



STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • 360-725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

July 25, 2025

Christina Bernard, Acting Executive Director  
PHPDA/SCIPDA  
1200 12 Ave S  
Quarters 2  
Seattle, WA, 98144

RE: PHPDA Intergenerational Housing 2025-27 Capital Budget Appropriation

Dear Christina Bernard:

Congratulations on receiving a direct appropriation of \$5,050,000 in the 2025-27 Capital Budget 7020 (8), for the “PHPDA Intergenerational Housing” project! The Department of Commerce (Commerce), which will administer the project, will retain three percent (3%) to cover direct administrative costs. Accordingly, your net grant amount will be \$4,898,500.

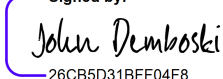
Now that the Capital Budget has been signed into law, our role is to release these funds in a way that meets the intent of the Legislature and conforms to state policies and regulations. We strive to do so expeditiously and will make the process as simple as possible for you.

Over the next few months, Commerce will work with you to determine the most appropriate contract terms for your project. Your loan or grant will be structured as one of the types listed in the [Loan and Grant Policy](#) based on the units, population, and area median incomes (AMIs) identified in your project. The agreed upon outcomes in the final contract’s scope of work will include a minimum 40-year (50-year for King County) period of affordability, unless specified otherwise within the 2025-27 Capital Budget appropriation. More details about the contracting conditions for this project can be found in the attached “2025 Housing Trust Fund Direct Appropriation Conditions.” Additional state and federal conditions (as applicable) will be communicated as they become available.

Please feel free to contact Ryan Beeler, by phone at (360) 725-3172 or by email at [ryan.beeler@commerce.wa.gov](mailto:ryan.beeler@commerce.wa.gov), with any questions that you may have as we move forward with the contract development and project implementation processes.

Sincerely,

Signed by:



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John Demboski, Managing Director  
Multifamily Housing Unit (MHU)  
Washington State Department of Commerce



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Attachment

cc: Shawn Slape, Assistant Managing Director, Department of Commerce  
Ryan Beeler, MHU Project Manager, Department of Commerce