

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.

ADA Notice – Accommodation for Participation

The Washington State Housing Finance Commission does not discriminate on the basis of disability in its services, programs, or activities. To request an auxiliary aid or service for effective participation in a Commission meeting, please contact Bob Peterson, the Commission's ADA Coordinator, at (206) 464-7139 or 800-767-4663, preferably at least 72 hours before the meeting.

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

YOU ARE HEREBY NOTIFIED that the Washington State Housing Finance Commission will hold a **Special Meeting** in the **27th Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, October 15, 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.

To join virtually, please go to [Zoom Meeting](#), go to “Sign in to Start” or “Join Meeting as an Attendee:”

Webinar/Meeting ID: 847 6954 8146

Passcode: 686407

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. Chair: Call to Order**
- II. Steve Walker: Roll Call**
- III. Chair: Approval of the Minutes from the September 24, 2026, Special Meeting. (5 min.)**
- IV. Steve Walker: Employee Recognition**
- V. Chair: Conduct a Public Hearing on the following:**
 - A. Children's Institute for Learning Differences, (OID 16-119A), Non-Profit Facilities**

Bianca Pyko: The proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to refinance an outstanding loan for a facility owned and operated by Children's Institute for Learning Differences, a Washington nonprofit corporation and an organization described under section 501(c)(3). Proceeds of the Obligations may be used to refinance all or a portion of existing tax-exempt debt used by the Borrower to finance and refinance the acquisition, construction and renovation of an existing facility, and to pay all or a portion of the costs of issuing the Obligations. The estimated maximum obligation amount is not expected to exceed \$3,250,000. (5 min.)

B. aPodments Portfolio, (OID 26-41A), Non Profit Housing

Bianca Pyko: The proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations to finance a portion of the costs for the acquisition of 22 multifamily housing facilities located in Seattle, Washington, as further described below, each to be owned by EHS aPodment LLC, a Washington limited liability company, the sole member and manager of which is Essential Housing Solutions, a Washington nonprofit corporation and an organization described under section 501(c)(3). Proceeds of the Obligations may be used to provide a portion of the financing for the acquisition of 22 existing facilities located in Seattle, Washington, and to pay all or a portion of the costs of issuing the Obligations. The estimated maximum obligation amount is not expected to exceed \$145,970,000. (5 min.)

Project:	Alturra
Project Address:	306 Summit Avenue E Seattle, WA 98102
Total Estimated Project Cost:	\$9,189,725
Estimated Maximum Obligation Amount:	\$7,845,476

Project:	Avenida
Project Address:	4047 8th Avenue NE Seattle, WA 98105
Total Estimated Project Cost:	\$3,542,385
Estimated Maximum Obligation Amount:	\$3,024,214

Project:	Brava
Project Address:	1728 Summit Avenue Seattle, WA 98122
Total Estimated Project Cost:	\$7,827,437
Estimated Maximum Obligation Amount:	\$6,682,460

Project:	Centro
Project Address:	1304 E John Street Seattle, WA 98102
Total Estimated Project Cost:	\$8,168,087

Estimated Maximum Obligation Amount:	\$6,973,280
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Project:	Cielo
Project Address:	4520-4524 7th Avenue NE Seattle, WA 98105
Total Estimated Project Cost:	\$13,810,587
Estimated Maximum Obligation Amount:	\$11,790,383

Project:	Cortena
Project Address:	227 Boylston Avenue E Seattle, WA 98102
Total Estimated Project Cost:	\$3,712,014
Estimated Maximum Obligation Amount:	\$3,169,030

Project:	Fiora
Project Address:	1510 NW 52nd Street Seattle, WA 98107
Total Estimated Project Cost:	\$6,359,503
Estimated Maximum Obligation Amount:	\$5,429,252

Project:	Firenze
Project Address:	151 12th Avenue Seattle, WA 98122
Total Estimated Project Cost:	\$11,558,027
Estimated Maximum Obligation Amount:	\$9,867,349

Project:	Giardino
Project Address:	1514 NW 52nd Street Seattle, WA 98107

Total Estimated Project Cost:	\$7,659,488
Estimated Maximum Obligation Amount:	\$6,539,078

Project:	Ilaria
Project Address:	1305 E Mercer Street Seattle, WA 98102
Total Estimated Project Cost:	\$10,160,580
Estimated Maximum Obligation Amount:	\$8,674,316

Project:	Lago
Project Address:	10610 Meridian Avenue N Seattle, WA 98133
Total Estimated Project Cost:	\$9,240,556
Estimated Maximum Obligation Amount:	\$7,888,871

Project:	Modena
Project Address:	2320 E Madison Street Seattle, WA 98112
Total Estimated Project Cost:	\$5,090,598
Estimated Maximum Obligation Amount:	\$4,345,958

Project:	Morino
Project Address:	4032 8th Avenue NE Seattle, WA 98105
Total Estimated Project Cost:	\$8,996,601
Estimated Maximum Obligation Amount:	\$7,680,601

Project:	Palermo
Project Address:	5528 15th Avenue NE Seattle, WA 98105
Total Estimated Project Cost:	\$7,487,579
Estimated Maximum Obligation Amount:	\$6,392,315

Project:	Positano
Project Address:	3642 Woodland Park Avenue N Seattle, WA 98103
Total Estimated Project Cost:	\$11,068,100
Estimated Maximum Obligation Amount:	\$9,449,087

Project:	Riano
Project Address:	5611 17th Avenue NW Seattle, WA 98107
Total Estimated Project Cost:	\$11,135,635
Estimated Maximum Obligation Amount:	\$9,506,743

Project:	Solana
Project Address:	310 17th Avenue S Seattle, WA 98144
Total Estimated Project Cost:	\$4,106,927
Estimated Maximum Obligation Amount:	\$3,506,176

Project:	Strada
Project Address:	4516 7th Avenue NE Seattle, WA 98105
Total Estimated Project Cost:	\$5,715,811

Estimated Maximum Obligation Amount:	\$4,879,717
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Project:	Terrazza
Project Address:	413 11th Avenue Seattle, WA 98122
Total Estimated Project Cost:	\$8,151,816
Estimated Maximum Obligation Amount:	\$6,959,389

Project:	Trovere
Project Address:	4309 7th Avenue NE Seattle, WA 98105
Total Estimated Project Cost:	\$5,481,167
Estimated Maximum Obligation Amount:	\$4,679,396

Project:	Venetia
Project Address:	4324 8th Avenue NE Seattle, WA 98105
Total Estimated Project Cost:	\$7,726,615
Estimated Maximum Obligation Amount:	\$6,596,386

Project:	Videre
Project Address:	212 - 216 23rd Avenue E Seattle, WA 98112
Total Estimated Project Cost:	\$4,791,395
Estimated Maximum Obligation Amount:	\$4,090,522

Total Estimated Project Costs	\$170,980,605
Total Aggregate Estimated Maximum Obligation Amount for the Projects:	\$145,970,000

- C. Meadowdale Trails, (OID 24-147A), 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 Bremerton, Washington, to be owned by VBT Meadowdale Trails 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 270-unit multifamily housing facility in Bremerton, 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 \$60,000,000. (5 min.)
- D. Sunrise of Issaquah, (OID 26-97A), Non-Profit Housing**
Dan Schilling: The proposed issuance of one or more series of tax-exempt and/or taxable revenue obligations (the “Obligations”) to finance the acquisition, rehabilitation and equipping of an existing senior living facility to be owned and operated by Silver Fox Senior Living Inc., a Delaware nonprofit corporation and an organization described under section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), or one of its wholly owned subsidiaries. Proceeds of the Obligations may be used to finance, refinance, or reimburse costs related to the acquisition of an existing 82-unit senior living facility which includes assisted living and memory care units, to pay capitalized interest of the Obligations and/or working capital with respect to the Project, to fund a debt service reserve fund or other required reserves for the Obligations, and to pay all or a portion of the costs of issuing the Obligations. The estimated maximum obligation amount is not expected to exceed \$100,000,000. (5 min.)
- E. Lake City Family Housing, (OID 26-75A), 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 MHNW 32 LAKE CITY 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 a 112-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 \$35,000,000. (5 min.)
- F. Forest Creek by Vintage, (OID 26-92A), Bonds with 4%Tax Credit**
Raymond Han: 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 and rehabilitation of a multifamily housing facility in Spokane, Washington, to be owned by Forest Creek Apartments by Vintage, LLC, a Washington limited liability company. Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition and rehabilitation of a 252-unit multifamily housing facility in Spokane, 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 \$37,000,000. (5 min.)

G. Marketplace Apartments, (OID 26-93A), Bonds with 4% Tax Credit

Raymond Han: 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 and rehabilitation of a multifamily housing facility in Vancouver, Washington, to be owned by Reliant - Marketplace, LLC, a Delaware limited liability company. Proceeds of the Obligations will be used to provide a portion of the financing for the acquisition and rehabilitation of a 173-unit multifamily housing facility in Vancouver, 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 \$38,000,000. (5 min.)

H. 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
26-14	DESC Morrison Preservation	Seattle	King	\$2,673,681
26-05	Lincoln Family Housing	Tacoma	Pierce	\$2,271,192
26-07	Makah LIHTC Project #3	Neah Bay	Clallam	\$884,178

VI. Consider and Act on the Following Action Items:

A. Resolution No. 26-103 for the 2026 Allocation of Credit for the 9% Low-Income Housing Tax Credit Program

Jacob Richardson: 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
26-14	DESC Morrison Preservation	Seattle	King	\$2,673,681
26-05	Lincoln Family Housing	Tacoma	Pierce	\$2,271,192
26-07	Makah LIHTC Project #3	Neah Bay	Clallam	\$884,178

B. Resolution No. 26-101, Tax Credit Program Allocation, Skyway Mixed Use, TC # 25-16

Jacob Richardson: A request to increase the 9% Low Income Housing Tax Credits (LIHTC) by \$537,252 from \$1,529,520 to \$2,096,772 for Skyway Mixed Use using 2026 LIHTC Allocation, to be owned by Skyway Housing Development LLLP, a Washington limited liability limited partnership. The project is located at 12712-12724 & 12742 Renton Ave. S, Seattle, WA 98178. (5 min.)

- C. **Resolution No. 26-109, Tax Credit Program Allocation, Franz Anderson PSH, TC # 25-15**
Jacob Richardson: A request to increase the 9% Low Income Housing Tax Credits (LIHTC) by \$828,381 from \$1,928,539 to \$2,756,920 for Franz Anderson PSH using 2026 LIHTC Allocation, to be owned by Franz Anderson LLLP, a Washington limited liability limited partnership. The project is located at 527 Franz Anderson Rd SE, Olympia, WA 98501. (5 min.)

- D. **Resolution No. 26-79, Apollo Edmonds, (OID 25-29A), Bonds with 4% Tax Credit**
Jason Hennigan: 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 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 256-unit multifamily housing facility in Edmonds, WA, and to pay all or a portion of the costs of issuing the Obligations. The total estimated obligation amount is not expected to exceed \$60,000,000. The public hearing was held July 23, 2026. (5 min.)

- E. **Lisa DeBrock:** Recommendation to approve the requirement for pre-purchase counseling for borrowers on the pre-reservation list for the Covenant Homeownership Program. (10 min.)

- F. **2027 Board Meeting Dates for Board Vote/Approval**
Bob Peterson (5 mins)

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

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

IX. Commissioners' Report (10 min.)

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 September 30, 2026**
- E. **Quarterly Program Status Reports from the period ending September 30, 2026**
 - 1. **Homeownership Division**
 - 2. **Multifamily and Community Facilities Division**
 - 3. **Asset Management and Compliance Division**
 - 4. **Administration**

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