



**SPECIAL MEETING
OF THE
BOARD OF COMMISSIONERS**

June 22, 2015 at 8:30 a.m.

Valli Kee
Conference Room
23401 104th Avenue S.E.
Kent, WA 98031

A G E N D A

- I. Call to Order**
- II. Roll Call**
- III. Welcome to Valli Kee**
- IV. Public Comment**
- V. Approval of Minutes** **1**
 - Board Special Annual Meeting Minutes – May 18, 2015
- VI. Approval of Agenda**
- VII. Consent Agenda**
 - A. Voucher Certification Reports for April 2015 **2**
 - B. Resolution No. 5507: Authorizing the Executive Director to enter into an Interlocal Agreement with the City of Seattle for the purchase of Cleaning Products **3**
- VIII. Resolutions for Discussion & Possible Action**
 - A. Resolution No. 5508: A Resolution of the Board of Commissioners of the Housing Authority of the County of King authorizing the issuance of a tax-exempt revenue note issuance of a tax-exempt revenue note in the principal amount of not to exceed \$43,000,000 for the purpose of refinancing three **4**

existing multifamily housing projects; approving the sale of such note to Columbia State Bank in accordance with its offer to purchase; authorizing the Executive Director of the Authority to execute such other documents as are necessary to issue the note

IX. Briefings & Reports

- | | |
|---------------------------------------|----------|
| A. New Bank Accounts | 5 |
| B. Energy Performance Contract Update | 6 |
| C. Overview of Valli Kee | 7 |

X. Executive Director's Report

XI. KCHA in the News **8**

XII. Commissioner Comments

XIII. Adjournment

Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Board Coordinator, Jessica Olives, in writing at 600 Andover Park West, Seattle, WA 98188 or by calling 206-574-1194 prior to the meeting date.

Next Board Meeting:

Monday, July 20, 2015

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

Monday, May 18, 2015

I. CALL TO ORDER

The special annual meeting of the Board of Commissioners of the King County Housing Authority was held on Monday, May 18, 2015, at Riverton Terrace II, 14410 41st Avenue South, Tukwila, WA. There being a quorum, the meeting was called to order by Chair Doug Barnes at 8:30 a.m.

II. ROLL CALL

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

Staff: Stephen Norman (Secretary), Tony Buhr, Knute Brinchmann, Connie Davis, John Eliason, Sean Heron, Lisa Hall, Megan Hyla, Dan Landes, Gary Leaf, Heath MacCoy, Jessica Olives, Nikki Parrott, Beth Pearson, Jennifer Ramirez Robson, Mike Reilly, Craig Violante, Tim Walter and Kristin Winkel

Guests: Joyce Trantina, City of Tukwila
Derek Speck, City of Tukwila

Tony Buhr, Regional Manager, welcomed Board members, guests and staff to the Riverton Terrace II. Mr. Buhr provided an overview of the improvements that had been recently conducted and introduced Lisa Hall, Property Manager of Riverton Terrace I and II.

III. ELECTION OF OFFICERS

Chairperson: Douglas Barnes

Vice-Chair: Michael Brown

On motion by Commissioner Palmer, seconded by Commissioner Stewart, the Board unanimously approved the election of Officers.

IV. PUBLIC COMMENT

None.

V. APPROVAL OF MINUTES

On motion by Commissioner Palmer, seconded by Commissioner Stewart, the Board unanimously approved the minutes from the Board of Commissioner's meeting of April 20, 2015.

VI. APPROVAL OF AGENDA

On motion by Commissioner Palmer, seconded by Commissioner Brown, the Board unanimously approved the May 18, 2015 Board of Commissioners' agenda.

VII. WALKING TOUR OF RIVERTON TERRACE I

Nikki Parrot, Director of Capital Construction and Weatherization, along with Heath McCoy, Capital Construction Program Manager, led the tour of the Riverton Terrace Property. A handout was provided including information on the improvements that have been made at Riverton Terrace II and are underway at Riverton Terrace I (attached).

VII. CONSENT AGENDA

A. Voucher Certification Report for March 2015 (General and Bond Properties)

March 2015

GENERAL PROPERTIES

Bank Wires / ACH Withdrawals	4,258,068.96
<i>Subtotal</i>	<i>4,258,068.96</i>
Accounts Payable Vouchers	
Checks - #247371-#247883	3,341,388.35
<i>Subtotal</i>	<i>3,341,388.35</i>
Payroll Vouchers	
Checks - #83719-#83753	38,896.11
Direct Deposit	1,232,382.95
<i>Subtotal</i>	<i>1,271,279.06</i>
Section 8 Program Vouchers	
Checks - #608812-#609228	253,639.45
ACH - #304997-#308205	9,645,636.25
<i>Subtotal</i>	<i>9,899,275.70</i>
Purchase Card / ACH Withdrawal	203,137.61
<i>Subtotal</i>	<i>203,137.61</i>
GRAND TOTAL	<i>18,973,149.68</i>

BOND PROPERTIES

Bond Properties Total (30 different properties)	<i>2,109,224.27</i>
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On motion by Commissioner Palmer, seconded by Commissioner Brown, the Board unanimously approved the Consent items.

VIII. RESOLUTIONS FOR DISCUSSION AND POSSIBLE ACTION

A. Resolution No. 5506: Authorizing the Establishment of a Retention and Accomplishment Incentive for the Executive Director for Calendar Year 2015

Chair Barnes reminded fellow Commissioners that Resolution No. 5506 is proposed as a result of discussions held during Executive Sessions in March and April 2015; and mentioned that a mid-Year review of the Executive Director's Performance will occur in July.

On motion by Commissioner Brown, seconded by Commissioner Stewart, the Board approved Resolution No. 5506.

IX. BRIEFINGS & REPORTS

A. Tukwila Village Project Update

Derek Speck, Economic Development Coordinator, with the City of Tukwila gave a presentation on the status of the Tukwila Village Project. Mr. Speck provided an overview of the area and community as well as highlighted potential development opportunities. Mr. Speck also discussed the approach in regard to community outreach and project challenges.

B. First Quarter CY 2015 Financial Statements

Craig Violante, Director of Finance, briefed the Board on the Financial Statements for the First Quarter in Calendar Year 2015. Mr. Violante mentioned that KCHA's funding outlook for 2015 is stable.

C. New Bank Accounts

Mr. Violante also reported that KCHA opened two new bank accounts (checking) in relation to the Somerset East and West.

D. First Quarter CY 2015 Summary Write-Offs

Mr. Violante also presented the Write-Offs for the First Quarter of 2015.

E. First Quarter CY 2015 Procurement Report

Connie Davis, Deputy Executive Director, reported on the procurement activities for the period January through March 2015 and discussed the most notable activity. Ms. Davis mentioned that the report represents the activity involved in the award of contracts over the amount of \$100,000 and change orders that cumulatively exceed 10% of the original contract amount.

F. Vantage Point Project Update

Dan Landes, Senior Development Manager provided a brief presentation on the construction status of the Vantage Point project, including the project schedule as well as the status of change orders.

G. Housing Management Software Implementation Update

Katie Fries, Administrative Program Manager, briefed the Board on the implementation status of the Housing Management Software, which was approved by the Board in June 2012. Ms. Fries mentioned that Phase 1 of the project entailed the planning and design of the new system and was successfully completed in October 2014. Ms. Fries stated that Phase 2 of the project focused on all of the elements necessary to implement core functionality of the new system.

H. First Quarter CY 2015 Executive Dashboard Report

Megan Hyla briefed the Board on the Quarterly Executive Dashboard Report for the first quarter of 2015.

X. EXECUTIVE DIRECTOR'S REPORT

Stephen Norman briefed the Board on the continued negotiations with HUD to extend the MTW contract. Mr. Norman also provided an update on the status of the Budget negotiations in Washington D.C.

XI. COMMISSIONER LEGISLATIVE TRIP BRIEFING

Commissioner Stewart commented on discussions with members of congress and their staff.

Chair Barnes commented on challenges facing the Moving To Work Program. Chair Barnes also thanked staff for coordinating the legislative trip.

XII. KCHA in the News

None.

XIII. COMMISSIONER COMMENTS

None.

XIV. ADJOURNMENT

On motion by Commissioner Stewart, seconded by Commissioner Palmer, the Board adjourned the meeting at 10:25 a.m.

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

DOUGLAS J. BARNES, Chair
Board of Commissioners

STEPHEN J. NORMAN
Secretary

DRAFT FOR APPROVAL

RIVERTON TERRACE SENIOR HOUSING PROJECT

SCOPE

New fire alarm and sprinkler system. New lighting and finishes for hallways, lobby, elevator, and laundry room. New doors at unit entries, common areas, and main entry. Reconfigure lobby and offices, and upgrade community room with new ceiling, lighting, and flooring. New water lines and faucets in units. New siding, windows, and roof.

UNIT TYPES

- (30) 1 Bedroom

PROJECT CONTRACT

- All Upgrades
 - Contractor – W. G. Clark Construction
 - Contract Amount \$2,473,097
 - Completion Date – 6/2008

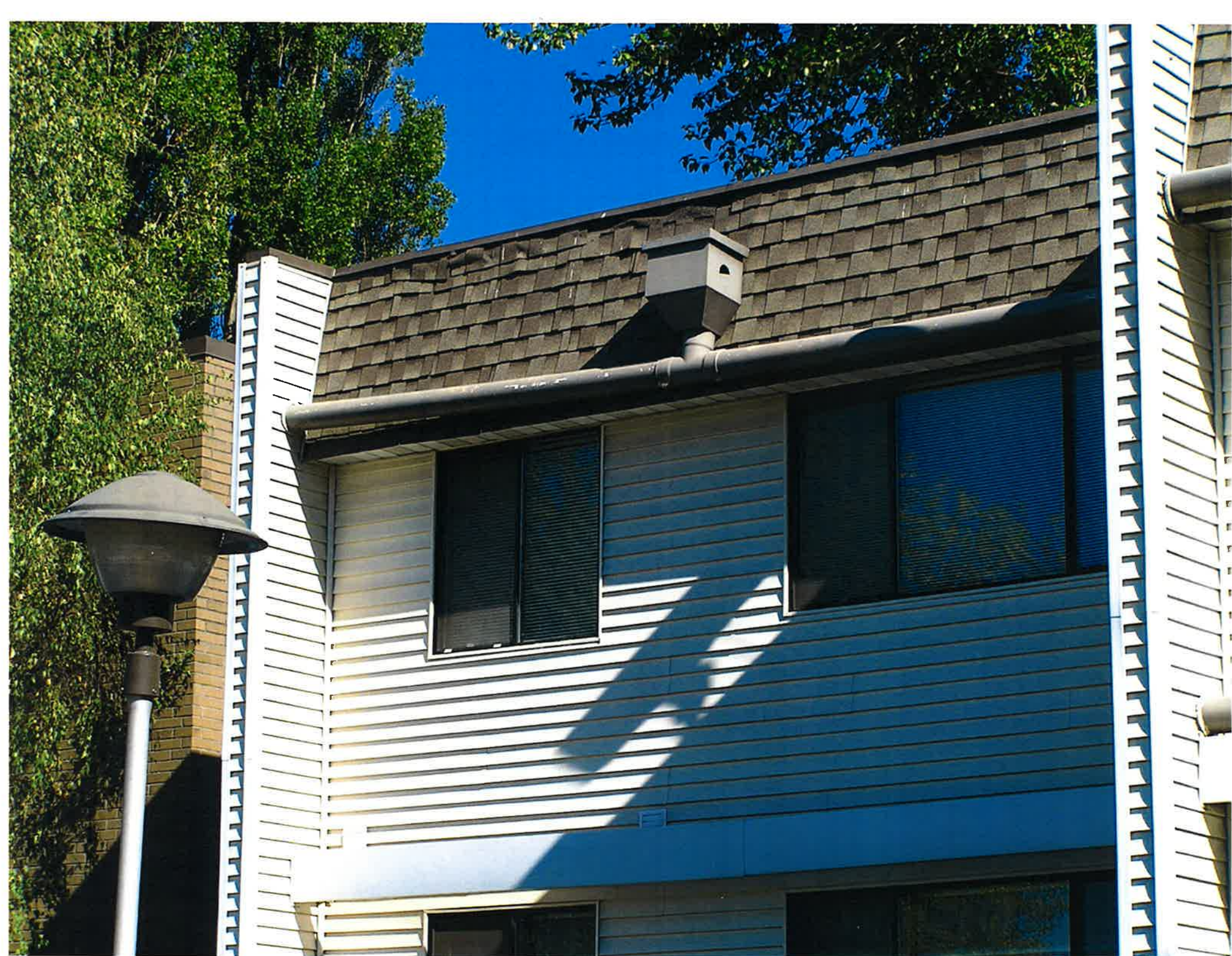


14410



REVERTON TERRACE
IS A SECURED
BUILDING
ALL
VISITORS MUST
BE
PREVIOUSLY
REGISTERED
WITH THE
PROPERTY
MANAGER





RIVERTON TERRACE FAMILY HOUSING PROJECT (509 PROPERTY)

SCOPE

New underfloor sanitary lines; remove and replace Mansard roof (3 of 6 buildings) with pitched roof; new entry features/canopies; new entry doors and door hardware; new siding; new decks; new roofing, gutters and downspouts; new exterior building lighting; new windows (Office Building only).

UNITS

- (18) 2 Bedroom
- (5) 3 Bedroom
- (5) 4 Bedroom
- (2) 5 Bedroom

PROJECT CONTRACTS

- Underfloor Sewer Line Replacement
 - Contractor – Accord Construction
 - Contract Amount \$122,475
 - Completion Date – 6/16/14
- Residential Envelope Upgrades
 - Contractor – Construction Enterprises
 - Contract Amount \$1,390,786
 - Completion Date – 2/20/2015
- Management Office Envelope Upgrades
 - Contractor – Danneko Construction
 - Contract Amount \$172,000
 - Estimated Completion Date – September 2015





14428

14426

14424

T A B N U M B E R




To: Board of Commissioners

From: Linda Riley, Controller

Date: May 28, 2015

Re: **VOUCHER CERTIFICATION FOR APRIL 2015**

I, Linda Riley, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, and that the claims represented by the vouchers listed below were just obligations of the Housing Authority of the County of King, and that I am authorized to authenticate and certify said claims.



 Linda Riley
 Controller
 May 28, 2015

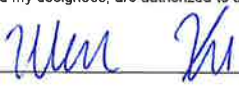
Bank Wires / ACH Withdrawals		8,300,794.36
	<i>Subtotal</i>	8,300,794.36
Accounts Payable Vouchers		
Checks - #247884-#248508		4,720,194.50
	<i>Subtotal</i>	4,720,194.50
Payroll Vouchers		
Checks - #83754-#83767 & #83773-#83783*		30,955.36
Direct Deposit		1,230,988.54
	<i>Subtotal</i>	1,261,943.90
Section 8 Program Vouchers		
Checks - #609229-#609649		260,142.49
ACH - #308206-#311359		9,729,110.56
	<i>Subtotal</i>	9,989,253.05
Purchase Card / ACH Withdrawal		176,346.48
	<i>Subtotal</i>	176,346.48
	GRAND TOTAL	24,448,532.29
* checks 83768-83772 were printed early dated 5/1/15		

TO: THE BOARD OF COMMISSIONERS, HOUSING AUTHORITY OF
THE COUNTY OF KING, WASHINGTON

FROM: Wen Xu

SUBJECT: VOUCHER CERTIFICATION FOR APRIL 2015

I, Wen Xu, do hereby certify under penalty of perjury that the claims represented by the transactions below were just, due, and unpaid obligations against the Housing Authority, and that I, and my designees, are authorized to authenticate and certify said claims.


Wen Xu
Director, Managed Assets
May 18, 2015

Property Apr-15	Wired to Operating Accounts for Obligations of Properties			Notes:
	Date	\$	Claim	
Bellepark East	4/2/2015	\$11,744.03	A/P & Payroll	
	4/7/2015	\$100,000.00	Excess Cash to KCHA	
	4/9/2015	\$7,847.06	A/P	
	4/16/2015	\$12,069.21	A/P & Payroll	
	4/23/2015	\$2,401.65	A/P	
	4/30/2015	\$13,682.70	A/P & Payroll	
Colonial Gardens	4/2/2015	\$15,106.01	A/P & Payroll	
	4/7/2015	\$50,000.00	Excess Cash to KCHA	
	4/16/2015	\$13,794.52	A/P & Payroll	
	4/23/2015	\$11,160.04	A/P	
	4/30/2015	\$14,607.49	A/P & Payroll	
Cottonwood	4/2/2015	\$9,769.45	A/P & Payroll	
	4/16/2015	\$14,982.07	A/P & Payroll	
	4/23/2015	\$19,072.87	A/P	
	4/30/2015	\$8,234.27	A/P & Payroll	
Cove East	4/2/2015	\$18,875.40	A/P & Payroll	
	4/7/2015	\$150,000.00	Excess Cash to KCHA	
	4/9/2015	\$24,973.57	A/P	
	4/16/2015	\$95,062.33	A/P & Payroll	
	4/23/2015	\$28,050.46	A/P	
	4/30/2015	\$13,563.24	A/P & Payroll	
Landmark	4/2/2015	\$17,358.00	A/P & Payroll	
	4/7/2015	\$200,000.00	Excess Cash to KCHA	
	4/9/2015	\$6,546.52	A/P	
	4/16/2015	\$20,248.25	A/P & Payroll	
	4/23/2015	\$21,164.74	A/P	
	4/30/2015	\$25,267.88	A/P & Payroll	
Timberwood	4/2/2015	\$33,396.08	A/P & Payroll	
	4/7/2015	\$150,000.00	Excess Cash to KCHA	
	4/9/2015	\$4,211.10	A/P	
	4/16/2015	\$46,719.87	A/P & Payroll	
	4/23/2015	\$17,149.64	A/P	
	4/30/2015	\$33,101.24	A/P & Payroll	
Woodland North	4/2/2015	\$14,681.93	A/P & Payroll	
	4/16/2015	\$12,574.87	A/P & Payroll	
	4/23/2015	\$42,248.62	A/P	
	4/30/2015	\$9,561.59	A/P & Payroll	
Woodside East	4/2/2015	\$31,208.56	A/P & Payroll	
	4/7/2015	\$200,000.00	Excess Cash to KCHA	
	4/16/2015	\$49,325.12	A/P & Payroll	
	4/30/2015	\$18,074.20	A/P & Payroll	
Alpine Ridge	4/7/2015	\$39,000.00	Excess Cash to KCHA	
	4/9/2015	\$3,614.43	Payroll	
	4/16/2015	\$14,142.82	A/P & Payroll	
	4/23/2015	\$2,572.75	Payroll	
	4/30/2015	\$32,860.66	A/P	
Aspen Ridge	4/9/2015	\$4,527.67	Payroll	
	4/16/2015	\$6,592.14	A/P & Payroll	
	4/23/2015	\$4,692.75	Payroll	
	4/30/2015	\$10,667.99	A/P	
Auburn Square	4/2/2015	\$6,831.37	A/P	
	4/7/2015	\$45,000.00	Excess Cash to KCHA	
	4/9/2015	\$10,497.17	Payroll	
	4/16/2015	\$11,932.00	A/P & Payroll	
	4/23/2015	\$8,104.91	Payroll	
	4/30/2015	\$10,864.52	A/P	
Carriage House	4/2/2015	\$2,445.40	A/P	
	4/7/2015	\$130,000.00	Excess Cash to KCHA	
	4/9/2015	\$14,514.57	Payroll	
	4/16/2015	\$32,369.06	A/P & Payroll	
	4/23/2015	\$11,063.89	Payroll	
	4/30/2015	\$11,214.43	A/P	
Cascadian	4/7/2015	\$207,000.00	Excess Cash to KCHA	
	4/9/2015	\$14,805.71	Payroll	
	4/16/2015	\$22,716.92	A/P & Payroll	
	4/23/2015	\$14,692.67	Payroll	
	4/30/2015	\$32,689.46	A/P	
Fairwood	4/7/2015	\$122,000.00	Excess Cash to KCHA	
	4/9/2015	\$8,958.88	Payroll	
	4/16/2015	\$32,613.42	A/P & Payroll	
	4/23/2015	\$9,854.28	Payroll	
	4/30/2015	\$31,308.64	A/P	
Heritage Park	4/7/2015	\$62,000.00	Excess Cash to KCHA	
	4/9/2015	\$6,587.44	Payroll	
	4/16/2015	\$25,189.08	A/P & Payroll	
	4/23/2015	\$5,054.73	Payroll	
	4/30/2015	\$22,325.87	A/P	

Laurelwood	4/7/2015	\$50,000.00	Excess Cash to KCHA	
	4/9/2015	\$7,177.10	Payroll	
	4/16/2015	\$29,313.34	A/P & Payroll	
	4/23/2015	\$5,450.73	Payroll	
	4/30/2015	\$27,009.16	A/P	
Meadows	4/2/2015	\$11,338.87	A/P	
	4/7/2015	\$100,000.00	Excess Cash to KCHA	
	4/9/2015	\$5,669.88	Payroll	
	4/16/2015	\$12,015.48	A/P & Payroll	
	4/23/2015	\$5,554.49	Payroll	
	4/30/2015	\$31,067.38	A/P	
Newporter	4/2/2015	\$21,335.52	A/P	
	4/9/2015	\$8,784.43	Payroll	
	4/16/2015	\$25,331.05	A/P & Payroll	
	4/23/2015	\$8,722.80	Payroll	
	4/30/2015	\$71,517.42	A/P	
Parkwood	4/7/2015	\$30,000.00	Excess Cash to KCHA	
	4/9/2015	\$4,754.30	Payroll	
	4/16/2015	\$16,031.14	A/P & Payroll	
	4/23/2015	\$4,322.73	Payroll	
	4/30/2015	\$32,532.77	A/P	
Somerset East	4/30/2015	\$2,993.00	A/P	Phone Transfer
Somerset West	4/30/2015	\$3,533.00	A/P	Phone Transfer
Walnut Park	4/7/2015	\$200,000.00	Excess Cash to KCHA	
	4/9/2015	\$5,427.42	Payroll	
	4/16/2015	\$21,569.12	A/P & Payroll	
	4/23/2015	\$5,187.03	Payroll	
	4/30/2015	\$20,940.46	A/P	
Windsor Heights	4/2/2015	\$7,983.87	A/P	
	4/2/2015	\$60,047.50	Debt Service	
	4/7/2015	\$50,000.00	Excess Cash to KCHA	
	4/9/2015	\$15,148.86	Payroll	
	4/16/2015	\$24,509.08	A/P & Payroll	
	4/23/2015	\$15,433.95	Payroll	
	4/30/2015	\$53,502.59	A/P	
Woodridge Park	4/7/2015	\$84,000.00	Excess Cash to KCHA	
	4/9/2015	\$13,412.28	Payroll	
	4/16/2015	\$49,186.08	A/P & Payroll	
	4/23/2015	\$11,307.03	Payroll	
	4/30/2015	\$55,197.53	A/P	
Meadowbrook	4/9/2015	\$30,052.14	A/P	
	4/23/2015	\$19,253.25	A/P	
Bellevue Manor	4/16/2015	\$24,479.59	A/P	
	4/30/2015	\$23,304.52	A/P	
Charter House	4/16/2015	\$15,453.54	A/P	
	4/30/2015	\$3,249.88	A/P	
Northwood Square	4/16/2015	\$8,938.13	A/P	
	4/30/2015	\$1,130.09	A/P	
Patricia Harris	4/16/2015	\$20,449.42	A/P	
	4/30/2015	\$22,464.96	A/P	
Vashon Terrace	4/16/2015	\$5,332.36	A/P	
Rainier View I	4/14/2015	\$18,312.30	A/P	
	4/23/2015	\$9,523.65	A/P	
	4/30/2015	\$1,742.40	A/P	
Rainier View II	4/14/2015	\$13,885.42	A/P	
	4/23/2015	\$5,126.64	A/P	
	4/30/2015	\$1,689.42	A/P	
Si View	4/14/2015	\$8,376.50	A/P	
	4/23/2015	\$9,762.83	A/P	
	4/30/2015	\$884.35	A/P	
Gilman Square	4/7/2015	\$56,899.85	A/P & Payroll	
	4/21/2015	\$7,812.23	Payroll	
	4/23/2015	\$88,118.66	A/P	
Portfolio Total:		\$4,182,690.33		

T A B N U M B E R

3



TO: Board of Commissioners

From: Bill Cook, Director of Public Housing

Date June 15, 2015

Re: **Resolution 5507:** Authorizing the Executive Director to enter into an Interlocal Agreement with the City of Seattle for the purchase of Cleaning Products

Resolution No. 5507 authorizes the Executive Director to enter into an Intergovernmental Cooperative Purchasing Agreement with the City of Seattle. This will allow the King County Housing Authority (KCHA) to utilize the City of Seattle's procurement for innovative cleaning supplies for use by KCHA maintenance staff.

KCHA has increased its focus during recent years on employee safety by promoting the increased use of non-toxic and environmentally responsible products including cleaning supplies. These products, as outlined in the KCHA Resource Conservation Plan, are available through the City of Seattle's contract to purchase cleaning supplies. KCHA has been using these products on a trial basis for several months and has experienced both excellent product performance as well as benefits from employees using safer chemicals in the workplace.

Chapter 39.34 RCW, The Interlocal Cooperation Act permits public agencies to cooperate and exercise joint powers in carrying out their public purposes, including the purchase of goods and services. Execution of an Interlocal agreement in the form attached to Resolution No. 5507 will permit KCHA to procure these cleaning supply products through Complete Office Solutions, LLC, a Tukwila company. KCHA senior Property Management staff recently met with representatives of Complete Office Solutions, LLC, toured their facility and found the company responsive and willing to assist KCHA immediately.

INTERLOCAL COOPERATIVE PURCHASING AGREEMENT

Pursuant to Chapter 39.34 of the Revised Code of Washington State, the City of Seattle and the King County Housing Authority (KCHA) hereby agree to the terms of this Interlocal Cooperative Purchasing Agreement for the use of the solicitation process in obtaining cleaning supplies and office products with Complete Office Solutions, LLC. The following terms and conditions are applicable to this Agreement:

1. Each party has agreed that the City of Seattle has followed a documented procurement process for purchasing cleaning supplies and office products with Complete Office Solutions, LLC. completed in August of 2008 per the Seattle Municipal Code Chapter 20.60 – Purchasing and Procurement.
2. Each party has agreed that KCHA's decision to contract with the City of Seattle is without prejudice and meets applicable laws and policies.
4. A party to this Agreement shall not accept responsibility for the performance of Complete Office Solutions, LLC contracted for by the other party as a result of this Agreement.
5. A party to this Agreement shall not be responsible for the payment of any item(s) or service(s) contracted for by the other party as a result of this Agreement.
6. For the purposes of complying with RCW 42.56, the Custodian of records shall be the City of Seattle.
7. This Agreement shall continue in force until cancelled in writing by either party.

IN WITNESS WHEREOF, the parties hereto have executed this Interlocal Cooperative Purchasing Agreement by having their representatives affix their signatures below.

King County Housing Authority
600 Andover Park West
Tukwila, WA 98188

City of Seattle
Finance and Administrative Services
City Purchasing & Contracting Services
Division
700 Fifth Avenue, Suite 4112
PO Box 94687
Seattle, WA 98124-4687

Signature

Date

Stephen J. Norman
Executive Director

Signature

Date

Jason Edens
Buyer, City of Seattle

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5507

**AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN
INTERLOCAL AGREEMENT WITH THE CITY OF SEATTLE FOR THE
PURCHASE OF CLEANING PRODUCTS**

WHEREAS, the King County Housing Authority (KCHA) seeks to purchase environmentally friendly cleaning products; and,

WHEREAS, the City of Seattle has followed a documented procurement process for environmentally friendly cleaning products and office supplies with Complete Office Solutions, LLC. in August of 2008 per the Seattle Municipal Code Chapter 20.60 – Purchasing and Procurement; and,

WHEREAS, KCHA wishes to use the services of Complete Office Solutions, LLC to purchase environmentally friendly cleaning products; and,

WHEREAS, RCW Chapter 39.34 (The Interlocal Cooperation Act) permits public agencies to cooperate and exercise joint powers in carrying out their public purposes, including the purchase of goods and services; and,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY
OF KING; THAT:**

The Executive Director is hereby authorized to enter into an Interlocal Cooperative Purchasing Agreement with the City of Seattle to purchase environmentally friendly cleaning products.

**ADOPTED AT A SPECIAL MEETING OF THE BOARD OF THE
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY
OF KING THIS 22nd DAY OF JUNE 2015.**

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

DOUGLAS J. BARNES, Chair
Board of Commissioners

STEPHEN NORMAN
Secretary

T A B N U M B E R



TO: Board of Commissioners

From: Tim Walter, Sr. Director of Development & Asset Management

Date June 15, 2015

Re: **Resolution 5508:** A Resolution of the Board of Commissioners of the Housing Authority of the County of King authorizing the issuance of a tax-exempt revenue note in the principal amount of not to exceed \$43,000,000 for the purpose of refinancing three existing multifamily housing projects; approving the sale of such note to Columbia State Bank in accordance with its offer to purchase; and authorizing the Executive Director of the Authority to execute such other documents as are necessary to issue the note

Resolution No. 5508 authorizes the Authority to issue tax-exempt housing revenue bonds, in an amount not to exceed \$43 million, to refinance the Gilman Square, Meadowbrook and Windsor Heights Apartments. The financing will be guaranteed by King County's Contingent Loan Agreement program which guarantees loan payments to the lender. The bonds will be purchased by Columbia Bank and/or an affiliate or other participating banks.

KCHA acquired Gilman Square Apartments (125 units) in Issaquah in 2014 for \$23 million and Meadowbrook Apartments (115 units) in Shoreline in 2011 for \$12 million. These developments are financed with lines of credit, which KCHA has in place to facilitate the acquisition of multi-family property when suitable properties become available on the open market. Both developments are part of KCHA's workforce housing portfolio. The 326 unit Windsor Heights development in SeaTac is a low-income housing tax credit property acquired by KCHA in 1998. KCHA re-acquired the property from the tax-credit partnership in 2014 by assuming the property's \$7 million in tax-exempt bond debt along with approximately \$2 million in public funder low-interest loans.

The purpose of this bond issue is to refinance the existing indebtedness of each property and roll all three properties into a single long-term low interest fixed-rate debt instrument with the following terms:

Total Loan:	Not to exceed \$43,000,000
Debt to be refinanced:	Gilman Square - \$23,000,000 Meadowbrook - \$12,000,000 Windsor Heights - \$7,000,000
Loan Term:	20 Years (interest rate is reset at 10 year mid-point)
Amortization:	30 year amortization
Interest Rate:	2.68% Fixed for first 10 years

Reset Rate:	70% of the sum of the Federal Reserve H.15 10 Year Interest Rate Swap Rate plus 2% (current reset rate would be approximately 3.1%)
Maturity Date:	6/30/2035 (20 years)
Termination:	KCHA may pre-pay at any time (pre-payment penalty within first 5 years of each 10 year fixed rate period is set at a declining penalty of 5%, 4%, 3%, 2%, 1% and then a nominal pre-payment penalty of .5% in years 6 – 10 of each 10 year fixed rate period). Either the Bank or the Authority can elect not to renew at the end of the initial 10 th year and if the Authority elects not to renew at that time, there is no pre-payment penalty for non-renewal of the loan. If the Authority desires and the Bank agrees to extend the financing, the facility will be fixed for an additional 10 year term (for a total term of 20 years).

This refinancing will provide KCHA with fixed rate loan for the first 10 years at 2.68% that will amortize over a 30 year period. The 2.68% initial interest rate was fixed through negotiation and was used to derive the index for resetting the rate in 10 years to account for future interest rate movements. The interest cost for the second 10 year fixed rate term will be based on a formula equal to 70% of the sum of: a) the Federal Reserve's published 10-year Swap Rate plus b) 200 basis points (2%). It should be noted that Columbia Bank can elect to terminate the loan after 10 years; otherwise, if Columbia Bank agrees to extend the term of the loan by an additional 10 year period, the loan will remain in place for the full 20 year maturity unless prepaid by KCHA.

Currently KCHA has \$35 million in short-term variable rate lines of credit financing the Gilman Square and Meadowbrook properties. The interest rates on these lines of credit are indexed to monthly LIBOR rates. Interest costs on this debt could rise significantly as the Federal Reserve and the market begin to reset rates. The current interest rate on the \$7 million in Windsor Heights debt is 5.4%.

This refinancing represents an exceptional opportunity for KCHA to lock in a low interest rate on these projects for at least the next 10 years. While it is difficult to project savings in fixed interest payments over floating rate instruments over a 10 year period, KCHA estimates it will save approximately \$2.6 million in interest payments over the next 10 years based on just the reduction in the proposed rate from the 3.7% interest rate projected at the beginning of the year. The County has approved the pooling of this debt and the consolidation of its credit enhancement guarantees payment to Columbia Bank in the event KCHA is unable to make any of its payments when due.

Passage of Resolution No. 5508 is recommended.

RESOLUTION NO. 5508

A RESOLUTION of the Board of Commissioners of the Housing Authority of the County of King authorizing the issuance of a tax-exempt revenue note in the principal amount of not to exceed \$43,000,000 for the purpose of refinancing three existing multifamily housing projects; approving the sale of such note to Columbia State Bank in accordance with its offer to purchase; and authorizing the Executive Director of the Authority to execute such other documents as are necessary to issue the note.

WHEREAS, the Housing Authority of the County of King (the “Authority”) seeks to encourage the provision of long-term housing for low-income persons residing in King County, Washington; and

WHEREAS, RCW 35.82.070(5) provides that a housing authority may, among other things and if certain conditions are met, “own, hold, and improve real or personal property. . . purchase, lease, obtain options upon . . . any real or personal property or any interest therein;” and “. . . sell real property to a low-income person or family. . .;” and

WHEREAS, RCW 35.82.020(11) and 35.82.130 together provide that a housing authority may issue bonds, notes or other obligations for any of its corporate purposes; and

WHEREAS, the Authority intends to refinance three existing multifamily housing projects known as the Gilman Square Apartments, Windsor Heights Apartments and Meadowbrook Apartments, located in Issaquah, SeaTac and Shoreline, King County, respectively (together, the “Projects”); and

WHEREAS, Columbia State Bank has proposed to extend to the Authority, in a single advance to be made at closing (the “Loan”) to refinance the Projects, subject to certain conditions stated in the Proposal; and

WHEREAS, the Board of Commissioners of the Authority deems it to be in the best interest of the Authority to refinance the Projects and to issue its Revenue Note (Pooled Loan Projects), Series 2015 (the “Note”), in the principal amount of not to exceed \$43,000,000, evidencing the Loan, for the purpose of refinancing the Projects; and

WHEREAS, King County, Washington (the “County”) has agreed to enter into a Contingent Loan Agreement with the Authority pursuant to RCW Chapter 35.83 under which the County will make a loan or loans to the Authority to pay debt service on the Note, when due, at certain times and upon certain conditions, which Contingent Loan Agreement will be assignable to and enforceable by the holder of the Note; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of King as follows:

Section 1. Definitions. As used in this resolution, unless a different meaning clearly appears from the context:

“Authority” means the Housing Authority of the County of King, a public body corporate and politic duly organized and existing under and by virtue of the laws of the State of Washington.

“Bank” means Columbia State Bank, its successors or assigns.

“Board” means the Board of Commissioners of the Authority.

“Business Day” means any day, other than a Saturday or Sunday, on which banking institutions are open in the state of Washington.

“Code” means the Internal Revenue Code of 1986, as amended.

“Contingent Loan Agreement” means the Contingent Loan Agreement between the County and the Authority dated as of July 1, 2015.

“County” means King County, Washington.

“Executive Director” means the Executive Director of the Authority, or his or her designee.

“Federal Reserve Rate” means the Federal Reserve H.15 10 Year Interest Rate Swap Rate published at <http://www.federalreserve.gov/releases/h15/update/default.htm>.

“Fixed Rate” means a rate per annum equal to 2.68%.

“General Revenues” means all revenues of the Authority from any source (including revenues of the Projects), but only to the extent that those revenues are available to pay debt service on the Note and are not now or hereafter pledged, by law, regulation, contract, covenant, resolution, deed of trust or otherwise (including restrictions related to funds made available to the Authority under the U.S. Housing Act of 1937), solely to another particular purpose.

“Initial Term” means the period of the first 40 quarterly Note payments, ending on the Reset Date.

“Interest Payment Date” means each March 31, June 30, September 30, and December 31, commencing September 30, 2015.

“Loan” means the term loan made by the Bank and evidenced by the Note.

“Maturity Date” means June 30, 2035.

“Note” means the Revenue Note (Pooled Loan Projects), Series 2015 of the Authority issued pursuant to, under the authority of and for the purposes provided in this resolution.

“Note Registrar” means the Executive Director of the Authority.

“Project Revenues” means all amounts due to or received by the Authority for the account of the Authority on an annual basis pursuant or with respect to the Projects, but subject to any deeds of trust or similar security instrument securing loans or grants for the Projects from local, state and federal governmental funding sources.

“Proposal” means the proposal letter dated May 15, 2015, submitted by the Bank to purchase the Note.

“Reset Date” means June 30, 2025.

“Reset Rate” means 70% of the sum of (a) the Federal Reserve Rate plus (b) 2.00%.

Section 2. Authorization and Description of Note. For the purpose of providing all or part of the money required to refinance the Projects and to pay costs of issuing the Note, the Authority shall issue its Revenue Note (Pooled Loan Projects), Series 2015, in the maximum principal amount of not to exceed \$43,000,000. The Board finds that it is in the best interest of the Authority to issue the Note for the purposes set forth in this resolution. The Projects shall continue to be rented to residents in accordance with the provisions of RCW 35.82.070(5) and 35.82.

The Note shall be issued in fully registered form; shall be dated July 1, 2015, shall be in a denomination equal to the par amount and shall mature on the Maturity Date. The Note shall bear interest during the Initial Term at the Fixed Rate and thereafter at the Reset Rate, calculated on the basis of a 360-day year and 12 thirty-day months, as determined on the Reset Date. Principal and interest shall be payable quarterly, commencing September 30, 2015, and thereafter on each Interest Payment Date until the Maturity Date or upon prepayment of the Note in full. If any principal or interest payment comes due on a day that is not a Business Day, the Authority

may make the payment on the first Business Day following the payment date, with accrual of interest to be extended to the actual payment date. Principal amortization will be in equal quarterly payments amortized over a thirty year period. On the Reset Date, the interest rate on the Note shall be reset to a fixed rate equal to the Reset Rate as determined for the Reset Date unless (1) the Bank and the Authority mutually agree to amend the terms of the Note, or (2) the Bank notifies the Authority in writing that prepayment of the Note must be made in full on the Reset Date or (3) the Authority elects to prepay the Note in full on or before the Reset Date. If the Bank notifies the Authority in writing no less than 150 days in advance of the Reset Date that prepayment of the Note must be made in full on the Reset Date, or if the Bank fails to give such notice, all principal of and interest due on the Note shall be due and payable in full on the Reset Date. If no such notice has been given as to the obligation to prepay, the Bank may override such prepayment obligation at any time prior to the Reset Date by notifying the Authority in writing that it will not require prepayment of the Note on the Reset Date.

The Authority reserves the right to prepay all or a portion of the principal of the Note at any time. Prepayment fees shall apply to both full and partial prepayments of the Note, to be more fully set forth in the Note.

Principal of and interest on the Note shall be payable as described in Section 3 below. If the Note is not redeemed when properly presented at its maturity, or if the Authority fails to pay any installment of principal or interest when due under the Note or if interest on the Note is no longer exempt from federal income taxation, the Authority shall be obligated to pay interest on the Note at the election of the Bank at a rate equal to the interest rate otherwise applicable to the Note, divided by 0.6538 (the "Grossed-Up Rate"), until the Note, both principal and interest, is

paid in full. Interest on the Note will be deemed no longer exempt from federal income taxation if the Bank receives an opinion to that effect from a nationally-recognized bond counsel firm, and if interest on the Note is (or is so deemed to be) no longer exempt from federal income taxation, the adjustment to the interest rate on the Note may, at the election of the Bank, be retroactive to the date interest becomes or would become so taxable. The Authority shall also make a payment to the Bank equal to (a) the interest that would have accrued at the Grossed-Up Rate from the date that interest on the Note became includable in the gross income of the holder of the Note for federal income tax purposes until the date that such rate increase described in the preceding sentence became effective; minus (b) the interest that actually accrued at the Fixed Rate from the date that interest on the Note became includable in the gross income of the holder of the Note for federal income tax purposes until the date that such rate increase described in the preceding sentence became effective. The Note shall have such other provisions consistent with the purposes of this resolution as are set forth herein and in the Proposal.

Section 3. Security for the Note. The Note shall be secured by a pledge of the Project Revenues and the General Revenues of the Authority; provided, however, that the Authority retains the right to issue other obligations secured by a pledge of any portion of its General Revenues and that may be paid prior to the payment of the Note with respect to the portion of the General Revenues so pledged, provided that such issuance does not result in an event of default under the Note. The Authority may not pledge the real property constituting the Projects other than to the Bank without the prior written consent of the Bank, which may be withheld in the Bank's sole discretion, subject to the Authority's right to grant deeds of trust or similar security

instruments to secure loans or grants for the Projects from local, state and federal governmental funding sources.

The Bank shall also be a third party beneficiary of the Contingent Loan Agreement with respect to a loan or loans to be made to the Authority to pay debt service on the Note, when due.

The Note shall not be a debt of King County, the State of Washington or any political subdivision thereof, and the Note shall so state on its face. Neither King County, the State of Washington nor any political subdivision thereof (except the Authority from the sources identified herein and in this Section 3 and King County, to the extent provided under the terms of the Contingent Loan Agreement) shall be liable for payment of the Note nor in any event shall principal of, premium, if any, on and interest on the Note be payable out of any funds or assets other than those pledged to that purpose by the Authority herein. The Authority has no taxing power.

None of the Commissioners, officers or employees of the Authority shall be personally liable for the payment of the Note.

Section 4. Application of Note Proceeds. Note proceeds shall be used to refinance the Projects pursuant to Section 2 and to pay costs of issuing the Note.

Section 5. Lost, Stolen or Destroyed Note. In case the Note shall be lost, stolen or destroyed after delivery to the Registered Owner, the Note Registrar may execute and deliver a new Note of like date and tenor to the Registered Owner upon the Registered Owner paying the expenses and charges of the Authority and upon filing with the Note Registrar evidence satisfactory to the Note Registrar that such Note was actually lost, stolen or destroyed and of the

Registered Owner's ownership thereof, and upon furnishing the Authority with indemnity reasonably satisfactory to the Authority.

Section 6. Note Registrar. The Note Registrar shall keep, or cause to be kept, at the office of the Executive Director, sufficient records for the registration and transfer of the Note. The Note Registrar is authorized, on behalf of the Authority, to authenticate and deliver the Note in accordance with the provisions of the Note and this resolution, to serve as the Authority's paying agent for the Note and to carry out all of the Note Registrar's powers and duties under this resolution.

Section 7. Preservation of Tax Exemption for Interest on Note. The Authority covenants that it will take all actions necessary to prevent interest on the Note from being included in gross income for federal income tax purposes.

The Note is not a "private activity bond" as such term is defined in the Code. The Authority has not designated the Note as a "qualified tax-exempt obligation" under Section 265(b) of the Code for investment by banks, thrift institutions and other financial institutions.

The Authority hereby authorizes the execution of a federal tax certificate evidencing its agreement to meet the requirements of the Code applicable to the Note.

Section 8. Form and Execution of Note. The Note shall be prepared in a form consistent with the provisions of the Proposal, this resolution and state law, shall bear the manual or facsimile signatures of the Chair of the Board and Executive Director of the Authority and shall be impressed with the seal of the Authority or shall bear a facsimile thereof.

To be valid or obligatory for any purpose or entitled to the benefits of this resolution, the Note shall bear a Certificate of Authentication in the following form, manually signed by the Note Registrar:

CERTIFICATE OF AUTHENTICATION

This Note is the fully registered Revenue Note (Pooled Loan Projects), Series 2015 of the Authority described in the Note Resolution.

Executive Director of the Authority and
Note Registrar

The authorized signing of a Certificate of Authentication shall be conclusive evidence that the Note so authenticated has been duly executed, authenticated and delivered and is entitled to the benefits of this resolution.

If any officer whose signature appears on the Note ceases to be an officer of the Authority authorized to sign bonds before the Note bearing his or her signature is authenticated or delivered by the Note Registrar or issued by the Authority, the Note nevertheless may be authenticated, delivered and issued and, when authenticated, issued and delivered, shall be as binding on the Authority as though that person had continued to be an officer of the Authority authorized to sign bonds. The Note also may be signed on behalf of the Authority by any person who, on the actual

date of signing of the Note, is an officer of the Authority authorized to sign bonds, although he or she did not hold the required office on the date of issuance of the Note.

Section 9. Sale of Note. The Board hereby authorizes the sale of the Note to the Bank pursuant to the terms of the Bank's Proposal attached hereto and ratifies the acceptance of the Proposal dated May 15, 2015 by the Senior Director of Development and Asset Management. Upon delivery of the Note, the Authority shall pay to the Bank a fee of \$21,500, and reimburse the Bank for its legal fees in an amount not to exceed \$5,000, which payments shall be made by check, wire transfer or other mutually acceptable means.

Section 10. Reporting Requirements. The Authority hereby covenants and agrees for as long as the Note remains outstanding that it will provide to the Bank: (a) copies of the Authority's annual budget, within 45 days of adoption; (b) the Authority's audited financial statements for each fiscal year, within ten days of receipt from the State Auditor; and (c) an annual income statement for the Projects no later than ten days after completion of the annual audit.

Section 11. Contingent Loan Agreement. The Executive Director and other appropriate officers of the Authority are authorized to take any actions and to execute documents as in their judgment may be necessary or desirable in order to enter into the Contingent Loan Agreement with the County.

Section 12. Ratification; General Authorization. The Executive Director and other appropriate officers of the Authority, acting singly or together, are authorized to take any actions and to execute documents as in their judgment may be necessary or desirable in order to carry out

the terms of, and complete the transactions contemplated by, this resolution. All acts taken pursuant to the authority of this resolution but prior to its effective date are hereby ratified.

Section 13. Severability. If any provision in this resolution is declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provision of this resolution and shall in no way affect the validity of the other provisions of this resolution or of the Note.

Section 14. Legal Action. Any legal action concerning the enforcement of the terms of this resolution or the Note may be brought only in the Superior Court of King County, Washington, or in the United States District Court for the Western District of Washington. In any such legal action (including any arbitration, appeal, or insolvency proceeding), the nonprevailing party shall pay or reimburse the prevailing party for the reasonable attorneys' fees and other expenses incurred.

Section 15. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED by the Board of Commissioners of the Housing Authority of the County of King at a special meeting thereof this 22nd day of June, 2015.

HOUSING AUTHORITY OF THE
COUNTY OF KING

By _____
Chair

ATTEST:

Secretary/Treasurer

T A B N U M B E R

5



To: Board of Commissioners

From: Craig Violante, Director of Finance

Date: June 15, 2015

Re: **New Bank Accounts**

Since the last Board meeting KCHA has opened 2 new bank accounts.

- **Allied Residential-Housing Authority of the County of King-Depository**
- **Allied Residential-Housing Authority of the County of King-Operating**

Bank: Bank of America

Purpose: During May, the Authority opened two business checking accounts that will be used to process transactions of all bond-financed properties managed by Allied Residential (Allied). Previously, each of these properties had its own separate depository and operating bank accounts. To reduce bank fees, management chose to consolidate these accounts into one Allied depository and one Allied operating account.

The Allied Residential KCHA depository account will be used to receive and hold property income. Wire transfers will be made to the operating account to pay for operating expenses.

The Allied Residential operating account will be used for issuing payments for the daily operations of the properties. The account will issue checks and send and receive wires.

Although Allied Residential will be using a single depository account and a single operating account, they will, through their accounting system, continue to track how much cash is applicable to each individual property.

T A B N U M B E R

6



To: Board of Commissioners

From: Connie Davis, Deputy Executive Director

Date: June 15, 2015

Re: Energy Performance Contract Update

At the June Board meeting, representatives of Johnson Controls, Inc. (JCI) and KCHA staff will be presenting an update on the Energy Performance Contract (EPC) that was first discussed with the Board in March 2015.

As a reminder, the EPC is a multi-department initiative among Administrative Services, Asset Management, Capital Construction and Weatherization, and Housing Management to install energy conservation measures at KCHA developments. Using energy service partners, in this case JCI and the Washington State Department of Energy Services, the KCHA portfolio is being audited to identify potential energy saving measures.

Upon agreement by all parties, selected measures will then be installed by JCI. Utility cost reductions resulting from the measures are forecasted as part of the audit; such savings are used to pay debt service, installation and other energy-related costs over a 14-20 year period. For a certain percentage of the KCHA portfolio, this would be the second EPC done at the Authority and would extend that initial project for an additional 8 years. JCI will guarantee the achievement of savings sufficient to pay these costs.

For its public housing developments, KCHA is able to take advantage of special HUD incentives that allow for a continuation of utility subsidies to the Authority at pre-EPC levels, despite cost savings resulting from energy saving measures. For example, if a property's energy consumption rate resulted in the provision by HUD of a utility subsidy of \$100,000 and, post retrofit, reductions in consumption rates would result in a reduction in the subsidy level to \$80,000, HUD would continue to pay KCHA at the prior subsidy level - with the requirement that 75% of the savings be used to finance the energy performance measures with the remaining 25% available to defray operating costs.

In non-public housing developments, doing an EPC also makes sense. For its Section 8 Project Based portfolio (including the MKCRF '509 properties'), KCHA may install measures and use the savings to help finance the improvements. The properties benefit from more energy and operating efficiencies. Unlike public housing, however, savings that benefit the residents only would not be captured by the Authority. KCHA may need to increase the allowable contract rents at these sites to fully pay the cost of those measures.

At the Board of Commissioners' meeting, JCI and KCHA staff will be covering the following topics:

- Benefits of an EPC
- Status of the existing Phase I EPC already in place
- Findings of the Preliminary Audit conducted in May 2015
- Early look at the financial analysis of Phase II for both the public housing and the Section 8 Project Based portfolios
- The Investment Grade Audit - next steps
- Key milestones and estimated dates for the remainder of the project

Once the Investment Grade Audit is completed and the full proposal of measures and benefits has been developed, the Board will again be briefed on this project, including the scope and cost of proposed measures, assumed energy cost reductions, recommended financing approach and benefits and risks to the Authority, most likely in September or October, 2015.

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TO: Board of Commissioners

From: Nikki Parrott, Director of Capital Construction and Weatherization
Jenn Ramirez Robson, Director of Resident Services

Date June 16, 2015

Re: Overview of Valli Kee

The Board of Commissioners meeting on June 22, 2015 we will be held at Valli Kee, a 115 unit public housing development in Kent. At the meeting, staff will provide the Board with a brief overview of this KCHA family housing community, including the demographics of the residents, an overview of the services provided on site and in the surrounding community and a brief summary of past and planned capital improvements. Staff will be available to answer questions.

T A B N U M B E R

8

KCHA IN THE NEWS

Multi-Service Center breaks ground on Federal Way veterans housing project

by RAECHEL DAWSON, Federal Way Mirror Reporter

Jun 2, 2015 at 2:49PM

Members of Federal Way's Multi-Service Center, city officials, council members and legislators congregated for the ground breaking of a \$13.8 million veterans housing project on Tuesday morning.

To be located at 29404 Pacific Highway South, the 44, one-to-three bedroom units will serve veterans and their families.

"Service men and women need our help," said 30th District Sen. Mark Miloscia, R-Federal Way, before the ground breaking.

According to the Multi-Service Center, 43 percent of King County's veterans reside in South King County with a portion of them facing disabilities, poverty and financial emergencies.

Robin Corak, CEO of the Multi-Service Center, said the housing project came together through a community approach following Councilwoman Dini Duclos's vision five years ago.

As a veteran himself, King County Councilman Pete von Reichbauer worked closely with Attorney General Bob Ferguson and was pleased when the King County veterans and human services levy passed by more than 70 percent in 2011. That levy generated \$3.5 million for this project, which was the "largest award given to a local project," he said.

"Our history has been shaped by veterans," von Reichbauer said, noting public officials who have served, including Councilman Bob Celski.

Mayor Jim Ferrell acknowledged U.S. Sen. Patty Murray's bi-partisan work towards acquiring 33 vouchers for the project, while Rep. Linda Kochmar, R-Federal Way, recognized the \$1.5 million from the state.

Bill Block, the United States Department of Housing and Urban Development regional administrator, stated King County has joined the challenge to end veterans' homelessness, which has a goal of "no unsheltered veterans" in participating cities, counties and possibly states in the future.

"[The United States Department of Housing and Urban Development] is very pleased to be putting 33 vouchers toward this project," Block said.

tukwila reporter

KCLS to present The Big Read in Tukwila, SeaTac and White Center this fall

Jun 4, 2015 at 10:00AM

The King County Library System (KCLS) will host a community-wide Big Read program this fall to explore and discuss the immigrant experience in SeaTac, Tukwila, and White Center.

With more than 60 percent of the population being persons of color, 30 percent foreign born, 40 percent speaking a language other than English at home, and more than 70 languages represented in the area's school districts, SeaTac, Tukwila and White Center are the most diverse communities in King County, according to a KCLS press release.

Immigrants and refugees have contributed to King County's demographic change in the last 20 years. In these neighborhoods, the increase in immigrant-owned businesses, religious centers, and organizations addressing new residents' unique needs, has generated cultural division and tension as well as great opportunities for building cultural awareness and new social competencies, according to the release.

Presented by KCLS, the Refugee Women's Alliance (ReWA), Highline Public Schools, Highline College, King County Housing Authority, and the White Center Community Development Association/White Center Promise, the Big Read engage residents in conversations about their experiences, and give the entire community a welcoming and safe environment to explore issues that are close to home in these areas, including gentrification and racial tension.

The program will begin this fall, offering free copies of the novel "The Beautiful Things that Heaven Bears" to encourage all residents to read the book and join in the conversation. Author Dinaw Mengestu drew on his own experience having fled Ethiopia to Washington, D.C.

The Big Read is a program of the National Endowment for the Arts, designed to revitalize the role of reading in American culture by exposing citizens to great works of literature and encouraging them to read for pleasure and enrichment. King County's southwest corridor is one of 75 communities nationwide

White Center Blog

<http://whitecenterblog.com/2015/06/15/highline-college-expands-classes-to-greenbridge-learning-center/>

Posted by Scott Schaefer on Monday, June 15, 2015 at 3:08 pm

Highline College expands classes to Greenbridge Learning Center

This summer, White Center residents will be able to attend college courses in their own neighborhood at the YWCA Greenbridge Learning Center.

Beginning June 22, Highline College will offer a Medical Healthcare Interpreting course. Class meets Tuesday through Friday from 9 a.m. to 12:30 p.m. at the Greenbridge Learning Center.

Highline will also offer College 199 on Tuesday and Thursday from 10 a.m. to 12:45 p.m. beginning August 27. This course provides students with tools to prepare for academic, employment and personal success.

“Highline College has enjoyed a longstanding partnership with Greenbridge and Seola Gardens, and we are excited to continue making college classes accessible to White Center” said Highline Director of Baccalaureate and Workforce Education, Tanya Powers. “We want our college to be accessible to the community and hope that offering classes here will make it easier for people to fit a college education into their busy lives.”

In the fall, the college is also offering a variety of courses including Intercultural Communications (CMST 200), Burn Math–Introduction to Algebra or Essentials of Intermediate Algebra (MAAWC 080), Early Childhood Education–Infants and Toddlers (ECED 132), Child Development (EDUC 115), as well as English as a Second Language classes at Seola Gardens.

Resident tuition and fees for adults are approximately \$520. For students new to Highline, some additional fees may apply. Textbooks are required at an additional cost.

Students can register online at www.highline.edu, in person on the Highline campus or at the Greenbridge Learning Center, located at 9720 8th Ave SW. The Greenbridge Learning Center offers services to aid residents of South King County in gaining the education, skills and training necessary to obtain successful careers.

For more information, contact Tanya Powers at tpowers@highline.edu or (206) 592-3662