

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

Monday, December 15, 2014

I. CALL TO ORDER

The meeting of the Board of Commissioners of the King County Housing Authority was held on Monday, December 15, 2014, at the King County Housing Authority Administrative Offices, 700 Andover Park West, Tukwila, WA. There being a quorum, the meeting was called to order by Chair Doug Barnes at 8:31 a.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair), Commissioner Susan Palmer, Commissioner TerryLynn Stewart, Commissioner Richard Mitchell and Commissioner Michael Brown

Staff: Stephen Norman, Bill Cook, Claude DaCorsi, Connie Davis, John Eliason, Sean Heron, Megan Hyla, Dan Landes, Gary Leaf, Jessica Olives, Nikki Parrott, Beth Pearson, Jennifer Ramirez Robson, Rhonda Rosenberg, Mike Reilly, Craig Violante, Tim Walter, Dan Watson, Kristy Johnson, Kristin Winkel, and Wen Xu

III. PUBLIC COMMENT

Tammy Morris, East King County Resident, stated her concerns in regards to the Payment Standards in her area. Ms. Morris mentioned that utilities are charged in addition to rent and should be a factor for consideration in the discussion to raise Payment Standards for low-income residents. Ms. Morris also stated that she has researched the rental prices in her community and is willing to share the results and any additional information with the Board.

V. APPROVAL OF MINUTES

On motion by Commissioner Palmer, seconded by Commissioner Stewart, with abstentions by Commissioners Brown and Mitchell, the Board approved the minutes from the Board of Commissioner's meeting of November 17, 2014.

VI. APPROVAL OF AGENDA

On motion by Commissioner Brown, seconded by Commissioner Palmer, which motion was duly carried by unanimous vote, the Board approved the December 15, 2014 Board of Commissioners' agenda.

VII. CONSENT AGENDA

A. Voucher Certification Report for October 2014 (General and Bond Properties)

GENERAL PROPERTIES

Bank Wires / ACH Withdrawals	13,557,806.23
<i>Subtotal</i>	<u>13,557,806.23</u>
Accounts Payable Vouchers	
Checks - #244400-#245129	5,647,968.04
<i>Subtotal</i>	<u>5,647,968.04</u>
Payroll Vouchers	
Checks - #83488-#83546	63,215.38
Direct Deposit	1,173,215.42
<i>Subtotal</i>	<u>1,234,430.80</u>
Section 8 Program Vouchers	
Checks - #606794-#607205	237,563.99
ACH - #289214-#292409	9,308,744.64
<i>Subtotal</i>	<u>9,546,308.63</u>
Purchase Card / ACH Withdrawal	180,410.47
<i>Subtotal</i>	<u>180,410.47</u>
GRAND TOTAL	<u>30,168,924.17</u>

BOND PROPERTIES

Bond Properties Total (30 different properties) **2,706,867.04**

On motion by Commissioner Brown, seconded by Commissioner Mitchell, which motion was duly carried by unanimous vote, the Board approved the Consent items.

VIII. RESOLUTIONS FOR DISCUSSION AND POSSIBLE ACTION

A. Resolution No. 5488: Authorizing the commitment of \$3.346 Million in Moving to Work working Capital Reserves for the purpose of providing Sponsor-Based Rental Assistance

Connie Davis, Deputy Executive Director, briefed the Board and stated that Resolution No. 5488 is to provide Sponsor-Based housing for four sponsor-based rental assistance agreements with multi-year contracts that will be extended to 2017. Ms. Davis further explained that an estimated \$1,117,031 for housing assistance under these four contracts will be spent from the approved 2015 Budget.

All questions raised by the Commissioners were satisfactorily addressed by staff.

On motion by Commissioner Brown, seconded by Commissioner Stewart, which motion was duly carried by unanimous vote, the Board approved Resolution No. 5488.

- B. Resolution No. 5489: Authorizing the commitment of \$3.0 Million in Moving to Work working Capital Reserves for the purpose of performing critical Capital Improvements on public housing developments during Fiscal Years 2015 and 2016

Ms. Davis also briefed the Board on Resolution No. 5489 and mentioned that \$1.8 Million will be spent out of the approved 2015 Budget. Ms. Davis stated that although the agreements will be under contract in 2015, the projects would not be completed by then and that KCHA will be obligated to pay another \$1.2 Million in 2016.

All questions raised by the Commissioners were satisfactorily addressed by staff.

On motion by Commissioner Mitchell, seconded by Commissioner Stewart, which motion was duly carried by unanimous vote, the Board approved Resolution No. 5489.

- C. Resolution No. 5490: Authorizing the approval of the Comprehensive Operating Budget for Calendar Year beginning January 1, 2015

Craig Violante presented KCHA's 2015 Comprehensive Operating Budget. Mr. Violante stated that the guiding principles, set by the Board, serve as the basis on which the budget is drafted. Mr. Violante summarized the core operations affecting the 2015 budget as well as discussed federal funding expectations and concerns.

All questions raised by the Commissioners were satisfactorily addressed by staff.

On motion by Commissioner Mitchell, seconded by Commissioner Palmer, which motion was duly carried by unanimous vote, the Board approved Resolution No. 5490.

- D. Resolution No. 5491: Authorizing higher payment standards for the Section 8 Program

Megan Hyla, Director of Policy and Intergovernmental Affairs, briefed the Board on Resolution No. 5491, explaining payment standards, the impact on Section 8 households as well as staff's recommendation for the increase and

outlook for next year. Ms. Hyla provided a handout with a comparison of KCHA's Regular Area Payment Standards and Eastside Payment Standards (attached).

All questions raised by the Commissioners were satisfactorily addressed by staff.

On motion by Commissioner Palmer, seconded by Commissioner Mitchell, which motion was duly carried by unanimous vote, the Board approved Resolution No. 5491.

E. Resolution No. 5492: Authorizing changes to KCHA's Section 8 Administrative Plans and to the Public Housing Admissions and Continued Occupancy Policy

Kristin Winkel, Director of Leased Housing Programs, briefed the Board and explained the impact of the proposed change.

All questions raised by the Commissioners were satisfactorily addressed by staff.

On motion by Commissioner Brown, seconded by Commissioner Palmer, which motion was duly carried by unanimous vote, the Board approved Resolution No. 5492.

F. Resolution No. 5493: Authorizing the Housing Authority of the County of King to issue a revenue bond of the Authority in the principal amount of not to exceed \$5,500,000, the proceeds of which will be used to make a loan to Ashwood Community Redevelopment LLLP

Tim Walter, Director of Acquisitions and Asset Management, presented Resolution No. 5493, provided background information on the Ashwood Court Apartments and explained the loan conditions. Mr. Walter also mentioned that the Housing Authority takes no financial risk and makes no obligation for the repayment of the loan.

All questions raised by the Commissioners were satisfactorily addressed by staff.

On motion by Commissioner Palmer, seconded by Commissioner Stewart, which motion was duly carried by unanimous vote, the Board approved Resolution No. 5493.

G. Resolution No. 5494: Encouraging the State to raise revenue to protect Affordable Housing and Human Service Programs

Megan Hyla, Director of Policy and Intergovernmental Affairs, presented Resolution No. 5494 and mentioned that it is in support of efforts of the Washington Low Income Housing Alliance to demonstrate broad support for new revenue.

All questions raised by the Commissioners were satisfactorily addressed by staff.

On motion by Commissioner Brown, seconded by Commissioner Mitchell, which motion was duly carried by unanimous vote, the Board approved Resolution No. 5494.

VIII. BRIEFINGS & REPORTS

A. New Bank Accounts

Craig Violante, Director of Finance, reported that KCHA opened one new bank account in relation to the Overlake TOD Limited Partnership Operating Account.

B. Third Quarter 2014 Executive Dashboard Report

Megan Hyla provided an update on the Executive Dashboard Report for the third quarter 2014.

C. Vantage Point Progress Report

Dan Landes, Senior Development Manager, provided an update on the progress of construction and project budget.

D. Executive Directors Report

Stephen Norman provided an update on the Moving To Work contract negotiations with the Department of Housing and Urban Development.

E. KCHA in the News

XI. COMMISSIONER COMMENTS

Commissioner Barnes noted the Board meeting schedule and asked that all Commissioners coordinate with staff to schedule a legislative business trip for 2015.

Mr. Richard Mitchell announced that he is stepping down as Commissioner. Mr. Mitchell commended staff for their work and stated he enjoyed severing on the KCHA Board for the past five years.

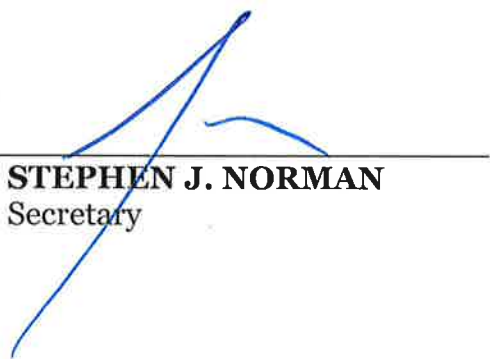
XV. ADJOURNMENT

On motion by Commissioner Stewart, seconded by Commissioner Brown, which motion was duly carried by unanimous vote, the Board adjourned the meeting at 10:23 a.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



STEPHEN J. NORMAN
Secretary