

## **Public Engagement at Commission Meetings**

All Board meetings of the Washington State Housing Finance Commission are open to the public. Our intention is to welcome all members of the public and to provide a clear and reasonable process through which they can share their thoughts with us.

### **Different ways to Join a Commission Meeting:**

1. Click [here](#) to go to the meeting directly
2. At [www.zoom.us](http://www.zoom.us), go to “Join” or “Join a Meeting,” and enter:
  - Webinar/Meeting ID: **867 7673 1950**
  - Passcode: **274289**
3. To participate by phone, dial toll-free in the U.S. either: **1 (888) 788-0099 or 1 (877) 853-5247**.
4. Members of the public can attend the 1 p.m. Special Meeting in-person in the 28<sup>th</sup> Floor Board Room, located at 1000 Second Avenue, Seattle, WA 98104-3601.

### **During Meetings:**

During Commission board work sessions and board meetings, attendees can see and hear all presentations and business taking place. Microphones will be turned off except to receive comment during public hearings and the public general comment period.

### **Public Hearings:**

Commission meetings often include public hearings for specific housing projects or other policy decisions. Please limit comments to those directly related to the public hearing topic.

### **Public Comment:**

- **Purpose of Public Comment**  
During this period, the Commissioners listen to public concerns and comments but do not generally engage in dialogue. Staff will follow up with commenters who request assistance or answers to questions, providing that contact information is shared. Anyone who wishes to speak during the public comment period can take this opportunity.
- **When to Comment**  
The public comment period takes place near the end of the afternoon Commission board meeting (not the morning work session). The starting time for the public comment period depends on the length of the Commission’s other business. Typically, the public comment period is reached after about an hour (2 p.m.) but may be sooner or later.
- **Raising Your Hand in Zoom or Through Phone Participation**  
To give us a sense of the number of people wishing to speak and help us call on you in an orderly fashion, the meeting Chair will ask you to use the Zoom “raise hand” feature to indicate you would like to speak. People participating on the telephone can press \*9 to virtually “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.
- **Timing of Comments:**  
We ask that speakers keep their comments brief (2 to 3 minutes). The chair may ask you to begin bringing your statement to a close after that time, especially if others are waiting to speak. Our intention is not to impose a specific time limit unless it seems necessary to give a large number of speakers an equal chance to share their comments.

**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 **28<sup>th</sup> Floor Board Room**, located at **1000 Second Avenue, Seattle, WA 98104-3601**, on Thursday, April 25, 2024, 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 “Join” or “Join a Meeting” and enter:

**Webinar/Meeting ID: 867 7673 1950  
Passcode: 274289**

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: Approval of the Minutes from the March 28, 2024, Special Meeting.** (5 min.)
- II. **Steve Walker: Employee Recognition**
- III. **Chair: Conduct a Public Hearing on the following:**
  - A. **Lisa DeBrock:** Public hearing on Covenant Homeownership Program. (60 min.)
  - B. **Proposed updates to the policies for financing bonds, and to the nonprofit bond programs**  
**Claire Petersky:** A public hearing on the proposed updates to the policies for financing bonds, and to the nonprofit bond programs. (10 min.)
  - C. **Aventine, OID # 24-25A**  
**Dan Schilling:** The proposed issuance of one or more series of tax-exempt revenue bonds to finance the acquisition and rehabilitation of an existing 68-unit nonprofit housing facility, located at 211 - 112th Avenue NE, Bellevue, WA 98004, to be owned by LIHI Aventine LLC, a Washington limited liability company, the sole member of which is Low Income Housing Institute (LIHI), a Washington nonprofit corporation and organization described under section 501(c)(3). Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the bonds. The total estimated bond amount is not expected to exceed \$14,000,000. (5 min.)
  - D. **Parkshore Juanita Bay, OID # 24-66A**  
**Dan Schilling:** The proposed issuance of one or more series of tax-exempt revenue bonds to finance a portion of the costs for (i) the construction and equipping of a continuing care retirement community with 50 independent living units known or to be known as

Parkshore Juanita Bay, located in Kirkland, Washington, (ii) the funding of capitalized interest and working capital expenditures with respect to the Bonds, (iii) the funding of a debt service reserve fund, and (iv) the payment of costs of issuing the Bonds. The project is located at 11853 97th Avenue NE, 11925 97th Avenue NE and 9480 NE 120th Street, Kirkland, WA 98034, to be owned by German Retirement Home of the State of Washington, a Washington nonprofit corporation and organization described under section 501(c)(3). The total estimated bond amount is not expected to exceed \$65,000,000. (5 min.)

**E. Crestview Terrace Apartments, OID # 24-47A**

**Dan Schilling:** The proposed issuance of one or more series of tax-exempt revenue notes to provide a portion of the financing for the acquisition and rehabilitation of a 168-unit multifamily housing facility located at 2000 & 2101 North Alder Street, Ellensburg, WA 98926, to be owned by Crestview Terrace Community Partners, LP, a Washington limited partnership. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The total estimated note amount is not expected to exceed \$38,000,000. (5 min.)

**F. The Mill at First Hill, OID # 24-67A**

**Jason Hennigan:** The proposed issuance of one or more series of tax-exempt revenue bonds to provide a portion of the financing for the acquisition and rehabilitation of a 358-unit multifamily housing facility located at 1000 8<sup>th</sup> Avenue and 801 Spring Street, Seattle, WA 98104, to be owned by SRMAHMill LLC, a Washington limited liability company. Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the bonds. The total estimated bond amount is not expected to exceed \$15,000,000. (5 min.)

**G. Jacob Richardson:** Recommend and present Projects for Allocation of Low-Income Housing Tax Credits from the 2024 funding round. (10 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
24-01	Felida Park Senior Housing	Felida	Clark	\$1,403,366
24-08	WWHA Meadow Grove	Walla Walla	Walla Walla	\$1,321,183

**IV. Consider and Act on the Following Action Items:**

**A. Resolution No. 24-69 for the 2024 Allocation of Credit for the Housing Tax Credit Program**

**Lisa Vatske:** A resolution authorizing the Executive Director to make reservations and/or allocations of 2024 Housing Tax Credits. (5 min.)

TC #	Project Name	City	County	Annual Tax Credit Amount
24-01	Felida Park Senior Housing	Felida	Clark	\$1,403,366
24-08	WWHA Meadow Grove	Walla Walla	Walla Walla	\$1,321,183

- B. **Resolution No. 24-68, Calvary Christian School, OID # 24-61A**  
**Lisa Vatske:** A resolution approving the proposed issuance of one or more series of tax-exempt revenue bonds to refinance an existing taxable loan used to finance a portion of the costs of the construction and expansion of an existing nonprofit educational facility located at 10611 W. Clearwater Avenue, Kennewick, WA 99336, to be owned by Calvary Chapel of Tri-Cities, a Washington nonprofit corporation and organization described under section 501(c)(3). Proceeds of the bonds may also be used to pay all or a portion of the costs of issuing the bonds. The total estimated bond amount is not expected to exceed \$6,000,000. The public hearing was held March 28, 2024. (5 min.)
- C. **Resolution No. 24-60, Lansdale Pointe, OID # 23-26A**  
**Lisa Vatske:** A resolution approving the proposed issuance of one or more series of tax-exempt revenue notes to finance a portion of the costs for the acquisition, construction and equipping of a 162-unit multifamily housing facility located at 911 Burr Road SE, Olympia, WA 98501, to be owned by VBT Lansdale Pointe LLC, a Washington limited liability company. Proceeds of the notes may also be used to pay all or a portion of the costs of issuing the notes. The maximum note amount is not expected to exceed \$32,000,000. The public hearing was held February 22, 2024. (5 min.)
- D. **Lisa Vatske:** Authorize the Executive Director to negotiate and enter into an interagency agreement with Sound Transit to administer up to \$20 million of funds for the Land Acquisition Program. (7 min.)
- E. **Lisa Vatske:** Authorize the Executive Director to negotiate and enter into an interagency agreement with the State Energy Office (Department of Commerce) to participate in the Washington Home Electrification and Appliance Rebates (HEAR) program ([Home Electrification and Appliance Rebate \(HEAR\) Program - Washington State Department of Commerce](#)). (10 min.)
- V. **Informational Report on Department of Commerce Activities.** (10 min.)
- VI. **Executive Director’s Report** (10 min.)
- VII. **Commissioners’ Report** (10 min.)
- VIII. **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 March 31, 2024**
  - E. **Quarterly Program Status Reports from the period ending March 31, 2024**
    - 1. **Homeownership Division**
    - 2. **Multifamily and Community Facilities Division**

- 3. Asset Management and Compliance Division**
- 4. Administration, Human Resources, and IT Division**
- 5. Finance Division**

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

- A. Miscellaneous Correspondence and Articles of Interest**
- B. HFC Events Calendar**

**X. Chair: Public Comment**

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

**XII. Adjourn**

Nicole Bascomb-Green, Chair

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