

Public Engagement at Commission Meetings

All Board meetings and Budget/Planning Sessions 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. For **Monday, May 20, 2024 (day 1 of 2)** click [here](#) to go to the meeting directly.

For **Tuesday, May 21, 2024 (day 2 of 2)** click [here](#) to go to the meeting directly

2. At www.zoom.us, go to “Join” or “Join a Meeting,” and enter:

For Monday, May 20, 2024 (day 1 of 2):

- Webinar/Meeting ID: 825 2065 4727
- Passcode: 429465

For Tuesday, May 21, 2024 (day 2 of 2):

- Webinar/Meeting ID: 898 9244 2831
- Passcode: 385796

3. To participate by phone, dial toll-free either **1 (888) 788-0099** or **1 (877) 853-524**.
4. Members of the public can attend the meeting in-person on either or both days at the meeting room location at the Rialto – Meeting Room “C”, located at 3600 Suncadia Trail, Cle Elum, WA 98922.

During Meetings:

During Commission board meetings and budget/planning sessions, attendees in-person and virtually can see and hear all presentations and business taking place. Microphones will be turned off except to receive comment during the public general comment period (during the Commission business board meeting only on Monday, May 20th – day one).

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 morning Commission business board meeting on day one only (and **not** at any time during the Budget/Planning 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 15-20 minutes (9:15-9:20 a.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 & Budget and Planning Session (day 1 of 2)** in the **Rialto – Meeting Room “C”**, located at **3600 Suncadia Trail, Cle Elum, WA 98922**, on **Monday, May 20, 2024 at 9:00 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 [Zoom Mtg. Link](#), go to “Join a Meeting” or “Join” and enter:

Login information for Monday, May 20, 2024:

Webinar/Meeting ID: 825 2065 4727

Passcode: 429465

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 pages one and two above for instructions.

I. Chair: Approval of the Minutes from the April 25, 2024, Special Meeting. (5 min.)

II. Briefing - Lisa Vatske: Brief description and overview of projects for which public hearings were held and the potential for resolutions in June 2024. (5 mins)

III. Consider and Act on the Following Action Items:

A. Resolution No. 24-77, The Mill at First Hill, OID # 24-67A

Lisa Vatske: A resolution approving 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 8th 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. The public hearing was held April 25, 2024. (5 mins)

B. Resolution No. 24-76, Crestview Terrace Apartments, OID # 24-47A

Lisa Vatske: A resolution approving 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. The public hearing was held April 25, 2024. (5 min.)

C. Resolution No. 24-75, Camas Flats 4%, OID # 23-46A

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 an 82-unit multifamily housing facility, located on current vacant land extending southwest from the corner of NE 10th Avenue and NE Cordero Place to a western boundary of N. Oak Harbor Street, Oak Harbor, WA 98277, to be owned by Camas Flats Oak Harbor 1, LLLP, a Washington limited liability limited partnership. 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 \$20,000,000 (a portion of which may be taxable). The public hearings were held February 22, 2024, and May 15, 2024. (5 min.)

D. Resolution No. 24-74, Parkshore Juanita Bay, OID # 24-66A

Lisa Vatske: A resolution approving 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. The public hearing was held April 25, 2024. (5 min.)

E. Resolution No. 24-72, Aventine, OID # 24-25A

Lisa Vatske: A resolution approving 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. The public hearing was held April 25, 2024. (5 min.)

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

A. Miscellaneous Correspondence and Articles of Interest

B. HFC Events Calendar

V. Chair: Public Comment

VI. Executive Session (if necessary)

VII. Adjourn Special Business Meeting

Nicole Bascomb-Green, Chair

The Budget/Planning Session will start five (5) minutes after the adjournment of the Special Commission Business Meeting, or at 9:45 a.m. (whichever comes later) in the Rialto Meeting Room – Room “C”.

Members of the public joining the Budget & Planning Session virtually will be muted, and there will be no in-person or virtual public comment periods.

Please see the next page for Day 1 Budget & Planning Session agenda.

****BUDGET PLANNING SESSION AGENDA - SUBJECT TO CHANGE****

Monday, May 20, 2024

BUSINESS MEETING:

- 9:00 am Call to Order: Special Commission Business Meeting to approve necessary bond resolutions and other action items (please see agenda on pages three through five above)
- 9:30 am Executive Session

****ADJOURN BUSINESS MEETING****
Suspend Executive Session until 9:00 am on Tuesday, May 21st

BUDGET AND PLANNING SESSION – DAY 1

- 10:30 am Chair: Call to Order – Commission Budget & Planning Session (day 1 of 2)
- Steve Walker, Executive Director: Housekeeping Items & Agenda Review
- 10:35 am Bob Peterson, Deputy Director, Margret Graham, Communications Director, and Nashika Stanbro, DEI Director: Mission Vision Values & Racial Equity Strategic Plan – Goals, Activities, Progress, Discussion (45 mins)

Division Reports; Successes; Meeting Challenges in FY 2025

Single Family: Market Updates and Division Reports - Successes; Meeting Challenges in FY2025

- 11:20 am Homeownership (45 mins)
- Mina Choo, Managing Director, RBC Capital Markets
 - Mike Awadis, Managing Director, Hilltop Securities Inc.

12:05-1:05 pm Lunch Break

- 1:05 pm Lisa DeBrock (Homeownership Director) (25 mins)

Multi Family: Market Update and Division Report - Successes; Meeting Challenges in FY2025

- 1:30 pm Multi Family Housing (30 mins)
- Mike Hemmens, Managing Director, Citi Community Capital
- Lisa Vatske, Multifamily Housing and Community Facilities (MHCF) Director (30 mins)

Remaining Division Reports - Successes; Meeting Challenges in FY2025

- 2:30 pm Wubet Biratu, Director, Asset Management and Compliance (15 mins)
- Lucas Loranger, Senior Finance Director: Finance Division (10 mins)
- Bob Woodard, IT Director: Information Technology (10 mins)
- Bob Peterson: Administration/Executive Division (10 mins)

3:15-3:30 pm Break

Budget Topics

- 3:30 pm Lucas Loranger: Overview of Proposed FY2025 Budget (45 mins)
- 4:15 pm Steve Walker, Lucas Loranger, Directors: Program Related Investments – Status report and Proposed Investments for FY2025 (25 mins)

****ADJOURN****

Please see the next page for Day 2 Budget & Planning Session agenda.

YOU ARE HEREBY NOTIFIED that the Washington State Housing Finance Commission will hold a **Budget and Planning Session (day 2 of 2)** in the **Rialto – Meeting Room “C”**, located at **3600 Suncadia Trail, Cle Elum, WA 98922**, on **Tuesday, May 21, 2024 at 9:00 a.m.**, to consider the items in the agenda below.

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BUDGET AND PLANNING SESSION – DAY 2:

- 9:00 am Executive Session: Executive Director’s Performance Evaluation (60 mins)
- 10:00 am 2024 Legislative Budget Proviso: Steve Walker (20 mins)
- 10:20 am Break for room checkout (25 min)
- 10:45 am DEI Activities Update: Nashika Stanbro (15 min)
- 11:00 am Communications Activities Update: Margret Graham (15 mins)
- 11:15 am Chair: Discussion of FY2025 Budget, reflections, and direction to staff.

****ADJOURN****