

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF COMMISSIONERS OF THE
KING COUNTY HOUSING AUTHORITY**

May 9, 2012

I. CALL TO ORDER

The special meeting of the Board of Commissioners of the King County Housing Authority was called to order at 8:30 am on Wednesday, May 9, 2012 at the Eastside Terrace Apartments, 704 147th Place, NE in Bellevue, Washington.

II. ROLL CALL

Present: Commissioner Nancy Holland-Young, Chair; Commissioner Richard Mitchell, Commissioner Doug Barnes and Commissioner Terry McLlarky

Excused: Commissioner Michael Brown

Staff: Stephen Norman, Dan Watson, Connie Davis, Tessa Martin, Mike Reilly, Rick Hoffman, Cathy Gardner, Kristin Herstrom, Bill Cook, John Eliason, Deborah Gooden, Megan Hyla, Linda Weedman, Linda Hughes, Steve Jefferis, Natasha Hudley, Bill Doyle, Claude DaCorsi and Sean Heron

Guests: Sam Bellamio, Alex Zimerman

III. WELCOMING REMARKS

Chair Holland-Young thanked the Boys and Girls Club for hosting the meeting. Kristin Herstrom, Site Director for the Club, briefed the Board of Commissioners on activities and programs offered to families and children at Eastside Terrace, Hidden Village and Spiritwood Manor.

IV. PUBLIC COMMENT

Chair Holland-Young announced that members of the public in attendance at the meeting would have five minutes to speak before the Board.

Mr. Sam Bellomio, representing StandUp America, voiced his complaints about the Housing Authority.

Mr. Alex Zimerman, also representing StandUp America, addressed the Board with complaints about KCHA's management and operations.

V. APPROVAL OF MINUTES

Minutes from the April 11, 2012 Board of Commissioners' Meeting were presented for approval. Commissioner Barnes moved for approval of the minutes, with Commissioner McLlarky seconding the motion. The minutes of the previous meeting were unanimously approved.

VI. CONSENT AGENDA

There being no requests for removal of items from the Consent Agenda, Commissioner Mitchell moved for approval of the following Consent Agenda items:

March 2012 Voucher Reports

General Properties: Bank Wires/ACH Withdrawals for \$8,825,097.46; Accounts Payable vouchers #223597-223773 and checks #223774-224550 for \$6,217,354.37; Payroll vouchers, computer checks numbered #82095-82136 for \$45,874.73; Payroll direct deposit for \$1,638,974.52; Section 8 Program vouchers, ACH withdrawals #191191-194221 for \$7,934,243.05, computer run checks #588023-589077 for \$679,799.75; purchase card/ACH withdrawals \$145,214.65. Total for March 2012 for the General Properties was \$25,486,558.53.

Bond Properties: \$1,577,370.05 related to 20 different properties.

Resolution No. 5383: Submission of an Application to Federal Home Loan Bank for KCHA to become an Associate Housing Member

Commissioner Barnes seconded the motion to approve the Consent Agenda and the motion unanimously passed.

VII. FINANCIAL REPORTS

Quarterly Procurement Report

Connie Davis referred the Board of Commissioners to the First Quarter Procurement Report contained in the meeting packets. There were no questions from the Board.

First Quarter Summary Write-Offs and New Bank Account

Connie Davis briefed the Board on both of these reports. Follow up questions were raised about the Summary Write-Off Report that were satisfactory answered by Ms. Davis.

VIII. RESOLUTIONS FOR DISCUSSION

Resolution No. 5381: Related to Disposition and Sale of Greenbridge Lots 32-34, 37-62 to BDR Homes, LLC

Presented by: Deborah Gooden

Deborah Gooden reported that Resolution No. 5381 authorizes the Executive Director to sell Greenbridge lots 32-34, 37-62 to BDR Homes LLC for construction of market rate, detached homes which will be offered for sale. The Resolution authorizes the sale of this land to BDR Homes on substantially the same terms outlined in a non-binding Letter of Intent (LOI).

Ms. Gooden briefed the Board of Commissioners on the background of the Resolution including the disposition process, BDR Homes proposal for the lots, terms of sale, land valuation and a profit participation agreement, as well as risks and mitigation associated with

the transaction – all of which were also detailed in the cover memorandum for the Resolution.

During Ms. Gooden’s briefing, Chair Holland-Young asked a member of the public in attendance, Alex Zimmerman, to desist from attempting to disrupt the meeting and to remain quiet during Board deliberations.

Ms. Gooden noted that the Resolution authorizes the Executive Director to adjust the purchase price by no more than 10% based on unanticipated development costs identified during the feasibility period, such as fire sprinklers, that directly affect the value of the lots.

Following clarifying questions from the Board of Commissioners that were addressed by staff, a motion was made for Resolution No. 5381.

MOTION: Moved that Resolution No. 5381: Related to Disposition and Sale of Greenbridge Lots 32-34, 37-62 to BDR Homes, LLC, be approved.

MOVED BY: Commissioner McLlarky, seconded by Commissioner Barnes. Commissioner Barnes abstained from voting and the motion passed.

Resolution No. 5382: Adopting a Policy on Opportunity Neighborhoods
Presented by: Megan Hyla

Megan Hyla reported that Resolution No. 5382 authorizes staff to consider Opportunity Neighborhood indicators, such as education, employment, access to food, parks and transportation, when acquiring new properties, placing project-based Section 8 subsidies and developing mobility counseling and other programs. Ms. Hyla noted that mapping Opportunity Neighborhoods is a way to conceptualize the varying levels of access to opportunities in different areas of the County. Resolution No. 5382 would also align KCHA’s approach with broader regional policy initiatives regarding urban growth and coordination of transit, employment and housing opportunities and instructs KCHA to consider the overall quality of neighborhoods in development and executing appropriate programs and policies.

Ms. Hyla stated that living in a high-opportunity neighborhood means having access to quality education, employment networks, fresh healthy foods, transit and more. The Kirwan Institute, in partnership with the Puget Sound Regional Council, has led a group of stakeholders (including KCHA) to develop a comprehensive set of characteristics that contribute to neighborhood quality as part of the region’s broader Growing Transit Communities Initiative. Ms. Hyla further briefed the Board, via PowerPoint, on the Opportunity Neighborhood initiative, a copy of which is attached to the meeting records.

Following clarifying questions from Commissioners and further discussion, Commissioner Mitchell suggested that the wording in the Resolution be strengthened to reflect a stronger policy statement related to the adoption of a policy on opportunity neighborhoods.

Amended wording in Section 1 of Resolution No. 5382 will read as follows (changes in italics): “The Board of Commissioners of the Housing Authority of the County of King hereby directs the staff to *give strong consideration* to Opportunity Neighborhood indicators, such as education, employment, access to food, parks and transportation, when acquiring new properties, placing project-based Section 8 subsidies and developing mobility counseling

and other programs *and to integrate these criteria into decision making on these programs to the maximum extent possible.*"

MOTION: Moved that Resolution No. 5382: Adopting a Policy on Opportunity Neighborhoods, be approved as amended.

MOVED BY: Commissioner Mitchell, seconded by Commissioner Barnes. The motion unanimously passed.

IX. BRIEFINGS

Quarterly Dashboard Report

Megan Hyla briefed Commissioners on the Dashboard Report contained in the meeting packets. There were no questions from the Board of Commissioners.

Capital Budget and Projects

Dan Watson briefed the Board of Commissioners with a PowerPoint on KCHA's 2012 Capital Budget and Projects, a copy of which is appended to the meeting records. His presentation explained in more detail the composition and status of KCHA's \$72.6 million capital budget that has been adopted for 2012. Mr. Watson noted that the budget is composed largely of a series of both large and relatively small construction and renovation upgrade projects that are managed and overseen by the Capital Construction, HOPE VI, Development, Asset Management and the Housing Management Departments.

Mr. Watson also reported that 231 distinct construction projects are included in the 2012 capital budget. The budgeted capital amounts for all projects include costs for architecture and engineering, permits, construction and project management and other capitalized costs such as resident relocation and where applicable, construction financing costs and fees. Many projects span multiple fiscal years and only those expenditures occurring in 2012 are included the 2012 Capital Budget.

Educational Initiative

Stephen Norman and Linda Hughes briefed the Board of Commissioners on KCHA's Educational Initiative via PowerPoint, a copy of which is appended to the meeting records. Part of the Initiative includes improving academic and life success for children living at targeted KCHA sites and establishing partnerships between KCHA, school districts and service providers to coordinate housing, education and services to meet targeted outcomes. Key elements of the initiative will focus on resident mobility, school stability, place-based initiatives at sites and data sharing. The Board of Commissioners thanked Mr. Norman and Ms. Hughes for the presentation; and Chair Holland-Young noted that it would be useful for the Board of Commissioners to have a study session on the Educational Initiative at a future meeting.

X. EXECUTIVE SESSION

A motion was made by Commissioner Mitchell to adjourn to Executive Session at 10:40 am for approximately twenty-five minutes to discuss the performance of a public employee as authorized by RCW 42.30.110(1)(g) and to discuss potential litigation as au-

thorized by RCW 42.30.110 (1)(j). Commissioner Barnes seconded the motion and the motion unanimously passed.

At 11:05 am, a motion was made to return to the regular Board of Commissioners' meeting by Commissioner Barnes, seconded by Commissioner Mitchell and unanimously passed. No action was taken during the Executive Session.

Commissioner Mitchell reported that the Stapleton Family grievance has been discussed by the Board of Commissioners and the Board wants to settle the Stapleton Family grievance in a manner consistent with the recently revised KCHA Sick Leave Policy and Procedures and make a payment to the Stapleton Family to resolve the grievance.

As a result, Resolution No. 5386 was brought to the Board of Commissioners.

MOTION: Moved that Resolution No. 5386: Approving the King County's Housing Authority's Executive Director to Make A One-Time, Non-Precedential Payment, Less Applicable Withholding Taxes, in return for the Execution of an Acceptable Release from Further Claims by both the HOD Carriers and General Laborers Union Local 242 and the Administrator for the Stapleton Estate, be approved.

MOVED BY: Commissioner Mitchell, seconded by Commissioner Barnes, with Commissioner voting no. The motion passed.

XI. ADJOURNMENT

There being no further business the meeting was officially adjourned at 11:20 am.

**THE HOUSING AUTHORITY OF THE
COUNTY OF KING, WASHINGTON**


NANCY HOLLAND-YOUNG, Chair
Board of Commissioners


STEPHEN J. NORMAN
Secretary