



**MEETING OF THE
BOARD OF COMMISSIONERS**

Annual Meeting

Monday, May 20, 2019

**King County Housing Authority
700 Andover Park West
Tukwila, WA**



**ANNUAL MEETING OF THE
BOARD OF COMMISSIONERS
AGENDA**

**May 20, 2019
8:30 a.m.**

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

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 – March 25, 2019 **1**

VI. Approval of Agenda

VII. Consent Agenda **2**

- A. Voucher Certification Report for February 2019
- B. Voucher Certification Report for March 2019

VIII. Resolution for Discussion and Possible Action

- A. **Resolution No. 5624** – Resolution providing for the issuance and sale of the Authority’s Non-Revolving Line of Credit Revenue Note, 2019 (Kendall Ridge), in the principal amount of not to exceed \$75,000,000 to finance the acquisition of Kendall Ridge Apartments, and determining related matters **3**

IX. Briefings & Reports

- A. First Quarter 2019 Procurement Report **4**
- B. First Quarter 2019 Write-off’s **5**
- C. First Quarter 2019 Executive Board Dashboard **6**

X. Executive Director Report

XI. KCHA in the News **7**

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 in writing at 600 Andover Park West, Seattle, WA 98188 or by calling 206-574-1206 prior to the meeting date.

T
A
B

N
U
M
B
E
R

1

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

Monday, March 25, 2019

I. CALL TO ORDER

The meeting of the King County Housing Authority Board of Commissioners was held on Tuesday, February 19, 2019 at 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 (via Telephone), and Commissioner TerryLynn Stewart.

Excused: John Welch and Susan Palmer

III. Public Comment

None.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes –February 19, 2019

On motion by Commissioner TerryLynn Stewart and seconded by Commissioner Michael Brown, the Board unanimously approved the March 25, 2019 Board of Commissioners' Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner TerryLynn Stewart and seconded by Commissioner Michael Brown, the Board unanimously approved the March 25, 2019 Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Report for January 2019

On motion by Commissioner TerryLynn Stewart and seconded by Commissioner Michael Brown, the Board unanimously approved the consent agenda.

VII. RESOLUTIONS FOR DISCUSSION & POSSIBLE ACTION

A. **Resolution No. 5621:** Authorizing the Submission of an Application to the U.S. Department of Housing and Urban Development for the Disposition of a Parcel of Land Located at 11195 5th Ave SW, Seattle, WA Within Seola Gardens

Beth Pearson, Director of Real Estate Initiatives, provided a summary of the process.

On motion by Commissioner TerryLynn Stewart and seconded by Commissioner Michael Brown, the Board unanimously approved Resolution No. 5621.

B. Resolution No. 5622: Authorizing Acquisition of the Kendall Ridge Apartments

Tim Walter, Senior Director of Development and Asset Management, provided an overview of this resolution.

The Housing Authority has identified Kendall Ridge as an existing naturally existing affordable housing complex located in Bellevue, Washington as a critical housing resource that needs to be preserved. It is uniquely co-located in an high opportunity area adjacent to high capacity mass transit. It is the closest and the most affordable existing apartment complex near the planned 130th St. light rail station. Staff recommended authorization for KCHA to take such action as necessary to acquire the Kendall Ridge Apartments and to vest such final determination to acquire the property with the Executive Director.

On motion by Commissioner TerryLynn Stewart and seconded by Commissioner Michael Brown, the Board unanimously approved Resolution No. 5622.

VIII. BRIEFINGS AND REPORTS

A. 2018 Community Dashboard

Helen Howell, Senior Director for Policy, Research and Social Impact Initiatives, presented the 2018 Community Dashboard.

The Community Indicators Dashboard provides context in three domains: 1) severe rent burden among extremely low-income and moderately low-income households; 2) annual counts of sheltered and unsheltered homelessness from the county's Point in Time (PIT) count and school districts' annual reporting; and 3) residential income segregation.

B. Energy Performance Contract Update

Jill Stanton, Deputy Executive Director for Administration and Shawli Hathaway, Assistant Director of Resident Services, provided a status update on the EPC project.

The project is expected to generate substantial reductions in energy and water consumption and concomitant utility cost savings through the installation of a variety of Energy Conservation Measures (ECMs) in public housing developments. These cost savings, in conjunction with HUD subsidy incentives, will over time

offset the cost of the work. The scope of the project has been expanded to include the renovation of several elevators and the total cost of all capital improvements included in this project is approximately \$21.8 million.

Questions of Commissioners' were answered.

C. Fourth Quarter Financial Reports

Craig Violante, Director of Finance summarized the report.

D. 2018 Moving to work Annual Report

Katie Escudero, Administrative Program Manager, provided a brief overview of the report. As a participant in the Department of Housing and Urban Development's Moving to Work (MTW) program, the King County Housing Authority is required to submit an annual report. Following the format prescribed by HUD, the 2018 MTW Report outlines the agency's goals, provides an overview of operational information for the MTW program, and summarizes the status of previously approved initiatives. The report will be submitted to HUD on March 29th.

IX. EXECUTIVE DIRECTOR'S REPORT

We have the final budget for 2019, which is the second year of a two year bipartisan agreement. 2019 is a reasonably good year. 2020 is questionable. We are watching very closely for significant cuts in our funding and beginning to discuss contingency plans here if there are significant cuts in our funding.

There was an additional amount of money in the 2018 budget for additional increment vouchers, VASH and non-disabled. We are looking to position ourselves for the competitive advantage, but we aren't sure what the criteria will be. We anticipate one of them to be utilization rates.

The President's budget came out two weeks ago and we are analyzing the priorities laid out by the current administration.

X. EXECUTIVE SESSION

A. To review the performance of a public employee (RCW 42.30.110 (1) (g))

Chair Barnes announced the start of the Executive Session at 8:56am. The meeting of the Board of Commissioners was reconvened at 9:14am by Chair Barnes.

Resolution No. 5623: Authorizing the Payment of a Retention and Accomplishment Incentive and the Establishment of a Retention and

Accomplishment Incentive for the Executive Director for Calendar Years
2018 and 2019, Respectively

On motion by Commissioner TerryLynn Stewart and seconded by Commissioner Michael Brown, Board unanimously approved Resolution No. 5623.

X. KCHA IN THE NEWS

None.

XI. COMMISSIONER COMMENTS

Commissioner Barnes complimented everyone, that it has been an outstanding year for 2018 and excited for moving towards our goals for 2019. Thank you and keep moving forward with your team.

XII. ADJOURNMENT

Chair Barnes adjourned the meeting at 10:20 a.m.

**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: Linda Riley, Controller

Date: March 29, 2019

Re: **VOUCHER CERTIFICATION FOR FEBRUARY 2019**

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
March 29, 2019

Bank Wires / ACH Withdrawals		3,739,190.95
	Subtotal	3,739,190.95
Accounts Payable Vouchers		
Key Bank Checks - #320808-#321277		5,663,877.22
Tenant Accounting Checks - #10796-#10812		3,029.13
Commerce Bank Direct Payment		45,780.14
	Subtotal	5,712,686.49
Payroll Vouchers		
Checks - #91363-91414		73,496.82
Direct Deposit		1,546,949.47
	Subtotal	1,620,446.29
Section 8 Program Vouchers		
Checks - #624456-#624772		279,732.13
ACH - #440018-#442683		13,961,682.39
	Subtotal	14,241,414.52
Purchase Card / ACH Withdrawal		247,971.26
	Subtotal	247,971.26
	GRAND TOTAL	\$ 25,561,709.51

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

FROM: Wen Xu, Director of Asset Management

SUBJECT: VOUCHER CERTIFICATION FOR FEBRUARY 2019

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
Wen Xu

4/11/2019
Date

Property Feb-19	Wired to Operating Account for Obligations of Property			Notes:
	Date	\$	Claim	
<u>Abbey Ridge</u>	2/7/2019	\$37,634.12	A/P & Payroll	
	2/21/2019	\$54,470.84	A/P & Payroll	
<u>Alpine Ridge</u>	2/7/2019	\$3,578.82	Payroll	
	2/14/2019	\$10,945.00	Deposit Correction	
	2/14/2019	\$6,436.84	A/P	
	2/21/2019	\$3,038.50	Payroll	
	2/28/2019	\$11,969.18	A/P	
<u>Arbor Heights</u>	2/7/2019	\$6,214.19	Payroll	
	2/14/2019	\$16,230.45	A/P	
	2/21/2019	\$7,217.26	Payroll	
	2/28/2019	\$13,228.56	A/P	
<u>Aspen Ridge</u>	2/7/2019	\$4,207.07	Payroll	
	2/14/2019	\$8,916.42	A/P	
	2/21/2019	\$5,146.64	Payroll	
	2/28/2019	\$9,570.00	A/P	
<u>Auburn Square</u>	2/7/2019	\$9,044.41	Payroll	
	2/14/2019	\$11,825.23	A/P	
	2/21/2019	\$9,103.09	Payroll	
	2/28/2019	\$26,760.37	A/P	
<u>Ballinger Commons</u>	2/6/2019	\$122,412.49	A/P & Payroll	
	2/20/2019	\$111,607.29	A/P & Payroll	
<u>Belfepark</u>	2/6/2019	\$13,572.95	A/P	
	2/14/2019	\$9,619.24	A/P & Payroll	
	2/21/2019	\$6,591.30	A/P	
	2/27/2019	\$6,725.89	Payroll	
<u>Carriage House</u>	2/7/2019	\$11,993.06	Payroll	
	2/14/2019	\$20,246.54	A/P	
	2/21/2019	\$11,487.49	Payroll	
	2/28/2019	\$26,395.42	A/P	
<u>Cascadian</u>	2/7/2019	\$12,810.90	Payroll	
	2/14/2019	\$19,828.08	A/P	
	2/21/2019	\$13,556.27	Payroll	
	2/28/2019	\$11,280.12	A/P	
<u>Colonial Gardens</u>	2/7/2019	\$7,406.95	Payroll	
	2/14/2019	\$5,590.68	A/P	
	2/21/2019	\$11,478.36	Payroll & A/P	
	2/28/2019	\$40,085.43	A/P	
<u>Cottonwood</u>	2/7/2019	\$15,120.56	A/P & Payroll	
	2/21/2019	\$11,722.28	A/P & Payroll	
<u>Cove East</u>	2/7/2019	\$39,554.31	A/P & Payroll	
	2/21/2019	\$34,891.38	A/P & Payroll	
<u>Fairwood</u>	2/7/2019	\$7,822.21	Payroll	
	2/14/2019	\$10,809.81	A/P	
	2/21/2019	\$8,878.28	Payroll	
	2/28/2019	\$26,503.74	A/P	
<u>Gilman Square</u>	2/6/2019	\$57,621.67	A/P & Payroll	
	2/20/2019	\$59,236.37	A/P & Payroll	
<u>Heritage Park</u>	2/7/2019	\$6,625.85	Payroll	
	2/14/2019	\$23,824.77	A/P	
	2/21/2019	\$6,352.29	Payroll	
	2/28/2019	\$15,963.26	A/P	
<u>Landmark</u>	2/6/2019	\$2,157.59	A/P	
	2/14/2019	\$42,120.27	A/P & Payroll	
	2/21/2019	\$6,420.23	A/P	
	2/27/2019	\$11,516.65	Payroll	
<u>Laurelwood</u>	2/7/2019	\$9,550.54	Payroll	
	2/14/2019	\$11,860.75	A/P	
	2/21/2019	\$8,348.16	Payroll	
	2/28/2019	\$19,358.69	A/P	
<u>Meadowbrook</u>	2/6/2019	\$23,708.36	A/P & Payroll	
	2/20/2019	\$27,952.58	A/P & Payroll	

<u>Meadows</u>	2/7/2019	\$8,166.48	Payroll
	2/14/2019	\$17,352.41	A/P
	2/21/2019	\$5,978.72	Payroll
	2/28/2019	\$17,259.58	A/P
<u>Newporter</u>	2/7/2019	\$9,375.11	Payroll
	2/14/2019	\$9,622.02	A/P
	2/21/2019	\$9,303.52	Payroll
	2/28/2019	\$15,550.48	A/P
<u>Overtake TOD</u>	2/7/2019	\$288,786.00	BBF
<u>Parkwood</u>	2/7/2019	\$4,931.03	Payroll
	2/14/2019	\$31,711.52	A/P
	2/21/2019	\$5,271.27	Payroll
	2/28/2019	\$22,214.07	A/P
<u>Rainier View I</u>	2/7/2019	\$17,994.60	A/P
	2/14/2019	\$4,550.73	A/P
	2/21/2019	\$9,832.28	A/P
<u>Rainier View II</u>	2/7/2019	\$9,704.94	A/P
	2/14/2019	\$2,740.81	A/P
	2/21/2019	\$5,846.80	A/P
<u>Riverstone</u>	2/15/2019	\$175,134.31	Security Deposits
	2/15/2019	\$8,072.08	Payroll
	2/22/2019	\$17,133.62	A/P
	2/27/2019	\$11,955.73	Payroll
	2/28/2019	\$1,018.79	Payroll
<u>Si View</u>	2/7/2019	\$4,879.27	A/P
	2/14/2019	\$2,040.15	A/P
	2/21/2019	\$8,918.01	A/P
<u>Southwood Square</u>	2/7/2019	\$17,300.63	Payroll & A/P
	2/14/2019	\$16,969.05	A/P
	2/21/2019	\$6,442.11	Payroll
	2/28/2019	\$21,379.37	A/P
<u>Tall Cedars</u>	2/6/2019	\$5,033.25	A/P & Payroll
	2/20/2019	\$21,291.04	A/P
	2/28/2019	\$5,231.16	A/P & Payroll
<u>Timberwood</u>	2/7/2019	\$15,788.50	Payroll & A/P
	2/14/2019	\$33,358.89	A/P
	2/21/2019	\$13,044.03	Payroll
	2/28/2019	\$51,754.35	A/P
<u>Vashon Terrace</u>	2/6/2019	\$1,115.78	A/P
	2/27/2019	\$4,821.51	A/P
<u>Villages @ South</u>	2/6/2019	\$85,557.70	A/P & Payroll
	2/20/2019	\$54,506.75	A/P & Payroll
<u>Walnut Park</u>	2/7/2019	\$7,379.09	Payroll
	2/14/2019	\$30,328.17	A/P
	2/21/2019	\$8,040.27	Payroll
	2/28/2019	\$24,167.07	A/P
<u>Windsor Heights</u>	2/7/2019	\$33,223.52	Payroll & A/P
	2/14/2019	\$36,746.34	A/P
	2/21/2019	\$21,854.22	Payroll
	2/28/2019	\$21,893.56	A/P
<u>Woodland North</u>	2/7/2019	\$5,701.26	Payroll
	2/14/2019	\$16,957.98	A/P
	2/21/2019	\$8,277.91	Payroll & A/P
	2/28/2019	\$17,166.16	A/P
<u>Woodridge</u>	2/7/2019	\$24,300.73	Payroll & A/P
	2/14/2019	\$10,360.67	A/P
	2/21/2019	\$28,781.81	Payroll & A/P
	2/28/2019	\$31,067.44	A/P
<u>Woodside East</u>	2/6/2019	\$14,765.64	A/P
	2/14/2019	\$23,276.01	A/P & Payroll
	2/21/2019	\$8,670.72	A/P
	2/27/2019	\$12,974.52	Payroll
Total:		\$2,669,017.89	



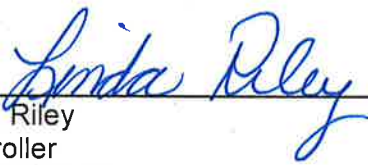
To: Board of Commissioners

From: Linda Riley, Controller

Date: April 29, 2019

Re: **VOUCHER CERTIFICATION FOR MARCH 2019**

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 30, 2019

Bank Wires / ACH Withdrawals		5,942,614.30
	<i>Subtotal</i>	5,942,614.30
Accounts Payable Vouchers		
Key Bank Checks - #321278-#321910		5,080,069.90
Tenant Accounting Checks - #10813-#10841		3,379.31
Commerce Bank Direct Payment		54,538.45
	<i>Subtotal</i>	5,137,987.66
Payroll Vouchers		
Checks - #91415-91464		67,966.80
Direct Deposit		1,519,707.03
	<i>Subtotal</i>	1,587,673.83
Section 8 Program Vouchers		
Checks - #624773-#625096		265,411.45
ACH - #442684-#445464		14,186,027.04
	<i>Subtotal</i>	14,451,438.49
Purchase Card / ACH Withdrawal		271,249.39
	<i>Subtotal</i>	271,249.39
	GRAND TOTAL	\$ 27,390,963.67

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

FROM: Wen Xu, Director of Asset Management

SUBJECT: VOUCHER CERTIFICATION FOR MARCH 2019

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
Wen Xu

5/6/2019
Date

Property	Wired to Operating Account for Obligations of Property			Notes:
	Date	\$	Claim	
<u>Abbey Ridge</u>	03/07/2019	\$105,000.92	A/P & Payroll	
	03/21/2019	\$47,455.71	A/P & Payroll	
<u>Alpine Ridge</u>	03/07/2019	\$3,369.78	Payroll	
	03/14/2019	\$4,575.97	A/P	
	03/21/2019	\$3,476.49	Payroll	
	03/28/2019	\$12,110.28	A/P	
<u>Arbor Heights</u>	03/07/2019	\$7,314.33	Payroll	
	03/14/2019	\$19,697.47	A/P	
	03/21/2019	\$7,347.01	Payroll	
	03/28/2019	\$17,271.04	A/P	
<u>Aspen Ridge</u>	03/07/2019	\$10,884.04	Payroll	
	03/14/2019	\$13,006.41	A/P	
	03/21/2019	\$25,153.59	Payroll	
	03/28/2019	\$10,327.37	A/P	
<u>Auburn Square</u>	03/07/2019	\$16,687.63	Payroll	
	03/14/2019	\$13,409.28	A/P	
	03/21/2019	\$9,533.63	Payroll	
	03/28/2019	\$52,768.44	A/P	
<u>Ballinger Commons</u>	03/06/2019	\$107,080.00	A/P & Payroll	
	03/20/2019	\$234,495.29	A/P & Payroll	
<u>Bellepark</u>	03/06/2019	\$29,175.76	A/P	
	03/13/2019	\$30,391.06	A/P & Payroll	
	03/21/2019	\$16,962.50	A/P	
	03/27/2019	\$12,116.12	A/P & Payroll	
	03/28/2019	\$54,435.00	A/P	
<u>Carriage House</u>	03/07/2019	\$11,672.56	Payroll	
	03/14/2019	\$14,171.91	A/P	
	03/21/2019	\$12,056.90	Payroll	
	03/28/2019	\$231,827.07	A/P	
<u>Cascadian</u>	03/07/2019	\$13,943.57	Payroll	
	03/14/2019	\$88,907.29	A/P	
	03/21/2019	\$14,369.88	Payroll	
	03/28/2019	\$40,664.57	A/P	
<u>Colonial Gardens</u>	03/07/2019	\$6,108.67	Payroll	
	03/14/2019	\$6,423.36	A/P	
	03/21/2019	\$10,428.99	Payroll	
	03/28/2019	\$19,625.19	A/P	
<u>Cottonwood</u>	03/07/2019	\$16,870.54	A/P & Payroll	
	03/21/2019	\$36,302.91	A/P & Payroll	
<u>Cove East</u>	03/07/2019	\$36,630.89	A/P & Payroll	
	03/21/2019	\$48,902.76	A/P & Payroll	
<u>Fairwood</u>	03/07/2019	\$9,568.01	Payroll	
	03/14/2019	\$16,239.39	A/P	
	03/21/2019	\$10,316.84	Payroll	
	03/28/2019	\$51,499.95	A/P	
<u>Gilman Square</u>	03/06/2019	\$29,387.94	A/P & Payroll	
	03/20/2019	\$70,632.59	A/P & Payroll	
<u>Heritage Park</u>	03/07/2019	\$8,263.64	Payroll	
	03/14/2019	\$13,910.95	A/P	
	03/21/2019	\$7,351.63	Payroll	
	03/28/2019	\$19,291.06	A/P	
<u>Landmark</u>	03/06/2019	\$16,368.17	A/P	
	03/13/2019	\$34,036.12	A/P & Payroll	
	03/21/2019	\$37,776.00	A/P	
	03/22/2019	\$30,000.00	A/P	
	03/27/2019	\$31,129.43	A/P & Payroll	
<u>Laurelwood</u>	03/07/2019	\$7,517.28	Payroll	
	03/14/2019	\$22,222.01	A/P	
	03/21/2019	\$7,441.42	Payroll	
	03/28/2019	\$11,830.59	A/P	
<u>Meadowbrook</u>	03/06/2019	\$43,867.63	A/P & Payroll	
	03/20/2019	\$20,201.52	A/P & Payroll	

<u>Meadows</u>	03/07/2019	\$5,942.87	Payroll
	03/14/2019	\$17,156.55	A/P
	03/21/2019	\$6,069.34	Payroll
	03/28/2019	\$36,798.90	A/P
<u>Newporter</u>	03/07/2019	\$9,126.68	Payroll
	03/14/2019	\$12,349.77	A/P
	03/21/2019	\$8,841.95	Payroll
	03/28/2019	\$49,796.65	A/P
<u>Overlake TOD</u>	03/06/2019	\$233,909.00	BBF
	03/29/2019	\$144,612.30	NCF
<u>Parkwood</u>	03/07/2019	\$5,356.91	Payroll
	03/14/2019	\$27,616.71	A/P
	03/21/2019	\$5,274.61	Payroll
	03/28/2019	\$25,120.20	A/P
<u>Rainier View I</u>	03/07/2019	\$13,089.64	A/P
	03/14/2019	\$4,001.70	A/P
	03/21/2019	\$5,729.41	A/P
<u>Rainier View II</u>	03/07/2019	\$7,636.49	A/P
	03/14/2019	\$3,022.04	A/P
	03/21/2019	\$3,757.26	A/P
<u>Riverstone</u>	03/06/2019	\$39,046.54	A/P
	03/13/2019	\$46,511.73	A/P & Payroll
	03/21/2019	\$42,288.54	A/P
	03/27/2019	\$50,419.79	A/P & Payroll
<u>Si View</u>	03/07/2019	\$6,515.80	A/P
	03/14/2019	\$2,060.79	A/P
	03/21/2019	\$4,334.81	A/P
<u>Southwood Square</u>	03/07/2019	\$15,947.49	Payroll
	03/14/2019	\$5,105.41	A/P
	03/21/2019	\$6,382.38	Payroll
	03/28/2019	\$19,637.53	A/P
<u>Tall Cedars</u>	03/13/2019	\$1,583.83	A/P
	03/20/2019	\$17,001.31	A/P
	03/27/2019	\$3,962.15	A/P
<u>Timberwood</u>	03/07/2019	\$16,364.89	Payroll
	03/14/2019	\$12,742.95	A/P
	03/21/2019	\$13,791.01	Payroll
	03/28/2019	\$73,745.51	A/P
<u>Vashon Terrace</u>	03/20/2019	\$6,278.33	A/P
<u>Villages @ South</u>	03/06/2019	\$50,412.92	A/P & Payroll
	03/20/2019	\$71,660.66	A/P & Payroll
<u>Walnut Park</u>	03/07/2019	\$8,375.74	Payroll
	03/14/2019	\$57,299.10	A/P
	03/21/2019	\$9,444.13	Payroll
	03/28/2019	\$50,491.97	A/P
<u>Windsor Heights</u>	03/07/2019	\$33,751.39	Payroll
	03/14/2019	\$37,867.45	A/P
	03/21/2019	\$19,045.90	Payroll
	03/28/2019	\$63,211.59	A/P
<u>Woodland North</u>	03/07/2019	\$7,843.57	Payroll
	03/14/2019	\$1,797.18	A/P
	03/21/2019	\$5,671.47	Payroll
	03/28/2019	\$29,021.72	A/P
<u>Woodridge</u>	03/07/2019	\$12,261.04	Payroll
	03/14/2019	\$34,354.06	A/P
	03/21/2019	\$12,500.53	Payroll
	03/28/2019	\$36,703.78	A/P
<u>Woodside East</u>	03/06/2019	\$27,302.32	A/P
	03/13/2019	\$38,075.25	A/P & Payroll
	03/21/2019	\$53,000.79	A/P
	03/27/2019	\$21,608.43	A/P & Payroll
Total:		\$3,660,436.41	

T A B N U M B E R

3



TO: Board of Commissioners

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

Date May 10, 2019

Re: Resolution 5624 authorizing the issuance of the Authority's Non-Revolving Line of Credit Revenue Note, 2019 (Kendall Ridge Apartments) to finance acquisition of the Kendall Ridge Apartments.

At the March 25, 2019 Board Meeting, the Board of Commissioners authorized the acquisition of the Kendall Ridge Apartments in Bellevue (Resolution #5622), subject to the Executive Director's satisfaction with the results of KCHA's due diligence review. All inspections and reports have been satisfactorily completed and the determination has been made to proceed with the acquisition.

The sale is expected to close on or before October 31, 2019. As described in the Kendall Ridge Apartments Project Profile, KCHA intends to acquire the property with a short-term line of credit and then convert the financing to long-term permanent financing on or before the end of January, 2020. The Authority's permanent financing plan is consistent with the financing approach outlined in the Project Profile provided at the April Board Meeting, which has been attached for your reference.

The short-term financing will be structured as a non-revolving line of credit ("LOC") with KeyBank Government Finance, Inc. in the amount of \$75 million. The LOC matures January 31, 2020 and has no origination fee. Interest payments are interest only and the interest rate is indexed to the 3 month LIBOR rate and is equal to $(3 \text{ month LIBOR} * .7901\%) + .67\%$ which produces an indicative rate of 2.71% (based on the current 3 month LIBOR rate of 2.58%).

Staff recommends passage of Resolution #5624.

Kendall Ridge Project Profile

Kendall Ridge is a 240-unit multifamily transit-oriented development (TOD) apartment community located in Bellevue, a high opportunity area, less than a block from line B of the Bellevue Rapid Ride metro and .8 miles from the Overlake Light Rail Station. Built in 1979, the development consists of 15 two-story buildings (40 studio units, 72 one-bedroom units with 1 bath, 48 two-bedroom units with 1 bath, and 80 two-bedroom units with two baths), a leasing office/clubhouse building and a swimming pool and basketball court. KCHA has begun pre-acquisition due diligence including title review and preparation for the physical investigation of the condition of the buildings.

Purchase Status

This property is currently owned by a private real estate investment company located in California. KCHA approached the ownership to discuss our interest in acquiring the property. Through a series of discussions, the ownership appears amenable to sell the property to KCHA in accordance with the direction of KCHA's Board of Commissioners, subject to negotiating the specific terms of an agreement and the satisfaction of the Executive Director with the results of KCHA's due diligence review.

The terms of a purchase and sale agreement would contemplate a sales price of \$75,000,000 (\$312,500/unit) and allow for a 30-day due diligence inspection window in order for KCHA to complete a thorough review of title, environmental, physical condition and overall feasibility of the project. An earnest money deposit would be provided to the seller. The closing date is anticipated to be 60 days after mutual execution of the purchase and sale agreement.

Due Diligence Status

KCHA will conduct an appraisal, capital needs assessment, Phase I environmental assessment, zoning review and a survey from third party consultants. Results from the due diligence inspection reports will be available before the expiration of the 30-day contingency period. Based on initial property assessments by KCHA staff, the property appears to be in average to good condition.

Property Description & Building Condition

Kendall Ridge is a residential development located at 15301 NE 20th Street in Bellevue on an 11.3-acre parcel. The site was built in 1979 for multifamily residential use, consistent with current zoning. It has been operated as a rental apartment complex since that time.

The property consists of 15 multi-family buildings with a leasing office/laundry room/fitness center, outdoor playground, swimming pool, basketball court and mature landscaping. The wood frame buildings, totaling 177,600 square feet, are two-story garden style structures with pitched roofs. The buildings provide common laundry facilities and extra storage for the tenants. There are 240 covered parking spaces and 250 open spaces, with a parking ratio of 2.04 spaces per unit. One-bedroom units are 650 sq. feet in size and the two bedrooms average 880 sq. feet.

KCHA's Asset Management and Capital Construction staff, along with third party consultants,

will be performing inspections of the buildings, including interior inspections of residential units. These reports will allow us to gauge the extent of the short and longer-term improvements anticipated to be necessary as well as the approximate cost of these improvements. Based on KCHA's history with acquiring and operating buildings of this age and condition, staff expects to find a need for short-term repairs (repairs to be made within the first 12 months) to be in the neighborhood of \$250,000 and median term repairs and improvements to be between \$2 - \$3 million.

Kendall Ridge appears to be a sister property to KCHA's Timberwood Apartments in Redmond. Timberwood, with similar construction to Kendall Ridge, is also 240 units and is comprised of studio, one and two-bedroom units although Kendall Ridge is five years newer and has 56 more two-bedroom units than Timberwood.

Unit Configuration

The unit mix includes:

- 40 studio units of 450 square feet each,
- 72 one-bedroom, one bath units of 650 square feet each,
- 48 two-bedroom, one bath units of approximately 850 square feet,
- 80 two-bedroom, one- and one-half bath units of approximately 900 square feet.

Neighborhood Description

The property is located in Bellevue near the intersection of NE 20th Street and 156th Avenue NE. The site has two driveway entrances: a main entrance off NE 20th Street and a second entrance off 156th Avenue which is approximately 350 feet from the King County Rapid Ride "B" line metro stop. The B line services the Overlake Light Rail Station which is approximately .8 miles directly north of the site.

Kendall Ridge is surrounded by other large multifamily complexes and condominiums. Highland Middle School is located approximately one block to the west and Interlake High School is one half mile to the northeast. There is extensive shopping and services within a quarter mile of the site, including the Crossroads Mall. Kendall Ridge is an easy commute to Seattle, Downtown Bellevue and Bellevue College. It is three quarters of a mile south of the Microsoft corporate campus and is located near numerous other retail, service, financial, technology, health service and public employers.

Strategic Rationale for Acquisition

KCHA's Board of Commissioners has identified the acquisition and development of affordable housing near or adjacent to mass transit (transit-oriented development "TOD") as a priority in order to address a shortage of affordable housing with easy access to reliable public transportation. Kendall Ridge's unique access to local transit, Rapid Ride and the Overlake Light Rail Station strategically positions the property to provide easy and convenient transportation to not only Bellevue but the larger region.

Multifamily housing located in areas with convenient access to mass transit and near the new light rail stations has experienced continued rent escalation as demand for these locations grows. This is especially acute for existing properties whose rents have been relatively affordable relative to new construction in the same location. Kendall Ridge, while operating as a market rate apartment complex, currently provides housing generally affordable to households at or below

80% of the Area Median Income (AMI). Preservation of existing naturally occurring affordable housing is a key strategy to ensure that, over the long-term, rents within these communities do not continue to escalate to the point they are no longer affordable.

Kendall Ridge is also located in a high opportunity community, which is defined by King County as a “community where households have access to good schools, transportation and economic opportunities to promote upward mobility.” With 240 apartments, Kendall Ridge provides access to transportation and economic opportunities for numerous households. The large number of two-bedroom units allows stable, uninterrupted access to excellent schools for lower income families who are at risk of being priced out of their homes.

The Overlake Light Rail Station is projected to commence operation in 2023. Acquiring Kendall Ridge in advance of the opening of the light rail station will help mitigate the increasing loss of affordable housing in this high opportunity community while ensuring the availability of affordable housing adjacent to high performing schools, a vibrant job center with convenient access to local, Rapid Ride and high capacity mass transit. This acquisition is critical to lock in site affordability before rising rents put acquisition costs even higher. Based on the importance of acquiring this specific housing development to preserve its existing affordability within this high opportunity community and uniquely situated TOD location, it is vital for KCHA to exercise its full statutory authority to acquire the Kendall Ridge Apartments.

Proposed Financing

Interim Financing - KCHA anticipates acquiring the property with proceeds from a draw on a proposed line of credit from KeyBank. The line of credit would bear an approximate interest rate of 2.75% and is subject to changes in the monthly LIBOR rate.

Permanent Financing – KCHA has a number of different options for the permanent financing of the development. The three most likely scenarios include: 1) a public sale of municipal bonds in the full amount of the interim financing backed by a general revenue pledge of KCHA; 2) a public sale of the amount of governmental housing bonds that can be supported directly by the net rental revenues of the property (between \$40 - \$50 million) and the balance of the interim loan refinanced with a public sale of municipal bonds backed by a combination of a general revenue pledge of KCHA and a King County loan guarantee (as part of KCHA's \$200 million credit enhancement program with King County) or 3) a public sale of the amount of governmental housing bonds that can be supported directly by the net rental revenues of the property and the balance of the interim loan financed by a below market mezzanine loan financed in whole by public or private sources. All of the above financing structures would also rely on KCHA's AA credit rating from Standards & Poor's. It is KCHA's intention to put the permanent financing in place as soon as reasonably possible after closing. The financing terms in each of the three scenarios mentioned above assumes a 30-year amortizing facility with a 20-year bullet maturity and an interest rate of 4%.

It is important to note that similar to other market rate acquisitions, the net rental income generated by the operations of the property can only support financing for approximately 55% - 70% of the purchase price. The debt service for the remainder of the purchase price will need to be covered either through an internal reallocation of net operating income from other Asset Management Department properties, through a direct payment of debt service by KCHA's corporate revenues or through a 0%-1% interest only mezzanine loan instrument.

Sources & Uses

USES

Acquisition	\$75,000,000
Closing/Other	
	\$50,000
TOTAL	<u><u>\$75,050,000</u></u>

SOURCES

KeyBank Line of Credit	\$75,000,000
KCHA Cash	\$50,000
TOTAL	<u><u>\$75,050,000</u></u>

Risks & Mitigation

Acquisition Risks & Mitigation

- (Risk) The purchase price for the property is above its true market value and KCHA could risk overpaying for the property.
- (Mitigation) As part of the due diligence process, KCHA will obtain a market rate appraisal of the property performed by a MAI appraiser licensed to do business in the State of Washington and will limit the acquisition cost to no more than 105% of the appraised value. Based on current cap rates and market potential rents at the site, staff believes the purchase price to be below market value.
- (Risk) The condition of the property has title or physical defects unforeseen/unknown.
- (Mitigation) KCHA is obtaining a full title report from a title insurance company and is conducting extensive engineering and environmental due diligence on the property. KCHA will ensure that, upon closing, KCHA will be able to obtain a full owner's policy insuring clean title with extended coverage. KCHA is conducting a Phase 1 environmental assessment and a completing a survey of the property.

Financing Risk & Mitigation

- (Risk) KCHA is unable to secure sufficient credit capacity within its line(s) of credit for the initial acquisition financing.
- (Mitigation) KCHA has received initial authorization from KeyBank to increase one of its existing lines of credit in an amount sufficient to cover the full cost of acquisition. Formal approval is expected to be received prior to the end of KCHA's due diligence window.
- (Risk) Short-term/Long-term interest rates spike.

- (Mitigation) KCHA expects to pursue permanent financing within the next 4 – 9 months. While interest rates can swing widely within a short window of time, short-term interest rates have negligible costs on the overall financing and long-term interest rates have been stable. Securing permanent financing as soon as reasonably possible will help mitigate exposure to increases in long-term interest rates.

Rehab Risk & Mitigation

- (Risk) Additional repair and improvement costs are needed beyond what is visible from due diligence inspections.
- (Mitigation) KCHA is in the process of completing its due diligence of the property. Staff estimates of the \$2.25 million - \$3.25 million in projected repairs and improvements, the property will require less than \$250,000 in short-term repairs. The additional improvements can be made over the next 3 – 5 years without negatively impacting the physical viability of the property. On-going routine repairs and replacements can be paid for through net cash flow from property operations. Unforeseen repairs not able to be paid from property operations could also be funded from additional draws on a KCHA line of credit or from KCHA reserves. KCHA has extensive experience in assessing this type of property and in undertaking needed repairs and upgrades.

HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5624

A RESOLUTION of the Board of Commissioners of the Housing Authority of the County of King providing for the issuance of the Authority's Non-Revolving Line of Credit Revenue Note, 2019 (Kendall Ridge Apartments), in the principal amount of not to exceed \$75,000,000, the proceeds of which will be used to finance the acquisition of a 240-unit apartment complex located in Bellevue, Washington, known as Kendall Ridge Apartments; determining the form, terms and covenants of the note; creating a note fund; approving the sale and providing for the delivery of the note to Key Government Finance, Inc. or an affiliate thereof; authorizing and directing appropriate officers of the Authority to negotiate, execute and deliver such other documents as are useful or necessary to the purposes of this resolution; and determining related matters.

Adopted May 20, 2019

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. 5624

A RESOLUTION of the Board of Commissioners of the Housing Authority of the County of King providing for the issuance of the Authority's Non-Revolving Line of Credit Revenue Note, 2019 (Kendall Ridge Apartments), in the principal amount of not to exceed \$75,000,000, the proceeds of which will be used to finance the acquisition of a 240-unit apartment complex located in Bellevue, Washington, known as Kendall Ridge Apartments; determining the form, terms and covenants of the note; creating a note fund; approving the sale and providing for the delivery of the note to Key Government Finance, Inc. or an affiliate thereof; authorizing and directing appropriate officers of the Authority to negotiate, execute and deliver such other documents as are useful or necessary to the purposes of this resolution; and determining related matters.

WHEREAS, the Housing Authority of the County of King (the "Authority") seeks to encourage the provision of housing for low-income persons residing in King County, Washington (the "County"); 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 "lease or rent any dwellings, houses, accommodations, lands, buildings, structures or facilities embraced in any housing project"; and

WHEREAS, RCW 35.82.070(2) provides that a housing authority may acquire and provide for the construction, reconstruction, improvement, alternation or repair of housing projects; and

WHEREAS, RCW 35.82.020 defines "housing project" to include, among other things, "any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwellings, apartments, mobile home parks, or other living accommodations for persons of low income" and provides that the term "housing project" may be applied to the "acquisition of property, the

demolition of existing structures, the construction, reconstruction, alteration and repair of improvements and all other work in connection therewith”; 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, RCW 35.82.070(1) permits a housing authority to “make and execute contracts and other instruments . . . necessary or convenient to the exercise of the powers of the authority”; and

WHEREAS, RCW 35.82.040 authorizes the Authority to “delegate to one or more of its agents or employees such powers or duties as it may deem proper”; and

WHEREAS, the Authority has entered into an agreement to purchase a 240-unit apartment complex located at 1910 154th Avenue Northeast, Bellevue, Washington, known as the Kendall Ridge Apartments, to be a housing project of the Authority (the “Project”); and

WHEREAS, the location of the Project is within the area of operation of the Authority, as it is within the County and was not within the territorial boundaries of any city, including the City of Bellevue (incorporated in 1953), on the date on which the Authority was activated under the Act (as hereinafter defined); and

WHEREAS, the Board of Commissioners of the Authority has determined that it is necessary and advisable and in the best interest of the Authority to issue the Note (as hereinafter defined), in a principal amount not to exceed \$75,000,000 to finance all or a portion of the costs of acquiring the Project; and

WHEREAS, Key Government Finance, Inc. or an affiliate thereof (the “Lender”) has proposed to extend a non-revolving line of credit evidenced by a line of credit note of the Authority on the terms set forth in this resolution to provide money for that purpose;

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

Section 1. Definitions. As used in this resolution, the following terms have the following meanings:

“Act” means chapter 35.82 of the Revised Code of Washington.

“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.

“Authorized Officers” means the Executive Director of the Authority and any Deputy Executive Director of the Authority.

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

“Code” means the Internal Revenue Code of 1986, as amended, and applicable rules and regulations promulgated thereunder.

“County” means King County, Washington.

“General Revenues” means all revenues of the Authority from any source, 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 relating to funds made available to the Authority under the U.S. Housing Act of 1937), solely to another particular purpose.

“Lender” means Key Government Finance, Inc., or an affiliate thereof, as registered owner of the Note.

“Note” means the Authority’s Non-Revolving Line of Credit Revenue Note, 2019 (Kendall Ridge Apartments).

“Note Fund” means the Authority’s Non-Revolving Line of Credit Revenue Note Fund, 2019 (Kendall Ridge Apartments), created by this resolution for the purpose of paying principal of and interest on the Note.

“Note Registrar” means the books or records maintained by the Note Registrar containing the name and mailing address of the Registered Owner of the Note.

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

“Project” means, depending on the context, (1) acquisition of the apartment complex located at 1910 154th Avenue Northeast, Bellevue, Washington, Washington, known as the Kendall Ridge Apartments, or (2) the Kendall Ridge Apartments.

“Proposal Letter” means the proposal letter to the Authority from the Lender provided on April 11, 2019, as it may be amended, proposing to purchase the Note on the terms set forth therein and herein.

Section 2. Authorization of the Project; Authorization and Description of the Note.

The Board approves the acquisition of the Project. The Board declares the Project to be a “housing project” of the Authority for purposes of the Act. The Authority shall issue the Note in a principal amount not to exceed \$75,000,000 for the purpose of providing funds with which to pay and/or reimburse the Authority for all or part of the costs of the Project. Such Note financing is declared and determined to be important for the feasibility of the Project. The Board finds that it is in the best interest of the Authority to issue the Note for the purpose set forth in this resolution.

Section 3 Description of the Note. The Note shall be called the Authority’s Non-Revolving Line of Credit Revenue Note, 2019 (Kendall Ridge Apartments); shall be in a

principal amount of not to exceed \$75,000,000; shall be dated its date of delivery; shall be numbered R-1; and shall have an initial maturity date of January 29, 2020. The Note shall bear interest payable on such dates and at such rate or rates selected by the Authority as described in the Proposal Letter (which may include, without limitation, a variable rate based London interbank offered rate), shall mature at such time (subject to the limitation set forth above), shall have such prepayment or redemption provisions and shall have such other provisions consistent with the purposes of this resolution as are set forth in the Note. The Authority finds that the fixing of the interest rate index described in the Proposal Letter is in the best interest of the Authority. Interest on the Note shall be computed on the basis on a 360 day year with twelve 30-day months.

The Note shall be subject to redemption, in whole, on dates set forth in the Note upon 30 days' prior notice (or such shorter period acceptable to the Lender), at a redemption price equal to par plus accrued interest.

If the Note is not paid when properly presented at its maturity date, the Authority shall be obligated to pay interest on the Note at then-applicable default rate of interest thereon from and after the maturity date until the Note, both principal and interest, is paid in full.

At the election of the Lender, the interest rate on the Note will increase by 400 basis points (4.00%) during the continuance of an Event of Default. Further, if an Event of Default occurs then, at the option of the Lender, the principal of and interest on the Note shall become immediately due and payable. "Event of Default" means the declaration by the Lender of an event of default as a result of a determination by the Lender that:

- (i) there has been a failure to pay principal or interest on the Note when due, as provided in the Note;

(ii) there has been a failure by the Authority to comply with any of its obligations, or to perform any of its duties, under the Note, which failure continues, and is not cured, for a period of more than 60 days after the Lender has made written demand on the Authority to cure such failure;

(iii) there has been a material misrepresentation to the Lender by the Authority in the purchase of the Note, as reasonably concluded by the Lender after investigation and discussion with the Authority;

(iv) any event of default under any other debt or capital lease obligation with Lender or an affiliate of Lender under which the Authority is an obligor where there is outstanding, owing or committed an aggregate amount in excess of \$500,000 has occurred, if such default continues, and is not cured, or otherwise waived by the Lender or such affiliate within 15 days after written demand is made on the Authority to cure such default;

(v) the Authority shall (a) apply for or consent to the appointment of a receiver, trustee, custodian or liquidator of the Authority, or of all or a substantial part of the assets of the Authority, (b) be unable, fail or admit in writing its inability generally to pay its debts as they become due, (c) make a general assignment for the benefit of creditors, (d) have an order for relief entered against it under applicable federal bankruptcy law, or (e) file a voluntary petition in bankruptcy or a petition or an answer seeking reorganization or an arrangement with creditors or taking advantage of any insolvency law or any answer admitting the material allegations of a petition filed against the Authority in any bankruptcy, reorganization, moratorium or insolvency proceeding;
or

(vi) an order, judgment or decree shall be entered by any court of competent jurisdiction, approving a petition or appointing a receiver, trustee, custodian or liquidator for the Authority or of all or a substantial part of the assets of the Authority, in each case without its application, approval or consent, and such order, judgment or decree shall continue unstayed and in effect for any period of 30 consecutive days.

Notwithstanding the foregoing, as to item (iv), if the default is not a payment default and is not associated with the Authority's material ability to pay, when due, its obligations to the Lender (or affiliate of Lender, if applicable), the Authority may have up to 180 days to cure such default by providing the Lender (and the affiliate of Lender, if applicable) a written plan within 15 days after written notice of default is made to the Authority, describing the Authority's planned timeframe for the cure of the default. Item (iv) is not intended to preempt the terms set forth in any other agreement relating to borrowing money, lease financing of property, or provision of credit.

The Authorized Officers, and each of them acting alone, are authorized to determine and approve the final terms of the Note. The execution or authentication of the Note by an Authorized Officer shall be conclusive evidence of approval of the terms of the Note as set forth therein.

Section 4. Authorization for Extension and Modification of the Note. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to negotiate the terms of one or more extensions of maturity date and/or modifications of the terms of the Note with the Lender. The Authorized Officers, and each of them acting alone, are authorized, without further action of the Board of the Authority, to extend the maturity date of the Note to any date on or before December 31, 2028, and/or to modify the interest rate or interest rate

formula applicable to the Note, 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 Note is revised (unless otherwise authorized by the Board 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 formula. An Authorized Officer's execution of documents in connection with the modification and/or extension of the Note 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 5. Note Registrar; Registration and Transfer of the Note. The Executive Director of the Authority shall serve as Note Registrar for the Note. The Note Registrar shall keep, or cause to be kept, at his or her office in Tukwila, Washington, sufficient books for the registration of the Note (the "Note Register"), which shall contain the name and mailing address of the registered owner 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.

The Note shall be issued only in registered form as to both principal and interest and recorded on the Note Register. The Note may not be assigned or transferred by the Lender, except that the Lender may assign or transfer the Note to any successor to the business and assets of the Lender.

Section 6. Place, Manner and Medium of Payment. Both principal of and interest on the Note shall be payable in lawful money of the United States of America and shall be paid by check mailed to arrive on or before each payment date, or in immediately available funds delivered on or before each payment date, to the Registered Owner at the address appearing on the Note Register on the date payment is mailed or delivered. Upon the final payment of principal of and interest on the Note, the Registered Owner shall surrender the Note at the principal office of the Note Registrar, for destruction or cancellation in accordance with law.

Section 7. Note Fund; Security for the Note. The Note Fund is hereby established as a special fund of the Authority and is to be known as the Non-Revolving Line of Credit Revenue Note Fund, 2019 (Kendall Ridge Apartments). The Note Fund shall be drawn upon for the sole purpose of paying the principal of and interest on the Note. The Authority pledges to deposit General Revenues into the Note Fund in amounts sufficient to pay the principal of and interest on the Note when due. This pledge of General Revenues shall be valid and binding from the time when it is made. The General Revenues so pledged and thereafter received by the Authority shall immediately be subject to the lien of the pledge without any physical delivery thereof or further action, and lien of such pledge shall be valid and binding as against all parties having claims of any kind in tort, contract, or otherwise against the Authority, irrespective of whether the parties have notice thereof.

The Authority reserves without limitation the right to issue other obligations, the principal of and interest on which are to be paid from the General Revenues on a parity with payments on the Note. At its option, the Authority may pledge any portion of the General Revenues to the payment of other obligations of the Authority, such payments to have priority

over the payments to be made on the Note with respect to that portion of the General Revenues so pledged.

The Note shall not be a debt of the County, the State of Washington or any political subdivision thereof (except the Authority from the source specified herein), and the Note shall so state on its face. Neither the County, the State of Washington nor any political subdivision thereof (except the Authority from the source specified herein) shall be liable for payment of the Note nor in any event shall principal of and interest on the Note be payable out of any funds other than the Note Fund of the Authority established herein. The owner of the Note shall not have recourse to any other fund of the Authority other than the Note Fund, or to any other receipts, revenues or properties of the Authority other than as described herein and in the Note. The Authority has no taxing power.

Neither the Authority (except to the extent of the pledge of its General Revenues) nor any of the Commissioners, officers or employees of the Authority shall be personally liable for the payment of the Note.

Section 8. 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 9. Form and Execution of Note. The Note shall in a form consistent with the provisions of this resolution and state law, shall bear the manual or facsimile signatures of the Chair of the Board and the Executive Director and shall be impressed with the seal of the

Authority or shall bear a facsimile thereof. The Note shall not be valid or obligatory for any purpose, or entitled to the benefits of this resolution, unless the Note bears a Certificate of Authentication manually signed by the Note Registrar stating “This Note is the fully registered Non-Revolving Line of Credit Revenue Note, 2019 (Kendall Ridge Apartments), of the Authority described in the Note Resolution.” A minor deviation in the language of such certificate shall not void a Certificate of Authentication that otherwise is substantially in the form of the foregoing. 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 facsimile signature appears on the Note ceases to be an officer of the Authority authorized to sign notes before the Note bearing his or her facsimile signature is authenticated or delivered by the Note Registrar or issued by the Authority, the Note nevertheless may be authenticated, issued and delivered 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 notes. 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 notes, although he or she did not hold the required office on the date of issuance of the Note.

Section 10. 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, and it will neither take any action nor make or permit any use of proceeds of the Note or other funds of the Authority treated as proceeds of the Note at any time during the term of the Note which would cause interest on the

Note to be included in gross income for federal income tax purposes. The Authority also covenants that it will, to the extent the arbitrage rebate requirement of Section 148 of the Code is applicable to the Note, take all actions necessary to comply (or to be treated as having complied) with that requirement in connection with the Note, including the calculation and payment of any penalties that the Authority has elected to pay as an alternative to calculating rebatable arbitrage, and the payment of any other penalties if required under Section 148 of the Code to prevent interest on the Note from being included in gross income for federal income tax purposes.

Section 11. Authorization of Documents and Execution Thereof. The Authority authorizes and approves the execution and delivery of, and the performance by the Authority of its obligations contained in, the Note and this resolution and the consummation by the Authority of all other transactions contemplated by this resolution in connection with the issuance of the Note. The Board further authorizes the Authorized Officers, and each of them acting alone, to negotiate, approve, execute and deliver any credit agreement, loan agreement, and or such other instruments and agreements as may be necessary or desirable in connection with the sale of the Note to the Lender. The Executive Director of the Authority is authorized to execute the Note and the Authorized Officers, and each of them acting alone, are authorized to negotiate, execute and deliver documents reasonably required to be executed in connection with the issuance of the Note and to ensure the proper use and application of the proceeds of the Note, and to effect any extension of the maturity of the Note and modification of interest rate and/ or interest rate formula applicable to the Note as described in Section 4.

The Note will be prepared at the Authority's expense and will be delivered to the Lender together with the approving legal opinion of Foster Pepper PLLC, municipal bond counsel of Seattle, Washington, regarding the Note.

Section 12. Approval of Transaction. The Lender has offered to purchase the Note at a price of par, under the terms and conditions contained in this resolution and the Proposal Letter, including the payment of a fee to the Lender plus the fees and expenses of the Lender’s legal counsel, and any other out-of-pocket costs incurred by the Lender, each payable at closing. The Board finds that the Lender’s offer is in the best interest of the Authority and accepts such offer, and covenants that it will comply with all terms and conditions of the Proposal Letter.

Section 13. Reporting Requirements; Covenants. The Authority covenants and agrees for so long as the Note remains outstanding, and unless otherwise waived by the Lender, the Authority shall maintain a Debt Service Coverage Ratio of not less than 1.10 to 1.0, to be calculated at the end of each fiscal year of the Authority. “Debt Service Coverage Ratio” means, as of any applicable date, the sum of (a) the change in Authority (primary government) net assets, plus (b) interest expense, plus (c) depreciation expense, plus (d) amortization expense, plus (or minus) (e) the loss (or gain) on capital assets, plus (f) any non-cash charges to the extent deducted in determining the change in net assets, plus (g) payments from reserves or prior years’ revenues for programs or facilities, including, without limitation, as examples, payments made to forestall evictions due to delayed Section 8 housing payments from the federal government, mission driven initiatives or non-capitalized payments from reserves for replacement costs related to facilities, plus (h) non-recurring, one-time costs and expenses, not to exceed \$1,000,000 in any one fiscal year, minus (i) capital grants or contributions in any form; divided by the sum of interest expense and Scheduled principal payments made or incurred by the Authority during the preceding fiscal year, all as shown on the audited financial statements delivered to the Lender. “Scheduled” means all mandatory scheduled amortization payments (including without limitation mandatory redemptions) of outstanding indebtedness for borrowed

money and excludes (a) voluntary prepayments, (b) revolver pay-downs, or (c) the refinance of existing debt.

The Authority further covenants and agrees for so long as the Note remains outstanding, and unless otherwise waived by the Lender, to shall provide financial information to the Lender as follows:

(A) the Authority's internally prepared financial statements for such fiscal year within 180 days after the fiscal year end, prepared in accordance with generally accepted accounting principles applicable to housing authorities, which shall be accompanied by a certificate regarding compliance with the Debt Service Coverage Ratio covenant set forth above;

(B) the Authority's audited financial statements within 10 days after receipt of the Washington State Auditor's opinion letter, but no later than 290 days after fiscal year end;

(C) the Authority's internally prepared quarterly financial statements within 45 days after fiscal quarter end;

(D) the Authority's annual budget or any material amendments thereto within 45 days of adoption; and

(E) such other information relating to the ability of the Authority to satisfy its obligations under the Note, as may be reasonably requested by the Lender from time to time.

Section 14. 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 of the Authority, may in his or her absence be taken by a duly authorized acting Deputy Executive Director of the Authority.

Section 15. 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 16. 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 17. 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 THIS 20TH DAY OF MAY , 2019.**

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

DOUGLAS J. BARNES, Chair

ATTEST:

STEPHEN J. NORMAN, Secretary

CERTIFICATE

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

1. That the attached Resolution No. 5624 (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 May 20, 2019, 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 20th day of May, 2019.

Executive Director of the Authority

T A B N U M B E R



TO: Board of Commissioners

FROM: Tim Baker, Senior Management Analyst

DATE: April 15, 2019

RE: **First Quarter CY 2019 Procurement Report**

In order to update the Board concerning KCHA's procurement activities, staff is presenting the attached Quarterly Procurement Report. This report covers all procurement activities from January through March 2019 that involved the award of contracts valued over the amount of \$100,000 and change orders that have cumulatively exceeded 10% of the original or not to exceed contract amount.

Awarded Contracts Over \$100,000:

The awarded contracts section of the report lists the issuing department, contract type, the company awarded the contract, the award and estimate/budgeted amounts, procurement process involved, the number of bids received and notes about the procurement.

In the first quarter, there were 18 contracts awarded valued at more than \$100,000, representing 95% of the contracts executed in the quarter. The largest contract executed for construction work was for \$2,079,628 awarded to Northwest Cascade for the 4th Ave SW road improvement project managed by the HOPE VI Department. The largest non-construction contract was the \$2,007,317 contract with Spectrum Development Solutions for development and project management services for the Trailhead TOD project in Issaquah executed by the Development Department.

Women/Minority owned businesses were awarded 31% of the contracts in the first quarter.

Contract Change Orders Exceeding 10%:

KCHA's internal procedures require heightened oversight and review once a contract has incurred change orders valued at more than 10% of the original contract amount. The change order (CO) section of the report includes the issuing department, contract type, company awarded the contract, the original amount awarded, as well as the number of change orders, the amounts of the total change orders to date expressed both in dollars and percentages above the original contract value, and notes about the procurement. Per the Board's request, this section was divided

between change orders issued in response to unforeseen field conditions or expanded project scopes, and change orders which were foreseen at the time the initial contract was signed (primarily through contract extensions on multi-year contracts). The not-to-exceed total for the “foreseen” change order section is the projected total amount of the contract once all the foreseen change orders are completed.

There were 3 conditional change orders executed in the quarter. Two were related to the Highland Village renovation project mainly driven by additional requirements requested by the City of Bellevue and one was for land use legal services at Greenbridge.

There were 12 anticipated change orders involving extensions as allowed in the original contract. Three were issued by Housing Management-maintenance for appliances, entry door systems and asbestos abatement. Nine were issued by Resident Services for after school summer learning programs and for workforce development.

KING COUNTY HOUSING AUTHORITY
QUARTERLY PROCUREMENT REPORT

January-March 2019 (First Quarter)

Awarded Contracts Over \$100,000

Issuing Department	Contract type	Contract Awarded to	Estimate/Budget Amount	Initial Contract Amount	NTE with extensions	Procurement Process	# of bids	Notes
Asset Management	Gilman Square fireplace replacement	UCONS	\$137,227	\$126,000	\$126,000	sealed bid	6	Contractor has performed many successful projects for KCHA.
Asset Management	Bellevue Manor A&E services	ARC	\$298,860	\$249,800	\$249,800	RFQ	14	New firm for KCHA
Asset Management	Abbey Ridge A&E work	SMR	\$685,490	\$579,897	\$579,897	RFQ	12	Firm has done prior work with KCHA with success.
Asset Management	Newporter plumbing replacement	Accord Construction	\$640,023	\$629,556	\$629,556	sealed bid	1	Contractor has performed many successful projects for KCHA. Section 3 business.
Asset Management	Nike Manor roofs & siding	Montes	\$630,626	\$638,180	\$638,180	sealed bid	13	New contractor for KCHA
Capital Construction	specification monitoring	Fluent Engineering	\$1,000,000	\$150,000	\$150,000	RFQ	1	New consultant for KCHA.
Capital Construction	Casa Juantia roof replacement	Axiom Division 7	\$330,630	\$298,105	\$298,105	sealed bid	3	New contractor for KCHA
Capital Construction	Lake House roof replacement	Queen City Roofing	\$279,684	\$362,000	\$362,000	sealed bid	3	Low bidder rejected due to poor performance on prior job. 2 remaining bide were close together indicating current market pricing for roofing
Capital Construction	Northlake decks & windows	Green Built	\$503,438	\$458,318	\$458,318	sealed bid	2	New contractor for KCHA. Minority owned business. Section 3 business.
Capital Construction	architectural services	SHKS	\$1,000,000	\$1,000,000	\$1,000,000	RFQ	1	Firm has done prior work with KCHA with success.
Capital Construction	Forest Glen site improvements	Road Const. NW	\$1,319,344	\$1,711,000	\$1,711,000	sealed bid	1	Contractor has good track record with KCHA. This was rebid with pricing same as original reflecting complexity and market price for project.
Communications	photography services	William Wright Photo	\$142,000	\$142,000	\$142,000	RFP	1	Company has performed many successful projects for KCHA.
Development	development of the Trailhead housing project	Spectrum Development	\$2,000,000	\$2,007,317	\$2,007,317	special market	n/a	The developer requested KCHA as a partner in responding to an RFP issued by the City of Issaquah.
HOPE VI	4th Ave SW road improvements	Northwest Cascade	\$2,800,000	\$2,079,628	\$2,079,628	sealed bid	3	New contractor for KCHA
Resident Services	miscellaneous consulting services	All for a Good Cause	\$150,000	\$150,000	\$150,000	RFP	4	New consultant for KCHA. Woman owned company.
Resident Services	miscellaneous consulting services	Du & Associates	\$250,000	\$250,000	\$250,000	RFP	4	New consultant for KCHA. Woman/Minority owned company.
Resident Services	miscellaneous consulting services	Nan McKay	\$750,000	\$750,000	\$750,000	RFP	4	Consultant is very experienced in providing training on HUD regulations. Woman owned company
Resident Services	miscellaneous consulting services	CVR Associates	\$750,000	\$750,000	\$750,000	RFP	4	New consultant for KCHA. Minority owned company.
Total			\$13,667,322	\$12,331,801	\$12,331,801			

Contracts exceeding 10% cumulative change order-Condition Changes

Issuing Department	Contract type	Contract awarded to	Initial Contract Amount/NTE*	Change Order Amount & No. This Quarter	Total Contract Value to Date	% of NTE*	Notes (Current Quarter Change Orders)
Asset Management	Highland Village renovations	Allied	\$8,982,600	\$26,803 (7)	\$10,956,294	22%	Bellevue required new railings for building 12. PSE required electrical upgrades.
Asset Management	Highland Village & Somerset A&E services	Innova	\$404,000	\$37,848 (6)	\$1,245,632	208%	Project revisions requested by the City of Bellevue required additional design services.
HOPE VI	land use legal services	Johns Monroe Mitsunaga	\$60,000	\$70,000 (5)	\$391,000	552%	Additional work is needed to finalize the last sales and easements at Greenbridge
Total			\$9,446,600		\$12,592,926		

Contracts with contract extensions or other foreseen change orders

Issuing Department	Contract type	Contract awarded to	NTE*	Change Order Amount & No. This Quarter	Current Contract Value	% of NTE*	Notes (Current Quarter Change Orders)
Housing Management-maint	appliance replacements	General Electrics	\$1,000,000	\$250,000 (3)	\$1,000,000	100%	final extension to the contract
Housing Management-maint	integration technology services	Commercial Entry Systems	\$1,000,000	\$250,000 (2)	\$1,000,000	100%	final extension to the contract
Housing Management-maint	asbestos abatement	CGI	\$1,000,000	\$500,000 (2)	\$1,000,000	100%	final extension to the contract
Resident Services	housing stability program	YWCA	\$305,000	\$50,000 (3)	\$105,000	34%	second extension to the contract
Resident Services	after school & summer learning programs	Kent Youth & Family Services	\$1,211,560	\$205,536 (2)	\$594,952	49%	second extension to the contract
Resident Services	after school & summer learning programs	YMCA	\$898,425	\$149,795 (3)	\$449,040	50%	third extension to the contract
Resident Services	Kent workforce development programs	Kent Youth & Family Services	\$662,000	\$110,204 (2)	\$308,842	47%	second extension to the contract
Resident Services	Greenbridge workforce development programs	YWCA	\$1,400,000	\$242,782 (2)	\$674,865	48%	second extension to the contract
Resident Services	after school & summer learning programs	Southwest Boys & Girls Club	\$855,596	\$145,651 (5)	\$709,945	83%	fourth extension to the contract
Resident Services	after school & summer learning programs	Neighborhood House	\$1,254,461	\$215,115 (5)	\$1,039,346	83%	fourth extension to the contract
Resident Services	after school & summer learning programs	Southwest Youth & Family Serv.	\$1,233,167	\$219,166 (6)	\$1,014,001	82%	fourth extension to the contract
Resident Services	after school & summer learning programs	Center for Human Services	\$639,666	\$117,311 (6)	\$522,355	82%	fourth extension to the contract
Total			\$11,459,875		\$8,418,346		

*NTE = Not To Exceed

T A B N U M B E R

5



TO: Board of Commissioners

FROM: Linda Riley, Controller

DATE: April 24, 2019

RE: 1st Quarter 2019 Summary Write-Offs

During the first quarter of 2019, tenant accounts totaling \$42,167 were deemed uncollectable and written off. This represents a 17% decrease from the previous quarter. Of the 22 accounts written off, one former resident accounted for 46% of the total amount written off. This account accrued rent charges due to unreported income by the resident. Rent owed to KCHA accounted for \$30,580 of the total and cleaning/damage charges accounted for \$19,383 of the total. Security deposits were retained to offset 6.8% of the total charges. Per policy, all accounts with a balance owed of \$100 or more will be forwarded to KCHA's contracted collection agency. \$274 was recovered by the collection agency during the first quarter.

	Total WRITE-OFFS	YTD WRITE-OFFS
Rent Balance Forward to Vacate Month	\$ 25,046.63	\$ 25,046.63
Retro Rent Write-offs	\$ -	\$ -
<u>VACATE CHARGES:</u>		
Rent Delinquent in Vacate Month	5,532.91	5,532.91
Cleaning & Damages	19,383.12	19,383.12
Paper Service & Court Costs	-	-
Miscellaneous Charges	60.00	60.00
Total Charges	24,976.03	24,976.03
Total All Charges	50,022.66	50,022.66
<u>CREDITS:</u>		
Security Deposits	(3,380.00)	(3,380.00)
Miscellaneous Payments & Credits	(4,475.84)	(4,475.84)
Total Credits	(7,855.84)	(7,855.84)
Total Net Write-offs	\$ 42,166.82	\$ 42,166.82
Net Write-offs by Portfolio		
KCHA	31,299.63	31,299.63
Green River	1,106.67	1,106.67
Green River II	-	-
Egis	4,901.73	4,901.73
Soosette Creek	4,423.86	4,423.86
Vantage Point	434.93	434.93
	\$ 42,166.82	\$ 42,166.82

**Write-off and Collection Summary
2017 - 2019**

NET WRITE-OFFS			
	2019	2018	2017
January to March	42,166.82	13,801.87	29,410.02
April to June		110,847.95	28,988.40
July to September		40,570.09	35,216.21
October to December		50,945.89	10,606.63
TOTAL	42,166.82	216,165.80	104,221.26

NET COLLECTIONS			
	2019	2018	2017
January to March	273.57	745.08	3,757.85
April to June		1,064.10	4,104.25
July to September		553.34	588.53
October to December		830.82	4,470.21
TOTAL	273.57	3,193.34	12,920.84

****Detail by tenant is available by request.

T A B N U M B E R

6



To: Board of Commissioners

From: Andrew Calkins, Manager of Policy and Legislative Affairs

Date: May 20, 2019

Re: **KCHA Executive Dashboard**

Executive Summary

KCHA's Executive Dashboard has been presented to the board every quarter since 2008, providing a high-level summary of program outcomes and progress on agency stretch goals. While the dashboard has seen visual upgrades since it was introduced, the content of the dashboard has largely remained focused on a core set of operational metrics, with the exception of the recent removal of housing exit data and the addition of opportunity area metrics.

The dashboard currently groups metrics into four areas: Finance, Housing Management, Housing Choice Voucher Program Operations, and Increasing Access to Opportunity Areas. One of the Social Impacts Department initiatives in 2019 involves reviewing the current set of dashboard metrics and confirming their ongoing relevance for both KCHA departments and the Board of Commissioners. From conversations with department leaders over the last quarter, staff has determined that the metrics on the current dashboard are largely still relevant. And while there are additional metrics that could be included, many are already presented to the Board throughout the year or on an annual basis and may not be relevant for a quarterly dashboard primarily focused on operations.

At the May 20th Board Meeting, staff will discuss the findings from these Department meetings in more depth, review the currently presented metrics, and solicit input from the Board on whether there are additional areas of KCHA's operations that would be useful to incorporate into the quarterly Executive Dashboard. Following this discussion, staff will work to incorporate any changes into subsequent versions of the dashboard.



KCHA Executive Dashboard

2019 Q1

January - March 2019

Households Served

point in time as of March 1, 2019¹

20,639

Finance

	Budgeted	Actual	Actual to Budget	
Revenue year-to-date *	\$85,837,656	\$86,245,723	100.5%	
Expenditure year-to-date *	\$72,985,036	\$68,583,990	94.0%	
LGIP Rate Investments	2.25%	2.52%	+0.27%	
Non-LGIP Investments	2.25%	2.03%	-0.22%	

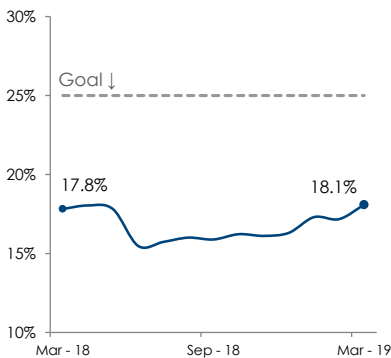
Housing Management

	Scope	Target	Mar '19	
Public Housing Occupancy ²	3,730 units	98.0%	99.2%	
Local Programs Occupancy	6,793 units	96.5%	98.5%	
Total Units Online ³	10,523 units	11,105	10,523	

Housing Choice Voucher Program Operations

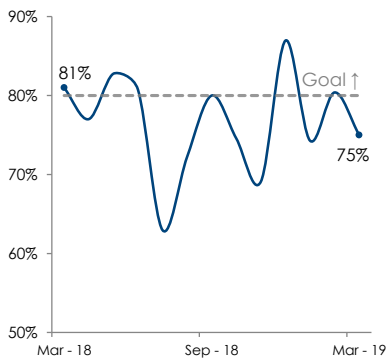
Shelter Burden

Households paying more than 40% of income for rent and utilities.



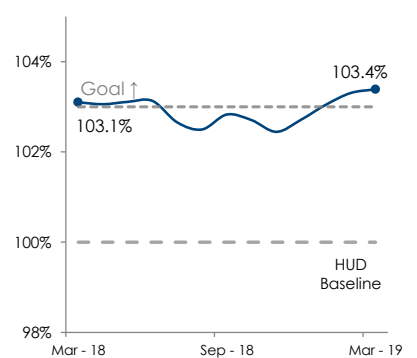
Shopping Success⁴

Lease-up within 240 days after voucher issuance, by cohort.



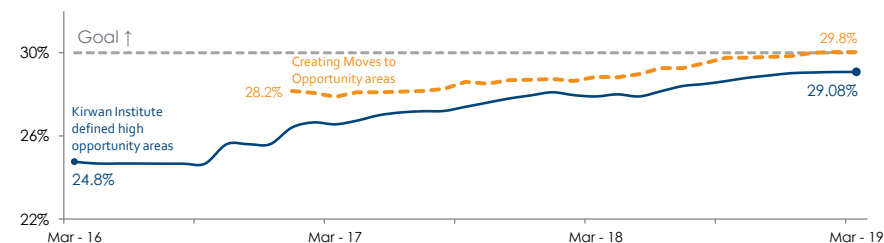
Utilization Rate⁵

Percentage of HUD ACC leased by month.



Increasing Access to Opportunity Areas

Percentage of federally-subsidized families with children living in high opportunity areas.



Notes

- 1) Includes households in both federally subsidized, workforce housing, and local programs.
- 2) Excludes 49 units in portfolio where turnover is not tracked monthly.
- 3) 11,105 represents the agency's acquisition stretch goal by the end of 2020.
- 4) Represents success of latest cohort to reach 240 days after voucher issuance.
- 5) Adjusted for 12-month incremental lease-up of new vouchers.

T A B N U M B E R

7



KCHA IN THE NEWS

May 20, 2019

How We Can Turn Housing Mobility Into Economic Opportunity

Regional partnerships are a way to help low-income families gain the advantages of resource-rich areas. There's new support from Washington.

MAY 13, 2019 AT 4:00 AM



By [Jeffrey Lubell](#) | Contributor

Director of housing and community initiatives at Abt Associates

There is growing evidence that housing mobility can help families move up the economic ladder, especially if tackled at a regional scale. And Congress is taking notice. [A new federal demonstration](#) will provide funding to administer and evaluate regional housing mobility programs. The federal demonstration will provide an important source of funding to support these efforts, but they are worth considering even without new funding.

Housing mobility refers to efforts to help low-income families access resource-rich areas that offer strong schools, low rates of violent crime and other amenities that help children build a solid foundation for the future. While we've long suspected that children who grow up in resource-rich, low-poverty areas achieve better educational and employment outcomes, [recent research](#) has verified and begun to quantify these positive impacts.

A promising approach to promoting housing mobility is to help families participating in the federal housing choice voucher program find homes in resource-rich areas. Participating families can use their vouchers to defray the costs of renting any moderately -priced apartment whose owner consents to participate. But efforts to promote housing mobility through vouchers are constrained by administrative barriers that make it difficult for families to move from one jurisdiction to another. This is particularly problematic where there are many families with vouchers living in concentrated poverty in one jurisdiction and resource-rich areas nearby but in different jurisdictions.

RELATED

What YIMBYs Get Wrong About Housing Why California Is Suing Its Own Cities After Living in 30 U.S. Cities in 3 Years, Here's What I Learned What the Rise in Renting Means for Cities The Unintended Consequences of Smoke-Free Public Housing

A regional approach can help overcome these obstacles. For example, local public housing agencies in a region can work together to develop arrangements that make it easier for families to use their vouchers to move from one jurisdiction to the next and then provide "mobility counseling" to help them access opportunities in resource-rich areas. [A regional mobility initiative](#) of this nature is currently underway in the Seattle area through a partnership between the Seattle and King County housing authorities.

Local public housing agencies can also pool their resources to identify opportunities to enter into long-term contracts with owners living in resource-rich areas to facilitate the use of vouchers for their properties. Through [Chicago's Regional Housing Initiative](#), for example, 10 housing authorities have partnered to identify and fund these kinds of opportunities, supporting more than 500 units of affordable housing, more than half of which are in resource-rich areas.

The new federal demonstration also encourages a regional approach to the U.S. Department of Housing and Urban Development's Family Self-Sufficiency (FSS) program. FSS is designed to help families in subsidized housing build assets and make progress toward economic security. It works by combining stable, affordable housing with an asset account that grows as families' earnings grow, along with coaching or case management to help families overcome barriers to increasing their earnings.

An FSS program that Abt Associates [recently evaluated](#) in the Boston area, for example, helped participants substantially increase household earnings, improve their credit scores and pay down high-interest debt. A regional approach to FSS can help facilitate stronger linkages to the regional workforce system and generate economies of scale that allow FSS to serve more households and more effectively train and supervise program staff. A regional approach also facilitates partnership building and fundraising efforts.

To realize the full potential of these regional initiatives, it's essential to bring in a broad array of supporting partners, in addition to the collaborating housing authorities. Partners are needed to provide and fund services such as employment and financial coaching for FSS participants and security-deposit and post-move stabilization services for families seeking to move to resource-rich areas. Local governments, foundations and service providers can also be conveners

and facilitators of regional dialogue that creates these types of interagency initiatives, helping to overcome the bureaucratic siloes that prevent these promising approaches from achieving scale.

Of course, nothing prevents jurisdictions from experimenting with these regional approaches on their own, as they can be implemented without new authority or funding from Washington. But by appropriating \$25 million to get housing mobility demonstration projects off the ground, Congress has signaled its support for new efforts to provide low-income families with the opportunity to start their children on the road to a better future.

The invitation to apply for the demonstration could come out at any time. Applicants will need to develop a regional housing mobility plan in order to qualify. Why not start planning now?

Middle class in NJ: 5 steps to rebuild the ladder to the American dream

[Michael L. Diamond](#), Asbury Park Press Published 5:00 a.m. ET April 17, 2019 | Updated 3:10 p.m. ET April 18, 2019

Joseph Skidmore, a retired businessman from Long Branch, could see the glimmering new development in town, but when he looked into what it would take to connect the city's low-income residents to a more prosperous life, it was eye-opening.

They wanted a better-paying job, but they needed to focus on simply getting through the day. And the next day. And the next.

"They don't have social capital," said Skidmore, 75, a retired businessman. "They don't have people they can turn to to give them support to move forward. They're so used to moving crisis to crisis."



Sierra Reilly, 17, of Lacey Twp. cuts her initials into a block using coordinate geometry and computer numerical control (CNC) during a pre-engineering technology class at Ocean County Vocational Technical School in Jackson, NJ Thursday, April 4, 2019. (Photo: Tanya Breen)

Skidmore is among several readers who reached out to the Asbury Park Press in the wake of a recent series that looked at the broken ladder to upward mobility and talked about what it will take to rebuild it.

MORE: Middle Class in NJ: [Where you grow up decides whether you will be rich or poor](#)

MORE: [These are the best neighborhoods in NJ to get ahead](#)

They want to empower the working class to advocate for themselves. They want workers and students to find mentors and make the most of social media. They want their children to have different paths to a secure life that don't necessarily include a four-year college degree. They want to reach children early in their lives and link nonprofits to banks.

What's at stake? The Asbury Park Press and the USA TODAY NETWORK New Jersey partnered with Harvard University and found New Jerseyans now in their 30s and 40s are far less likely than previous generations to do better than their parents. And their chances at a better life can be traced to the neighborhood where they grew up.

The findings came from "The Opportunity Atlas," a database developed by Harvard that tracked the outcomes of 20 million Americans born between 1978 and 1983. Instead of poverty and wealth, the study measures economic mobility, a key tenet of the American dream.

[Find your neighborhood on the Opportunity Atlas.](#)

Not all readers were convinced action needs to be taken. The report flies in the face of the long-held American belief that hard work can overcome any obstacle. Readers said on social media that the series downplayed work ethic, grit and determination, some noting their own success stories.

But some communities are using the data to better target their social programs. The Seattle Housing Authority and King County Housing Authority in Washington, for example, are guiding families that receive rental assistance to neighborhoods that have produced more opportunities for upward mobility.

MORE: [Is Monmouth program a blueprint for upward mobility?](#)

MORE: [Next task for Ocean vocational school is to fix a broken ladder](#)

MORE: [NJ trailblazers offer 6 secrets to success](#)

Policymakers are searching for an answer. Even though the unemployment rate is at record lows, most of the income gains are going toward the wealthy, noted John C. Williams, president and chief executive officer of the Federal Reserve Bank of New York.

"I'm acutely aware that not everyone is feeling the benefits of the economy's good performance," he said last week at a housing and development conference in New York. "Since the early 1980s, wage inequality has increased in the United States, but that increase in inequality has been particularly sharp in large urban areas like this one."



Aarya Doshi, 14, a student of High Tech High School, volunteers with SteamPark to help teach children throughout Monmouth County. As part of NJ Maker's Day, the Neptune Library offers Travel the World with STEAM Activities Fair for children to learn about sciences and technology. Neptune, NJ Saturday, March 23, 2019 (Photo: Doug Hood)

1. Empower workers

Skidmore recently started a local version of a national program called "Getting Ahead in a Just-Gettin'-By World" to help low-income residents in Long Branch find opportunities.

A half-dozen residents meet at the Long Branch Library each Saturday morning to talk about the challenges they face. And they're encouraged to reach out to elected leaders for changes they would like to see.

Skidmore tells them about a homeless man who couldn't get to Monmouth County's warming centers in Asbury Park and Red Bank on cold nights because he didn't have transportation. He lobbied Long Branch officials to open one in town, and they agreed.

"There's one guy who took the initiative," Skidmore said.

2. Find a mentor

Mentoring programs connect students and workers with professionals who can guide them through the minefields of the workplace — and, occasionally, life.

They aren't new, but people looking for mentors now can turn to social media to connect with a virtually limitless group of potential mentors who can lead them in the right direction.



The rise of LinkedIn and Twitter open the doors to students and workers searching for mentors. (Photo: Peter Ackerman)

Not that there aren't risks. Workers and students hoping to find useful connections online can get swamped by political noise, bad information and images that can hurt their self esteem, setting their efforts for advancement back.

But a good LinkedIn network can be an outlet for advice and job opportunities.

"That relationship can be solidified and flourish and lead to so many more connections and meaningful engagement," said Deirdre Breakenridge, a Marlboro public relations executive and author of "Answers for Modern Communicators."

She added: "If you do it in the right way."

3. Promote alternative career paths

The surest bet to a well-paid career is to get an education. Workers with a bachelor's degree made 65 percent more than workers with only a high school diploma, according to the U.S. Bureau of Labor Statistics.



Josh Martinez, 18, of Cream Ridge makes side tables during woodworking class at Ocean County Vocational Technical School in Jackson, NJ
Thursday, April 4, 2019. (Photo: Tanya Breen)

But consumers have piled up \$1.5 trillion in student loan debt, according to the New York Federal Reserve Bank. And skilled trades continue to offer solid, middle-class wages.

Judy Musa, 51, of Middletown, a parent of two teens, said policymakers should consider what it will take to give students both the technical skills and the social skills they need to survive in an increasingly global economy.

"I believe there's value in pursuing a four-year degree to be a well-rounded person, but I do think it's become untenable to make that the only path to achievement, success and happiness," Musa said. "We have to give our kids multiple pathways that are of equal value and are flexible to the evolving work force."

4. Fund early childhood programs

The U.S. middle class has dropped from 60 percent of households to 50 percent since the 1980s. The middle class in France during that time rose from 60 percent to around 68 percent, said Steven Pressman, an emeritus professor economics and finance at Monmouth University in West Long Branch.

The difference? France has rolled out programs to alleviate poverty for families with young children: at least eight weeks of paid leave; subsidized child care; and after-school programs, he said.



The Acelero Freehold Head Start on West Main Street is working with the local Battleground District Boy Scout Troop and the Master Gardners of Monmouth County to grow fruits and veggies in their own backyard. The school is home to eight classrooms of 3 to 5 year old students, (Photo: Courtesy of Jennifer Bagdanov.)

It means parents can spend time with newborns without going into debt. And it protects children from the burden of poverty, Pressman, also an economics professor at Colorado State University, said.

The U.S. has programs for low-income children, too, such as Head Start. But only 42 percent of children eligible for Head Start can find a program with an opening for them, he said.

"Even when available, Head Start and public kindergarten cover only part of the working day," Pressman wrote in [the Washington Spectator](#). "Families still need childcare for the rest of the workday."

5. Connect nonprofits to capital

Many nonprofits teeter, cobbling together money through fundraisers and corporate and government grants, never sure of their permanence.

It has prompted some advocates to promote investments in organizations that have a social mission. They say a relatively small loan could pay off.

"Imagine if the banking system rewarded social service networks for reducing poverty and expanding opportunities for working families," Walter Greason, chair of the Department of Educational Counseling and Leadership in the School of Education at Monmouth University, said in a tweet.

It would make life easier for J. Scott Susich, a Toms River resident who serves as treasurer for [The Neighborhood Center](#).

The Camden organization tries to break the cycle of poverty by offering academic, athletic and arts programs for children and teens.

Its operating expenses aren't cheap. It is housed in a 105-year-old building. It needs to hire licensed day care workers. It needs to buy food that meets nutrition guidelines, Susich said.

As treasurer, "I just tell people I'm in charge of a lack of money," Susich said.

Police: Kent carjacking victim found dead in pickup

April 16, 2019 at 3:38 pm Updated April 16, 2019 at 4:51 pm



Kent police have released images of persons of interest in the Kent carjacking. (Kent police)



By [Mike Carter](#)

Police believe a body found Tuesday inside a truck left in an apartment complex parking lot is that of a 38-year-old man who was the victim of an apparent carjacking in Kent on Monday night.

The carjacking victim was identified by police as Jared Sperling, who was visiting the East Hill Storage facility in the 10600 block of Southeast 240th Street. Kent Assistant Chief Jarod Kasner said Sperling was the registered owner of the vehicle and detectives believe the body is his. Formal identification will be made by the medical examiner, he said.

Kent police Detective Melanie Robinson said an attacker forced his way into Sperling's pickup at the gate of the facility. Robinson said the attacker then drove the truck from the scene with the owner inside before officers could respond.

Police released photographs of the truck and Sperling on Tuesday morning and asked for the public's help in locating him.

Later in the day, the truck was located in the parking lot of the Cascade Homes apartment complex with a body inside, according to police and news reports. Police did not say how the victim died.

Detectives say they have identified two persons of interest, but no arrests have been made.

City of Kent aims for more programs, places for teens

Mayor, Council to meet with Kent School District leaders

by [Steve Hunter](#) Thursday, April 11, 2019 11:19am



Teens want more to do and more places to go, so Kent city leaders want to join school district directors and community program heads to make that possible.

Surveys at youth forums at Kent Commons and the Kent Parks and Recreation Teen Center showed what teens seek.

“Two of the things that stood out was a safe place to hang out with their friends and more activities and programs during after school hours,” said Kendrick Glover, founder and executive director of GEM (Glover Empower Mentoring), at an April 2 City Council workshop about youth. “There is not too much for them to do after school unless they are involved in extracurricular activities.”

More than 130 teens, with the average age of 15, participated in surveys to let community leaders know what would make Kent a better place to live for youth, with a focus on those in middle school and high school and even young adults in their early 20s.

The city offers recreational programs and other activities that teens participate in, but city leaders want to do more to reach teens who aren't involved.

“We don’t want the perception that nothing is happening,” said Lori Guilfoyle, city senior Human Services coordinator, at the workshop. “There are a lot of programs in Kent. But a lot of kids aren’t participating. How do we find that niche program or activity to address the gaps. It’s about building partnerships.”

Guilfoyle said the youth center at Birch Creek on the East Hill attracts kids who live in the complex but other teens who live across from it can go to the center as well but don’t.

“How do we help young people come across the street?” Guilfoyle said.

Glover, whose community-based organization supports youth and young adults in the area, said the city, police and school district need to talk to each other to help get more youth involved.

“It’s going to take us as adults to put away our own personal issues and come up with a focused idea around youth and young adults with them leading the conversation and telling us what they want,” Glover said.

City staff and a 19-member panel of community members have been meeting and will continue to gather about ways to better serve teens. But the panel recommended that city and school leaders need to establish a leadership roundtable to build a stronger program and help youth become more involved.

“We would ask that the mayor and city council consider forming a leadership team to meet with the school superintendent and school board – two large, strong groups working for kids,” Guilfoyle said. “Our vision is about young people in this community. We need to sit at a table and begin with that. I know these things take time, but I hope what doesn’t happen is we let this fall by the wayside.”

Mayor Dana Ralph said at the meeting she would help move the effort forward.

“I met with Superintendent (Calvin) Watts last week and asked about how do we communicate better,” Ralph said about the Kent School District leader. “We talked about shared use of facilities – and the agreement we have had with the school district is about 100 years old. How do we use that space? The city is a convener – we have programs – but we need to fill in the gaps.

“I am absolutely wanting to do a joint meeting of the council and the school board and this could be the topic. And I want to do a quarterly meeting with the school district and council and then bring all of the players together.”

Guilfoyle said teens need to play a key role.

“We recommend a leadership roundtable with council members, the mayor, police chief, school board members and business leaders,” she said. “But we need to ensure the youth voice. They want to be involved in decisions that affect them.”

With 42 schools in the Kent School District, Council President Bill Boyce said it’s important to determine how to best use the facilities to reach more youth.

“A lot of schools have space that is not being utilized at night,” Boyce said.

Funding and transportation will be two major challenges for new programs.

“If we can bring this together and be more concise about what the partnership is and what the goals are, we might be able to go out and acquire the funding,” he said.

Specifics about what types of programs – whether it’s after school basketball, computer-based activities or whatever else – remain to be determined. But all who spoke and listened at the workshop seemed to agree, something needs to be done to make the city better for teens.

“We will get together with the school district and figure out how to make this happen,” said Boyce, a former Kent School Board member.

Transportation is a challenge because the majority of students take buses to school, said Randy Heath, Kent School District executive director of Student and Family Support Services.

“Transportation is an issue,” Heath said at the council workshop. “We run some after school programs and there are kids who cannot attend if we do not have an activity bus.”

“Transportation is huge if they can’t get there,” Boyce said in response to Heath. “We have to solve that problem.”

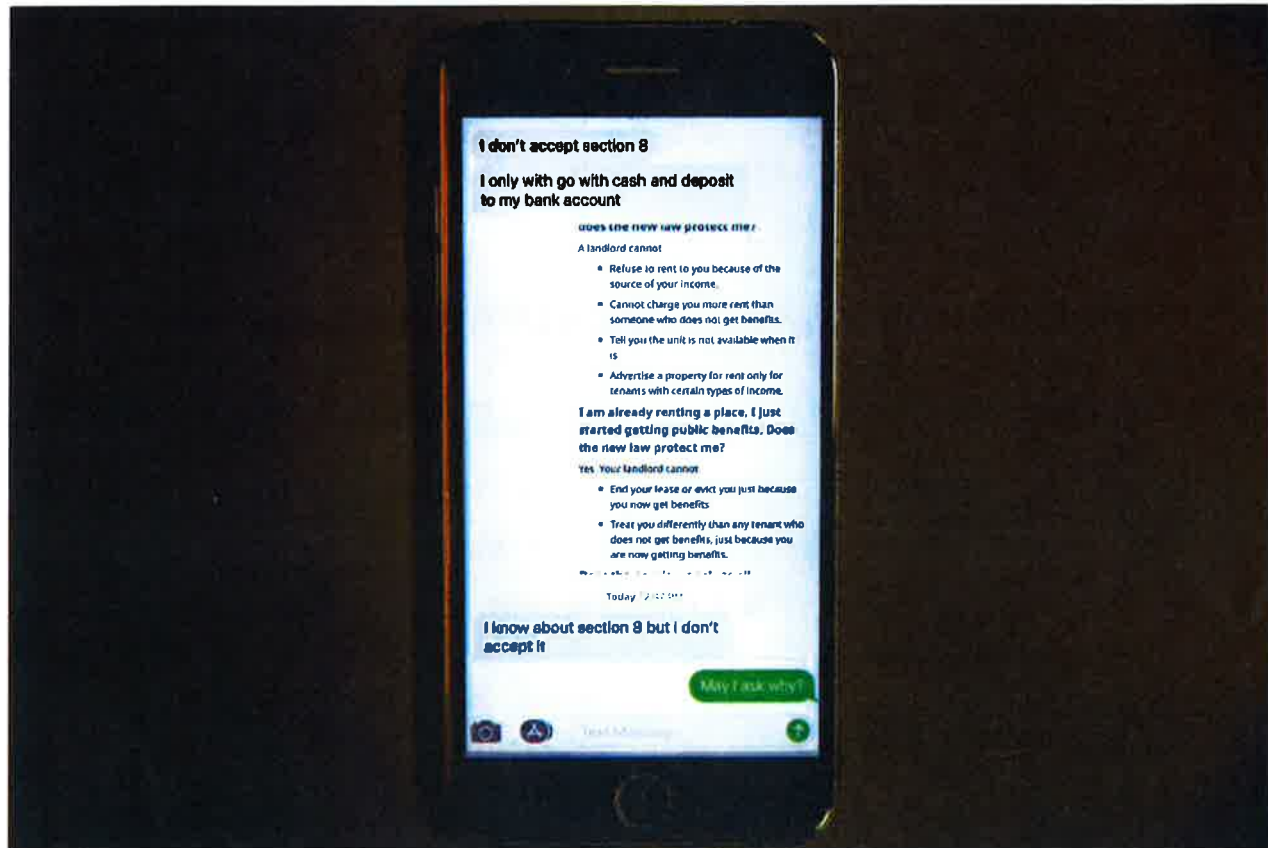
As far as funding, the city and school district each face budget shortfall issues.

The council might be able to find private partners to fund a youth program, said Ted Dezember, King County Housing Authority senior resident services manager for educational initiatives.

WA landlords continue to turn away applicants with Section 8 vouchers, despite new law

The rules kicked in last September, but the state does not provide any enforcement on violators.

by David Kroman (/author/david-kroman) / April 10, 2019



(Photo illustration by Dorothy Edwards/Crosscut)

When Betty Lou Kalani finally qualified for Section 8 housing vouchers, she thought the next steps would be easy — find housing, give voucher. But Kalani, who has spent much of the past decade couch surfing with her kids in family members' homes, soon discovered a barrier she had not expected: landlords rejecting her because of how she intended to pay her rent.

The practice of turning away Section 8 holders or other prospective renters because of their source of income was banned in Washington state by the Legislature during its 2018 session. The new rules kicked in last September.

Yet Kalani is proof that while turning away Section 8 vouchers may no longer be legal, it still happens. And unless Kalani wants to find a lawyer to bring the landlord to court — a towering task, especially for someone without stable housing — the state does not offer help with enforcement of the law.

Kalani said four separate landlords in south King County rejected her over the past month explicitly because she was receiving federal Section 8 assistance. In two instances, the landlords even put it in writing.

One wrote “No Section 8” on the top of the Craigslist advertisement for an apartment.

On another occasion, Kalani texted her interest to a landlord. The landlord responded, “I don’t accept section 8. I only with [sic] go with cash and deposit to my bank account.” When Kalani sent a screenshot of Washington’s law, the landlord wrote, “I know about section 8 but I don’t accept.” Kalani asked why, but never heard from the landlord again.

“It’s been so frustrating and it makes me mad because you made me waste my time,” said Kalani. She added, “They passed a law but they’re not enforcing it. So how can we look for a place if you guys aren’t going to help enforce it? What’s the point of even calling?”

In Seattle, it’s been illegal to reject Section 8 vouchers for more than 25 years. The city expanded those protections to other sources of income in 2016. That same year, Renton banned source-of-income discrimination as well.

But the practice remained legal in other parts of the state until late 2018, after the Legislature passed a bill that instituted the new ban on income discrimination by tucking it into the state’s Residential Landlord-Tenant Act.

“It was essentially a loophole in the fair-housing act that previously a landlord could say, ‘I don’t take this kind of subsidy or that kind of subsidy,’” one of the bill’s co-sponsors, Rep. Nicole Macri, D-Seattle, said in an interview. “This makes clear that if you have money to pay rent, you should be considered for a unit. The color of money you’re bringing should not exclude you from consideration.”

Under the new law, landlords may not reject qualified tenants purely because they receive local, state or federal funding to pay rent. If a landlord is found to have violated the rule, that property owner is liable for up to 4½ times the monthly rent, plus court fees and attorney costs.

The law also created a mitigation fund for landlords to dip into if any damage is done to their units while renting to a Section 8 holder.

Housing advocates had been pushing for a bill of this type for at least 10 years, said Michele Thomas of the Washington Low Income Housing Alliance. But the issue only recently gained traction in Olympia as the state’s widening housing struggles have forced more lawmakers to confront the issues.

“It’s a central issue of justice,” Thomas said. “It’s seen as a civil rights issue; it’s seen as a central plank in eliminating homelessness. I think as lawmakers have learned more about this ... and how much housing instability impacts people’s lives, there’s been a growing awareness about and more support for housing tenant protections.”

The steep fines and guarantee of reimbursement for attorney’s fees were meant to create enough of a disincentive to landlords and a path for tenants to take them to civil court, said Thomas. But because of its place in the Residential Landlord-Tenant Act, it’s on tenants like Kalani to pursue their own cases.

“It’s a self-help act, so there’s no enforcement agency,” said Thomas. “That’s a big flaw with the Residential Landlord-Tenant Act.”

Currently, lawmakers have little sense of whether any tenants are actually challenging landlords under the new rules. “On the enforcement piece, we need to probably get a sense from our housing advocates of how many people are following through,” said Rep. Marcus Riccelli, D-Spokane, the primary sponsor of the bill. “At this point to try to get the numbers, unless someone’s self-reporting, it’s hard.”

For Macri, the preferred option would be a separate office, similar to the Equal Employment Opportunity Commission or Labor and Industries, where tenants could bring complaints and from where officials could carry out proactive testing.

Thomas agreed. “Having an agency enforce it is a good idea, it just costs money,” she said.

Sean Martin of the Rental Housing Association of Washington acknowledged that some landlords may be unaware it’s not legal to deny Section 8. He believes it’s because some landlords don’t rotate through tenants very often, leaving them out of date when it comes to laws. “It’s tough because, particularly smaller landlords, their rental property is not what they see as their primary business,” he said. “If they get someone in the unit ... they just don’t understand that stuff changes a lot more regularly than they’re used to.”

Martin’s organization has sought to educate landlords — via outreach sessions, its newspaper, media spots — but Martin said it can be difficult to reach everyone. And for that reason, he favors a light touch early for the law, so as not to punish small landlords for not understanding the rules yet.

“I think that getting voluntary compliance is the most helpful at the outset,” he said.

When it comes to tenant protections, enforcement is always a challenge. Seattle’s Office for Civil Rights is tasked with ensuring the city’s ban on income discrimination is upheld, but its resources are limited. The office occasionally will carry out testing operations — filling out identical applications with only

protected classifications changed. During its last test in 2017, when it came to familial status, disability and source of income, the office identified a difference of treatment in 110 cases, levying small fines on 25 landlords.

For Kalani, the task of finding a place was made doubly hard by the size of her family. Her four children span from a 1-year-old to her teenage daughter and, as Kalani put it, “my kids are loud.” So to be rejected just because of her voucher made a challenging search worse.

After looking for nearly two months, Kalani finally found a place earlier this month in south King County. She’s worked as a certified nursing assistant med tech in recent years and hopes the stability that comes with housing will allow her to return to school.

“I made a promise to myself that I would go back to school to pursue my medical career,” she said. “I don’t want to be wiping butts all my life. I want something better. The Section 8 is helping me get better for my family.”

TOPICS:

homelessness (/homelessness), law & justice (/law-justice),
washington state (/washington-state)

April 4, 2019

Low-income units opening in Renton

By JOURNAL STAFF

The Low Income Housing Institute will hold a grand opening ceremony April 8 for its 48-unit June Leonard Place apartments at 215 Whitworth Ave S. in downtown Renton. Tours begin at 1 p.m. and the program at 2 p.m.

The six-story, \$19.5 million project is targeting as renters veterans, lower-wage households and homeless families with children.

The one-, two- and three-bedroom apartments are open to people earning up to 50 percent of the area median income. They average 540, 770 and 980 square feet, respectively, with maximum rents at \$940, \$1,128 and \$1,303.

Residents can access supportive services from Sound behavioral health agency and the U.S. Department of Veterans Affairs.

In a press release, LIHI said the building is in a walkable neighborhood near parks, schools and shopping and with access to transit.

Shared amenities include a lounge, laundry, children's play area, community room with kitchen and multipurpose/meeting room.

LIHI said the project meets the state's Evergreen Sustainable Development Standard, with water-conserving fixtures, an enhanced building envelope, green roof for stormwater detention and optimized ventilation design.

An Arts and Crafts-style house on the site was razed. LIHI said it had historic significance as it was built by the well-known Duff family but was not a registered landmark. The new building has a historic display that includes some features of the house.

Tonkin Architecture designed June Leonard Place and Walsh Construction Co. built it. The team also included Michael Nouwens, structural engineer; Sitewise Design, civil engineer; Fazio Associates, landscape architect; JRS Engineering, building envelope; Rushing, MEP design assist; A3 Acoustics, acoustical engineer; Studio Pacifica, accessibility; Objekts, furniture; Renton History Museum, historic exhibits; Willamette Cultural Resources Associates, archaeologist; Geotech Consultants, geotechnical engineer; and ABA Land Surveyors, surveyor.

Funding came from King County, KeyBank, King County Housing Authority, State Housing Trust Fund, Washington State Housing Finance Commission, HUD, NeighborWorks America, Employees Community Fund of Boeing and Home Depot Foundation.



Photo by William Wright Photography [\[enlarge\]](#)

The \$19.5 million project has 48 apartments for veterans, lower-wage households and homeless families with children.

June Leonard represented Washington's 11th Legislative District from 1985 to 1994. She chaired the House Human Services Committee, advocated for children and families, and was founding executive director of Renton Area Youth Services. LIHI said Leonard and was noted for saying "Hungry kids can't learn." She died in 1994.

Dignitaries at the grand opening will include King County Councilmember Dave Upthegrove and Renton Mayor Denis Law. June Leonard's daughter, Jean Leonard, will also be there.

Upthegrove said it is great to see the county's \$5.5 million investment help address the growing housing affordability crisis in South King County.

"This project will serve working families and veterans in the heart of downtown Renton with excellent access to transit and to the wonderful local businesses, parks and schools in the Renton community," he said.

To RSVP, contact Aaron Long at AaronL@LIHI.org.

ROAD-WORK ALERT: Why a quarter-mile of 4th SW will be closed for a month

March 27, 2019 2:45 pm



Thanks to the texter who alerted us to signage along 4th SW just south of Roxbury [map] about an impending road closure. We went over to check it out and spotted the signs you see above and below.



Following up with King County, since it's their project, they confirmed the closure of a quarter-mile of 4th SW south of Roxbury is scheduled to start next Monday (April 1st) and provided this flyer (PDF) with details:

Background on Greenbridge is here.



King County
Housing
Authority

4TH AVENUE SW ROAD IMPROVEMENTS: ROAD CLOSURE & DETOUR HANDOUT

UPDATED ROAD CLOSURE: Monday April 29th to June 3rd.

Following the successful resolution of some utility conflicts, we are moving forward with improvements to 4th Avenue SW between 100th Street and Roxbury Street! The project focuses on improving pedestrian safety. To complete the project quickly and safely, we will close the road.



Project Description:

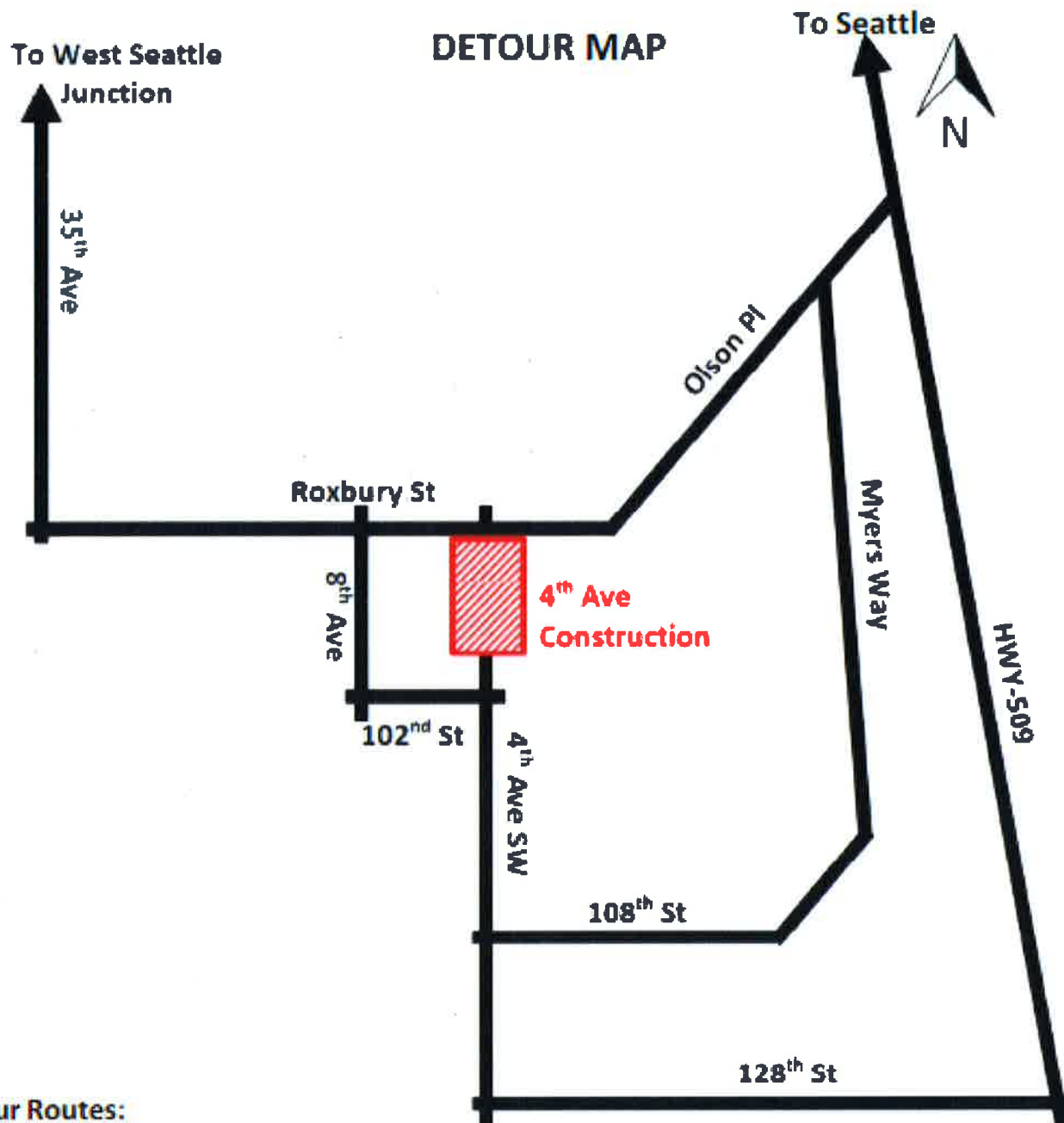
This road improvement of 1,300 feet of 4th Avenue SW in the Greenbridge Community of the White Center neighborhood includes surface water runoff water quality upgrades, storm water infrastructure, channelization, signage, traffic calming measures, improved pedestrian crossings, street paving, pedestrian lighting, and landscaping. The King County

Housing Authority is excited about this project to beautify the neighborhood and prepare for the last phase of the Greenbridge master planned community—a 100-acre sustainable site with parks, an elementary school, 80,000 square feet of commercial space, and 1,000 rental, town home, and single family residences.



This project will transform 4th Avenue to look a lot like 8th Avenue.

Contact John Eliason with any questions, comments, or concerns: john@kcha.org, 206-574-1196.



Detour Routes:

- To Downtown Seattle:
 - 4th Avenue SW to 128th Street to HWY-509 North to Seattle
 - 4th Avenue SW to 108th Street to Myers Way to HWY-509 North to Seattle
 - 4th Avenue SW to 102nd Street to 8th Avenue to Roxbury St to Olson Pl to HWY-509 North to Seattle
- To West Seattle Junction:
 - 4th Avenue SW to 102nd Street to 8th Avenue to Roxbury St to 35th Avenue to West Seattle Junction
- From Downtown Seattle:
 - HWY-509 South to 128th Street to 4th Avenue SW
 - HWY-509 South to Myers Way to 108th Street to 4th Avenue SW
 - HWY-509 South to Olson Pl to Roxbury St to 8th Avenue to 102nd Street to 4th Avenue SW
- From West Seattle Junction:
 - 35th Avenue to Roxbury St to 8th Avenue to 102nd Street to 4th Avenue SW

New townhome collection offered at Greenbridge

Originally published January 24, 2019 at 2:10 pm Updated March 21, 2019 at 2:16 pm



The 22 townhomes at Brio at Greenbridge range in size from 1,238 to more than 1,700 square feet on two levels. They include two or three bedrooms.

The townhomes are located directly adjacent to some of the community’s most sought-after amenities, including parks, playgrounds, cafés and a brand-new library.

By [BDR Urban](#)

SEATTLE — The newly completed Brio at Greenbridge, comprising 22 new, modern townhomes, is one of Seattle’s best-kept housing secrets, says Richard Obernesser, president of BDR Urban, Brio at Greenbridge’s developer.

“Southwest Seattle has been welcoming new families, trend-setters and cultural creatives who are uncovering its many charms and are now happy to call it home,” says Obernesser. “The two-story Brio Townhomes are especially appealing to these new homeowners. Nestled in their own greenbelt-like setting, they feature heated open-air living rooms for entertaining or relaxing outside, as well as flat, grassy fully fenced backyards for added peace of mind for families and homeowners with children and pets.”

Brio at Greenbridge

Open 10 a.m.–3 p.m. Thursdays–Sundays and 1–3 p.m. Wednesdays at 9876 Seventh Ave. S.W., Seattle

Prices: From \$470,800

Information: 206-504-0091 or Lindsay@BDRHomesLLC.com

The townhomes are located directly adjacent to some of the Greenbridge community's most sought-after amenities, including pocket parks, walking trails, playgrounds, ball fields and its own community hub with cafés, a recreation center and a brand-new library.

"This is the best address in Greenbridge," says Obernesser. "It's right next to the coffee shop, restaurants and community center." Residents can also walk to area schools, and downtown Seattle and Sea-Tac Airport are close-in commutes.



Backyards are fully fenced and include weather-protected, covered outdoor rooms with lighting and built-in heaters.

"Greenbridge is close to the Seattle job centers and provides new homeowners with the neighborhood experience they have been looking for," says Obernesser. "The entertainment choices in the area are within five- to 15-minute drives, while the 'peace and quiet' of a neighborhood with people who care for each other is just beyond your front porch. Many of the most popular Ballard, Capitol Hill and Fremont businesses have been investing in this area, as well, because they recognize the opportunity offered here."

Brio Townhomes feature a sleek urban architectural aesthetic with dramatic angles and pops of brilliant colors for a captivating streetscape.

Interiors are illuminated by natural light thanks to oversize windows that are strategically placed throughout the townhomes. The 22 homes range in size from 1,238 to more than 1,700 square feet and feature two or three bedrooms on the upper level, with an open-concept great room and kitchen on the main living level. To further extend the living space, backyards are fully fenced for added privacy and include weather-protected, covered outdoor rooms with lighting and built-in heaters for year-round comfort, relaxation and entertaining.

Master bedrooms include en suite baths, and select plans have spacious walk-in closets. Laundry spaces are conveniently located on the upper level between the bedrooms.

In the kitchens, wide slab islands with built-in undermount sinks allow for extra prep and dining space, and modern, flat-panel cabinetry is accented by full-height backsplashes and stainless steel appliances.

Designer-selected pendants, tiles and flooring add to the homes' luxurious feel, and built-ins like desks and great room cabinetry are a space-saving touch. As an added convenience, the outdoor rooms include additional storage.

BDR Urban has created a collection of new homes and townhomes within Greenbridge that more than 50 families now call home. The homes are nestled around some of the 12 parks in the community and art walks that connect the neighborhoods.

“If you are looking for a single-family home, we have those available as well, and 24 additional townhomes are coming soon in a neighborhood nearby,” says Obernesser. “People seeking attainable luxury for their home choices have discovered this area fulfills their financial needs without compromising their connectivity to the Seattle urbanity and diversity they enjoy.”

Cascade Water Alliance Shares Efficiency Program Results

The Cascade Gate Alliance's 2018 Water Efficiency Program saved about 70 million gallons of water and 12.4 million kilowatt hours of energy.

By News Desk, News Partner / Feb 26, 2019 2:28 pm ET / Updated Feb 27, 2019 3:14 pm ET



From Cascade Water Alliance: Cascade Water Alliance's 2018 Water Efficiency Program saved approximately 70 million gallons of water, 12.4 million kilowatt hours of energy, and five million pounds of avoided greenhouse gas emissions per year.

These savings are equivalent to providing all the indoor water needs for more than 900 families and removing more than 400 cars from the road. To achieve these outcomes, Cascade partners with many entities across the region.

In 2018 Cascade collaborated with Lake Washington Institute of Technology, US Environmental Protection Agency, Bellevue School District, Lake Washington School District, Puget Sound Energy, Sustainability Ambassadors, Tilth Alliance, and King County Housing Authority.

Cascade's Water Efficiency program includes classroom presentations, Cascade Gardener classes, Water Smart training, Sustainable Landscaping courses, and more.

The program benefits thousands of residents, businesses, schools, and public agencies through a variety of education and outreach activities, training, and replacement of old fixtures and equipment.

The program offsets the impacts to regional water demand through growth so, for the foreseeable future, overall annual water demand will likely remain flat or near flat when adjusted for weather.

See the full 2018 Cascade Water Efficiency Program Annual Report at <https://bit.ly/2EwSjwH>.

For more information about Cascade Water Alliance visit www.cascadewater.org.