Q2 of FY 2026-2027.

LAP: Staff scheduled a presentation for members of the Affordable Housing Consortium of Tacoma/Pierce County to provide an overview of the City's land acquisition program(s), including program objectives, processes, and current initiatives.

Internal Processes Perspective

- Enhance Business Process Efficiency: Refine and streamline business processes to improve overall operational efficiency and effectiveness.
- Promote Sound Resource Stewardship: Implement and uphold practices that ensure responsible and sustainable use of resources, make informed funding decisions, and support the agency's mission, vision, and values.

5. **Improve internal processes and foster collaboration across divisions to streamline operations and enhance overall efficiency.**

Associated Metrics:

a. Reset and streamline program policy processes. (Sub-objective)
b. Further develop/complete PRI handbook. (Sub-objective)
c. Support AMC in integrating performance evaluations. (Sub-objective)

Quarterly Updates:

Reset and streamline program policy processes:

Completed a set of engagement sessions by geographic pool in April for the 9% Tax Credit Program policy updates. As a result of feedback obtained through our enhanced engagement process, the 9% Program Policy update was bifurcated into a two-pronged approach, with some smaller changes proposed for the next application cycle, and larger changes around affordability and priority populations extended for consideration in the next cycle. This is a great example of the Commission’s responsiveness to engagement principles and process, allowing for further engagement and data analysis. This approach was presented to the Board along with the proposed changes for 2027 at the Juen Board meeting.

Further Develop/Complete PRI Handbook

Staff presented the LAP Desk Manual to key executive staff and legal counsel and received critical feedback, which is currently being incorporated into the document. In parallel, staff developed a draft Smartsheet dashboard to track key milestones, deadlines, and activities across the loan portfolio, improving project oversight and performance monitoring.

Support AMC in integrating performance evaluations

A cross divisional workgroup has been meeting and refining a Good Standing and Asset management framework. Staff presented to the ED and Pacifica and incorporated input.

Learning, Growth and Inclusion Perspective

- Cultivate Workforce Development and Culture: Invest in our workforce growth through training, mentorship, and career advancement opportunities, while fostering a culture of continuous improvement, innovation, and inclusiveness.
- Promote Emerging Initiatives: Identify, support, and promote innovative and emerging initiatives that align with our Mission, Vision, and Values.

6. **Innovate and partner to develop tools that address gaps in the affordable housing system and bring benefits to residents.**

Associated Metrics:

a. Develop Preservation Strategy to preserve existing affordable housing properties in the Commission's portfolio, centering impact on residents to prevent displacement throughout the fiscal year by June 30, 2026.
b. Pilot a land acquisition program/land bank for single family development by June 30, 2026.
c. Develop Solar for All Program in partnership with State Energy Office and pilot the Seattle Affordable Housing Solar Fund.

Quarterly Updates:

Develop Preservation Strategy: Staff held an engagement session with interested parties on April 3rd to discuss the proposed policies and criteria for the Preservation Pilot. Feedback from partners informed refinements to the proposal that was discussed with the Board in April. Upon receiving Board approval at the May meeting, staff have finalized the policy addendum and application materials to launch the Bond Tax Credit Preservation Pilot July 1st.

Develop Solar for All Program & Seattle Solar Fund Pilot: At the direction of the State Energy Office, work on the Solar for All program remains on pause following the federal government freezing the funds in August 2025.
Staff have continued working towards an interagency agreement with King County to deploy the Seattle Solar Fund dollars. Staff are currently meeting regularly with King County staff to discuss the terms of the agreement and the most suitable projects, with an aim awarding the funds in 2026.

Revolving Loan Fund for Single Family Development: Staff met with leadership from Civic Commons and a local financial institution to discuss the terms, structure, and program requirements for a single-family development initiative utilizing off-site construction methods. The discussion focused on potential financing strategies, project feasibility, and opportunities to accelerate housing production through innovative construction approaches.

7. **Invest in the growth of staff and interns through mentorship, training, and career development programs.**

Quarterly Updates:

Staff: Staff have begun discussions with the Multifamily Director to identify and evaluate training opportunities relevant to program implementation and professional development.

HDC Intern Program: On May 29, 2026 MHCF's HDC Intern Aditi Mangla presented her research and analysis on sustainability policies and practices in new construction for the Bond/Tax Credit Program to more than 30 Commission staff and leaders. She graduated from UW the following week and concluded her 9-month internship with the Commission mid-June. In the fall, she will begin a yearlong prestigious opportunity as a Bonderman Fellow.

Policy Intern: Jocelyn has continued to support a wide range of policy work, including analyzing results from the cross-agency Rent Stabilization Work Group's survey on rent increases and conducting follow up interviews, refining the division's updated good standing policy and supporting the 9% Program policy process.

Community Engagement Intern: Our Community Engagement intern continued to focus on engagement in the 9% Program Policy Update, supported application review in the Bond/4% Tax Credit program, and created a critical new form for the upcoming Preservation Application Round, wrapping up her two-year internship.

WASHINGTON STATE
HOUSING FINANCE COMMISSION
QUARTERLY STATUS REPORT

Asset Management & Compliance Division
Fiscal Year 2025 – 2026
Quarter Ending: June 30, 2026

Financial Stewardship Perspective

- Improve Funding and Financing Strategies: Deploy resources effectively to ensure impact, cost efficiency, sustainable growth, and statewide investment.
- Promote Agency Financial Health and Sustainability: Focus on cost efficiency, budget management, revenue growth, transparency, risk management, resource allocation, compliance, and performance monitoring.

1. **Complete timely and thorough compliance monitoring of the multifamily portfolio to maintain adherence to regulatory requirements.**
   Associated Metrics: Reviews closed out within 14 months of report submission.

   Fourth Quarter: 100% of all 2025 Bond-only Annual Reports have been reviewed and closed out. 48% of all 2025 Tax Credit Annual Reports have been reviewed.

2. **Ensure tax credit properties are inspected to promote safe and healthy housing.**
   Associated Metrics: All inspections are completed by early Q2.

   Fourth Quarter:
   54% of 2026 property inspections have been completed.

3. **Strengthen asset management practices to mitigate risk in portfolio.**
   Associated Metrics: Establish baseline, develop risk management tools and draft policy/procedure by June 30, 2026.

   Fourth Quarter: The draft internal processes for implementing the Good Standing Policy and Asset Management Framework have been completed and will be presented to the Board at the July work session.

4. **Educate owners and managers about program rules to promote compliance adherence.**
   Associated Metrics: At least 5 compliance trainings by end of Q4.

Fourth Quarter: The team successfully completed seven compliance trainings by the end of Q4, exceeding the initial goal of five trainings. These sessions included three virtual trainings and four in-person trainings, reaching a total of 368 participants. Participants were predominantly property managers, compliance staff, and other site personnel, reflecting strong engagement from those directly responsible for implementing and maintaining compliance requirements. This strong level of engagement reflects the team's commitment to expanding compliance education and increasing training accessibility across multiple delivery formats.

Engagement Perspective

- Drive Employee Engagement: Increase engagement levels among employees through effective communication, collaboration, and recognition initiatives.
- Promote Community Engagement: Strengthen relationships and engagement with external stakeholders and the community through outreach programs, partnerships, and community-building initiatives.

1. **Enhance affordable housing resources and engagement for external stakeholders.**
   Associated Metrics: Implement new on-demand videos and new resident resources page by end of Q4.

   Fourth Quarter: The new Resident Resource webpage has been completed and is waiting to go live pending the launch of the Commission's new website. An on-demand training video, Overview of the Low-Income Housing Tax Credit (LIHTC) Program, has been developed and is currently under review; once finalized, it will be posted and made available to external partners.

2. **Improve communication with and support of residents.**
   Associated Metrics: Smartsheet-based Customer Service Portal implemented by early Q1.

   Fourth Quarter: The Customer Service Portal continues to perform well. Enhancements are underway to improve efficiency and customer experience, including automated responses that direct out-of-scope inquiries to the appropriate resources or divisions. The updated version is targeted for rollout in the first quarter of FY27 and is being scaled at the Commission level by Communications and IT.

3. **Achieve timely response for all technical assistance requests and other property inquiries ensuring customer and operational efficiency.**
   Associated Metrics: Surveys deployed in Q2 and Q4.

Fourth Quarter: AMC continues to provide timely follow-up on compliance technical assistance requests. Both the Inspection Survey (distributed in November) and the General Customer Survey (distributed in May) were deployed on schedule. The post-inspection survey was distributed to 83 property management companies, resulting in 18 responses representing a total of 67 properties. Feedback from the Inspection Survey was used to develop an inspection-related FAQ for owners and managers. The General Customer Survey received 38 responses, with 32 respondents identifying as property owners, property managers, or compliance staff. Feedback from the General Customer Service is currently being used to develop a resident-focused FAQ, which is in progress.

4. **Support and promote stable housing for renters of WSHFC portfolio.**
   Associated Metrics: Complete all engagement activities with interested parties and develop final Rent Stabilization Policy recommendations by end of FY26.

   Fourth Quarter: The workgroup analyzed survey responses and conducted follow-up interviews. The results are being used to develop a recommendation on the Rent Increase Frequency Policy, with findings and recommendations to be presented to leadership. The update to the 9% Affordability Matrix is underway, and our partners at Commerce are developing best practices curriculum for owners and property managers.

5. **Enhance the accessibility of compliance resident certification forms to ensure usability for all parties (owners, managers, residents/applicants, advocates).**
   Associated Metrics: Complete updates to certification forms for accessibility by the end of FY26

   Fourth Quarter: Revisions to our resident-facing Household Eligibility Application (HEA) Form are planned for late summer, with rollout of the revised form scheduled for September 2026.

6. **Enhance user experience and engagement with AMC's online resources through improved website design, functionality, and accessibility.**
   Associated Metrics: AMC webpage is fully updated by June 30, 2026.

   Fourth Quarter: This work remains ongoing and is dependent on the Communications team.

Internal Processes Perspective

- Enhance Business Process Efficiency: Refine and streamline business processes to improve overall operational efficiency and effectiveness.
- Promote Sound Resource Stewardship: Implement and uphold practices that ensure responsible and sustainable use of resources, make informed funding decisions, and support the agency's mission, vision, and values.

1. **Enhance compliance review process with revised comprehensive Portfolio Analyst Desk Manual.**
   Associated Metrics: Complete draft of new PA Desk Manual by June 30, 2026, as part the development of divisional Standard Operational Plan document.

   Fourth Quarter: This project is progressing well and will continue into the next fiscal year to allow additional time for completion. Majority of the initial SOPs are in the final review stage, while documentation and review of the remaining processes will continue in the next fiscal year.

2. **Improve the Placed-In-Service (PIS) process.**
   Associated Metrics: Implement a standardized MHCF-to-AMC handover process via Laserfiche workflow by end of FY26.

   Fourth Quarter: Additional meetings between the MHCF, AMC, and IT divisions are underway to inform workflow design and refine process requirements. As a result, this project will carry over into FY27 to allow sufficient time for workflow development, testing, and implementation.

3. **Integrate related processes into the new preservation policy aligned with the asset management framework.**
   Associated Metrics: Updated Asset Management policies and procedures by end of Q4.

   Fourth Quarter: Development of the updated Asset Management procedures is progressing and will carry over into the first quarter of FY27 to allow for final review and implementation. Efforts are underway to identify and refine Compliance Risk Metrics to support future assessments.

Learning, Growth and Inclusion Perspective

- Cultivate Workforce Development and Culture: Invest in our workforce's growth through training, mentorship, and career advancement opportunities, while fostering a culture of continuous improvement, innovation, and inclusiveness.

- Promote Emerging Initiatives: Identify, support, and promote innovative and emerging initiatives that align with our Mission, Vision, and Values.

1. **Enhance staff training and development goals.**
   Associated Metrics: 100% of staff have achieved at least 80% of their individual training and development goals by end of FY26.

   > **Fourth Quarter:** The goal was successfully achieved, with staff completing their training and professional development activities as planned.

WASHINGTON STATE
HOUSING FINANCE COMMISSION
QUARTERLY STATUS REPORT

Administration Division
Fiscal Year 2025 – 2026
Quarter Ending: June 30, 2026

Financial Stewardship Perspective

- Improve Funding and Financing Strategies: Deploy resources effectively to ensure impact, cost efficiency, sustainable growth, and statewide investment.
- Promote Agency Financial Health and Sustainability: Focus on cost efficiency, budget management, revenue growth, transparency, risk management, resource allocation, compliance, and performance monitoring.

Objectives:

1. **Earn a minimum of $500,000 per FTE in revenue each fiscal year.**
   Fourth Quarter: Revenue exceeds measurement YTD.
2. **Spend less than $250,000 per FTE each fiscal year.**
   Fourth Quarter: Expenses are less than measurement YTD.

Engagement Perspective

- Drive Employee Engagement: Increase engagement levels among employees through effective communication, collaboration, and recognition initiatives.
- Promote Community Engagement: Strengthen relationships and engagement with external stakeholders and the community through outreach programs, partnerships, and community-building initiatives.

Objectives:

1. **Produce and distribute the web based Annual Report and Cumulative Report.**
   Associated metrics: Estimated completion date: December 31, 2026
   Fourth Quarter: We are working on completing a report that gives a broad picture of the Commission's over the past five years.

2. **Create new framework for conference planning and standard operating procedures for the future.**
   Associated metrics: Completion of framework and SOPs by March 2026
   Fourth Quarter: The need for user guides and various reports have been identified and are being developed and refined. The framework is complete, but data entry and complete user testing are needed.

3. **Refresh and enhance the WSHFC.org website.**
   Associated metrics: Contract with web development firm, completion of phase 1
   Fourth Quarter: The Communications and IT teams are jointly managing the redevelopment of the WSHFC.org website. The contracted web developers (WaTech) have established the site on the new Drupal platform. Communications is leading a user acceptance testing project with internal staff. Launch is expected in August.

4. **Increase future homebuyer access to Covenant and other homeownership programs.**
   Associated metrics: Estimated completion date: December 12, 2026
   Fourth Quarter: Continued initiative to raise awareness about the Covenant Homeownership Program to Native Hawaiian communities. Attended a Hawaiian festival hosted by the Hawaiian Civic Club of Washington. This 17th annual fundraiser was a ticketed event with well over 2000 visitors who enjoyed cultural dancing, food, specially made foods and craft, and community information. The Commission hosted a table at the event informing guests about homeownership options.

5. **Improve scores for areas with less than 50% positive ratings from last year's Employee Engagement Survey.**
   Associated metrics: Estimated completion date: June 30, 2026
   Fourth Quarter: (No change from previous quarter**)** Employees completed the survey in October 2025, and the results demonstrated improvements in each of the three categories that were less than a 50% positive rating. The only question that remained at less than a 50% positive rating (though still improved) was “I have opportunities for advancement in my agency/institution” which increased from 35% to 47% positive rating.

6. **Advance Commission’s recruitment outreach in support of Gov. EO 24-04.**
   Associated metrics: 100% of interview panelists have completed the training for mitigating bias in the hiring process**.**
   Fourth Quarter: This is ongoing. As new staff join the Commission, we encourage them to complete the training, so they are eligible to participate in panel interviews and in the hiring process, per the executive order. Additionally, HR has added the two required equity competencies to position descriptions (as they are updated) and to job

announcements.

7. **Demonstrate leadership in affordable housing.**
   Associated metrics: Estimated completion date: June 30, 2026
   Fourth Quarter: Staff continues its weekly participation on the Governor's Housing Department Taskforce. This work continues through November 2026.

Internal Processes Perspective

- Enhance Business Process Efficiency: Refine and streamline business processes to improve overall operational efficiency and effectiveness.
- Promote Sound Resource Stewardship: Implement and uphold practices that ensure responsible and sustainable use of resources, make informed funding decisions, and support the agency's mission, vision, and values.

Objectives:

1. **Evaluate and strengthen the current process for public record request (PRR).**
   Associated metrics: Estimated completion date: June 30, 2026
   Fourth Quarter: We are on target to complete our Records Management modernization project by the end of August 2026. Following that, the PRR process project will commence in September 2026. For FY2026 we received a total of 73 requests.

Learning, Growth and Inclusion Perspective

- Cultivate Workforce Development and Culture: Invest in our workforce growth through training, mentorship, and career advancement opportunities, while fostering a culture of continuous improvement, innovation, and inclusiveness.
- Promote Emerging Initiatives: Identify, support, and promote innovative and emerging initiatives that align with our Mission, Vision, and Values.

Objectives:

1. **Plan and conduct an annual staff planning session by June 30, 2026.**
   Associated metrics: Estimated completion date: December 12, 2025
   Fourth Quarter: This goal was completed December 12, 2025

2. **Evaluate and invest in professional training for community engagement staff, and for leadership supporting these efforts.**
   Associated metrics: Estimated completion date: June 30, 2026

Fourth Quarter: The Community Engagement Team completed the final course in May for the International Association for Public Participation (IAP2) training program. The team presented to an internal audience of staff and leadership and is looking forward to presenting to the Commissioners in July.

3. **Develop a community engagement team workplan, shared approach and framework for collaborating Commission-wide on community engagement**

   Associated metrics: Estimated completion date: June 30, 2026

   Fourth Quarter: The Community Engagement Team continues to develop its workplan. Successes this quarter included developing a Commission-wide business objective related to community engagement. The objective requires each division, except IT and Finance, to apply community engagement principles to a process, program or initiative in the 2026-27 program year.

4. **Provide leadership training for people managers to engage in conflict resolution and other high-stakes conversations as outlined in the Racial Equity Strategic Plan.**

   Associated metrics: Estimated completion date: June 30, 2026

   Fourth Quarter: In August, Human Resources, in partnership with Strategy and Engagement, is launching the first of three new training sessions for directors. The first training is on reasonable accommodation and neurodiversity. The leadership series will equip directors and managers with tools to promote inclusion, and support staff through conflict resolution and other high-stakes conversations.

5. **Outline a process for employees to meaningfully participate in organizational equity work.**

   Associated metrics: Estimated completion date: June 30, 2026

   Fourth Quarter: Communications and Strategy and Engagement partnered to develop an organizational strategy and charter for an Impact Team. The draft strategy and framework for the Impact Team will be presented to directors and managers in July and August.

WASHINGTON STATE
HOUSING FINANCE COMMISSION
QUARTERLY STATUS REPORT

IT Division
Fiscal Year 2025 – 2026
Quarter Ending: March 31, 2026

Financial Stewardship Perspective

- Improve Funding and Financing Strategies: Deploy resources effectively to ensure impact, cost efficiency, sustainable growth, and statewide investment.
- Promote Agency Financial Health and Sustainability: Focus on cost efficiency, budget management, revenue growth, transparency, risk management, resource allocation, compliance, and performance monitoring.

Objectives:

1. **Maintain systems that guard against ransomware and malware.**
   Associated metrics: Create a monthly report from our NinjaOne and Threatlocker applications that track ransomware and malware attacks to the Commission's network.
   Fourth Quarter: There were no reportable incidents of Ransomware or Malware during the fourth quarter.

2. **Maintain and provide quarterly Security Breach Reports.**
   Associated metrics: Monthly System and Organizational Controls (SOC) reports.
   Fourth Quarter: There were no reportable breaches in the forth quarter

3. **Maintain the after-hours maintenance schedule**
   Associated metrics: June 30, 2026
   Fourth Quarter: All servers were updated after hours.

4. **Ensure that all critical IT hardware (servers, switches, and firewalls) and software remain under warranty coverage in accordance with the agreed-upon SLA (service level agreement).**
   Associated Metrics: June 30, 2026

Third Quarter: All servers, firewalls, and switches remain under warranty. Ordered new equipment to replace aging servers in the data center. Expected to be completed in the third quarter.

Engagement Perspective

- Drive Employee Engagement: Increase engagement levels among employees through effective communication, collaboration, and recognition initiatives.
- Promote Community Engagement: Strengthen relationships and engagement with external stakeholders and the community through outreach programs, partnerships, and community-building initiatives.

Objectives:

1. **Ensure reliable and inclusive audio-visual support for Commissioners' hybrid meetings by upgrading equipment and providing on-site technical assistance for 100% of scheduled meetings over the next 12 months.**

   Associated metrics: June 30, 2026

   Fourth Quarter: Provided technical assistance for April, May, and June Commission Meetings.

2. **Support the Commission in data-driven decision-making agency, by implementing a data warehouse solution, consolidating data, and developing a data governance policy and IT governance policy within 24 months.**

   Associated metrics: June 30, 2027

Fourth Quarter: We are continuing our partnership with MCCI and Laserfiche to advance the migration of our data to a secure cloud-based environment. This initiative is a key component of our broader strategy to modernize infrastructure, enhance system reliability, and drive greater operational efficiency through process automation.

To further strengthen our data capabilities, we have engaged a data architect to lead the consolidation and standardization of data across the organization. This effort will enable the development of scalable, enterprise-level data access through dashboards and applications, supporting improved visibility, informed decision-making, and data-driven outcomes at all levels of the organization.

Internal Processes Perspective

- Enhance Business Process Efficiency: Refine and streamline business processes to improve overall operational efficiency and effectiveness.
- Promote Sound Resource Stewardship: Implement and uphold practices that ensure responsible and sustainable use of resources, make informed funding decisions, and support the agency's mission, vision, and values.

Objectives:

1. **Support divisions in transitioning to a paperless work environment by digitizing internal workflows.**

   Associated Metrics: June 30, 2027

   Fourth Quarter: We are continuing the migration of Commission files to a secure, cloud-based architecture to improve reliability, access, and long-term scalability. Migration work began with the Homeownership and Asset Management divisions.

   Due to current staffing and other resource constraints, we have temporarily paused additional conversions in the Homeownership division until there is sufficient capacity to complete the project effectively. We are prioritizing migration efforts in the Compliance and Multifamily divisions during this period to maintain momentum on our overall modernization strategy. Maintain Commission's web-based/cloud applications (Salesforce, Laserfiche, Business Central...)

   Associated Metrics: June 30, 2026

   Fourth Quarter: All systems performed within agreed-upon Service Level Agreements (SLAs). System uptime met Commission standards.

2. **Support a reliable and inclusive hybrid office setup by keeping remote access tools running smoothly and offering help to all staff over the next year to make sure everyone can work effectively from anywhere.**

   Associated Metrics: June 30, 2026

   Fourth Quarter: Assessed existing in-office equipment and added additional larger monitors at select workstations. Additionally, maintained access to all VPN platforms with a 100% uptime.

Learning, Growth, and Inclusion Perspective

- Cultivate Workforce Development and Culture: Invest in our workforce's growth through training, mentorship, and career advancement opportunities, while fostering a culture of continuous improvement, innovation, and inclusiveness.
- Promote Emerging Initiatives: Identify, support, and promote innovative and emerging initiatives that align with our Mission, Vision, and Values.

Objectives:

1. **Keep Commission staff up to date with current and emerging technologies by offering regular training and info sessions, and tracking participation over the next year, ensuring everyone has equal access to learning and support.**

    Associated Metrics: June 30, 2026

    Fourth Quarter: Conducted three monthly IT Spotlights during Commission All-Staff meetings, highlighting IT platforms and initiatives.

WASHINGTON STATE
HOUSING FINANCE COMMISSION
QUARTERLY STATUS REPORT

Finance Division
Fiscal Year 2025 – 2026
Quarter Ending: June 30, 2026

Financial Stewardship Perspective

- Improve Funding and Financing Strategies: Deploy resources effectively to ensure impact, cost efficiency, sustainable growth, and statewide investment.
- Promote Agency Financial Health and Sustainability: Focus on cost efficiency, budget management, revenue growth, transparency, risk management, resource allocation, compliance, and performance monitoring.

Objectives:

1. **Ensure maximum funds available for loan fundings through PRI, bond funds, and warehouse lines, as necessary.**
   Associated Metrics: 100% of loans funded
   Fourth Quarter: All purchases of mortgage loan participations have been made timely, and all funds received and returned reconciled and properly managed.

2. **Ensure timely compliance with all financial reporting requirements.**
   Associated Metrics: 100% of reporting requirements met
   Fourth Quarter: All Single-Family Disclosures and bond accounting reports were completed on time, with no arbitrage payments due and all financial reports reviewed and confirmed. Monthly financial statements were generated and reported in time for discussion and review for the Commission Board meetings.

3. **Provide accurate and timely management information to divisional directors, managers, and Commissioners.**
   Associated Metrics: Quarterly reports distributed by end of month following quarter end, monthly reports distributed by end of month following month end.
   Fourth Quarter: The March 2026 and May 2026 management reports were distributed by the end of the following month. The April 2026 management reports were distributed before the month end of June 2026. PRI financial statements for the 3rd quarter of FY 2026 were distributed May 1st, 2026.

4. **Facilitate financial, state accountability, and statewide single audit as necessary.**
   Associated Metrics: Audit reports issued by required due dates
   Fourth Quarter: The accountability audit performed by the State Auditor's Office completed mid-June, with an exit conference taking place June 18th, and the final report published June 25th.

5. **Oversee the investment of the Commission's general operating reserves.**
   Associated Metrics: Maintain an average realized return of at least 3% on invested funds
   Fourth Quarter: The fourth quarter realized return of general operating reserves was 4.22%

6. **Ensure timely and accurate reporting to the GSEs as necessary**
   Associated Metrics: Provide financial reporting to Freddie Mac by end of 2nd month following quarter end.
   Fourth Quarter: Financial reporting for Fannie Mae and Freddie Mac was entered in to the MBFRF system on May 20th.

7. **Manage financial agreements with external partners.**
   Associated Metrics: Required disclosures distributed by end of month following quarter end.
   Fourth Quarter: The required quarterly compliance reporting for Plains Capital Bank (warehouse lender) was distributed on April 30th.

Engagement Perspective

- Drive Employee Engagement: Increase engagement levels among employees through effective communication, collaboration, and recognition initiatives.
- Promote Community Engagement: Strengthen relationships and engagement with external stakeholders and the community through outreach programs, partnerships, and community-building initiatives.

Objectives:

1. **Lead the development of an equity-based protocol to guide Commission decisions on memberships and sponsorships of organizations and initiatives by March 31, 2026.**
   Associated Metrics: Estimated Completion by March 31, 2026
   Fourth Quarter: No activity to report. This business objective will be continued in the next fiscal year.

Internal Processes Perspective

- Enhance Business Process Efficiency: Refine and streamline business processes to improve overall operational efficiency and effectiveness.
- Promote Sound Resource Stewardship: Implement and uphold practices that ensure responsible and sustainable use of resources, make informed funding decisions, and support the agency's mission, vision, and values.

Objectives:

1. **Acquire and implement loan servicing software to track and monitor PRI loans by December 31, 2025.**
   Associated Metrics: Estimated Completion March 31, 2026
   Fourth Quarter: Staff have been working with FICS on implementation and are currently migrating the existing portfolio of PRI loans to the new system.

2. **Acquire and implement time and leave tracking software by September 30, 2025.**
   Associated Metrics: Estimated Completion November 30, 2025
   Fourth Quarter: Staff made the difficult decision to pivot away from the vendor previously selected and are currently meeting with representatives from the Office of Financial Management and the state Human Resources agency on other potential solutions.

Learning, Growth and Inclusion Perspective

- Cultivate Workforce Development and Culture: Invest in our workforce's growth through training, mentorship, and career advancement opportunities, while fostering a culture of continuous improvement, innovation, and inclusiveness.
- Promote Emerging Initiatives: Identify, support, and promote innovative and emerging initiatives that align with our Mission, Vision, and Values.

Objectives:

1. **Engage with Moody's and acquire Issuer Credit Rating (ICR) by September 30, 2025.**
   Associated Metrics: Estimated Completion October 31, 2025
   Fourth Quarter: The Commission received an ICR of Aa2 from Moody's in April 2026. Staff from multiple divisions are now working on new programs that can utilize this new tool in our toolbox.

Financial Sustainability Dashboard

July 23, 2026

Washington State Housing Finance Commission

WASHINGTON STATE
HOUSING FINANCE
COMMISSION

CONTENTS

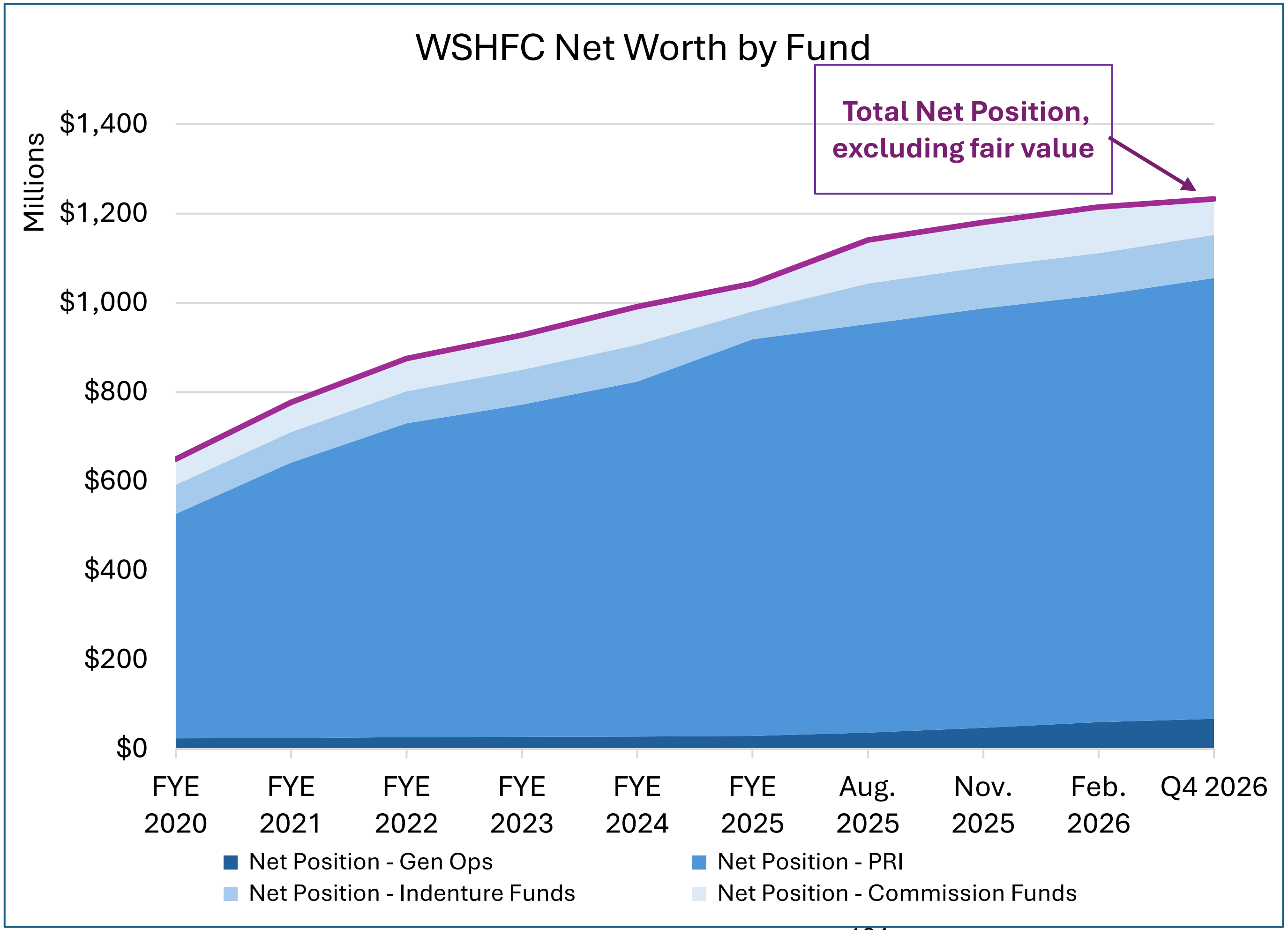
Dashboard Criteria

Sustainability Criterion	Why It Matters	Metric	Current Status
Increase WSHFC Net Worth	Growing net worth strengthens the Commission's foundation, expands capacity to fund programs, and signals long-term financial health to partners and rating agencies.	**Commission-wide net position by fund over time** **:** Growing consistently year-over-year (> +3% annual growth) **:** Flat to modest growth (0–3% growth) **:** Negative growth (y/y decline in net position)	
Maintain Financial Flexibility	Strong leverage and liquidity give the Commission options – to borrow, invest, and respond to changing markets without jeopardizing stability.	**Asset-to-debt ratio** **:** ≥ 2.5x, Very strong leverage and debt capacity **:** 1.5–2.5x, still strong, over 1.4x peer median, but less cushion **:** < 1.5x, below benchmark, consider adjustments	
Increase PRI Net Worth (change over time)	Growth in PRI strengthens WSHFC's ability to support programs and preserves flexibility through economic cycles.	**Annual change in PRI net worth** *(excluding fair value of MBS and grants)* **:** Positive annual change (building reserves) **:** Slight decline (0% to –5%) **:** Significant decline (< –5%)	
Increase PRI Available Resources	When PRI's available resources are consistently drawn down faster than replenished, future program capacity shrinks, and flexibility is reduced.	**3-yr Average net change in PRI resources = 3-yr Avg. PRI inflows less 3-yr avg. outflows** **:** 3-year avg. is rising, and annual change is positive **:** 3-year avg. is mixed – up/down; positive/negative **:** 3-year avg. is falling, and annual change is negative	

Dashboard Criteria *cont.*

Sustainability Criterion	Why It Matters	Metric	Current Status
TBA Premiums Cover DPA Lending	If TBA premiums fall short of covering DPA, reserves are depleted — reducing sustainability and increasing reliance on PRI.	**Net TBA Premium vs. Home Adv. DPA Lending** 🟢: TBA premiums alone cover DPA lending 🟡: TBA premiums + PRI subsidy cover DPA lending 🔴: TBA premium + PRI subsidy do not cover DPA lending	🟡
Mission Delivery: Single Family: Offer Borrowers The Lowest Supportable Mortgage Rates	Lower first mortgage rates make WSHFC programs competitive with conventional lenders and directly support the mission by lowering monthly costs for borrowers making homeownership more accessible and default rates lower.	🟢: WSHFC borrower rate equal or below benchmarks (FHA for House Key / Freddie for HA) 🟡: WSHFC rate no more than 10bps / 25bps higher than respective benchmarks 🔴: Higher than benchmark (WSHFC less competitive)	HK: 🟢 HA: 🔴
Mission Delivery: Single Family Homebuyers Served	Serving homebuyers directly reflects the Commission's impact and mission to help Washingtonians achieve homeownership.	🟢: ≥ 5,000 homebuyers per year 🟡: 3,000–4,999 homebuyers 🔴: < 3,000 homebuyers	🟢
Mission Delivery: Multifamily Impact	Consistent multifamily and non-profit bond issuance reflects the Commission's ability to support and expand affordable rental housing.	🟢: ≥ $325M MF bonds / ≥ $125M nonprofit lending (benchmarks met) 🟡: 75–99% of benchmarks 🔴: < 75% of benchmarks	MF: 🟢 NP: 🟢
Mission Delivery: Multifamily Units Financed	Affordable multifamily unit production is central to the Commission's mission and to statewide housing priorities.	🟢: ≥ 2,500 units 🟡: 1,500 – 2,499 units 🔴: < 1,500 units	🟢

Commission: Total Net Worth



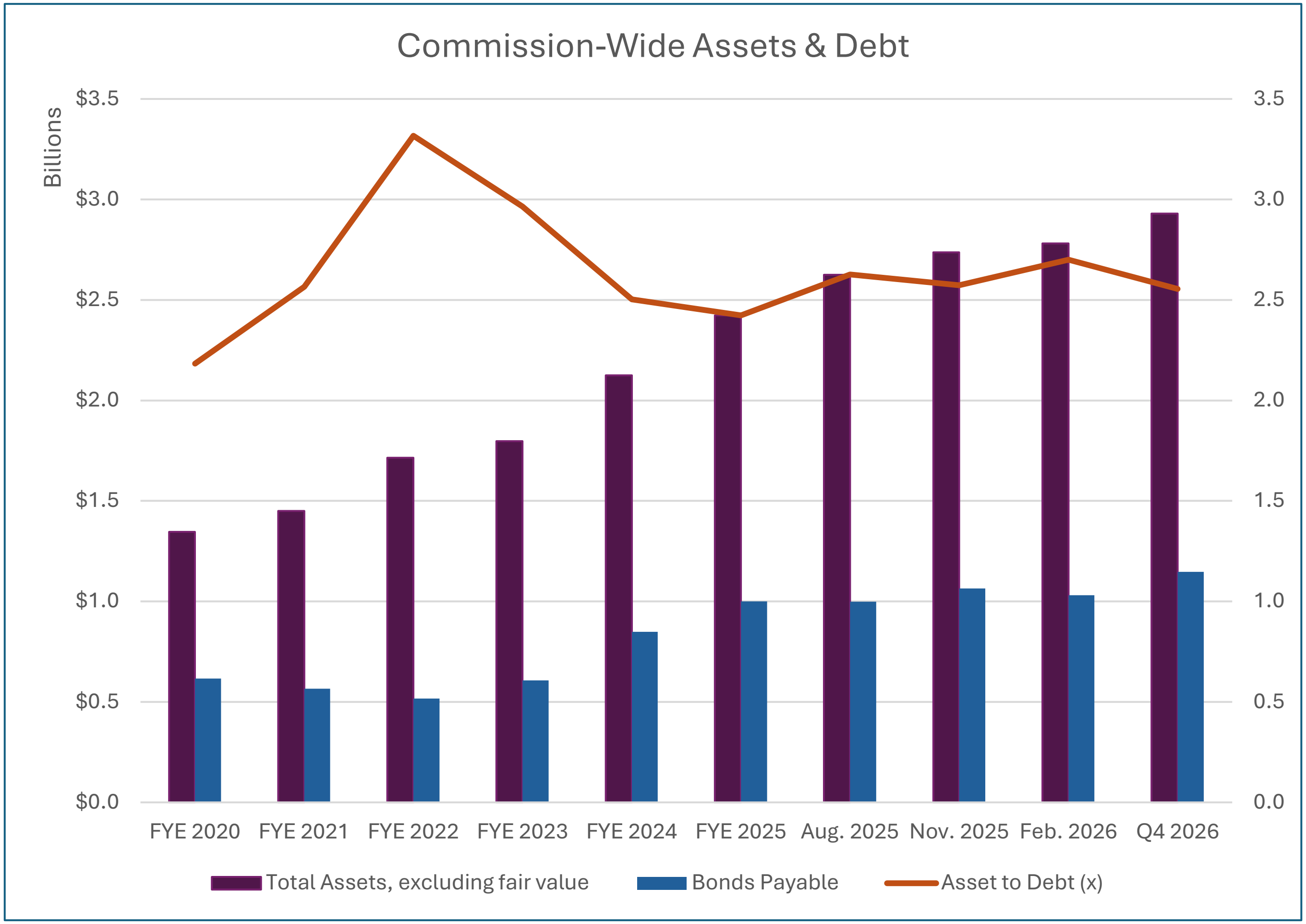
Metric Benchmark:
Net worth is increasing, not decreasing.

Board Takeaway:
Net worth is growing, which strengthens WSHFC's foundation.

The board should monitor to ensure growth continues so future program capacity is not eroded.

Note: excludes fair value of MBS and grants

Debt Capacity & Financial Flexibility

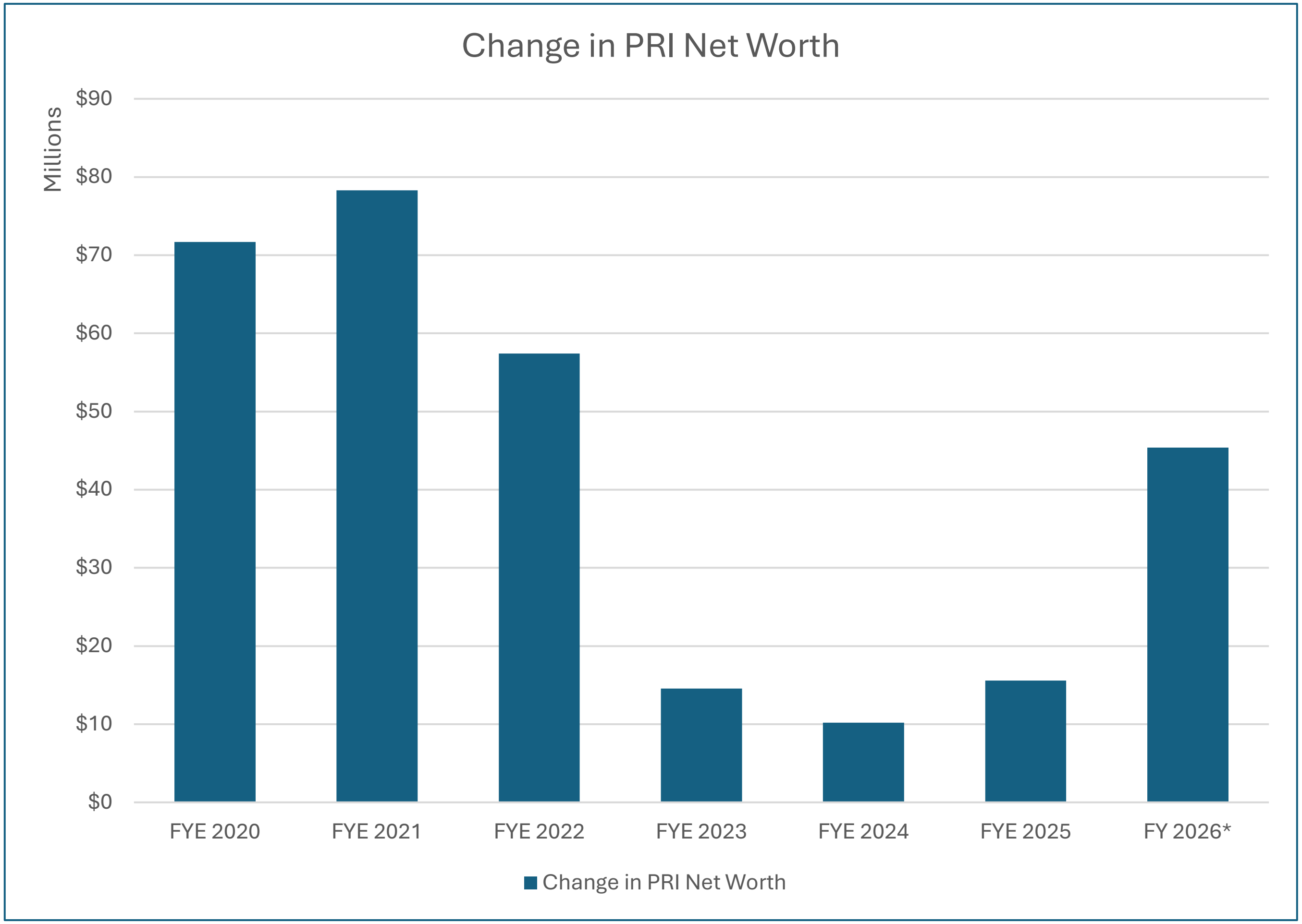


Metric Benchmark:
Asset-to-debt ratio above 2.5x

Board Takeaway:
Ample leverage capacity gives the Commission options – to borrow, invest, and respond to changing markets without jeopardizing stability.

Note: excludes fair value of MBS and grants
FY2026 data: preliminary results

PRI: Change in Net Worth



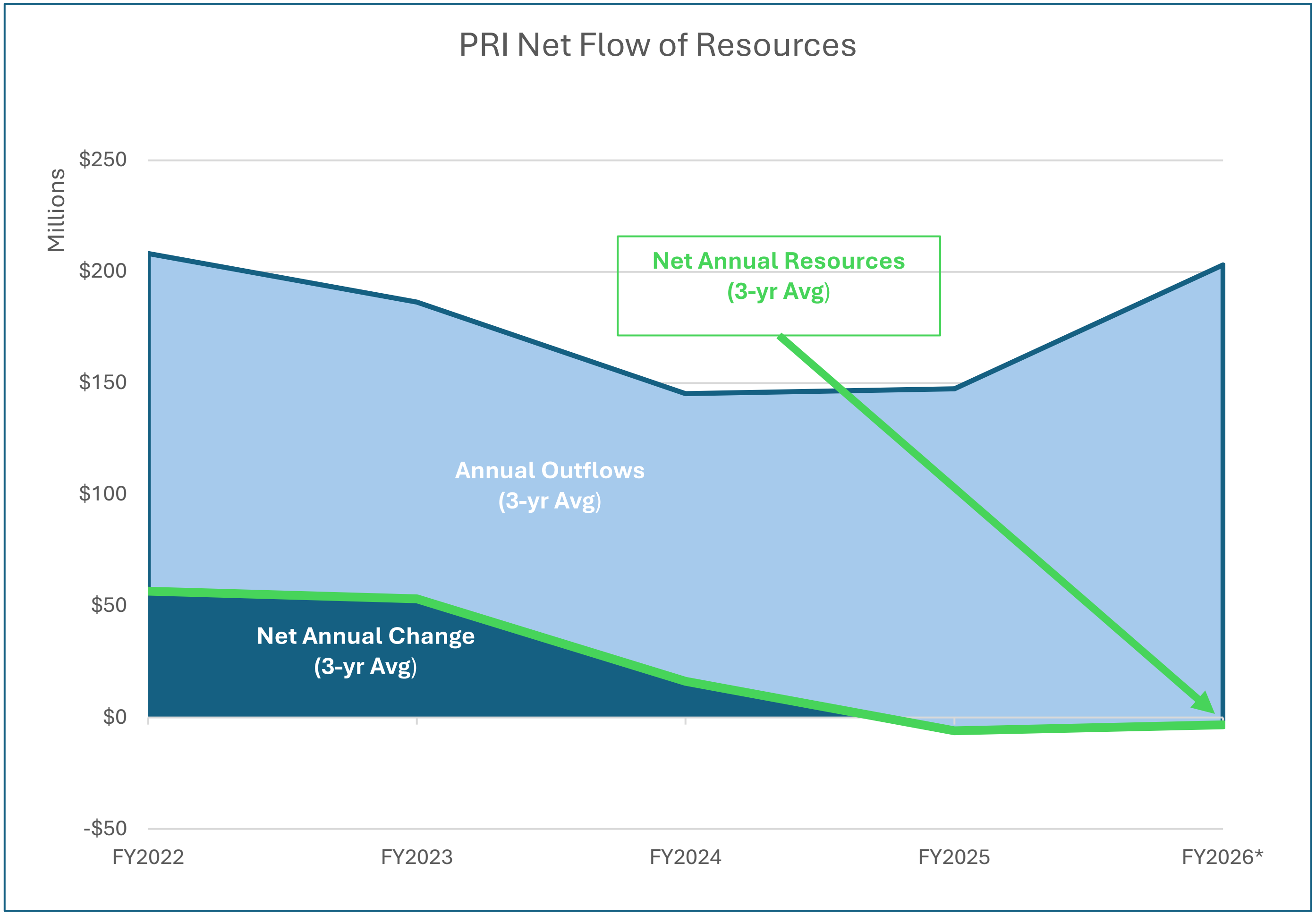
Metric Benchmark:
Annual change in net worth is positive.

Board Takeaway:
PRI net worth continues to grow, strengthening WSHFC's foundation.

The board's role is to help ensure this momentum is sustained by planning for changing markets , positioning the Commission for best execution through economic cycles.

Note: excludes fair value of MBS and grants
**FY26: Preliminary results*

PRI: Change in Available Resources



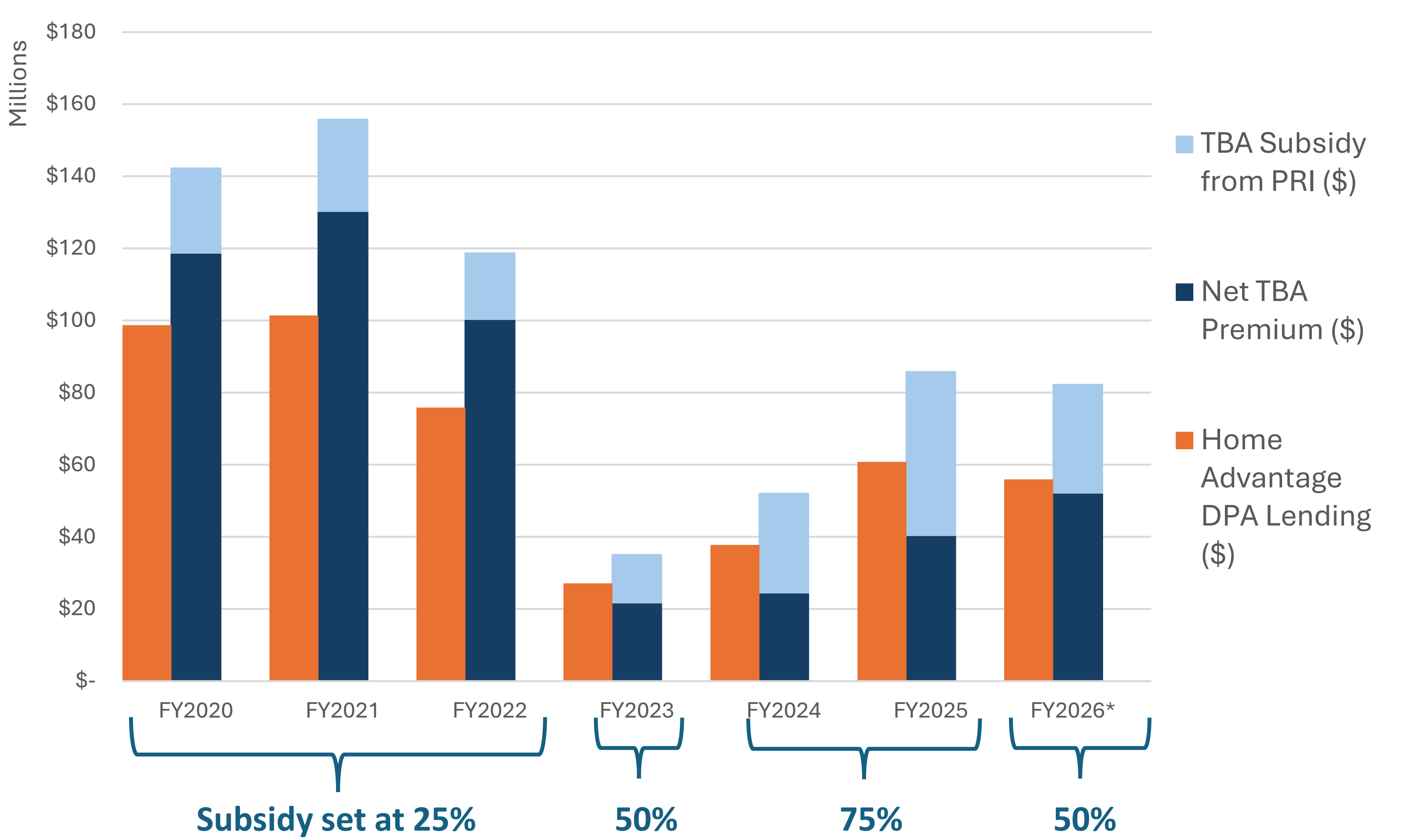
<u>Metric Benchmark:</u>
3-year average net annual resources is projected to be less negative in 2026.

<u>Board Takeaway:</u>
Trend of available resources is reversing in 2026, from negative $6 mil. in FY25 to projected negative $3.2 mil. in FY26.

Corrective action and policy changes have resulted in projected inflows to surpass outflows in 2026, correcting the negative trend of resource depletion.

FY26: Preliminary results

Ability to Fund DPA



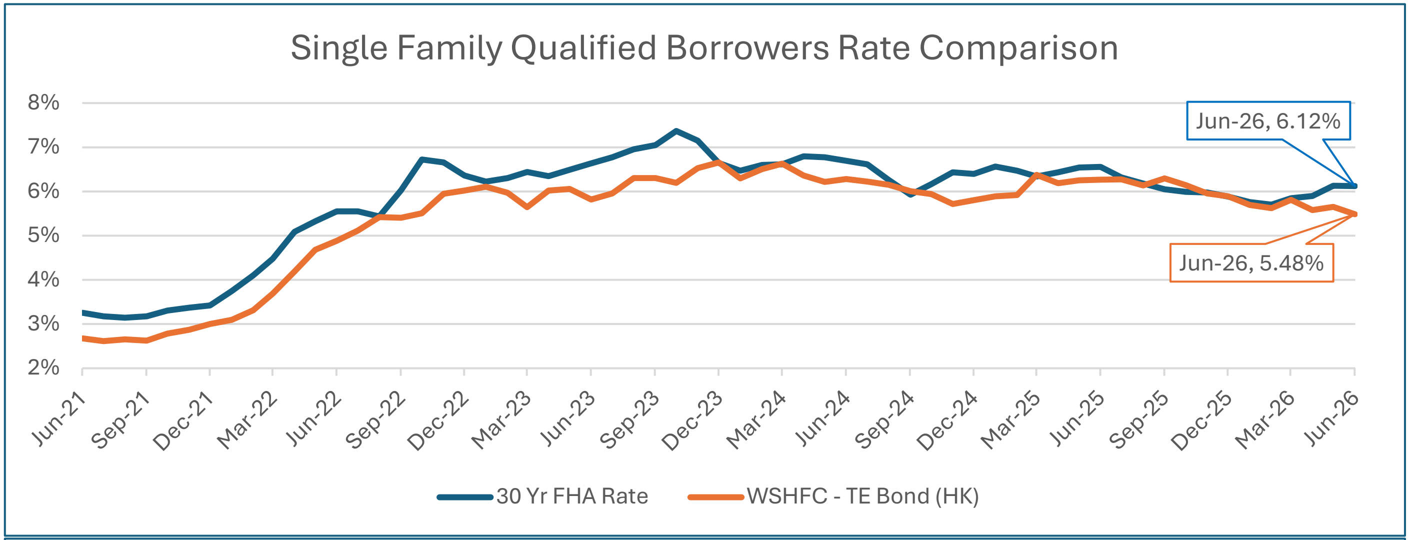
Metric Benchmark:
Net TBA premium (navy) plus subsidy (light blue) exceeds HA DPA lending (orange).

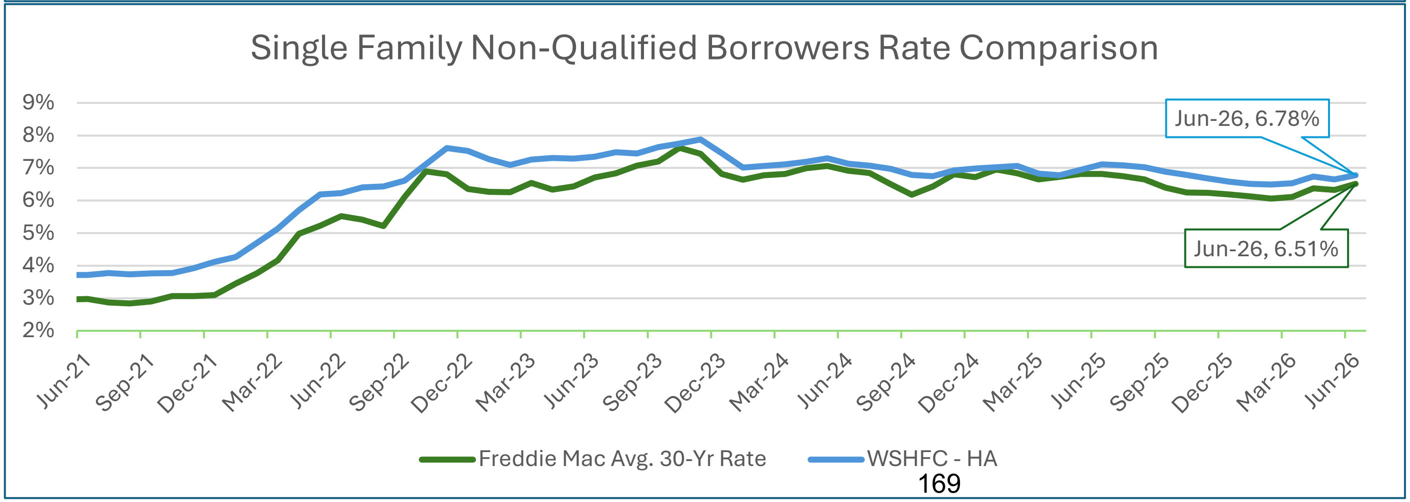
Board Takeaway:
TBA premiums plus subsidy, set at board-approved levels, from PRI are sufficient to cover DPA lending.

**FY26, Preliminary results*

Mission Delivery: Single Family

Borrower Impact





Metric Benchmarks:

WSHFC qualified borrower (House Key) rate is **lower than** the FHA rate.

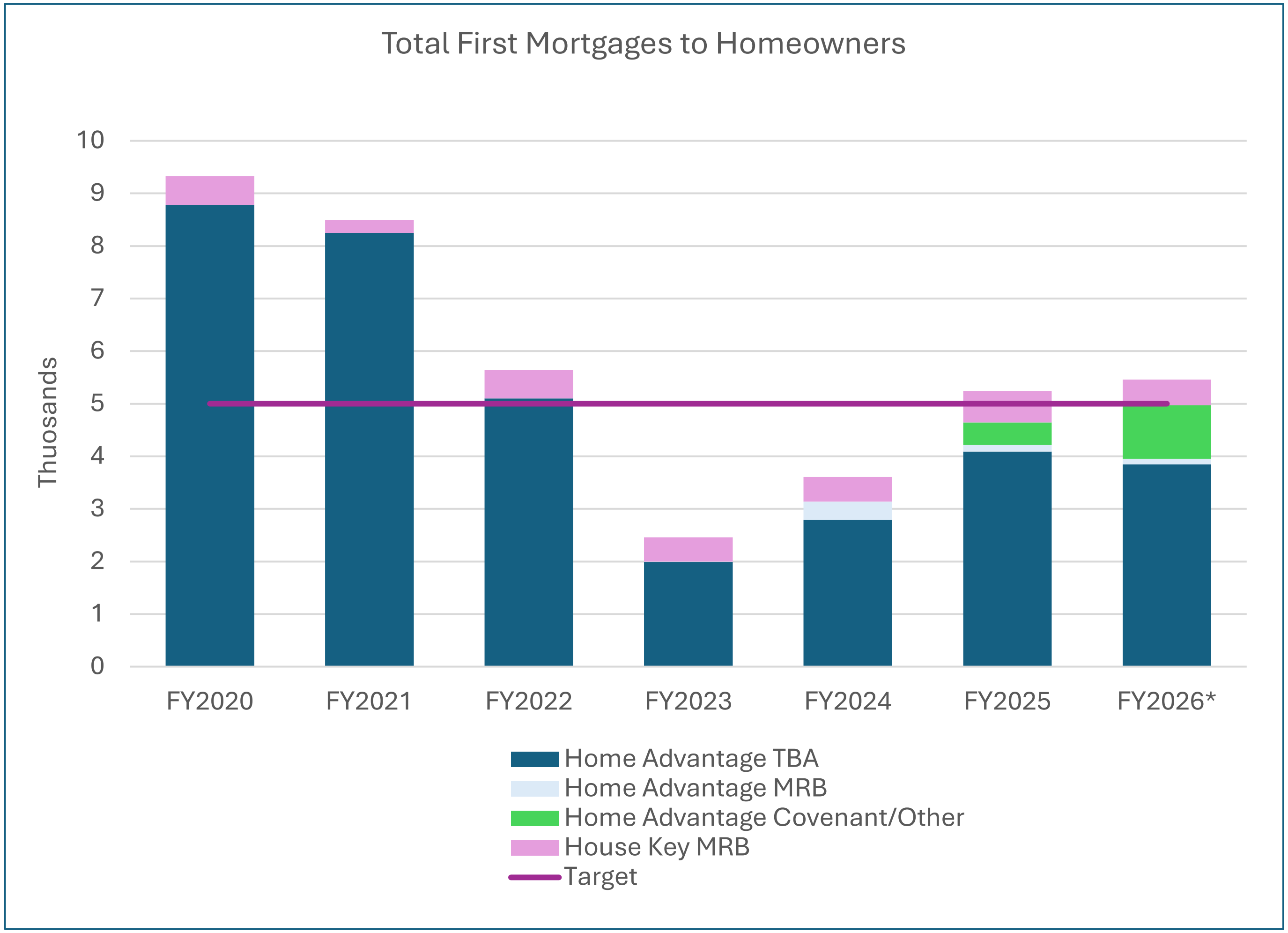
WSHFC non-qualified borrower (Home Advantage) rate is no more than 25bps higher than the Freddie average rate.

Board Takeaway:

The lower the rate WSHFC offers, the more affordable homes become for borrowers.

Mission Delivery: Single Family

Homebuyers Served



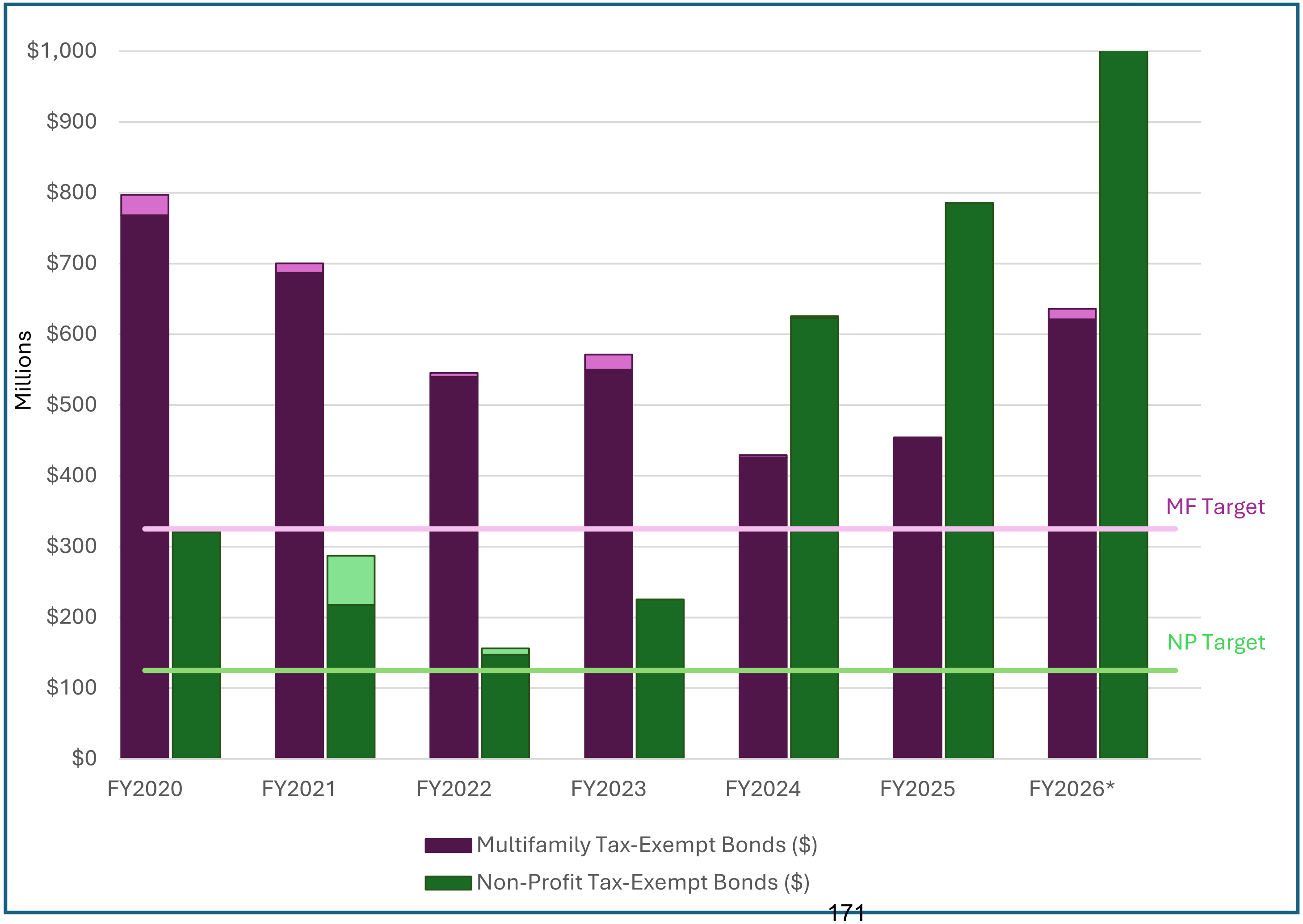
Metric Benchmark:
Serve at least 5,000 homebuyers per fiscal year.

Why This Matters:
Serving homebuyers directly reflects the Commission's impact and mission.

Trends show whether WSHFC is reaching the households it exists to help.

**FY26, Preliminary results*

Mission Delivery: Multifamily



Metric Benchmark:
Issuing $325 mil. in MF bonds

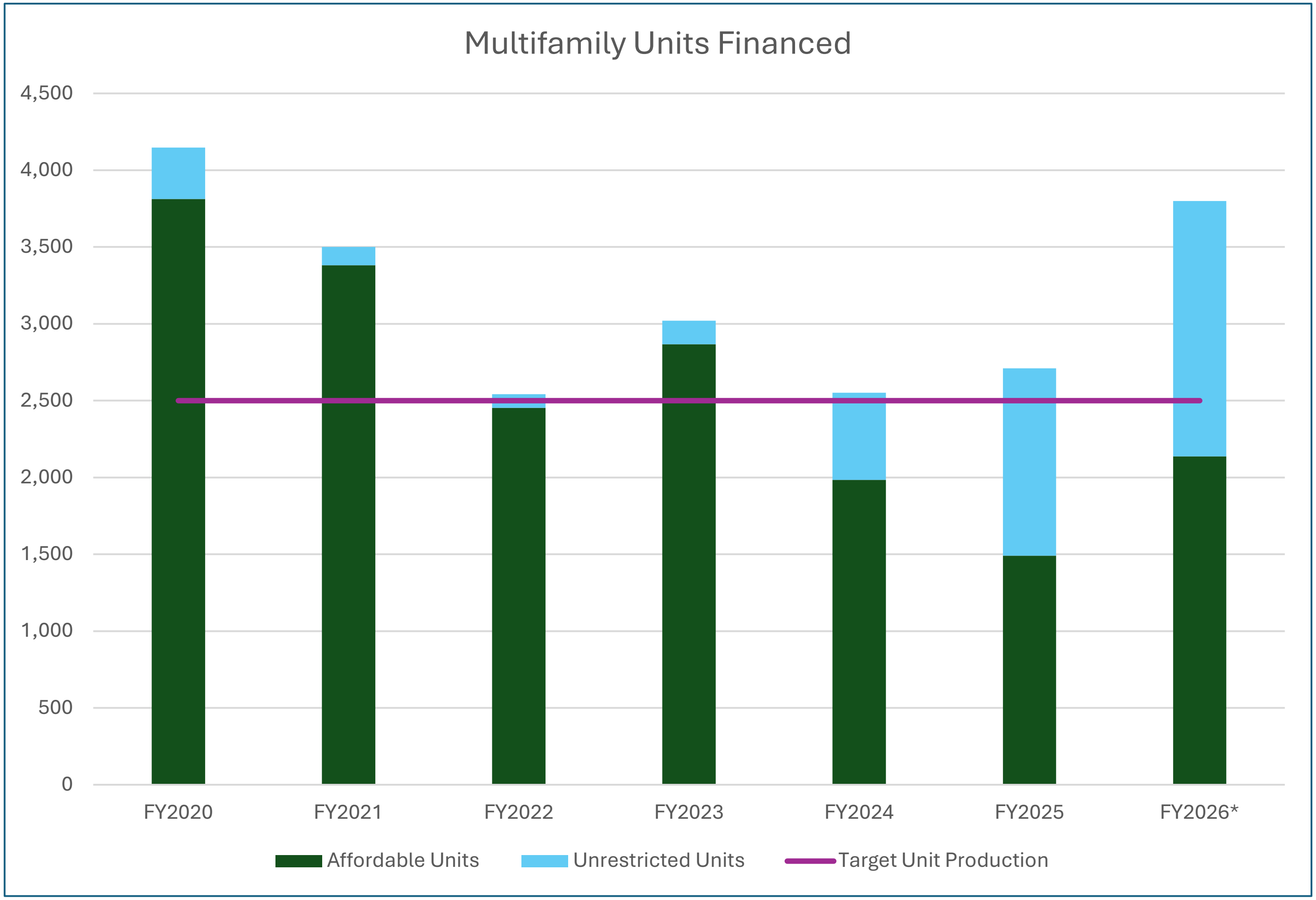
Issue $125 mil. in Nonprofit lending

Why This Matters:
Multifamily/non-profit lending demonstrates the Commission's ability to expand affordable rental housing and other mission-driven programs in the state.

**FY26, Preliminary results*

Mission Delivery: Multifamily

Affordable Units Financed



Metric Benchmark:
Finance or preserve 2,500+ units annually, most of which are income restricted.

Why This Matters:
Tracks the creation and preservation of affordable rental housing, a core mission of the Commission's multifamily programs.

**FY26, Preliminary results*

Washington State Tried to Make Up for Redlining. Then It Was Sued.

A groundbreaking loan program, designed to address historical racial discrimination, is facing new legal challenges.

Listen · 9:34 min

By Susan Shain

June 29, 2026

Growing up, Tiara Cato never got to choose the color of her room.

Neither did her six siblings, mother, grandmother or great-grandmother. Their family had long been renters, and Ms. Cato — a single mother of one, with another on the way — figured that would be her daughter's fate, too.

That is, until she heard about Washington's Covenant Homeownership Program, the state's groundbreaking attempt to make up for a history of racially discriminatory real estate practices. The program offers zero-interest down payment loans to qualifying residents whose ancestors lived in the state before 1968, when the Fair Housing Act was passed.

After proving her great-grandmother had moved to Seattle in the 1960s, a time when Black residents were barred from many neighborhoods and financing options, Ms. Cato, who works at Seattle's housing agency, received a loan from the program. She used it to put 20 percent down on her first home: an updated three-bedroom in Tacoma, with a yard and a tiny pond, costing $509,000.

When they moved in at the beginning of May, her 5-year-old daughter sprinted down the halls. “It brought an immense, immense amount of joy to see the surprise on her face,” Ms. Cato said. “I can’t even put into words how amazing the feeling is to be able to say that I’m a homeowner.”

Ms. Cato moved into her new house with her daughter in May. Chona Kasinger for The New York Times

In the two years since it's been introduced, the covenant program has helped more than 1,500 people like Ms. Cato, the majority of whom are Black, buy their first homes. But its future is uncertain: The Department of Housing and Urban Development, or HUD, recently announced it was investigating the program for racial discrimination. That investigation, as well as another discrimination lawsuit, could have ripple effects far beyond the state, ultimately setting a precedent for restorative housing policies nationwide.

Lisa Rice leads the National Fair Housing Alliance, an advocacy group whose research helped inform the covenant program. She said such initiatives are important. "Without deliberate action to address the discrimination that exists in our society, the disparities that we see are just going to continue to grow," she said.

Ms. Cato bought the house in Tacoma for $509,000. Chona Kasinger for The New York Times

Those racial disparities have been centuries in the making. After the Supreme Court banned zoning by race in 1917, many real estate agents and developers began pushing "racial covenants," which added language to a property's deed stating it could only be sold or occupied by white people.

“Neighborhoods restricted on the basis of race through all sorts of mechanisms — realtors refusing to show property, neighbors showing hostility or violence against somebody moving in — but this put it in the framework of law,” said James Gregory, director of the Racial Restrictive Covenants Project at the University of Washington.

Ms. Cato looks forward to painting her daughter’s room in her new home. Chona Kasinger for The New York Times

The practice was widespread throughout the country, with nearly 80,000 covenant-restricted properties in Washington alone. Though the Supreme Court technically banned states from enforcing such covenants in 1948, homeowners could legally add them for another two decades.

Those years following World War II were crucial, Dr. Gregory said. That's when a proliferation of new builds and 30-year mortgages allowed many white families to purchase homes and accumulate wealth they later passed on to their children. Discriminatory laws and practices locked families of color out of the same opportunities.

“Missing out on that period when homeownership became a national priority and became very cheap is critical,” Dr. Gregory said. “This is history that still lives with us, that shows up in the maps of where people live and in the rates of homeownership.”

Today, in Washington, which has some of the highest real estate prices in the country, only about a third of Black families own their homes, compared to more than two-thirds of white families. Disparities remain even when controlling for income.

The three-bedroom home has a yard with a pond. Chona Kasinger for The New York Times

A comprehensive study, which traced today's racial wealth gap to Washington's role in registering restrictive deeds and denying mortgages to residents of certain neighborhoods, provided the foundation for the covenant program.

To qualify for assistance, applicants must earn less than 120 percent of the county's median income — $197,300 per household in King County, where Seattle is — and must be able to prove they or their parent, grandparent or great-grandparent lived in the state before 1968.

The person who lived in Washington at that time must also be of a race or ethnicity that was subject to covenants and that still has disproportionately low rates of homeownership.

Residents who meet those requirements could receive up to 20 percent of a home's cost — up to a maximum of $150,000 — to use as a down payment, plus closing costs. They are only required to pay back the loan when they sell, refinance or move, or after 30 years. Low-income buyers can have their loans forgiven after five years. The program, funded by a $100 fee on every real estate transaction in the state since January 2024, has amassed more than $175 million so far, nearly all of which has been distributed.

Jessica Talton is a loan officer in Kent. She and her husband, a real estate agent, closed the first covenant deal in the state, and she has since helped more than 250 covenant buyers purchase homes, most of whom, she said, couldn't have done so without the program covering their down payments and closing costs. But Ms. Talton stressed that buyers still must qualify for a mortgage financially, in terms of their credit scores, incomes and debt.

"These are not people that are irresponsible and we're handing them money," she said. "It gives people an even playing field."

The covenant program doesn't have many forerunners. Several years ago, Evanston, Ill., began offering $25,000 each to Black residents who had lived in the city between 1919 and 1969, or had ancestors who did, as reparations for redlining and other policies. The city was later sued for discrimination; the case is pending, and the Justice Department recently got involved.

In California last year, Gov. Gavin Newsom vetoed a bill that would have reserved some down payment assistance funds for the descendants of enslaved people, saying it presented "legal risks and could jeopardize" the state housing authority's "access to federal mortgage markets."

Just months after Washington's covenant program began, the nonprofit Fair For All sued the overseeing agency for discrimination. Monica Harris, the group's executive director, said she supports the government helping first-time home buyers but doesn't believe it's constitutional or wise to use race to determine eligibility.

"The thing about discrimination is if it's selectively used to advance the needs of one group, then it can be selectively used to disadvantage another group," said Ms. Harris, who is Black. "My ancestors have experienced what happens when equal protection is applied selectively."

Ms. Harris believes the covenant program sets a dangerous precedent that could ultimately harm people of color. She wants Washington to amend the program so it's open to everyone who falls under a certain income threshold.

HUD announced its investigation of the covenant program in late March, saying in a statement, "Illegal discrimination on the basis of race is morally reprehensible, socially perverse, and destructive of America's pluralistic polity."

Rigel Oliveri, a professor who specializes in constitutional and fair housing issues at the University of Missouri School of Law, wasn't surprised by the challenges. But she believes Washington has a strong case.

"One area that the court has always recognized it is appropriate to take race into consideration is when a government is remediating its own recent discriminatory practices," she said. "This is not just, 'Oh we're identifying people of a preferred race and giving them a handout.' This is tying it very closely to actual historic wrongs that were perpetuated against them."

Whether the covenant program is the most effective remedy for the homeownership gap is another question. Some economists say that down payment assistance fails to address the nation's housing shortage and, on a large scale, could drive up prices by increasing demand.

The covenant program has been life-changing for Ms. Cato and her growing family.
Chona Kasinger for The New York Times

But for Ms. Cato, the opportunity has been transformational. She'll bring her new baby home from the hospital to a place that she owns — something that only one other person in her extended family has done.

"The fact that I'm starting to build equity and some wealth for my children in the future means so much to me," she said. "That is the biggest reward."

In the meantime, Ms. Cato is going through the rites of homeownership. She bought a lawn mower. She returned a dozen blinds when not a single one fit. She researched the plants in her backyard. And she can't wait to paint her daughter's room.

Join Us for a Special Celebration

Hosted by Catholic Charities Housing Services

Wednesday, August 12, 2026 | 10:30am

Catholic Charities
HOUSING SERVICES

CASA DE LA MORA
Community Room
115 N 10th St
Yakima WA 98901

Click Here to RSVP

This project was made possible through collaboration with **Beacon Development Group**, **ZBA Architecture**, and **M.C. Lundgren**.

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With additional gratitude to our funding partners:

Washington State Housing Finance Commission
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Washington State Dept of Commerce
Housing Trust Fund and HUD 811 Program
Yakima County
City of Yakima
Catholic Charities/Diocese of Yakima (CCDY)
Catholic Charities USA (CCUSA)
Banner Bank
Yakima Housing Authority

And to our service partners:

CCDY Youth and Young Adult Services
Yakima Neighborhood Health Services
Community Health of Central Washington
Rod's House

Investment and partnerships in this project will help expand affordable housing in the Yakima Valley, and provide comprehensive support services for homeless youth, disabled individuals, and other vulnerable populations.

For questions, please contact Todd Lundgren

509-853-2800 Ext.1022
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Makayla Burks
Program Assistant - Property Management

Catholic Charities Housing Services
509.853.2800 Ext. 1620

9% Competitive Housing Tax Credit Program

Project Name	CCHS Casa de la Mora
Sponsor	Catholic Charities Housing Services - Diocese of Yakima
Description	Casa de la Mora is a new construction project that will offer 72 permanent affordable rental units in a 4-story building, serving households with incomes 60% and below. The project will offer 25 units for homeless young adults, and 17 units for disabled residents eligible for 811 rental assistance. The site is in downtown Yakima near public transportation, amenities, services, recreation, education and job opportunities. The building will have community spaces for classes, case management, community-wide functions, community kitchen, and library. Exterior amenities include a fenced children's play area, smoking shelter, bicycle storage, and drought-tolerant native landscaping. The site is also just 0.6 miles from Catholic Charities Serving Central Washington's multi-service center in East Yakima where many supportive services, young adult homeless support programs and health professionals are available to residents.
Location	115 N./116 N. (adjacent parcels) 10th Street Yakima, WA 98901
Credit Pool	Non-Metro
Project Type	New Construction without Federal Subsidies

Low-Income Housing Units

One Bedroom	29
Two Bedroom	29
Three Bedroom	15
Total	**73**

Income Set-Asides 25% of units at 30% AMI

	50% of units at 40% AMI
	25% of units at 60% AMI

Scoring	Additional Low-Income Housing Set-Aside	60
	Additional Low-Income Use Period (22 Years)	44
	Housing Commitments for Priority Populations	25
	Leveraging	10
	Public Funding	2
	Project-Based Rental Assistance (PBRA)	3
	Developer Fees	10
	Located near a Job Center	1
	Nonprofit Sponsor	5
	Donation in Support of Local Housing Needs	5
	Cost Containment Incentive	8
	Total Points	**175**

Credit Request **$1,741,480**

Development Budget	
Acquisition Costs	$635,000
Construction	$24,006,989
Soft Costs	$4,091,864
Financing Costs	$817,388
Capitalized Reserves	$578,750
Other Development Costs	$518,009
Total Development Costs	**$30,648,000**

Permanent Sources	
State Housing Trust Fund	$6,672,159
National Housing Trust Fund	$2,974,965
CCHS Loan A	$750,000
CCHS Loan B	$4,350,000
Deferred Developer Fee	$750,000
Tax Credit Equity at $0.8700 per credit x 10 years	$15,150,876
Total Sources	**$30,648,000**

Total Development Cost Limit	
Project's Total Development Cost Limit	$31,963,445
TDC less Land, Offsite Infrastructure, and Reserves	$29,444,250
Waiver	Not required

Project Operations

Unit Size	Market Rents	Proposed Rent Range
One Bedroom	$ 900	$ 469 - 892
Two Bedroom	$ 1,050	$ 484 - 1,048
Three Bedroom	$ 1,200	$ 1,200

Events Calendar

Date	7/23/2026	**Length of Event**	10:00 AM - 4:00 PM
Event	Board Meeting & Work Session (Hybrid)	**Audience**	General Public
Address	Zoom/1000 2nd Ave, Ste. 2700 Board Rm.	**Division**	Administration
City	Seattle, 98104	**Contact**	Tera Ahlborn
		Phone # of Contact	206-287-4470

Date	8/27/2026	**Length of Event**	1:00 PM - 4:00 PM
Event	Board Meeting (Hybrid)	**Audience**	General Public
Address	Zoom/1000 2nd Ave, Ste. 2700 Board Rm.	**Division**	Administration
City	Seattle, 98104	**Contact**	Tera Ahlborn
		Phone # of Contact	206-287-4470

Date	9/24/2026	**Length of Event**	10:00 AM - 4:00 PM
Event	Board Meeting & Work Session (Hybrid)	**Audience**	General Public
Address	Zoom/1000 2nd Ave, Ste. 2700 Board Rm.	**Division**	Administration
City	Seattle, 98104	**Contact**	Tera Ahlborn
		Phone # of Contact	206-287-4470

Date	10/3/2026	**Length of Event**	Times TBA
Event	NCSHA Ann'l. Conference & Showplace	**Audience**	Conf. Attendees
Address	Detroit Marriott @ Renaissance Ctr. Hotel	**Division**	Administration
City	Detroit, MI	**Contact**	Tera Ahlborn
		Phone # of Contact	206-287-4470

Date	10/4/2026	**Length of Event**	Times TBA
Event	NCSHA Ann'l. Conference & Showplace	**Audience**	Conf. Attendees
Address	Detroit Marriott @ Renaissance Ctr. Hotel	**Division**	Administration
City	Detroit, MI	**Contact**	Tera Ahlborn
		Phone # of Contact	206-287-4470

Date	10/5/2026	**Length of Event**	Times TBA
Event	NCSHA Ann'l. Conference & Showplace	**Audience**	Conf. Attendees
Address	Detroit Marriott @ Renaissance Ctr. Hotel	**Division**	Administration
City	Detroit, MI	**Contact**	Tera Ahlborn
		Phone # of Contact	206-287-4470

Date	10/6/2026	**Length of Event**	Times TBA
Event	NCSHA Ann'l. Conference & Showplace	**Audience**	Conf. Attendees
Address	Detroit Marriott @ Renaissance Ctr. Hotel	**Division**	Administration
City	Detroit, MI	**Contact**	Tera Ahlborn
		Phone # of Contact	206-287-4470

Date	10/15/2026	**Length of Event**	1:00 PM - 4:00 PM
Event	Board Meeting (Hybrid)	**Audience**	General Public
Address	Zoom/1000 2nd Ave, Ste. 2700 Board Rm.	**Division**	Administration
City	Seattle, 98104	**Contact**	Tera Ahlborn
		Phone # of Contact	206-287-4470

Date	10/20/2026	**Length of Event**	Times TBA
Event	2026 Housing Washington Conf.	**Audience**	Conf. Attendees
Address	Spokane Convention Center	**Division**	Administration
City	Spokane	**Contact**	Tera Ahlborn
		Phone # of Contact	206-287-4470

Date	10/21/2026	**Length of Event**	Times TBA
Event	2026 Housing Washington Conf.	**Audience**	Conf. Attendees
Address	Spokane Convention Center	**Division**	Administration
City	Spokane	**Contact**	Tera Ahlborn
		Phone # of Contact	206-287-4470

Date	10/22/2026	**Length of Event**	Times TBA
Event	2026 Housing Washington Conf.	**Audience**	Conf. Attendees
Address	Spokane Convention Center	**Division**	Administration
City	Spokane	**Contact**	Tera Ahlborn
		Phone # of Contact	206-287-4470

Date	11/19/2026	**Length of Event**	1:00 PM - 4:00 PM
Event	Board Meeting (Hybrid)	**Audience**	General Public
Address	Zoom/1000 2nd Ave, Ste. 2700 Board Rm.	**Division**	Administration
City	Seattle, 98104	**Contact**	Tera Ahlborn
		Phone # of Contact	206-287-4470

Date	12/10/2026	**Length of Event**	1:00 PM - 4:00 PM
Event	Board Meeting (Hybrid)	**Audience**	General Public
Address	Zoom/1000 2nd Ave, Ste. 2700 Board Rm.	**Division**	Administration
City	Seattle, 98104	**Contact**	Tera Ahlborn
		Phone # of Contact	206-287-4470