



**ANNUAL
MEETING OF THE
BOARD OF COMMISSIONERS**

May 15, 2017 at 8:30 a.m.

King County Housing Authority
Snoqualmie Conference Room
700 Andover Park W
Tukwila, WA 98188

A G E N D A

- I. Call to Order**
- II. Roll Call**
- III. Election of Officers**
 - A. Chairperson
 - B. Vice-Chair
- IV. Public Comment**
- V. Approval of Minutes**
 - A. Board Meeting Minutes –April 17, 2017 **1**
- VI. Approval of Agenda**
- VII. Consent Agenda**
 - A. Voucher Certification Reports for March 2017 **2**
 - B. **Revised Resolution No. 5539:** Approval to revise Resolution; Authorization of the Disposition of Greenbridge West Bulk Parcels by negotiated sale to Conner Homes, or a subsidiary or related entity of Conner Homes **3**
- VIII. Resolutions for Discussion & Possible Action**
 - A. **Resolution No. 5563:** Authorizing the extension of maturity and modification of the terms of various notes; authorizing the Authority to **4**

obtain an extension of the stated expiration date of the letter of credit supporting payment of the Authority's Variable Rate Demand Revenue Bonds, 2000 (Overlake TOD Project) and Variable Rate Demand Revenue Bonds, 2000, Series B; authorizing the execution of related documents; and determining related matters

C. **Resolution No. 5564:** Authorizing the amendment of Resolution No. 5542; relating to the Credit Enhanced Financing for Highland Village Apartments **5**

D. **Resolution No. 5565:** Authorizing the amendment Resolution No. 5544, relating to Credit Enhance Financing for Abbey Ridge Apartments

IX. Briefings & Reports

- A. First Quarter 2017 Executive Dashboard **6**
- B. New Bank Accounts **7**
- C. Housing Choice Voucher Waitlist Opening Update **8**
- D. Energy Performance Contract Update **9**
- E. FFY 2017 Budget Impact: Housing Choice Voucher & Public Housing Programs **10**

X. Executive Director Report

XI. KCHA in the News **11**

XII. Commissioner Comments

- A. Washington DC Legislative Trip Debrief

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.

Note there will be a Moving King County Residents Forward (MKCRF) meeting immediately following the KCHA Meeting.

T A B N U M B E R

1

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

Monday, April 17, 2017

I. CALL TO ORDER

The regular meeting of the Board of Commissioners of the King County Housing Authority was held on Monday, April 17, 2017 at the King County Housing Authority, 700 Andover Park West, Tukwila, WA 98188. 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 (Vice-Chair) [arrived 8:33 a.m.], Commissioner Susan Palmer, Commissioner TerryLynn Stewart, and Commissioner John Welch

Excused: None

III. PUBLIC COMMENT

None.

IV. APPROVAL OF MINUTES

On motion by Commissioner Stewart and seconded by Commissioner Palmer, the Board unanimously approved the minutes from the Board of Commissioners' meeting of March 20, 2017.

V. APPROVAL OF AGENDA

Chair Barnes asked that Resolution No. 5562 under VI. Consent Agenda be placed under VII. Resolutions for Discussion and Possible Action, for the Boards' consideration.

On motion by Commissioner Palmer and seconded by Commissioner Stewart, the Board unanimously approved the April 17, 2017 Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for February 2017

February 2017

GENERAL PROPERTIES

Bank Wires / ACH Withdrawals

3,036,300.41

Subtotal **3,036,300.41**

Accounts Payable Vouchers	
Key Bank Checks #307878-#308441	5,010,495.57
Tenant Accounting Checks #10327- #10338	1,556.55
Commerce Bank Direct Payment	91,017.75
<i>Subtotal</i>	<u>5,103,069.87</u>
Payroll Vouchers	
Checks - #90389 – #90411	23,436.73
Direct Deposit	1,336,203.47
<i>Subtotal</i>	<u>1,359,640.20</u>
Section 8 Program Vouchers	
Checks - #616666-#616984	190,188.40
Refund Checks	17,084.72
ACH - #373904-#376680	11,024,595.73
<i>Subtotal</i>	<u>11,231,868.85</u>
Purchase Card / ACH Withdrawal	193,468.13
<i>Subtotal</i>	<u>193,468.13</u>
GRAND TOTAL	20,951,347.46
BOND PROPERTIES	
Bond Properties Total (31 different properties)	\$2,053,409.11

On motion by Commissioner Brown and seconded by Commissioner Palmer, the Board unanimously approved the consent agenda.

VII. RESOLUTIONS FOR DISCUSSION AND POSSIBLE ACTION

- A. Resolution No. 5562: Authorization of an Interlocal Agreement with Region VIII Education Service Center (Pittsburg, Texas) for the purpose of participating in the Interlocal Purchasing System

Craig Violante, Director of Finance, presented Resolution No. 5562 and provided background information. Mr. Violante also mentioned that this action is in compliance with the authority to enter into an intergovernmental or interlocal cooperative purchasing agreements as authorized by RCW 39.34.030.

On motion by Commissioner Stewart and seconded by Commissioner Palmer, the Board unanimously approved Resolution No. 5562.

VIII. BRIEFINGS & REPORTS

- A. Fourth Quarter 2016 Financial Statements
Mr. Violante briefed the Board on the Financial Statements for the Fourth Quarter in Calendar Year 2016.

B. First Quarter 2017 Procurement Report

Staff reported on the procurement activities for the period of January through March 2017. 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.

C. Bank Accounts

Craig Violante reported that KCHA opened one new bank account for Spiritwood Manor LLLP.

D. First Quarter 2017 Summary Write-Offs

Mr. Violante also presented the Write-Offs for the First Quarter of 2017.

E. 2016 Resident Characteristics Report

A report on KCHA's Resident Characteristics was provided by Alexis Warth, Senior Management Analyst, and included a summary of the 2016 analyses of KCHA households.

IX. STUDY SESSION

A. Legislative Update

Megan Hyla, Director of Policy and Intergovernmental Affairs provided a presentation in preparation for an upcoming Legislative Trip to Washington DC. Ms. Hyla provided information on the King County delegation, the congressional process, the FFY 2017 Appropriations and proposed 2018 HUD budget.

X. EXECUTIVE DIRECTOR'S REPORT

Executive Director Stephen Norman provided an update on the Issaquah Development projects.

XI. KCHA IN THE NEWS

None.

XII. COMMISSIONER COMMENTS

None.

XIII. ADJOURNMENT

On motion by Commissioner Brown, seconded by Commissioner Stewart, the Board adjourned the meeting at 10:32 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

T A B N U M B E R



To: Board of Commissioners

From: Linda Riley, Controller

Date: April 24, 2017

Re: **VOUCHER CERTIFICATION FOR MARCH 2017**

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
April 24, 2017

Bank Wires / ACH Withdrawals		29,508,403.91
	<i>Subtotal</i>	<i>29,508,403.91</i>
Accounts Payable Vouchers		
Key Bank Checks - #308442-#309036		6,921,589.73
Tenant Accounting Checks - #10339-#10368		6,014.90
Commerce Bank Direct Payment		70,653.99
	<i>Subtotal</i>	<i>6,998,258.62</i>
Payroll Vouchers		
Checks - #90412-#90434		26,765.81
Direct Deposit		1,346,376.49
	<i>Subtotal</i>	<i>1,373,142.30</i>
Section 8 Program Vouchers		
Checks - #616985-#617343		217,682.09
Refund Checks		8,400.44
ACH - #376681-#379531		11,467,735.05
	<i>Subtotal</i>	<i>11,693,817.58</i>
Purchase Card / ACH Withdrawal		206,545.20
	<i>Subtotal</i>	<i>206,545.20</i>
	GRAND TOTAL	<i>49,780,167.61</i>

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

FROM: Wen Xu

SUBJECT: VOUCHER CERTIFICATION FOR MARCH 2017

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
April 22, 2017

Property	Wired to Operating Account(s) for Obligations of Property			Notes:
Mar-17	Date	\$	Claim	
<u>Bellepark East</u>	3/2/2017	\$11,573.48	A/P & Payroll	
	3/9/2017	\$11,109.00	A/P	
	3/16/2017	\$32,165.12	A/P & Payroll	
	3/23/2017	\$27,378.31	A/P	
	3/30/2017	\$14,276.31	A/P & Payroll	
<u>Colonial Gardens</u>	3/2/2017	\$21,968.00	A/P & Payroll	
	3/9/2017	\$2,655.72	A/P	
	3/16/2017	\$17,940.13	A/P & Payroll	
	3/23/2017	\$2,909.89	A/P	
	3/30/2017	\$9,957.04	A/P & Payroll	
<u>Cottonwood</u>	3/2/2017	\$10,391.32	A/P & Payroll	
	3/9/2017	\$1,753.01	A/P	
	3/16/2017	\$11,978.38	A/P & Payroll	
	3/23/2017	\$11,700.84	A/P	
	3/30/2017	\$11,540.21	A/P & Payroll	
<u>Cove East</u>	3/2/2017	\$26,389.27	A/P & Payroll	
	3/9/2017	\$1,626.74	A/P	
	3/16/2017	\$23,647.15	A/P & Payroll	
	3/23/2017	\$4,441.27	A/P	
	3/30/2017	\$14,216.44	A/P & Payroll	
<u>Landmark</u>	3/2/2017	\$13,609.39	A/P & Payroll	
	3/9/2017	\$5,389.75	A/P	
	3/16/2017	\$27,376.69	A/P & Payroll	
	3/23/2017	\$40,392.68	A/P	
	3/30/2017	\$50,689.24	A/P & Payroll	
<u>Timberwood</u>	3/2/2017	\$18,566.98	A/P & Payroll	
	3/9/2017	\$27,540.60	A/P	
	3/16/2017	\$72,236.22	A/P & Payroll	
	3/23/2017	\$12,895.95	A/P	
	3/30/2017	\$50,631.48	A/P & Payroll	
<u>Woodland North</u>	3/2/2017	\$16,362.51	A/P & Payroll	
	3/9/2017	\$12,454.11	A/P	
	3/16/2017	\$17,731.82	A/P & Payroll	
	3/23/2017	\$5,904.96	A/P	
	3/30/2017	\$22,891.30	A/P & Payroll	
<u>Woodside East</u>	3/2/2017	\$21,174.76	A/P & Payroll	
	3/9/2017	\$21,918.32	A/P	
	3/16/2017	\$56,643.64	A/P & Payroll	
	3/23/2017	\$45,291.56	A/P	
	3/30/2017	\$17,462.85	A/P & Payroll	
<u>Alpine Ridge</u>	3/9/2017	\$9,011.83	A/P & Payroll	
	3/16/2017	\$526.66	A/P	
	3/23/2017	\$24,362.58	A/P & Payroll	
<u>Arbor Heights</u>	3/9/2017	\$18,829.44	A/P & Payroll	
	3/16/2017	\$1,216.34	A/P	
	3/23/2017	\$29,135.83	A/P & Payroll	
<u>Aspen Ridge</u>	3/9/2017	\$11,120.68	A/P & Payroll	
	3/16/2017	\$1,103.48	A/P	
	3/23/2017	\$35,895.70	A/P & Payroll	
<u>Auburn Square</u>	3/9/2017	\$39,605.95	A/P & Payroll	
	3/16/2017	\$2,006.33	A/P	
	3/23/2017	\$123,362.50	A/P & Payroll	
<u>Carriage House</u>	3/9/2017	\$26,611.05	A/P & Payroll	
	3/16/2017	\$2,959.33	A/P	
	3/23/2017	\$35,296.70	A/P & Payroll	
<u>Cascadian</u>	3/9/2017	\$71,305.15	A/P & Payroll	
	3/16/2017	\$2,482.83	A/P	
	3/23/2017	\$39,506.05	A/P & Payroll	
<u>Fairwood</u>	3/9/2017	\$27,302.67	A/P & Payroll	
	3/16/2017	\$2,206.96	A/P	
	3/23/2017	\$51,654.00	A/P & Payroll	
<u>Heritage Park</u>	3/9/2017	\$18,770.94	A/P & Payroll	
	3/16/2017	\$965.55	A/P	

	3/23/2017	\$47,053.25	A/P & Payroll	
Laurelwood	3/9/2017	\$20,976.67	A/P & Payroll	
	3/16/2017	\$1,141.10	A/P	
	3/23/2017	\$22,985.94	A/P & Payroll	
Meadows	3/9/2017	\$18,476.63	A/P & Payroll	
	3/16/2017	\$1,128.56	A/P	
	3/23/2017	\$28,165.66	A/P & Payroll	
Newporter	3/9/2017	\$16,741.86	A/P & Payroll	
	3/16/2017	\$1,504.75	A/P	
	3/23/2017	\$49,444.71	A/P & Payroll	
Overlake	3/8/2017	\$265,659.19	A/P	
	3/9/2017	\$75,184.24	Payroll & Debt Service	
	3/16/2017	\$3,862.18	A/P	
	3/23/2017	\$160,124.39	A/P & Payroll	
	3/31/2017	\$400,000.00	NCF	
	3/31/2017	\$435,670.00	NCF	
Parkwood	3/9/2017	\$22,241.81	A/P & Payroll	
	3/16/2017	\$1,128.56	A/P	
	3/23/2017	\$44,317.07	A/P & Payroll	
Somerset East	3/9/2017	\$28,333.22	A/P & Payroll	
	3/16/2017	\$1,128.56	A/P	
	3/23/2017	\$10,894.32	A/P & Payroll	
Somerset West	3/9/2017	\$30,714.80	A/P & Payroll	
	3/16/2017	\$1,354.27	A/P	
	3/23/2017	\$24,806.59	A/P & Payroll	
Walnut Park	3/9/2017	\$77,487.10	A/P & Payroll	
	3/16/2017	\$1,755.54	A/P	
	3/23/2017	\$49,004.86	A/P & Payroll	
Windsor Heights	3/9/2017	\$221,137.14	A/P & Payroll	
	3/16/2017	\$4,087.89	A/P	
	3/23/2017	\$89,187.05	A/P & Payroll	
Woodridge Park	3/9/2017	\$38,545.13	A/P & Payroll	
	3/16/2017	\$2,520.45	A/P	
	3/23/2017	\$47,851.36	A/P & Payroll	
Gilman Square	3/8/2017	\$28,285.39	A/P & Payroll	
	3/16/2017	\$1,567.44	A/P	
	3/22/2017	\$48,036.68	A/P & Payroll	
Meadowbrook	3/8/2017	\$ 26,898.96	A/P & Payroll	
	3/16/2017	\$ 1,442.05	A/P	
	3/22/2017	\$ 33,233.34	A/P & Payroll	
Villages at South Station	3/8/2017	\$46,522.56	A/P & Payroll	
	3/16/2017	\$2,395.05	A/P	
	3/20/2017	\$50,000.00	Debt Service	
	3/20/2017	\$300,000.00	Debt Service	
	3/20/2017	\$300,000.00	Debt Service	
	3/22/2017	\$42,891.19	A/P & Payroll	
Rainier View I	3/9/2017	\$4,793.34	A/P	
	3/20/2017	\$6,028.75	Debt Service	
	3/23/2017	\$9,624.12	A/P	
	3/29/2017	\$8,530.54	A/P	
Rainier View II	3/9/2017	\$2,745.59	A/P	
	3/20/2017	\$4,521.56	Debt Service	
	3/23/2017	\$6,388.44	A/P	
	3/29/2017	\$6,245.86	A/P	
Si View	3/20/2017	\$2,511.98	Debt Service	
	3/23/2017	\$11,105.97	A/P	
Abbey Ridge	3/9/2017	\$54,437.18	A/P & Payroll	
	3/23/2017	\$28,373.63	A/P & Payroll	
Highland Village	3/9/2017	\$21,433.64	A/P & Payroll	
	3/23/2017	\$15,529.10	A/P & Payroll	
Vashon Terrace	3/8/2017	\$6,074.12	A/P	
	3/29/2017	\$3,950.85	A/P	
Portfolio Total:		\$4,718,203.17		

T A B N U M B E R

3



TO: Board of Commissioners

From: John E. Eliason, Development Director

Date: May 9, 2017

Re: **Revised Resolution No. 5539:** Approval to revise Resolution; Authorizing the Disposition of Greenbridge West Bulk Parcels to Conner Homes, or a Subsidiary or Related Entity of Conner Homes

Executive Summary

At HUD's direction, the Board is requested to revise Resolution No. 5539 to explicitly allow the Greenbridge West Bulk Parcels property to be sold to Conner Homes, or to CHG SF, LLC or any other subsidiary or related entity of Conner Homes.

Background

The original resolution only contemplated the sale to Conner Homes and not a subsidiary or related affiliate. This revision also confirms the purchase price of \$3,787,500. The purchase price is fully supported by the market rate appraisal of the Greenbridge West Bulk Parcels and is within 2% of the original estimate.

Staff Recommendation

Approval to revised Resolution No. 5539 is recommended.

THE HOUSING AUTHORITY OF THE COUNTY OF KING

*****REVISED*****

**RESOLUTION NO. 5539
(Adopted June 20, 2016)
(Revised May 15, 2017)**

**AUTHORIZING THE DISPOSITION OF GREENBRIDGE WEST BULK
PARCELS BY NEGOTIATED SALE TO CONNER HOMES, OR A SUBSIDIARY
OR RELATED ENTITY OF CONNER HOMES**

WHEREAS, one objective of the King County Housing Authority's Greenbridge HOPE VI project in White Center is the provision of up to 400 new home ownership opportunities in the community; and,

WHEREAS, KCHA has platted, and has provided utility service to the property boundaries of the Greenbridge West Bulk Parcels comprised of Tract A-401, Parcels Z-401 and Z-402 within Greenbridge Division 4 and Parcels Z-1 and Z-3 within Greenbridge Master Plat; and,

WHEREAS, KCHA has offered this land for bulk sale through an open public offering to developers and builders of for-sale housing; and,

WHEREAS, Conner Homes has made an offer to purchase the Greenbridge West Bulk Parcels pursuant to the open public offering for a sales price of \$3,850,000; and,

WHEREAS, Conner Homes, acting through its subsidiary and related entity known as CHG SF, LLC thereafter entered into a purchase and sales agreement with KCHA to purchase the Greenbridge West Bulk Parcel for \$3,850,000; and,

WHEREAS, Conner Homes has a successful record of developing land and building new homes in communities in the Puget Sound region for over 60 years; and,

WHEREAS, KCHA has entered into a nonbinding Letter of Intent with Conner Homes, dated May 11, 2016, setting forth the major terms of the sale; and,

WHEREAS, during the feasibility contingency period an unforeseen condition arose regarding changes needed to a certain storm water control structure, necessitating adjustments to the sales price; and,

WHEREAS, the final negotiated price of \$3,787,500, which is 1.6 percent below the initial agreement amount and is fully supported by the market rate appraisal of the Greenbridge West Bulk Parcels; and,

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

1. Executive Director, or his designee, is hereby authorized to execute a purchase and sale agreement with Conner Homes or CHG SF, LLC or any other subsidiary or related entity of Conner Homes, pursuant to the terms of the Agreement, its amendments and this Resolution, to sell and dispose of Greenbridge West Bulk Parcels for the price of ~~\$3,850,000~~ **\$3,787,500**. HUD restricted proceeds from this sale will be used to offset land development and carrying costs associated with the “for sale” land parcels at Greenbridge and other uses as may be approved by HUD. The Executive Director, or his designee, is authorized to adjust the price by up to 15 percent to account for unknown or unforeseen conditions so long as the final sales price is supported by a market rate appraisal.
2. The Executive Director, or his designee, is authorized, in his discretion to negotiate the specific provisions of the Purchase and Sale Agreement, based on the general terms and conditions set forth in the Letter of Intent referenced above, provided that the Executive Director, or his designee, shall

not authorize changes to the Purchase and Sale Agreement that would materially interfere with KCHA's objective for homeownership as set forth in the HOPE VI Revitalization Plan or its amendments.

ADOPTED AT THE ANNUAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING THIS 15TH DAY OF MAY, 2017.

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

DOUGLAS J. BARNES, Chair
Board of Commissioners

STEPHEN J. NORMAN
Secretary

T A B N U M B E R



TO: Board of Commissioners

FROM: Tim Walter, Senior Director of Development & Asset Management

DATE: May 9, 2017

RE: **Resolution No. 5563:** Authorizing extensions and modifications of various note issues; and extension of letter of credit supporting the Variable Rate Demand Revenue Bonds, 2000 and 2000 Series B (Overlake TOD Project)

Executive Summary

Resolution No. 5563 authorizes the Executive Director to extend the maturity dates and negotiate certain terms of KCHA's existing lines of credit and the Overlake Letter of Credit.

Resolution No. 5287, as amended by Resolution No. 5301 (both adopted in 2010), provided omnibus authority to extend the maturities and reset the interest rates and fees on several credit facilities related to KCHA's various lines of credit. The outside maturity date was December 31, 2018.

Background

In order to renew existing lines of credit with a maturity beyond this date, it is now necessary to adopt a new resolution extending this date. Resolution No. 5563 authorizes the extension of the maturity date to December 31, 2023 and provides for the Executive Director to negotiate changes to the interest rates and fees, if any.

The resolution further authorizes the extension and/or renewal of the Overlake Letter of Credit through the final maturity date of the bonds which is 2040.

Staff Recommendation

Approval of Resolution No. 5563 is recommended.

HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5563

A RESOLUTION of the Housing Authority of the County of King authorizing the extension of maturity and modification of the terms of various note issues; authorizing the Authority to obtain an extension of the stated expiration date of the letter of credit supporting payment of the Authority's Variable Rate Demand Revenue Bonds, 2000 (Overlake TOD Project) and Variable Rate Demand Revenue Bonds, 2000, Series B (Overlake TOD Project); authorizing the execution of related documents; and determining related matters.

ADOPTED May 15, 2017

This document was prepared by:

*FOSTER PEPPER PLLC
1111 Third Avenue, Suite 3000
Seattle, Washington 98101
(206) 447-4400*

HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5563

A RESOLUTION of the Housing Authority of the County of King authorizing the extension of maturity and modification of the terms of various note issues; authorizing the Authority to obtain an extension of the stated expiration date of the letter of credit supporting payment of the Authority's Variable Rate Demand Revenue Bonds, 2000 (Overlake TOD Project) and Variable Rate Demand Revenue Bonds, 2000, Series B (Overlake TOD Project); authorizing the execution of related documents; and determining related matters.

WHEREAS, the Authority has issued the following notes (collectively referred to herein as the "Note Issues"), which are currently scheduled to mature on the dates set forth below:

<u>Authorizing Resolution(s) and Date(s) of Adoption</u>	<u>Name of Note Issue(s)</u>	<u>Scheduled Maturity Date</u>
Resolution No. 5344 adopted September 21, 2011	Not to Exceed \$11,500,000 Revolving Line of Credit Revenue Note, 2011 (Tax-Exempt) and Revolving Line of Credit Revenue Note, 2011 (Taxable)	May 18, 2017
Resolution No. 5431 adopted June 17, 2013	Not to Exceed \$1,559,623 Revolving Line of Credit Revenue Note, 2013 (Cascadian and Housing Portfolio Project)	June 25, 2018
Resolution No. 5504 adopted April 20, 2015, as amended by Resolution No. 5546 adopted August 18, 2016	Not to Exceed \$80,000,000 Revolving Line of Credit Revenue Note, 2015 (Taxable) and Revolving Line of Credit Revenue Note, 2015 (Tax-Exempt)	June 30, 2018

WHEREAS, the registered owners of the Note Issues have offered, or are expected to offer, to permit the extension of respective maturity dates of the Note Issues; and

WHEREAS, pursuant to Resolution No. 3076 adopted June 13, 2000, and Resolution No. 3127 adopted June 14, 2001, the Authority issued its \$21,525,000 original aggregate principal amount Variable Rate Demand Revenue Bonds, 2000 (Overlake TOD Project) and \$6,475,000

original aggregate principal amount Variable Rate Demand Revenue Bonds, 2000, Series B (Overlake TOD Project) (together, the “Overlake Bonds”); and

WHEREAS, payment of the debt service on the Overlake Bonds is supported by a letter of credit (the “Overlake Letter of Credit”) issued by Bank of America, N.A., which is currently scheduled to expire on July 1, 2018; and

WHEREAS, it is necessary that the Overlake Letter of Credit be extended from time to time so that the Overlake Bonds may remain outstanding; and

WHEREAS, it is anticipated that Bank of America, N.A. will offer to extend the term of the Overlake Letter of Credit; and

WHEREAS, RCW 35.82.040 provides that a housing authority may delegate to one or more of its agents or employees such powers or duties as it may deem proper; NOW,

THEREFORE,

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING as follows:

Section 1. Authorization of Modifications and Extensions of Maturity of Note Issues. The Executive Director and any Deputy Executive Director of the Authority (each, an “Authorized Officer” and together, the “Authorized Officers”), and each of them acting alone, are authorized on behalf of the Authority to negotiate with the registered owners of the respective Note Issues the terms of one or more extensions of maturity dates and/or modifications of the terms of any or all of the Note Issues. The Authorized Officers, and each of them acting alone, are authorized, without further action of the Board of Commissioners of the Authority, to extend the maturity date of any Note Issue to any date on or before December 31, 2023, and to modify the interest rate or interest rate formulae applicable to any Note Issue, if such Authorized Officer determines

that such extension and/or modification is in the best interest of the Authority, all so long as no other material terms of the applicable Note Issue or the applicable authorizing resolution(s) are revised (unless otherwise authorized by the Board of Commissioners of the Authority). The Authorized Officers, and each of them acting alone, are authorized to do everything necessary for the execution and delivery of such documents as are useful or necessary to such extension of maturity and/or modification of interest rate or interest rate formulae. An Authorized Officer's execution of documents in connection with the modification and/or extension of any Note Issue will constitute conclusive evidence of his or her approval of the extensions, modifications and/or other terms described therein and the approval by the Authority of such extensions, modifications and/or other terms.

Section 2. Authorization of Extensions of Overlake Letter of Credit. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority (acting on its own behalf and/or in its capacity as general partner of Overlake TOD Housing Limited Partnership, a Washington limited partnership of which the Authority is the sole general partner (the "Partnership")) to negotiate, execute, deliver and file (to the extent required), and to cause the Authority and the Partnership to perform their respective duties under, all instruments that any Authorized Officer, in his or her discretion, deems necessary, desirable or appropriate in order to obtain extensions of the term of the Overlake Letter of Credit to any date up to and including the final maturity of the Overlake Bonds, which may include, without limitation, amendments to the Reimbursement Agreement pertaining to the Overlake Bonds to extend the scheduled expiration date of the Overlake Letter of Credit and to incorporate such other changes as are accepted by any Authorized Officer. An Authorized Officer's execution of documents in connection with the extension of the scheduled expiration date of the Overlake Letter of Credit will constitute

conclusive evidence of his or her approval of terms set forth therein and the approval by the Authority of such terms.

Section 3. Acting Officers Authorized. Any action authorized by this resolution to be taken by the Executive Director of the Authority, may in his absence be taken by a duly authorized Deputy Executive Director of the Authority. Any action authorized by this resolution to be taken by a Deputy Executive Director, may in his or her absence be taken by a duly authorized acting Deputy Executive Director of the Authority.

Section 4. Execution of Duties and Obligations. The Board of Commissioners of the Authority authorizes and directs the Authorized Officers, and each of them acting alone, to cause the Authority (whether acting on its own behalf or in its capacity as general partner of the Partnership, as applicable) to fulfill the Authority's duties and obligations, and cause the Partnership to fulfill the Partnership's duties and obligations under the various instruments and agreements authorized by this resolution. In the furtherance of the foregoing, the Authority is authorized to expend such funds (and to cause the Partnership to expend such funds) as are necessary to pay for all fees and other costs relating to the actions authorized by this resolution.

Section 5. Ratification and Confirmation. Any actions of the Authority or its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 6. 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 an open public meeting this 15th day of May, 2017.

HOUSING AUTHORITY OF THE
COUNTY OF KING

By: _____
Chair, Board of Commissioners

ATTEST:

Executive Director

CERTIFICATE

I, the undersigned, a duly chosen, qualified and acting Executive Director of the Housing Authority of the County of King (the “Authority”), CERTIFY:

1. That the attached Resolution No. _____ (the “Resolution”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority, as adopted at a meeting of the Authority held on the 15th day of May, 2017, and duly recorded in the minute books of the Authority.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of May, 2017.

Executive Director

T A B N U M B E R

5



TO: Board of Commissioners

FROM: Tim Walter, Senior Director of Development & Asset Management

DATE: May 9, 2017

RE: **Resolution No. 5564 and Resolution No. 5565:** Authorization to amend Resolution No. 5544 and No. 5542, Authorizing Executive Director to Submit Application for Credit Enhanced Financing for Abbey Ridge Apartments and Highland Village Apartments, respectively

Executive Summary

Prior to the acquisition of the Highland Village Apartments, in August, 2016 and the Abbey Ridge Apartments in October, 2016, the Board authorized the Executive Director to negotiate and enter into purchase agreements and to execute all agreements in connection the financing of the properties.

The Authority intends to apply for King County credit enhancement for both the Highland Villages and Abbey Ridge sites. When King County lends its AAA credit rating to a financing, it effectively lowers the interest rate paid by the borrower and provides access to a broader range of potential lenders. The County credit enhancement program is one that the Authority has used successfully for more than 20 years and County credit enhancement has assisted the Authority in securing financing for more than 2,300 units.

Background

The County credit enhancement application requires evidence the applicant has the authority to submit an application and enter into a formal contract and affordability covenant. These amendments are intended to clarify the approvals previously granted to the Executive Director by Resolution No. 5542 and 5544 to specifically include the authorization to submit County credit enhancement applications for the Highland Village and Abbey Ridge Apartments and to enter into any related agreements necessary to secure the credit enhancement if awarded.

Staff Recommendation

Approval of the amendments is recommended.

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5564

**AUTHORIZING THE AMENDMENT OF RESOLUTION NO. 5544, RELATING
TO CREDIT ENHANCED FINANCING FOR ABBEY RIDGE APARTMENTS**

WHEREAS, Resolution No. 5544 authorized the Executive Director, Stephen J. Norman, of the Housing Authority to acquire the Abbey Ridge Apartments (“Abbey Ridge”), a 146-unit apartment complex located at 3035 South 204th Street, SeaTac, Washington, King County; and

WHEREAS, Section 6 of the Resolution further authorized the Executive Director to execute any and all applications, agreements, certifications or other documents in connection with the submission of various funding and financing applications, in order to provide all or part of the interim and /or permanent financing of such property, and;

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

The Board of Commissioners hereby confirms that included within the authority granted to the Executive Director under Section 6 of Resolution No. 5544 is the authority to execute and submit to the County of King an application, together with all other related agreements, certifications or other materials, to provide credit enhancement for all or any part of the interim and/or permanent financing of such property.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE COUNTY OF KING THIS 15th DAY OF MAY, 2017.**

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

DOUGLAS J. BARNES, Chair

Attest:

STEPHEN J. NORMAN, Secretary

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5565

**AUTHORIZING AN AMENDMENT OF RESOLUTION NO. 5542 RELATING
TO THE CREDIT ENHANCED FINANCING FOR HIGHLAND VILLAGE
APARTMENTS**

WHEREAS, Resolution No. 5542 authorized the Executive Director, Stephen J. Norman, of the King County Housing Authority (“Housing Authority”) to acquire the Highland Village Apartments (“Highland Village”), a 76-unit apartment complex located at 14526 NE 7th Place, Bellevue, Washington, King County; and

WHEREAS, Section 6 of the Resolution further authorized the Executive Director to execute any and all applications, agreements, certifications or other documents in connection with the submission of various funding and financing applications, in order to provide all or part of the interim and /or permanent financing of such property, and;

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

The Board of Commissioners hereby confirms that included within the authority granted to the Executive Director under Section 6 of Resolution No. 5542 is the authority to execute and submit to the County of King an application, together with all other related agreements, certifications or other materials, to provide credit enhancement for all or any part of the interim and/or permanent financing of such property.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE COUNTY OF KING THIS 15th DAY OF MAY, 2017.**

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

DOUGLAS J. BARNES, Chair

Attest:




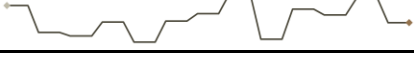







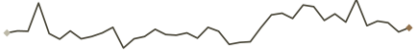
STEPHEN J. NORMAN, Secretary

T A B N U M B E R

6

King County Housing Authority Executive Dashboard

1st Quarter Dashboard: January 1 - March 31, 2017

	actuals jan '14 - mar '17	Mar-17	target	3-yr avg	3-yr high	3-yr low
Finance						
LGIP Rate ¹		0.65%	0.50%	0.26%	0.65%	0.09%
Non-LGIP Investment Rate		1.05%	0.65%	0.99%	1.12%	0.75%
Revenue to Budget (Budgeted \$68,728,843)		98%	100%	102%	109%	96%
Expenditures to Budget (Budgeted \$56,704,471)		98%	100%	98%	100%	97%
Property Management						
Public Housing Occupancy Rate (3,666 units) ²		98.9%	98.0%	98.9%	99.3%	98.2%
Local Program Occupancy Rate (5,776 units)		98.9%	96.5%	98.6%	99.4%	97.8%
KCHA Units Owned ³		9,510	11,105	9,138	9,510	8,802
Section 8 Operations						
Utilization Rate ⁴ (Vouchers Leased: 9,708)		104%	103%	102%	105%	99.6%
Households Paying >40% Income to Rent (n = 2,440)		21%	<25%	21%	24%	19%
Exit Data						
Positive Exits		12%	>25%	29%	64%	12%
Negative Exits		25%	<20%	24%	48%	12%
Total Monthly Exits		65	–	65	120	26

 Denotes indicators of interest.

¹ Washington State no longer publishes target LGIP rates as of 4/1/2016. KCHA budget rate of 0.5% is used in its place.

² Excludes some units in portfolio where turnover is not tracked monthly.

³ 11,105 represents the agency's acquisition stretch goal to achieve by the end of 2020.

⁴ Adjusted for 12-month incremental lease-up of new vouchers.

T A B N U M B E R

7



To: Board of Commissioners

From: Craig Violante, Director of Finance

Date: May 9, 2017

Re: New Bank Accounts

Since the last Board meeting KCHA opened one new bank account.

Corinthian Apartments

- Corinthian TOD LLLP – Replacement Reserves

Bank: Bank of America

Purpose:

The Authority has opened a full business checking account with Bank of America that will be used to hold replacement reserves for the Corinthian tax credit partnership. Transactions will include and be limited to deposits from and transfers to the operating account. KCHA practice is to hold non-KCHA replacement reserve deposits in a separate bank account.

T A B N U M B E R

8



To: Board of Commissioners

From: Sean Heron, Director of Leased Housing

Date: May 9, 2017

Re: Housing Choice Voucher Waitlist Opening Update

At the Board of Commissioners meeting on May 15, 2017, staff will provide a brief report on the results of the 2017 Housing Choice Voucher waitlist opening last month.

Just under 19,500 households applied during the two week application period that ended on April 18 from which 3,500 will be selected by lottery for the waitlist. While the total number of applicants was down slightly from the last waitlist opening in 2015, applicants to the 2017 waitlist reported lower household incomes and higher instances of homelessness.

Staff will provide an overview of the waitlist demographics and some preliminary observations about related implications for the administration of the HCV program.

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To: Board of Commissioners

From: Matt Peterson, Maintenance Manager

Date: May 9, 2017

Re: Energy Performance Contract

At the May Board meeting, staff will provide a status update on the Energy Performance Contract. This \$22 million project has been estimated to provide KCHA with almost \$50 million in HUD paid subsidy incentives over the next twenty years through the installation of a variety of Energy Conservation Measures (ECMs) in public housing developments.

The update will include:

- Installation status of various ECMs and expected completion dates
- Preliminary energy savings at KCHA properties where measures have been installed
- Contract status including new properties added
- Revised estimate of savings

T A B N U M B E R

10



TO: Board of Commissioners

FROM: Connie Davis, Deputy Executive Director

DATE: May 9, 2017

RE: Federal Fiscal Year 2017 Budget and Impact on KCHA

At the upcoming Board meeting, staff will be presenting the anticipated impacts of the recently signed 2017 federal budget on KCHA's HUD supported programs.

Attached as background is a publication issued by the Council of Large Public Housing Authorities (CLPHA) of which KCHA is a member. Asterisked programs are those affecting the Authority. The final column on the right is the budget as signed by the President.

CLPHA Comparative Funding Chart for FY17

May 1, 2017

	FY 2015 Final	FY 2016 Final	FY 2017 CLPHA Request	FY 2017 HUD Request	FY 2017 Senate Passed (5-19-16)	FY 2017 House Cmte (5-24-16)	FY 2017 HR 244 – Omnibus Draft (5-1-17)
Operating Fund	\$4.44 billion	\$4.5 billion	\$5.464 billion	\$4.569 billion	\$4.675 billion	\$4.5 billion	\$4.4 billion
Capital Fund [Emergency Capital Needs] [Resident Opportunity and Supportive Services] [Jobs Plus]	\$1.875 billion [\$23 million] [\$45 million] [\$15 million]	\$1.90 billion [\$21.5 million] [\$35 million] [\$15 million]	\$5.0 billion [\$20 million] [\$35 million] [\$15 million]	\$1.865 billion [\$20 million] [\$0] [\$35 million]	\$1.925 billion [\$21.5 million] [\$35 million] [\$15 million]	\$1.90 billion [\$20 million] [\$35 million] [\$15 million]	\$1.942 billion [\$21.5 million] [\$35 million] [\$15 million]
Housing Choice Voucher (HCV) Renewals	\$17.486 billion	\$17.681 billion	\$18.447 billion	\$18.447 billion	\$18.355 billion	\$18.312 billion	\$18.355 billion
HCV Administrative Fees	\$1.530 billion	\$1.650 billion	\$2.122 billion	\$2.077 billion	\$1.769 billion	\$1.650 billion	\$1.65 billion
VASH Vouchers	\$75 million	\$60 million	\$75 million	\$0	\$50 million	\$7 million ³	\$40 million
Family Self Sufficiency (FSS) Program	\$75 million	\$75 million	\$85 million	\$75 million	\$75 million	\$75 million	\$75 million
Tenant Protection Vouchers (TPV)	\$130 million	\$130 million	\$150 million	\$110 million	\$110 million	\$110 million	\$110 million
Choice Neighborhoods Initiative (CNI)	\$80 million [\$50 million] ¹	\$125 million [\$75 million] ¹	\$200 million [\$133 million] ¹	\$200 million [\$0 million]	\$80 million [\$48 million] ¹	\$100 million [\$50 million] ¹	\$137.5 million [\$50 million] ¹
Rental Assistance Demonstration (RAD)	\$0	\$0	\$50 million	\$50 million	\$4 million ²	\$0	\$0 ⁴
Project-Based Rental Assistance [Contract Administration]	\$9.730 billion [\$210 million]	\$10.620 billion [\$215 million]	n/a	\$10.816 billion [\$235 million]	\$10.901 billion [\$235 million]	\$10.901 billion [\$235 million]	\$10.416 billion [\$235 million]
Homeless Assistance Grants	\$2.135 billion	\$2.250 billion	n/a	\$2.664 billion	\$2.33 billion	\$2.487 billion	\$2.383 billion
Family Unification Program (FUP)	n/a	n/a	n/a	\$0	\$20 million ⁵	\$0	\$10 million ⁵
Community Development Block Grant	\$3.0 billion	\$3.0 billion	n/a	\$2.8 billion	\$3.0 billion	\$3.0 billion	\$3.0 billion
HOME Investment Partnership	\$900 million	\$950 million	n/a	\$950 million	\$950 million	\$950 million	\$950 million

- 1 Not less than this amount shall be awarded to public housing authorities.
2 Amount available only for properties converting under Section 202 (Housing for the Elderly).
3 HUD-VA Supportive Housing vouchers amount for Native American veterans only.
4 Increases the cap to 225,000 units.
5 New funding for Incremental FUP vouchers.

Council of Large Public Housing Authorities

455 Massachusetts Avenue, NW, Suite 425, Washington, DC 20001-2621 | T: 202.638.1300 | F: 202.638.2364 | W: www.clpha.org

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KCHA IN THE NEWS

19,500 apply for housing vouchers

By LYNN PORTER
Journal Staff Reporter

Fewer households applied this year to be on King County Housing Authority's waiting list for Section 8 vouchers than two years ago. The vouchers provide subsidies to low-income people for private rentals.

KCHA said nearly 19,500 households applied between April 5 and April 18 for 3,500 openings. In 2015 — when the waiting list was last open — KCHA received 22,000 applications for 2,500 slots. In a press release, the housing authority said a lottery will be held in May to determine which 3,500 households will be placed on the waiting list.

The vouchers are funded by the federal government, so depending on that funding, households at the end of the list could wait five or more years to obtain a voucher, KCHA said.

Rhonda Rosenberg, KCHA director of communications, said it is puzzling why fewer people applied this year, given the home-

lessness situation locally.

"Obviously that's one of the things that we're hoping to figure out," she said.

KCHA said the households that applied this year have 43,012 family members, including 18,000 children.

Rosenberg said their economic situation is a lot worse than those who applied two years ago.

According to the housing authority:

- The number of households reporting zero income jumped to 29 percent, from 12 percent in 2015.

- 60 percent of all applicants reported that they were currently homeless, up from 47 percent in 2015.

- The median income for all applicant households fell by nearly \$1,000, when adjusted for inflation. The median income of households applying in 2017 was \$8,820 per year.

Among 2017 applicants, KCHA said:

- 568 elderly household applicants reported zero income, com-

pared with 77 in 2015.

- The homelessness rate among households with children is 59 percent, up from 44 percent in 2015. Ten thousand children live in these homeless households.

- Over 2,750 children live in households that are experiencing homelessness because of domestic violence.

- Housing for veterans accounted for more than 700 applications. Over 400 of those applicants reported that they are homeless.

"I think a lot of these folks are pretty invisible in the community," said Rosenberg, "and these are pretty disturbing data points, I think."

KCHA provides rental assistance to 11,300 families with the Section 8 program. Generally the program pays the difference between the rent charged by a housing owner and the assisted household's rental contribution, which is set at approximately

Vouchers

Continued from page 1

30 percent of the household's income adjusted for family size and utility costs. More than 3,000 landlords participate in the program.

In the release, Stephen Norman, executive director of the King County Housing Authority, said the number of households who applied to be on the waiting list reveals the extent of the region's housing crisis.

"With rents continuing to increase across the county by double digits, low-income households are failing to find housing they can afford," Norman said. "This program is an essential part of our region's safety net. Proposed federal cuts in funding will see more children, more elderly, more veterans, living on our streets."

Lynn Porter can be reached at 206-622-8272 and lynn.porter@jdj.com.

See VOUCHERS — page 9

Executive Constantine kicks off Earth Week by honoring 13 environmental leaders with Green Globe Awards

Kicking off Earth Week, King County Executive Dow Constantine today honored 13 businesses, cities, organizations, and groups for the work they're doing to protect and improve the local environment.

The Green Globe Awards are the County's highest honor for local environmental efforts. The Lummi Nation took the top award for leading the



effort to oppose construction of a coal export terminal that would have impacted human health and endangered fish and wildlife throughout Puget Sound.

"The Green Globe recipients reflect our region's steadfast commitment to protecting the natural environment that is central to our quality of life," said Executive Constantine. "We are the proud home to innovative businesses, nonprofits, cities, and tribal nations that are helping us create a more sustainable future."

The top honor — Environmental Catalyst Award — went to the Lummi Nation, which led a broad coalition of Indian Tribes, environmental groups, local governments and individuals in opposition of building what would have been the largest coal export terminal ever constructed in North America in northern Puget Sound – posing a tremendous threat to the health of people, water and air quality, and to fish and wildlife habitat.

The Green Globe Awards are presented every two years to coincide with Earth Day activities.

2017 Green Globe Awards recipients

Leader in Climate Justice: Puget Sound Sage

This non-profit organization works to improve the lives of all families by building power for shared prosperity in our regional economy. Sage combines research, innovative policy and organizing to

advance racial equity, stronger democracy, good jobs, affordable housing, accessible transit and a healthy environment. Sage's coalition-building approach works to center the communities disproportionately impacted by climate change at the heart of climate resiliency strategies.

Leader in Open Space Conservation: Doug McClelland

A founding member of the Mountains to Sound Greenway Trust and with a 37-year career with the Washington State Department of Natural Resources, McClelland's leadership has helped secure a sustainable future for a much-loved landscape that includes many of the most popular trails and conservation lands in Washington. He is dedicated to ensuring access to nearby forestlands is a fundamental part of quality of life for everyone living in our region.

Leader in Supporting Rural Sustainability: Snoqualmie Valley Preservation Alliance

Formed in 2010, the Snoqualmie Valley Preservation Alliance has forged relationships between farmers, residents, and county and state officials. They advocate for creative solutions to shared challenges, making great progress on issues central to protecting the Valley, including flooding, development impacts, and water rights. Stakeholders know they can make their voices heard to protect what makes the Valley special – and what it will take to make it even more of a remarkable place.

Leader in Land Preservation: OneBothell, Forterra and the City of Bothell

OneBothell, Forterra and the City of Bothell have partnered with King County, to save the 89-acre Wayne Golf Course from development. The property contains nearly a mile of shoreline along the Sammamish River – a migratory corridor critical to restoring chinook salmon to the North Lake Washington basin. Acquiring the Wayne Golf Course is a rare chance to protect important habitat in an urban area, with opportunity to implement large-scale habitat restoration.

Corporate Leader in Community Stewardship: REI

REI is one of the King County Parks' top corporate partners. REI promotes participation in the County's parks and trails system to their customers, and uses Parks' lands for outdoor classes, workshops, volunteer stewardship projects, and employee trainings. The relationship between REI and King County Parks continues to deepen, as the co-op's new store and future headquarters are located along the Eastside Rail Corridor in Bellevue, where King County is planning a regional trail.

Leader in Environmentally Sustainable Business Practices: King County Housing Authority

The King County Housing Authority provides rental housing and rental assistance to more than 18,000 families, serving people with low and moderate incomes throughout the county. Guided by its five-year sustainability plan, KCHA is reducing energy and water consumption, diverting materials from the waste stream, using environmentally responsible maintenance and landscaping practices, and more. Additionally, it incorporates Evergreen Sustainability and/or Built Green standards into all new construction projects.

Leader in Sustainable Building: Northwest EcoBuilding Guild

The Northwest EcoBuilding Guild is committed to engaging in the cooperative and balanced creation of an ecologically sustainable built environment. Its members work to encourage building practices that reduce carbon emissions, are self-sustaining, contribute to economic development, and strive to create optimal conditions for human health and community. What is now the exception in the construction industry will become the norm, and "green" will no longer be needed to define building practices.

Leader in Product Stewardship: LightRecycle Washington

LightRecycle Washington is a statewide product stewardship program for mercury-containing lights. The network of more than 220 sites in Washington includes businesses and municipal facilities – even King County's popular Wastemobile household hazardous waste collection events. Since launching in

2015, LightRecycle has collected and recycled more than two million mercury-containing lights. They are affiliated with the Product Care Association, which develops programs to keep targeted products out of landfills and waterways by making special waste recycling easy for everyone.

Leader in Air Quality Solutions: Just Health Action

Just Health Action led a broad partnership to address the most pressing environmental issue in Georgetown – air pollution. Engaging the community on air quality solutions, they helped implement the community's choice of a green wall. The result is the largest freestanding green wall in the Seattle area – a 126-foot long, 13-foot high vegetated trellis at CDL Recycle which helps stop the dust from the industrial area from blowing into nearby homes. As a result, awareness is growing of this green solution for air quality.

Leader in Community Stewardship: Cascade Middle School Drug and Alcohol Prevention Team

Cascade Middle School's Drug and Alcohol Prevention Team is taking ownership of its White Center community, investing time and energy into activities that promote health, service, and social justice. In response to past students' concerns about cleanliness, safety, and substance use in neighboring Dick Thurnau Memorial Park, student team members help restore the park by providing monthly service at the park - pulling weeds, planting new greenery, and picking up litter. The team hopes to be a positive influence in the school community.

Leader in Supporting Waste to Resources: Northwest Biosolids

Since 1993, Northwest Biosolids has provided leadership, guidance and coordination in emphasizing the beneficial use of biosolids – the nutrient-rich organic materials created through the wastewater treatment process. Thanks to Northwest Biosolids' support, 88 percent of the biosolids in the Pacific Northwest are recycled as a fertilizer and soil conditioner, compared to 60 percent nationally. Northwest Biosolids provides a voice for biosolids and biosolids managers, funds biosolids research, and is a strong advocate for sustainable reuse of wastewater products, as well as sustainable agriculture.

Leader in Renewable Energy Innovation: Puget Sound Energy

Puget Sound Energy is putting their energy into clean power solutions to help their customers and the environment. PSE is a nationally recognized leader in renewable energy and energy efficiency, and is America's second-largest utility owner of wind energy – with enough capacity to meet the needs of nearly 200,000 homes. PSE is proud of the work they do and the emphasis they have placed on renewable energy, as well as energy efficiency, to empower their communities to be the best they can be.

#

Last Updated April 17, 2017



WEST SEATTLE | P. 3
The city
cuts a deal.



BALLARD | P. 4
McGinn again?



HIGHLINE | P. 5
Highline studies
the trimester plan.

FRIDAY, APRIL 28, 2017 | Vol. 99, No. 17

WestsideSeattle

Your neighborhood weekly serving Ballard, Burien/Highline, SeaTac, Des Moines, West Seattle and White Center

THE GENTRIFICATION OF WHITE CENTER

SEE » P. 8

WHITE
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page 14

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Beer Star is part of a trend toward a better business district in White Center

Organic-gentrification process is continuing in White Center, including Starbucks and others

By Patrick Robinson

The core business district of White Center has been in the process of change for the last few years with the arrival of Noble Barton and Bok A Bok chicken, a Starbucks store and training center, a Popeye's Chicken and soon Drunky Two Shoes BBQ. Those changes are picking up pace with the impending opening of Beer Star by Seattle bar and restaurant owners James Weimann and Deming MacLise.

The new business takes up residence at the corner of 16th S.W. and S.W. 98th Street which in recent years was home to a marijuana lounge, and other restaurants but for most of its history was the Epicure Restaurant. Their partners in the venture are Deveaux Hill, Galen Krohn, and Patrick Riggs.

The new family-friendly beer outlet will offer 46 taps pouring local beer and at least

two hundred more beer selections in cans and bottles.

Weimann, who is partners in more than eight other restaurants, including Bastille, Stoneburner, McLeods, in Ballard, Poquitos on Capitol Hill, and plus the Ballroom and Talarico's sees White Center as an area ripe for redemption.

His experience in Ballard is useful. "Those guys in the 70's and 80's had all these storefronts that were sitting with For Rent signs, exactly what's happening here. Classic properties. How can we get some business owners to do some rejuvenation here. Gentrification I think is a tricky word. I'm not all about rip it all down and build all these new residential units. This street, 16th S.W. from Roxbury to 100th I think is a gem. I love the history of White Center. I love that in 1912 there was a street car that went from here down to Spokane Street."

Weimann's original idea was to create something called the Spark Cafe, and have it be a place for and run by youth. He is deeply involved in an organization called Community for Youth which is involved in mentoring youth through workshops and community building activities. CFY chose not to go ahead due to potential liability issues so Weimann switched gears and went forward with Beer Star.

"I want this to be a community centered business," Weimann said, "The idea is a nice safe place for people to bring their families."



James Weimann is owner of the Beer Star in White Center, set to open near the end of May. It's part of an organic-gentrification trend in the community.

Patrick Robinson

He salvaged the lighting from a Winchell's in Ballard and is flooding the outside with lights. The rear deck will have rows of string lights adding even more. "All these guys in White Center, Full Tilt and Proletariat Pizza want the same thing, a well lit area where families feel safe so we can activate this street."

The building has been extensively refitted and modified for both earthquake and aesthetic reasons, a process that has taken the better part of a year. Weimann also owns the land and building across the street, the new home of Drunky Two Shoes.

Beer Star will have a large bar area and

serve snacks like cheese and crackers in the retail area but they won't prepare food themselves. In the space just adjacent there will be two restaurants and a seating area for 40 people. Li'l Woody's, a high quality burger spot, will open its fourth location there and C.T.O. a Chinese takeout spot created by the chef, sous chef, and operating partners of Poquito's. There will be no restrictions on bringing in your own food. Seven large screens will show games and other content and there is a children's area in one corner. The bar will seat 22 people. They expect to open near the end of May.

A large deck out back will hold 80 people and have an area for kids too.

Weimann said there are two clearly limiting factors to making White Center a safer and a more active retail area. "I think Amazon has made that a lot harder," he said, "They've been really tough on main streets across the country. Retail stores don't have the same pull. JC Penney closed 136 stores a couple of weeks ago. You can get nearly everything online." He pointed out that in Asia the more expensive real estate goes to the restaurants. "It's the way we live now."

The second factor limiting change in White Center's core is absentee landlords, with several of the buildings on 16th S.W. being owned by people in California. "I guess they are satisfied with the rent they are getting out of it, but it's probably more the long play. They are thinking that at some point property values will go up. In Ballard, Fremont and Capitol Hill we are paying \$34 to \$40 a square foot. Here they are paying \$18 and some of it here is as low as \$12." He believes it would be a pure positive for artists to come in to the community. One day he said he saw the absentee owner of one of the main buildings on 16th S.W. prying off some beautiful tile fascia while standing on a step ladder, "And this whole thing fell down on him and he fell off the ladder. He could have gotten killed."

The White Center business district on 16th SW is zoned Commercial Business Special Ordinance (CBSO) and can't be built any higher than 35 feet. "Once you get off of this street you can go up to six stories," Weimann explained. "But this street is going to stay largely as it is. The buildings here were built in the early 1900's.

BEER STAR CONTINUED FROM PAGE 8

These buildings are beautiful in nature."

"What I'd love to see here, whether this gets annexed or not," he explained, is that we figure out some more low-income housing. I think Greenbridge is an amazing asset for this neighborhood."

"I keep trying to think of what viable businesses could move into these spaces," suggesting schools, training academies, or even a multi ethnic food court could work in some of the now shuttered storefronts. "But if you think that rent here is one third of what it is elsewhere and that the access to downtown is great," he suggested that a wide variety of ventures might work.

White Center's future, whatever it is will likely reflect it's demographic make up. It's the most ethnically diverse neighborhood in Washington according to Niche.com which means both the customers and employees of businesses that will form the foundations for change will reflect the community. "I think it would be great to see an Ecuadorian restaurant next to an Ethiopian restaurant and see all these people getting along."

Weimann said, "I think with the right business people that's an opportunity."



Antonio Flores Quin, a community organizer with La Voz in Auburn, expresses his concerns to the City Council. ROBERT WHALE, Auburn Reporter

Residents urge City to have a change of heart

ROBERT WHALE ([HTTP://WWW.AUBURN-REPORTER.COM/AUTHOR/ROBERT-WHALEAUBURN-REPORTER-COM/](http://www.auburn-reporter.com/author/robert-whaleauburn-reporter-com/)) • Wed

May 3rd, 2017 2:49pm • [NEWS \(HTTP://WWW.AUBURN-REPORTER.COM/NEWS/\)](http://www.auburn-reporter.com/news/)



For more than an hour they made their way to the podium, some using a translator to convey to the seven people whose minds they hoped to change Monday night their passions and deep griefs.

Summoning up often tearful, agonizing memories of loved ones, mothers, fathers, aunts and uncles, ripped unexpectedly from their lives by U.S. Immigration and Customs Enforcement (ICE) agents and then deported, they also dropped at the feet of the Auburn City Council their own fears of being deported.

At the center of concern was a council preparing that night to dust off and adopt again a resolution that 10 years earlier had declared the City of Auburn a "welcoming," "all-inclusive" city.

In the minds of the more than 70 people who packed the council chamber, however, it was a resolution without teeth, a bloodless, boneless, feel-good reaffirmation of the status quo, which, they argued, would accomplish nothing.

"My community is suffering, my community is being crushed because of the persecution that is happening, right now," said Antonio Flores Quin, a community organizer with La Voz in Auburn.

"You are saying that Auburn is an all-inclusive city, and that is great, and I, for the most part, believe that to be true," said Lydia Guerrero, an Auburn resident since 2008. "However ... there is a threat moving over many of the residents here in Auburn that they are not included in the message of inclusivity.

"... I stand my neighbors, I stand with the workers in the community, I stand with parents of schoolchildren. I will speak up for them because some do not feel that they are welcome to speak up, and because it is the right thing to do," Guerrero said.

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What all who spoke wanted instead was for the City Council to adopt, not a resolution, but an ordinance with teeth, a declaration that the City of Auburn would stand its ground, would not cooperate by turning over its undocumented residents to agents of the federal government,

What they wanted was for Auburn to declare itself "a sanctuary city." The City has been unwilling to do that because of the federal government's continuing threat to withhold millions of vital dollars in federal funding from such cities.

According to Auburn Police Chief Bob Lee, his officers never ask people about their immigration status, but after the arrest and jailing of a suspect, the federal government can and does monitor their status on the web.

All those pleas and tears did not fall on deaf ears.

Deputy Mayor Largo Wales suggested that, while she did not support the phrase "sanctuary city" because of the funding issues, the City should "take things up a notch" by sending the matter back to the ad-hoc committee that had agreed a resolution was the best way to go and have it work on an ordinance,

"Someone here said that this is the time to take progressive action, and I don't believe that a resolution is very progressive," Wales said. "We already had a resolution, and I think that what we are asking for is, not for us to lose funding, but for just a stronger affirmation of 'who are we' in this city."

Councilman Claude DaCorsi drew a lesson from his many years at the Seattle King County Housing Authority, where he worked with what he derided as the “ridiculous, bureaucratic organization” known as the federal department of Housing and Urban Development.

“My question to the council is, if you pass an ordinance, how does that stop ICE? How does that stop them from coming into any community and doing what they want to do?” DaCorsi said. “It’s no different from this council passing the moratorium limiting the number of retail marijuana establishments, which the state ignored.

“The federal government doesn’t care what we do. The federal government has no compassion for what we do,” DaCorsi said. “I’m not speaking about any administration here, I’m speaking in general terms when I say they don’t understand what happens on the streets of America. Anything we do, resolution or ordinance, is virtually going to be ignored by the federal government. As a council, we have an opportunity to look what at what the needs are here. We as a council are responsible to serve nearly 79,000 people in this community, and that’s what we need to look at.”

City Council members agreed to discuss the proposed ordinance at their next study session at 5:30 p.m., Monday, May 8 at Auburn City Hall, with the expectation that it would come before the City Council for potential adoption at its regular meeting on May 15.

What the ordinance will say or do is, of course, unknown at this time, but it is not likely to give the audience members who showed up Monday night everything they wanted. But that did nothing to dampen all the big smiles after the meeting.

Like the one on the face of Anna Lynn, a member of St. Matthew/San Mateo Episcopal Church in Auburn, which has been holding forums as of late to discuss the issue.

“We just really need to support our Latino and Latina neighbors so we can have a strong community, a diverse community. You know, God’s number one rule is to love one’s neighbor, and we definitely love our neighbors here in Auburn,” Lynn said.

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The Seattle Times

How this quiet Bellevue teen got his confidence — and an award from the governor

Originally published May 6, 2017 at 7:00 am Updated May 7, 2017 at 3:03 pm



Moses Shiong leads a discussion at the Bellevue Boys & Girls Club, where he's started a project to help other teens gain self-confidence. (Greg Gilbert/The Seattle Times)

Here's a victory for the quiet kids: Mentors at the Bellevue Boys & Girls Club helped Moses Shiong go from introverted youth to confident teen. Now he's won an award from Gov. Jay Inslee and started "Be Heard" to help other quiet kids speak up.

<http://www.seattletimes.com/seattle-news/eastside/mentors-at-bellevue-boys-girls-club-lift-quiet-teen/>

The Seattle Times

By

Lynn Thompson

Seattle Times staff reporter

Moses Shiong didn't feel supported at home. His parents, Hmong refugees from Laos, didn't seem to understand their American son. He said they were disappointed that he wasn't a traditional first son, strong, showing no weakness. His mentors said the parents didn't seem to notice him withdrawing, locking himself in his room to cry.

By his sophomore year of high school he was skipping first-period English, too exhausted mentally and emotionally, he said, from arguments at home. When his father had a heart attack and could no longer work, Shiong blamed himself and doubled his hours at a Bellevue pizza restaurant to help his family financially.

Shiong, 17, said he had suicidal thoughts, but knew he couldn't abandon his sister, who was five years younger.

"I wanted her to have a better future. That was a huge motivation for me," he said.

Last month, Shiong stood beside Gov. Jay Inslee, honored as one of the [13 finalists for the state Boys & Girls Youth of the Year Award](#), given to the high-school senior who most embodies the club's values of leadership, service, academic excellence and healthy lifestyles.

Shiong credits the turnaround in his life to the staff at the [Bellevue Boys & Girls Club](#), where he'd attended after-school programs since he was in kindergarten. At the club, he said, he found adults willing to listen and offer support.

<http://www.seattletimes.com/seattle-news/eastside/mentors-at-bellevue-boys-girls-club-lift-quiet-teen/>

The Seattle Times

One, Masao Yamada, director of the club's Keystone Leadership Program for high-school students, became a father figure to him, counseling him on how to avoid conflicts at home and offering him opportunities to volunteer, first within the club and then in the community.

Shiong responded by holding every office in the leadership group, from treasurer to president. He volunteered to work with numerous nonprofit organizations, clearing invasive species for EarthCorps, helping shoppers at the local food bank, passing out bottles of water to participants in walk-a-thons and at the Big Climb at the Columbia Tower.

He joined club outings to college campuses in the state and for the first time, he said, his own future began to open up. The club also took the high-school students to meet with local business leaders. They learned about the companies, about the leaders' own paths to achievement and the role mentors had played in their lives.

Yamada took Shiong and another student to Atlanta for a Boys & Girls Club seminar in poetry and the spoken word. In the end, he went from flunking English to finding an outlet for his feelings through writing.

"He more than just helped me," Shiong said of his mentor. "No matter what he was doing, he always had time for me. He allowed me to express myself."

A life transformed

In the process, Yamada said, the discouraged, introverted boy blossomed into a young man willing to extend himself to help others.

At the governor's mansion in Olympia, Inslee presented Shiong with the Governor's Award for Community Service, in recognition of the more than 750 volunteer hours he'd logged over the previous three years.

<http://www.seattletimes.com/seattle-news/eastside/mentors-at-bellevue-boys-girls-club-lift-quiet-teen/>

The Seattle Times

The next night, the 13 finalists presented their own stories to an audience of more than 200 at the Bell Harbor Conference Center in Seattle.

Scanning the program, Shiong said his stomach knotted up. The finalists went in alphabetical order by club. Bellevue was first.

He said he took a deep breath, lifted the microphone off the podium and started moving across the stage, finding the rhythm in his words.

The boy who had trouble speaking up for himself performed a spoken-word poem of his journey from the child who was rarely comforted or heard, to finding protection among the “armored knights” of the Boys & Girls Club staff.

“I killed it!” he said.

He didn’t win, but at the end of the ceremony, he was surrounded by people from the audience who congratulated him on his performance.

“I never thought I could speak in front of so many people,” he said.

Following his June graduation, Shiong plans to attend Bellevue College so he can remain close to home and support his sister. After two years, he said, he’d like to transfer to a four-year university and earn a degree in education or counseling.

Having served in every position on his club’s leadership team, he now holds the title of club ambassador. He testified in Olympia before a legislative committee on a bill to support mentorship programs. In the coming weeks, he will introduce the club’s programs and goals to the Bellevue City Council, the Bellevue Rotary Club and the Bellevue School Board.

The Seattle Times

“It’s impressive, really impressive,” said Ryan Scott, vice president of Bellevue Boys & Girls Club. “We’re really proud that he can represent us.”

Shiong also started a new program at the club called “Be Heard,” with a goal of reaching out to the quiet kids who might lack the confidence to speak out themselves.

“Maybe they think they’re not important. Maybe they haven’t gotten the opportunity to express themselves. We want to tell them, ‘You’re important. We need you,’ ” Shiong said.

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