

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

**December 16, 2013**

**I. CALL TO ORDER**

The meeting of the Board of Commissioners of the King County Housing Authority was called to order by Chair Doug Barnes at 8:30 am on Monday, December 16, 2013, at the King County Housing Authority's Administrative Offices, 600 & 700 Andover Park West, Tukwila, Washington.

**II. ROLL CALL**

**Present:** Commissioner Doug Barnes, Chair; Commissioner Michael Brown, Commissioner Susan Palmer and Commissioner Richard Mitchell

**Staff:** Stephen Norman, Tessa Martin, Dan Watson, John Eliason, Deborah Gooden, Donna Kimbrough, Linda Weedman, Kristin Winkel, Gary Leaf, Steve Jeffers, Nikki Parrott, Kathleen McKay, Craig Violante, Megan Hyla, Sean Heron, Claude DaCorsi, Bill Cook, Mike Reilly, Tim Walter, Connie Davis, Beth Pearson

**Guests:** Cindy Ference, Maria Hudson

**III. PUBLIC COMMENT**

Chair Barnes announced that members of the public in attendance at the meeting would have five minutes to speak before the Board of Commissioners. Cindy Ference addressed the Board telephonically on issues related to roofs at Ballinger Homes and the Housing Authority's 2014 budget. Maria Hudson addressed the Board on the difficulties she was experiencing with her Section 8 landlord.

**IV. APPROVAL OF MINUTES**

Minutes from the November 18, 2013 Board of Commissioners' Meeting were presented for approval. Commissioner Palmer moved for approval, with Commissioner Mitchell seconding the motion. Commissioner Brown abstained on the vote due to his absence at the November 18 meeting. The minutes were unanimously approved.

**V. Consent Agenda**

**October 13, 2013 Voucher Reports**

**General Properties:** Bank Wires/ACH withdrawals for \$3,260,786.68; Accounts Payable checks #236734-237361 for \$4,418,501.56; Payroll vouchers, computer checks #82938-82964 for \$43,670.14; Payroll direct deposit for \$1,143,602.72; Section 8 Program vouchers, ACH withdrawals #250797-254085 for \$9,237,732.12, computer run checks #601541-602008 for \$338,946.51; purchase

card/ACH withdrawal \$240,377.34 Total for October 2013 for the General Properties was \$18,683,617.07.

**Bond Properties:** \$1,910,445.04, related to 19 different properties.

**Resolution No. 5454:** Authorizing the Submission of Financing Applications to the Washington State Housing finance Commission and the State Housing Trust Fund for the Development of the Vantage Point Senior Housing Project

There being no requests for removal of items from the Consent Agenda, Commissioner Brown moved for approval. Commissioner Palmer seconded the motion and the motion unanimously passed.

## **VI. RESOLUTIONS FOR DISCUSSION**

**Resolution No. 5452:** Approval of KCHA Comprehensive Capital and Operating Budgets for 2014  
Presented by: Craig Violante

Craig Violante briefed the Board of Commissioners on Resolution No. 5452, with a PowerPoint presentation, as well as referring Board members to the 2014 budget memorandum contained in the meeting packets.

Following Mr. Violante's presentation, questions posed by the Board of Commissioners were addressed by staff. Chair Doug Barnes thanked Mr. Violante for his presentation.

**MOTION:** Moved that Resolution No. 5452: Approval of KCHA Comprehensive Capital and Operating Budgets for 2014, be approved.

**MOVED BY:** Commissioner Mitchell, seconded by Commissioner Brown. Motion unanimously passed.

**Resolution No. 5453:** Authorizing the Disposition of Greenbridge West Bulk Property 3 by Negotiated Sale to Element Residential, Inc.  
Presented by: John Eliason and Deborah Gooden

Deborah Gooden and John Eliason briefed the Board of Commissioners on Resolution No. 5453 authorizing the Executive Director to sell Greenbridge West Bulk Parcel 3 to Element Residential Inc. for construction and sale of market rate, attached and detached homes. Staff noted that the sale of West Bulk Parcel 3 was initially authorized in Resolution No. 4099, which was passed April 11, 2005, authorizing the disposition of all vacant land at Greenbridge. This land sale is substantially different than previous land sales to homebuilders because West Bulk Parcel 3 is not platted and Element Residential will need to complete the platting process through King County and build all required infrastructure before homes can be constructed and sold on the resulting lots. Staff noted that land development costs are factored into the value of the land and the time needed to close the transaction is longer due to the need to undertake site engineering and secure permits and plat approvals. Resolution No. 4099 would authorize the sale of this land to Element Residential on substantially the same terms outlined in a non-binding Letter of Intent

(LOI) dated October 25, 2013 that's was attached to the cover memorandum for the resolution.

**MOTION:** Moved that Resolution No. 5453: Authorizing the Disposition of Greenbridge West Bulk Property 3 by Negotiated Sale to Element Residential, Inc., be approved.

**MOVED BY:** Commissioner Brown, seconded by Commissioner Palmer. Chair Barnes recused himself from the vote. Motion unanimously passed.

Chair Barnes announced that an additional Resolution was being brought before the Board for consideration.

**Resolution No. 5455:** A change in the Salary Schedule for Represented KCHA Employees Authorizing a 1.4% Cost of Living Adjustment (COLA)  
Presented by: Connie Davis

Connie Davis noted that Resolution No. 5455 authorizes an increase in hourly rates for maintenance employees represented by the Seattle/King County Building and Construction Trades Council ("Council") of 1.4%, which represents 100% of the Consumer Price Index for Clerical Workers (CPI-W) for the Seattle Tacoma area annualized for the first six months of 2013. This is the same increase awarded to non-represented employees as adopted by the Board via Resolution No. 5446 in October 2013. On December 11, 2013, the Council accepted the Authority's offer and recommended passage at a vote by the members to be taken sometime in the week ending December 20. Payments will be made retroactively to the effective date of the contract.

## **VII. REPORTS**

**2012 Exit/Entry Analysis**  
Presented by: Megan Hyla

Megan Hyla provided the Board of Commissioners with an in-depth demographic report profiling households entering and exiting the Section 8 and Public Housing programs. The report gives KCHA a better perspective on demographic shifts and informs new policy ideas and program innovations. A copy of the report is appended to the meeting records.

**New Bank Accounts**  
Presented by: Craig Violante

There were no questions from the Board of Commissioners on Mr. Violante's New Bank Accounts memo as contained in the meeting packets.

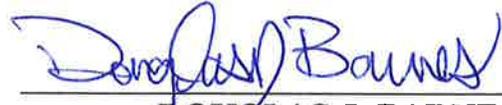
## **VIII. NEW BUSINESS**

Chair Barnes announced that the January and February 2014 Board of Commissioner meetings will need to be rescheduled.

## **VIII. ADJOURNMENT**

There being no further business, the meeting was officially adjourned at 10:15 am by a motion from Commissioner Palmer, seconded by Commissioner Mitchell and unanimously passed.

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



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**DOUGLAS J. BARNES**, Chair  
Board of Commissioners



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**STEPHEN J. NORMAN**  
Secretary