



MEETING OF THE BOARD OF COMMISSIONERS

VIRTUAL MEETING

Monday, June 21, 2021

Zoom Meeting:

<https://zoom.us/j/91909076400?pwd=VVYwakVsTXo1ei9GdzltREpXV28xdz09>

PASSCODE: 659945

Meeting ID: 919 0907 6400

**Dial by your location
+1 253 215 8782 US (Tacoma)**

**King County Housing Authority
700 Andover Park West
Tukwila, WA 98188**



MEETING OF THE BOARD OF COMMISSIONERS AGENDA

Monday, June 21, 2021
8:30 a.m.

VIRTUAL MEETING

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

I. Call to Order

II. Roll Call

III. Public Comment

IV. Approval of Minutes

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A. Board Meeting Minutes – May 17, 2021

B. Board Meeting Minutes – May 26, 2021 – Executive Session

V. Approval of Agenda

VI. Consent Agenda

A. Voucher Certification Reports for May 2021

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B. **Resolution No. 5693** – Resolution authorizing the extension and modification of the Authority's Revolving Line of Credit Revenue Note, 2011 (Tax-Exempt) and Revolving Line of Credit Revenue Note, 2011 (Taxable); establishing certain terms and covenants of the notes; authorizing the negotiation, execution and delivery of documents; and determining related matters.

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VII. Resolution for Discussion and Possible Action	4
A. Resolution No. 5694 – A Resolution Amending Resolution No. 5678 with Respect to the Acquisition of TOD Property in Issaquah	
VIII. Briefings & Reports	
A. First Quarter 2021 Executive Dashboard	5
B. New Bank Accounts	6
C. VRT Update	
IX. Study Session	
A. REDI Team	7
X. Executive Session	
A. To review the performance of a public employee (RCW 42.30.110 (1) (g))	
XI. Executive Director Report	
XII. KCHA in the News	8
XIII. Commissioner Comments	
XIV. Adjournment	

Members of the public who wish to give public comment: We are only accepting written comments for the time being due to COVID-19. Please send your written comments to kamir@kcha.org prior to the meeting date. If you have questions, please call 206-574-1206.

T A B N U M B E R

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

Monday, May 17, 2021

I. CALL TO ORDER

The Annual meeting of the King County Housing Authority Board of Commissioners was held virtually on Monday, May 17, 2021. There being a quorum, the virtual meeting was called to order by Chair Doug Barnes at 8:31 a.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair) (via Zoom), Commissioner Susan Palmer (Vice-Chair) (via Zoom), Commissioner John Welch (via Zoom), Commissioner Michael Brown (via Zoom) and Commissioner TerryLynn Stewart (via Zoom).

III. ELECTION OF OFFICERS

- A. Chairperson – Doug Barnes
- B. Vice-Chair – Susan Palmer
- C. Secretary – Stephen Norman

On motion by Commissioner TerryLynn Stewart to elect Commissioner Doug Barnes as Chairperson, Commissioner Susan Palmer as Vice-Chair and Stephen Norman as Secretary, and seconded by Commissioner Michael Brown, the Board unanimously approved the election of officers.

Announcement: Regina Elmi has been appointed by the county Executive to the KCHA Board of Commissioners, but cannot assume the role until she is confirmed by the county council.

IV. PUBLIC COMMENT

No public comment.

V. APPROVAL OF MINUTES

- A. Board Meeting Minutes – April 19, 2021
- B. Board Meeting Minutes – April 26, 2021 – Executive Session
- C. Board Meeting Minutes – May 3, 2021 – Executive Session

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Susan Palmer, the Board unanimously approved the April 19, 2021, April 26, 2021 Executive Session and May 3, 2021 Executive Session Board of Commissioners' Meeting Minutes.

VI. APPROVAL OF AGENDA

On motion by Commissioner Michael Brown, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the May 17, 2021 virtual Board of Commissioners' meeting agenda.

VII. CONSENT AGENDA

A. Voucher Certification Report for March 2021

B. Resolution No. 5684 – Authorizing the Executive Director to Enter Into an Interlocal Agreement with the Bremerton Housing Authority in Order to Acquire Consulting Services.

C. Resolution No. 5685 - Acquisition of Investor Members' interest in Seola Crossing LLC.

D. Resolution No. 5686 – Acquisition of Investor Members' interest in Salmon Creek Housing LLC.

E. Resolution No. 5687 – Acquisition of Investor Members' interest in Soosette Creek LLC and/or direct acquisition of Soosette Creek LLC.

On motion by Commissioner Susan Palmer, and seconded by Commissioner Michael Brown, the Board unanimously approved the May 17, 2021 virtual Annual Board of Commissioners' meeting consent agenda.

VIII. RESOLUTION FOR DISCUSSION AND POSSIBLE ACTION

A. Resolution No. 5688 – Acceptance of Washington State Auditor's Office Report on Financial Statements and Federal Single Audit (No. 1027396), and the Accountability Audit Report (No. 1028077), both for the Period Ended December 31, 2019.

Windy Epps, Interim Director of Finance gave a summary of the Washington State Auditor's Office Financial Statement and Federal Single Audit Report and Accountability Audit Report and was pleased to report that there were no findings or management letter items.

Thanks were conveyed to Windy and her entire staff. For the first time ever, the audit was conducted completely virtually, adding a new layer of complexity.

On motion by Commissioner John Welch, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution 5688.

B. Resolution No. 5689 – Authorizing the Limited Payout of Accrued Vacation Leave in Excess of Maximum Annual Vacation Carryover Balances and a Limited Waiver of the Maximum Annual Vacation Carryover Limitations at the End of 2022.

Craig Violante – Interim Deputy Exec Dir-Chief Administrative Officer discussed the effects of the proposed Resolution. In 2020, the Board authorized a carryover of accrued vacation time in excess of policy limitations at the end of 2020 into 2021, and again from 2021 to 2022.

Currently, 80 employees have an excess of at least 40 hours. The resolution allows employees the limited opportunity to cash in some of these excess hours, and also allows employees to carry 50% of excess accrued hours at the end of 2022 into 2023.

On motion by Commissioner Susan Palmer, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution 5689.

C. Resolution No. 5690 – A Resolution Granting the Executive Director the Authority to Extend Temporary Compensation to All Employees of the Authority.

Craig Violante, Interim Deputy Exec Dir-Chief Administrative Officer, discussed this Resolution.

On October 12, 2020, the Board approved Resolution No. 5666 which authorized the payment of a \$60 monthly stipend to help offset costs that employees were incurring during the pandemic. This authorization expires at the end of June 2021. The Resolution authorizes the Executive Director to extend the monthly stipend.

On motion by Commissioner John Welch, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution 5690.

D. Resolution No. 5691 – Resolution Authorizing Issuance of One or More Series of the Authority's Non-Revolving Line of Credit Revenue Notes, 2021, in the Combined Principal Amount of Not to Exceed \$250,000,000, to Finance or Refinance the Acquisition, Construction, Rehabilitation and Equipping of Housing and Related Improvements and Facilities and Costs of Issuing the Notes, and Determining Related Matters.

Tim Walter, Senior Director of Development and Asset Management discussed the details of this resolution.

This Resolution authorizes an interim financing arrangement with KeyBank that will allow the Housing Authority to quickly close on new property acquisitions, such as those related to the Amazon partnership. Permanent financing will follow. Closing on new properties is expected in the coming months.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Michael Brown, the Board unanimously approved Resolution 5691.

E. Resolution No. 5692 – A Resolution Authorizing Acquisition of the Surrey Downs Apartments.

Tim Walter, Senior Director of Development and Asset Management presented details about this property.

Surrey Downs is a 122 unit complex located near Factoria in Bellevue, and its acquisition will fulfill the commitment to Amazon to acquire 1,000 new housing units. Closing is scheduled for July 1.

Thanks were expressed to Wen Xu and her entire team for all the work on this acquisition, and also to Stephen and Dan for opening the doors with Amazon and Microsoft.

On motion by Commissioner Susan Palmer, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution 5692.

IX. BRIEFINGS AND REPORTS

A. First Quarter 2021 Write-off' report

Bill Cook, Director of Property Management shared the update of write-off's.

Bill reported that he is cautiously optimistic as some indicators are stabilizing. The rental assistance program will have a big impact going forward. \$13,000 was written-off during the first quarter.

Questions of Commissioners were answered.

B. Fourth Quarter 2020 Financial Reports

Windy Epps, Interim Director of Finance gave a summary of the report.

C. New Bank Accounts

Craig Violante, Interim Deputy Exec Dir-Chief Administrative Officer reported that three new bank accounts were opened during the month.

Questions of Commissioners were answered.

X. EXECUTIVE SESSION

- A. To receive and evaluate complaints or charges brought against a public officer or employee (RCW 42.30.110 (1) (f)) and to review the performance of public employees (RCW 42.30.110 (1) (g)).

9:15 a.m. – Board meeting was suspended for the Executive Session.

9:54 a.m. – Board meeting was re-convened.

XI. EXECUTIVE DIRECTOR REPORT

Executive Director Norman echoed the Board in thanking staff for the work reflected in today's agenda.

He noted the success of Tim Walter, Wen Xu and their teams in negotiating this year's tax credit partnership exits. Investor exits from LIHTC partnerships have become an increasingly challenging issue. The Development and Asset management teams have done an extraordinary job in managing the capital accounts to minimize exit tax liabilities and in assuring that operating and replacement reserves are transferred over with the property.

Director Norman thanked Craig Violante, Windy Epps and the finance team for the clean audit results presented today. He noted that these audits, given the complexity of our books, are always a challenge, further complicated this year by the virtual nature of the review and a relatively new SAO audit team. He thanked Commissioners Barnes and Stewart for attending the exit interview and getting a sense of KCHA's working relationship with the SAO.

He acknowledged Tim Walter, Beth Pearson and the Asset Management team's work on the current series of property acquisitions. These are strategic acquisitions that look to the future.

He welcomed Steven Le to the Development team and introduced Pam Taylor as the new Director of the Housing Choice Voucher Program. Pam is a 17-year veteran at KCHA and is replacing Jeb Best, who has an almost 40 year history at the housing authority. He noted that Pam is coming into this role at a critical point. The program administers housing for over 13,000 households and is poised to grow significantly over the next several years.

This includes 756 vouchers just awarded to KCHA under the Emergency Housing Voucher program, the largest single voucher award in KCHA's 80-year history. These vouchers present an incredible opportunity to help address homelessness in our region.

KCHA is working on this initiative with the coordinated entry system and the regional Continuum of Care, which is currently in transition from Seattle and King County governments to the new Regional Homeless Authority. Given the additional vouchers funded in this year's HUD budget, including VASH, non-elderly disabled, and homeless vouchers, there is a chance that KCHA will break the 1,000 new voucher mark in 2021.

The Director thanked the Board for approving today's resolutions providing additional support for employees during the pandemic. KCHA is doing everything it can to support employees and the Board's support and encouragement is very much appreciated.

He congratulated John Eliason and his team on closing the agreement with Connor Homes for the first stage of a three-phase sale of remaining home ownership lots at Greenbridge. The Greenbridge development has been a two decade effort and John has been involved from day one, as have Tim and Dan. This is an important moment to look back and acknowledge how much good work has gone on in bringing us to this point. Time Magazine recently cited Greenbridge as a national model for what the future of public housing should look like.

The Director also briefed the Board on the Authority's work in Skyway – this is an unincorporated area of the County wedged between Renton and Seattle. It is one of the most underserved communities in the County. The new County Council representative for that council district, Councilmember Zahilay, has singled Skyway out as a priority and we are working with his office. Mr. Norman reminded Commissioners that KCHA was donated a vacant parcel in Skyway two years ago. KCHA has offered this land up for possible development by a partnership between the community and the County. They are currently assessing feasibility.

KCHA is also working with the County to evaluate the purchase of a privately owned two-acre multifamily site currently on the market. KCHA would hold the parcel until the County was ready to move forward with a non-profit developer. In addition, KCHA is assisting the County and the community with the possible conversion of a vacant US Bank branch office in the Skyway commercial center into a community resource center. The State legislature has provided \$400,000 in support of this effort and KCHA is serving as the administrative agent in partnership with the Renton Impact Zone and other local partners. Dan Watson is leading up the negotiations on this.

Mr. Norman also acknowledged Dan Watson's work in developing a partnership with the Bellevue School District and Youth Eastside to refer homeless families with children attending Bellevue schools to KCHA. The families are being housed in vacant units at the recently acquired Illahee Apartments. He thanked Bill Cook, Judi Jones and the property management staff for their work in making this a success. The first families referred through this partnership have already been housed.

Questions from the Commissioners were answered.

XII. KCHA IN THE NEWS

None.

XIII. COMMISSIONER COMMENTS

None.

XIV. ADJOURNMENT

Chair Barnes adjourned the meeting at 10:11 a.m.

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

DOUGLAS J. BARNES, Chair
Board of Commissioners

STEPHEN J. NORMAN
Secretary

**MEETING MINUTES
OF THE
KING COUNTY HOUSING AUTHORITY
SPECIAL BOARD OF COMMISSIONERS
VIRTUAL MEETING – EXECUTIVE SESSION ONLY**

May 26, 2021

I. CALL TO ORDER

The telephonic special Executive Session meeting of the King County Housing Authority Board of Commissioners was held on Wednesday, May 26, 2021 via telephone/zoom. There being a quorum, the meeting was called to order by Chair Doug Barnes at 10:00 a.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair) (via Computer/zoom),
Commissioner Susan Palmer (Vice-Chair) (via Computer/zoom),
Commissioner Michael Brown (via Computer/zoom) and
Commissioner TerryLynn Stewart (via Computer/zoom)

Absent: Commissioner John Welch

IX. EXECUTIVE SESSION

This special meeting in executive session is held to receive and evaluate complaints or charges brought against a public officer or employee (RCW 42.30.110 (1) (f)) and to review the performance of a public employees (RCW 42.30.110 (1) (g)).

XIII. ADJOURNMENT

Chair Palmer adjourned the meeting at 10:42 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

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To: Board of Commissioners

From: Ai Ly, Interim Assistant Director of Finance

Date: June 4, 2021

Re: **VOUCHER CERTIFICATION FOR APRIL 2021**

I, Ai Ly, 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.

Ai Ly
Interim Assistant Director of Finance
June 4, 2021

Bank Wires / ACH Withdrawals			10,952,708.97
		<i>Subtotal</i>	10,952,708.97
Accounts Payable Vouchers			
Key Bank Checks - #334324-#334861			4,791,394.15
Tenant Accounting Checks - #11386-#11404			16,425.71
		<i>Subtotal</i>	4,807,819.86
Payroll Vouchers			
Checks - #92582-92623			36,515.85
Direct Deposit			2,578,566.03
		<i>Subtotal</i>	2,615,081.88
Section 8 Program Vouchers			
Checks - #634027-634335 & 634310-634581			269,010.61
ACH - #510568-513262			17,219,188.32
		<i>Subtotal</i>	17,488,198.93
Purchase Card / ACH Withdrawal			270,937.55
		<i>Subtotal</i>	270,937.55
		GRAND TOTAL	\$ 36,134,747.19

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

FROM: Wen Xu, Director of Asset Management

SUBJECT: **VOUCHER CERTIFICATION FOR April 2021**

I, Wen Xu, do hereby certify under penalty of perjury that the claims represented by the wire 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 Date

Date _____

Property	Wired to Operating Account for Obligations of Property			Notes:
	Date	Wire Transaction	Claim	
ALPINE RIDGE	04/01/2021	\$ 5,042.17	A/P & Payroll	
ARBOR HEIGHTS	04/01/2021	\$ 11,251.89	A/P & Payroll	
Aspen Ridge	04/01/2021	\$ 5,625.23	A/P & Payroll	
Auburn Square	04/01/2021	\$ 17,029.65	A/P & Payroll	
Carriage House	04/01/2021	\$ 28,465.44	A/P & Payroll	
CASCADIAN	04/01/2021	\$ 18,672.01	A/P & Payroll	
Colonial Gardens	04/01/2021	\$ 8,470.02	A/P & Payroll	
FAIRWOOD	04/01/2021	\$ 35,997.20	A/P & Payroll	
HERITAGE PARK	04/01/2021	\$ 7,217.90	A/P & Payroll	
Pinewood Village	04/01/2021	\$ 10,211.59	A/P & Payroll	
LAURELWOOD	04/01/2021	\$ 10,560.14	A/P & Payroll	
Meadows	04/01/2021	\$ 16,120.38	A/P & Payroll	
OVERLAKE TOD	04/01/2021	\$ 75,667.68	A/P & Payroll	
Parkwood	04/01/2021	\$ 6,743.93	A/P & Payroll	
RAINIER VIEW I	04/01/2021	\$ 994.15	A/P	
RAINIER VIEW II	04/01/2021	\$ 628.25	A/P	
SI VIEW	04/01/2021	\$ 1,115.01	A/P	
SOUTHWOOD SQUARE	04/01/2021	\$ 10,037.90	A/P & Payroll	
Tall Cedars	04/01/2021	\$ 28,384.07	A/P & Payroll	
Newporter	04/01/2021	\$ 13,066.57	A/P & Payroll	
Timberwood	04/01/2021	\$ 14,848.25	A/P & Payroll	
Walnut Park	04/01/2021	\$ 11,887.88	A/P & Payroll	
WINDSOR HEIGHTS	04/01/2021	\$ 21,006.59	A/P & Payroll	
Woodridge Park	04/01/2021	\$ 36,056.98	A/P & Payroll	
Bellepark	04/07/2021	\$ 21,598.26	A/P & Payroll	
Cottonwood	04/07/2021	\$ 12,913.41	A/P & Payroll & OCR	

Cove East	04/07/2021	\$ 37,130.82	A/P & Payroll & OCR	
Hampton Greens	04/07/2021	\$ 30,482.96	A/P & Payroll	
Juanita View	04/07/2021	\$ 26,455.99	A/P & OCR	
Kendall Ridge	04/07/2021	\$ 23,326.64	A/P & OCR	
Kirkland Heights	04/07/2021	\$ 70,444.51	A/P & Payroll	
Landmark	04/07/2021	\$ 29,286.02	A/P & Payroll	
NIA	04/07/2021	\$ 41,392.44	A/P & Payroll & OCR	
Riverstone	04/07/2021	\$ 69,345.15	A/P & Payroll	
Woodside East	04/07/2021	\$ 24,224.87	A/P & Payroll	
ALPINE RIDGE	04/08/2021	\$ 5,454.73	A/P	
ARBOR HEIGHTS	04/08/2021	\$ 7,594.14	A/P	
Aspen Ridge	04/08/2021	\$ 24,183.40	A/P	
Auburn Square	04/08/2021	\$ 4,664.36	A/P	
Carriage House	04/08/2021	\$ 18,400.64	A/P	
CASCADIAN	04/08/2021	\$ 42,731.74	A/P	
Colonial Gardens	04/08/2021	\$ 11,306.56	A/P	
FAIRWOOD	04/08/2021	\$ 15,452.16	A/P	
HERITAGE PARK	04/08/2021	\$ 9,685.04	A/P	
Pinewood Village	04/08/2021	\$ 7,766.94	A/P	
LAURELWOOD	04/08/2021	\$ 7,952.83	A/P	
Meadows	04/08/2021	\$ 3,285.36	A/P	
OVERLAKE TOD	04/08/2021	\$ 111,665.20	A/P & Debt Services	
Parkwood	04/08/2021	\$ 18,789.74	A/P	
RAINIER VIEW I	04/08/2021	\$ 14,566.87	A/P	
RAINIER VIEW II	04/08/2021	\$ 10,586.56	A/P	
SI VIEW	04/08/2021	\$ 6,738.19	A/P	
SOUTHWOOD SQUARE	04/08/2021	\$ 15,930.49	A/P	
Newporter	04/08/2021	\$ 33,194.90	A/P	
Timberwood	04/08/2021	\$ 6,837.28	A/P	
Vashon Terrace	04/08/2021	\$ 1,022.62	A/P	
Walnut Park	04/08/2021	\$ 32,657.55	A/P	
WINDSOR HEIGHTS	04/08/2021	\$ 33,064.02	A/P	
Woodridge Park	04/08/2021	\$ 21,045.67	A/P	
Ballinger Commons	04/14/2021	\$ 203,834.37	A/P & Payroll	
Bellepark	04/14/2021	\$ 9,780.64	A/P	
Emerson	04/14/2021	\$ 54,598.43	A/P & Payroll	
GILMAN SQUARE	04/14/2021	\$ 53,641.85	A/P & Payroll	
Hampton Greens	04/14/2021	\$ 43,515.24	A/P	

Kendall Ridge	04/14/2021	\$ 8,893.82	A/P	
Landmark	04/14/2021	\$ 14,073.39	A/P	
Meadowbrook	04/14/2021	\$ 72,451.10	A/P & Payroll	
Riverstone	04/14/2021	\$ 51,110.47	A/P	
Villages at South Station	04/14/2021	\$ 51,010.67	A/P & Payroll	
Woodside East	04/14/2021	\$ 13,415.29	A/P	
ALPINE RIDGE	04/15/2021	\$ 5,813.17	A/P & Payroll	
ARBOR HEIGHTS	04/15/2021	\$ 23,586.02	A/P & Payroll	
Aspen Ridge	04/15/2021	\$ 6,768.75	A/P & Payroll	
Auburn Square	04/15/2021	\$ 16,099.74	A/P & Payroll	
Carriage House	04/15/2021	\$ 21,775.83	A/P & Payroll	
CASCADIAN	04/15/2021	\$ 28,100.04	A/P & Payroll	
Colonial Gardens	04/15/2021	\$ 17,883.12	A/P & Payroll	
FAIRWOOD	04/15/2021	\$ 17,282.43	A/P & Payroll	
HERITAGE PARK	04/15/2021	\$ 37,360.65	A/P & Payroll	
Pinewood Village	04/15/2021	\$ 36,413.87	A/P & Payroll	
LAURELWOOD	04/15/2021	\$ 17,624.25	A/P & Payroll	
Meadows	04/15/2021	\$ 14,113.21	A/P & Payroll	
OVERLAKE TOD	04/15/2021	\$ 56,719.75	A/P & Payroll	
Parkwood	04/15/2021	\$ 22,821.10	A/P & Payroll	
RAINIER VIEW I	04/15/2021	\$ 6,576.20	A/P	
RAINIER VIEW II	04/15/2021	\$ 4,494.80	A/P	
SI VIEW	04/15/2021	\$ 3,692.57	A/P	
SOUTHWOOD SQUARE	04/15/2021	\$ 18,070.80	A/P & Payroll	
Newporter	04/15/2021	\$ 14,429.97	A/P & Payroll	
Timberwood	04/15/2021	\$ 29,888.26	A/P & Payroll	
Vashon Terrace	04/15/2021	\$ 6,121.57	A/P	
Walnut Park	04/15/2021	\$ 25,599.50	A/P & Payroll	
WINDSOR HEIGHTS	04/15/2021	\$ 30,781.80	A/P & Payroll	
Woodridge Park	04/15/2021	\$ 36,892.19	A/P & Payroll	
Bellepark	04/21/2021	\$ 23,081.04	A/P & Payroll	
Cottonwood	04/21/2021	\$ 25,007.95	A/P & Payroll	
Cove East	04/21/2021	\$ 34,208.46	A/P & Payroll	
Hampton Greens	04/21/2021	\$ 38,180.45	A/P & Payroll	
Juanita View	04/21/2021	\$ 35,674.48	A/P & Payroll	
Kendall Ridge	04/21/2021	\$ 34,928.95	A/P & Payroll	
Kirkland Heights	04/21/2021	\$ 63,196.34	A/P & Payroll & OCR	
Landmark	04/21/2021	\$ 22,795.16	A/P & Payroll	

NIA	04/21/2021	\$ 13,381.91	A/P & Payroll & OCR	
Riverstone	04/21/2021	\$ 20,094.66	A/P & Payroll	
Woodside East	04/21/2021	\$ 19,719.30	A/P & Payroll	
ALPINE RIDGE	04/22/2021	\$ 8,742.24	A/P	
ARBOR HEIGHTS	04/22/2021	\$ 8,157.13	A/P	
Aspen Ridge	04/22/2021	\$ 12,115.91	A/P	
Auburn Square	04/22/2021	\$ 6,437.26	A/P	
Carriage House	04/22/2021	\$ 5,433.78	A/P	
CASCADIAN	04/22/2021	\$ 2,681.43	A/P	
Colonial Gardens	04/22/2021	\$ 395.55	A/P	
FAIRWOOD	04/22/2021	\$ 6,991.07	A/P	
HERITAGE PARK	04/22/2021	\$ 7,509.17	A/P	
Pinewood Village	04/22/2021	\$ 10,917.69	A/P	
LAURELWOOD	04/22/2021	\$ 3,837.97	A/P	
Meadows	04/22/2021	\$ 4,706.04	A/P	
OVERLAKE TOD	04/22/2021	\$ 14,495.08	A/P	
Parkwood	04/22/2021	\$ 2,214.20	A/P	
RAINIER VIEW I	04/22/2021	\$ 1,407.49	A/P	
RAINIER VIEW II	04/22/2021	\$ 992.18	A/P	
SI VIEW	04/22/2021	\$ 463.44	A/P	
SOUTHWOOD SQUARE	04/22/2021	\$ 7,264.81	A/P	
Newporter	04/22/2021	\$ 30,254.51	A/P	
Timberwood	04/22/2021	\$ 11,111.58	A/P	
Vashon Terrace	04/22/2021	\$ 785.12	A/P	
Walnut Park	04/22/2021	\$ 8,185.45	A/P	
WINDSOR HEIGHTS	04/22/2021	\$ 24,598.62	A/P	
Woodridge Park	04/22/2021	\$ 21,417.52	A/P	
Ballinger Commons	04/28/2021	\$ 124,155.21	A/P & Payroll	
Bellepark	04/28/2021	\$ 10,221.20	A/P	
Emerson	04/28/2021	\$ 57,368.51	A/P & Payroll	
GILMAN SQUARE	04/28/2021	\$ 33,633.45	A/P & Payroll	
Hampton Greens	04/28/2021	\$ 14,565.00	A/P	
Kendall Ridge	04/28/2021	\$ 24,692.80	A/P	
Landmark	04/28/2021	\$ 10,208.68	A/P	
Meadowbrook	04/28/2021	\$ 31,887.26	A/P & Payroll	
Riverstone	04/28/2021	\$ 26,896.74	A/P	
Villages at South Station	04/28/2021	\$ 35,136.79	A/P & Payroll	
Woodside East	04/28/2021	\$ 20,521.65	A/P	

ALPINE RIDGE	04/29/2021	\$ 5,594.47	A/P & Payroll & OCR & Management Fee	
ARBOR HEIGHTS	04/29/2021	\$ 11,301.47	A/P & Payroll & OCR & Management Fee	
Aspen Ridge	04/29/2021	\$ 16,516.47	A/P & Payroll & OCR & Management Fee	
Auburn Square	04/29/2021	\$ 37,384.96	A/P & Payroll & OCR & Management Fee	
Carriage House	04/29/2021	\$ 21,221.28	A/P & Payroll & OCR & Management Fee	
CASCADIAN	04/29/2021	\$ 37,772.47	A/P & Payroll & OCR & Management Fee	
Colonial Gardens	04/29/2021	\$ 14,710.52	A/P & Payroll & OCR & Management Fee	
FAIRWOOD	04/29/2021	\$ 48,508.82	A/P & Payroll & OCR & Management Fee	
HERITAGE PARK	04/29/2021	\$ 11,087.81	A/P & Payroll & OCR & Management Fee	
Pinewood Village	04/29/2021	\$ 19,929.89	A/P & Payroll & OCR & Management Fee	
LAURELWOOD	04/29/2021	\$ 21,205.74	A/P & Payroll & OCR & Management Fee	
Meadows	04/29/2021	\$ 16,436.87	A/P & Payroll & OCR & Management Fee	
OVERLAKE TOD	04/29/2021	\$ 44,601.91	A/P & Payroll & OCR & Management Fee	
Parkwood	04/29/2021	\$ 17,603.86	A/P & Payroll & OCR & Management Fee	
SI VIEW	04/29/2021	\$ 5,408.54	A/P	
SOUTHWOOD SQUARE	04/29/2021	\$ 12,278.37	A/P & Payroll & OCR & Management Fee	
Tall Cedars	04/29/2021	\$ 23,789.29	A/P & Payroll & OCR & Management Fee	
Newporter	04/29/2021	\$ 18,277.27	A/P & Payroll & OCR & Management Fee	
Timberwood	04/29/2021	\$ 35,476.24	A/P & Payroll & OCR & Management Fee	
Walnut Park	04/29/2021	\$ 27,418.21	A/P & Payroll & OCR & Management Fee	
WINDSOR HEIGHTS	04/29/2021	\$ 33,756.65	A/P & Payroll & OCR & Management Fee	
Woodridge Park	04/29/2021	\$ 39,119.75	A/P & Payroll & OCR & Management Fee	
TOTAL	162 Wires	\$ 3,761,585.89		

T A B N U M B E R

3



To: Board of Commissioners

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

Date: June 15, 2021

Re: **Resolution No. 5693:** A Resolution authorizing the extension and modification of the Authority's Revolving Line of Credit Revenue Note, 2011 (Tax-Exempt) and Revolving Line of Credit Revenue Note, 2011 (Taxable); establishing certain terms and covenants of the notes; authorizing the negotiation, execution and delivery of documents; and determining related matters

Resolution No. 5693 authorizes KCHA to renew its Revolving Line of Credit Revenue Note, 2011. This is one of KCHA's three existing lines of credit with KeyBank and KeyBank has offered to renew the line of credit for an additional two years.

The line of credit provides KCHA with up to \$30 million of taxable rate financing and/or up to \$10 million of tax-exempt financing, however, the total principal amount outstanding on this line of credit may not exceed a total combined amount of \$30 million at any one time. The interest rate index on the line of credit is changing from a Prime Rate banking index to a Secured Overnight Financing Rate (SOFR) index. The change in the interest rate indices will result in a savings in the effective interest rates.

The primary terms of the authorizing resolution and line of credit are as follows:

Amount:	Not to exceed \$30,000,000 (of which not more than \$10,000,000 may be outstanding at any one time as tax-exempt financing)
Maturity:	2 years from closing and renewable for successive 1 to 2 year terms up to but not to exceed December 31, 2028, subject to KeyBank approval
Security:	General revenue pledge of the Housing Authority
Tax Status:	KCHA option to make either 'taxable' or 'tax-exempt' draws (tax-exempt draws limited to \$10,000,000)
Interest Rate:	<u>Indicative Rates</u> Tax-Exempt: $((\text{Sum of SOFR 30-Day Average} + 1.17\%) * (1.0 - (\text{Corporate Tax Rate}))) = ((0.01\% + 1.17\%) * (1.0 - .21)) = 1.18\% * .79 = .93\%$ (current rate based on Prime Rate = 1.63%)

Taxable: (Sum of SOFR 30-Day Average + 1.17%) = (0.01% + 1.17%) = **1.18%** (current rate based on Prime Rate = 2.4%)

Purpose: Bridge financing for general development activities and the acquisition and/or rehabilitation of real estate

Unused Facility
Fee: No unused credit facility fee

Pre-Payment: The LOC may be repaid in part or whole without penalty on any date

Interest Payments: Due quarterly

Draw
Requirements: KCHA must provide written notification to the Bank evidencing that the purpose of the draw is for the acquisition, financing, refinancing, rehab or other capital improvements of real estate. The draw may not be used for general operating purposes of the Authority

Covenant: The covenants for this line of credit are identical to the existing covenants required as part of each of KCHA's other KeyBank credit facilities. These covenants include but are not limited to maintaining a corporate Debt Service Coverage Ratio of no less than 1.10 to 1.0 as well as on-going quarterly and annual financial reporting requirements

SOFR SOFR refers to Secured Overnight Financing Rate and is the variable rate index intended to replace LIBOR (London Interbank Overnight Rate) as the primary index for US financial contracts. SOFR is the average rate at which institutions can borrow US dollars overnight while posting US Treasury bonds as collateral. The one-month LIBOR index and one-month SOFR index have generally performed similarly although SOFR is a moving average of a historical rate (which can be measured daily, monthly, 3 – month, etc.) while LIBOR is a forward looking rate based on projections of future or forward looking rates.

The credit available to KCHA through this line of credit is extremely cost effective and is an important development tool to KCHA. Most recently, this line of credit provided financing for the acquisition of the Oaks facility in Shoreline and the Illahee Apartments in Bellevue and a portion of acquisition financing for the Pinewood Village Apartments in Bellevue and the Riverstone Apartments in Federal Way.

Staff recommends passage of Resolution No. 5693.

HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5693

A RESOLUTION of the Board of Commissioners of the Housing Authority of the County of King authorizing the extension and modification of the Authority's Revolving Line of Credit Revenue Note, 2011 (Tax-Exempt) and Revolving Line of Credit Revenue Note, 2011 (Taxable), establishing certain additional terms and covenants pertaining to the notes; authorizing and directing appropriate officers of the Authority to negotiate, execute and deliver such documents as are useful or necessary to the purposes of this resolution; and determining related matters.

Adopted June 21, 2021

This document was prepared by:

*FOSTER GARVEY P.C.
1111 Third Avenue, Suite 3000
Seattle, Washington 98101
(206) 447-4400*

HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5693

A RESOLUTION of the Board of Commissioners of the Housing Authority of the County of King authorizing the extension and modification of the Authority's Revolving Line of Credit Revenue Note, 2011 (Tax-Exempt) and Revolving Line of Credit Revenue Note, 2011 (Taxable), establishing certain additional terms and covenants pertaining to the notes; authorizing and directing appropriate officers of the Authority to negotiate, execute and deliver such 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 35.82.020(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 Board of Commissioners (the "Board") of the Housing Authority of the Authority previously adopted Resolution No. 5344, providing for the issuance of the Authority's Revolving Line of Credit Revenue Note, 2011 (Tax-Exempt) (the "Tax-Exempt Note") and the Authority's Revolving Line of Credit Revenue Note, 2011 (Taxable) (the "Taxable Note" and, together with the Tax-Exempt Note, the "Notes"), Resolution No. 5563, which, among other things, authorized the extension of maturity and modification of the terms of the Notes, and Resolution No. 5671 which, among other things, authorized the modification of the principal amount of the Notes

to a combined amount of not to exceed \$30,000,000 at any one time outstanding (the principal of the Tax-Exempt Note continues to be limited to not more than \$10,000,000 outstanding at any one time); and

WHEREAS, pursuant to Resolution No. 5344, Resolution No. 5563, and Resolution 5671 (collectively, the “Note Resolutions”), the Authority has issued and delivered the Notes to KeyBank National Association (the “Bank”) in a combined principal amount of not to exceed \$30,000,000 at any one time outstanding, of which not more than \$10,000,000 shall be outstanding at any one time on the Tax-Exempt Note, and has extended the maturity dates and modified certain other terms of the Notes from time to time; and

WHEREAS, the Notes are currently scheduled to mature on June 30, 2021; and

WHEREAS, the Bank has offered to extend the maturity date of the Notes and to modify the interest rate formulae applicable to the Notes in a manner expected to provide interest rate savings to the Authority, upon compliance with certain terms and conditions, including the addition of certain covenants and terms applicable to the Notes; and

WHEREAS, the Board has determined that it is in the best interest of the Authority to accept such offer and to authorize related modifications of the Notes, and to authorize future extensions and modifications of the terms of the Notes;

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

Section 1. Definitions. In addition to the terms defined in the recitals and elsewhere in this resolution, capitalized terms used, and not otherwise defined, in this resolution shall have the meanings ascribed thereto in the Note Resolutions.

Section 2. Authorization of Modifications and Extensions of Maturity of the Notes.

The Authority's Executive Director and any Deputy Executive Director of the Authority (each, an "Authorized Officer" and together, the "Authorized Officers"), and each of them acting alone, are authorized on behalf of the Authority from time to time, without further action of the Board but with the consent and approval of the Bank, in the Bank's sole discretion, to extend the then-current maturity date of the Notes to any date on or before December 31, 2028, and to modify the interest rates or interest rate formulae applicable to Draws on the Notes, if such Authorized Officer determines that such modification and/or extension is in the best interest of the Authority. The Authorized Officers, and each of them acting alone, are authorized to do everything necessary in connection with such extensions of maturity and modifications of the Notes, including but not limited to the negotiation, execution and delivery of documents and payment of Bank fees. An Authorized Officer's execution of documents in connection with a modification or extension of the Notes as described herein will constitute conclusive evidence of their approval of the extensions, modifications, and/or other terms described therein and the approval of the Authority of such extensions, modifications, and/or other terms.

Section 3. Events of Default. If an Event of Default occurs then, at the option of the Bank, the principal of and interest on the Notes shall become immediately due and payable. "Event of Default" means the declaration by the Bank of an event of default as a result of a determination by the Bank that:

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

continues, and is not cured, for a period of more than 60 days after the Bank has made written demand on the Authority to cure such failure;

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

(iv) any event of default has occurred and is continuing under any other debt or capital lease obligation with Bank or an affiliate of Bank under which the Authority is an obligor (not including any debt or capital lease obligation in which the Authority is acting as a conduit issuer and the obligation is payable from loan or lease payments from a conduit borrower) where there is outstanding, owing or committed an aggregate amount in excess of \$500,000, if such default continues, and is not cured, or otherwise waived by the Bank or such affiliate within 15 days after written demand is made on the Authority to cure such default.

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 Bank (or affiliate of Bank, if applicable), the Authority may have up to 180 days to cure such default by providing the Bank (and the affiliate of Bank, 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.

Failure of the Bank to enforce a covenant that the Authority has made under the Notes or this resolution shall not prevent Bank from subsequently enforcing such covenant against the Authority.

Section 4. 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 Notes, the Note Resolutions, and this resolution and the consummation by the Authority of all other transactions contemplated by the Note Resolutions and this resolution in connection with the issuance, modification, and extension of the Notes. 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 modification or extension of the Notes. The Executive Director of the Authority is authorized to execute the modified and extended Notes 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 Notes and to ensure the proper use and application of the proceeds of the Notes, and to effect any further extension of the maturity of the Notes and modification of interest rate and/ or interest rate formula applicable to the Notes as described in Section 2.

Section 5. Approval of Transaction. The Bank has offered to extend the maturity and modify that interest rate formulae applicable to the Notes, under the terms and conditions contained in this resolution, including the payment of a fee to the Bank, if any, plus the fees and expenses of the Bank's legal counsel, and any other out-of-pocket costs incurred by the Bank, each payable at closing of the extension and modification. The Board finds that the Bank's offer is in the best interest of the Authority and accepts such offer.

Section 6. Reporting Requirements; Covenants. The Authority covenants and agrees that for so long as the Notes remain outstanding, and unless otherwise waived by the Bank, 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, with respect to the period of time for which calculated, the ratio determined by dividing: 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; 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 Bank. “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 Notes remain outstanding, and unless otherwise waived by the Bank, to provide financial information to the Bank 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 Notes, as may be reasonably requested by the Bank from time to time.

Section 7. Ratification and Confirmation. Any actions of the Authority or its officers or employees prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 8. Supplemental Authorization. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to: (i) determine that any document authorized by this resolution is, at the time such document otherwise would be executed, no longer necessary or desirable and, based on such determination, cause the Authority not to execute or deliver such document; (ii) execute and deliver and, if applicable, file (or cause to be delivered and/or filed) any government forms, applications, affidavits, certificates, letters, documents, agreements and instruments that such officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein; (iii) cause the Authority to expend such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the actions authorized by this resolution; and (iv) notwithstanding any other

Authority resolution, rule, policy, or procedure, to create, accept, execute, send, use, and rely upon such tangible medium, manual, facsimile, or electronic documents, records and signatures under any security procedure or platform, as in such Authorized Officer's judgment may be necessary or desirable to give effect to this resolution and to consummate the transactions contemplated herein.

Section 9. Execution of Duties and Obligations. The Board authorizes and directs the Authority's Executive Director to cause the Authority to fulfill the Authority's duties and obligations under the Notes and this resolution.

Section 10. Acting Officers Authorized. Any action required by this resolution to be taken by the Chair of the Board or the Executive Director of the Authority may in the absence of such person be taken by the duly authorized acting Chair of the Board or the duly authorized acting Executive Director of the Authority, respectively.

Section 11. 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 provisions of this resolution and shall in no way affect the validity of the other provision of this resolution or the Notes.

Section 12. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 21st
DAY OF JUNE, 2021.**

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

By: _____
DOUGLAS J. BARNES, Chair
Board of Commissioners

ATTEST:

STEPHEN J. NORMAN
Secretary-Treasurer

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director and Secretary-Treasurer 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. 5693 (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 June 21, 2021 (the “Meeting”), and duly recorded in the minute books of the Authority;

2. That in accordance with RCW 43.06.220, and the Proclamations of the Governor of the State of Washington, as extended by the leadership of the Washington State Senate and House of Representatives (a) one or more options were provided for the public to attend the Meeting remotely, including by telephonic access, and (b) the means of attending the Meeting provided the ability for all persons attending the Meeting to hear each other at the same time;

3. The public was notified of access options for remote participation in the Meeting via the Authority’s website; and

4. The 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 the Meeting was given; that a quorum was present throughout the Meeting through telephonic and/or internet means of remote access, 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 21st day of June, 2021.

Stephen Norman

Executive Director and Secretary-Treasurer of the
Authority

T A B N U M B E R



To: Board of Commissioners

From: Dan Landes, Director of Development

Date: June 14, 2021

Re: **Resolution No. 5694:** A Resolution Amending Resolution 5678 with respect to the acquisition of TOD Property in Issaquah

On March 15, 2021 the Board of Commissioners approved Resolution No. 5678, which authorized the Executive Director to execute all documents necessary to complete the acquisition of the property site for the Trailhead project located at 1505 Newport Way NW in Issaquah which is currently owned and used by Qwest Corporation dba Lumen Technologies as an operations hub. The property is being acquired to be redeveloped into a transit oriented residential development (the “TOD Property”). Resolution 5678 envisioned an acquisition structure in which a replacement facility would be constructed on a different site for Lumen and Lumen’s operations staff would be relocated to that site when it was constructed. Subsequent to the passing of the March resolution, Lumen informed the Authority and its development partner, Spectrum Development Solutions (“Spectrum”), that it no longer wanted to pursue the replacement facility, but instead would sell the TOD Property for its appraised fair market value of \$12 million.

Resolution No. 5694 amends a portion of the previous resolution to reflect the new deal structure with Lumen. Under the new deal, Lumen will sell the property to the Authority for \$12 million but will not condition the sale on the construction of a replacement facility and relocation of its existing operations to the new facility. Lumen will receive easements for continued use of both their communications facility vault and a cell tower used in connection with their operations. Prior to the construction of new residential buildings, it will also be necessary to move the cell tower to another location on the TOD Property and the cost of moving the cell tower will be borne by the Authority/Spectrum. Lumen will pay all of its own closing costs, brokerage fees and taxes, and will credit the purchase price for the value of the easement for the cell tower. Closing is expected to be early to mid-fourth quarter of 2021.

Resolution No. 5694 authorizes the Executive Director to proceed with this revised purchase structure and to execute those documents that are needed to complete the purchase transaction, including the purchase and sale agreement with Lumen and the easements benefiting Lumen. All of the other authorizations of Resolution 5678 related to the development of the site remain in full effect. A project profile is attached, reviewing project specifics in greater detail and assessing development and operational risks to the Housing Authority.

Staff recommends approval of Resolution No. 5694.

Trailhead Apartments Project Profile

The Trailhead Apartments (“the Trailhead”) is a proposed development located in Central Issaquah that will be a part of a larger mixed-income, mixed-use Transit Oriented Development project (“TOD Project”) next door to the Issaquah Transit Center. King County Housing Authority is partnering with Spectrum Development Solutions (“Spectrum” and together referred to as the “Development Team”) and the City of Issaquah (“City”) on the larger TOD Project. The Trailhead will include approximately 155 units of workforce housing owned by KCHA targeting households at 40% and 60% of Area Median Income. The development will be financed with funding from the King County TOD funds, ARCH Funding, 4% Low Income Housing Tax Credits and Tax-Exempt Bond Financing.

Project History

In November 2016 the City of Issaquah released an RFP for qualified developers to build a mixed-use, mixed-income Transit Oriented Development on a site adjacent to the Issaquah Transit Center. KCHA partnered with Spectrum Development Solutions (together the “Development Team”) to submit a proposal, and the Development Team was eventually selected by the City to proceed with the development. The proposed site is owned by Lumen Technologies (previously CenturyLink and before that Qwest) and used as an operations facility. Originally, Lumen would only agree to sell the site if an equivalent facility could be built for it at an acceptable alternative location in Issaquah. In April 2021, Lumen decided they no longer wanted a replacement facility but instead would agree to sell the property to the Development Team for full market value.

Purchase Status

Lumen has agreed to sell the property subject to the following conditions:

1. The sales price is \$12 million for the site (Lumen will pay all of its own closing costs, brokerage fees and real estate excise tax due).
2. Lumen would receive easements for continued use of a cell tower and communications infrastructure located on the current site. Lumen will discount the sales price by the pro-rated value of the cell tower easement (approximately \$170,000).
3. If the Development Team elects to move the cell tower, we would need to pay for the cost of moving the tower and ensure continual operations.

Closing is projected to be in November 2021.

Due Diligence Status

KCHA received an appraisal of the TOD Project site from Kidder Mathews that sets the value at \$12 million. A Phase I Environmental Assessment, a survey and preliminary soils report have also been completed and identified no significant issues. The purchase agreement will have an additional 120-day due diligence period which will allow the Development Team to refine initial designs and conduct additional testing as deemed necessary.

There are conflicting legal descriptions between the deed and the plat, with the deed showing the property 30 feet to the east of where it is in the plat. Lumen has fenced and used the land described

in the deed, and they are currently in discussions with the property owner on the east (a business park) to try to resolve the disputed boundary to the east. The property owner to the west is Sound Transit, which is willing to work with the Development Team to quit claim any rights Sound Transit has to the 30 feet west of the property, if the eastern boundary issue is not resolved. Spectrum is confident that we will be able to build as planned regardless of which legal description holds, as the building can be moved 30 feet to the west if necessary.

Project Description

The site for the TOD Project is approximately 4 acres. It is a rectangular site with street access on the north and south sides. The Issaquah Transit Center is immediately to the west and an office park is located to the east.

The site is zoned Urban Core and is subject to the Central Issaquah Plan overlay. The proposed project is fully permitted under the existing zoning and is consistent with the Planned Action Environmental Impact Statement which was approved for Central Issaquah.

The proposed development will include two 7-story towers. The southern tower (Tibbetts) will be developed by Spectrum and contain approximately 200 market rate units and a new daycare center. The other tower (Trailhead) will be developed by KCHA and contain approximately 155 KCHA units, 5 units for people with developmental disabilities to be owned by Life Enrichment Options, and an Opportunity Center which will house a Health Point clinic and a Valley Cities mental health center. The Opportunity Center will be owned and financed by the City of Issaquah.

Current budgets project that KCHA's housing will represent 45% of the rentable space in the full development, so 45% of the acquisition and site development costs will be borne by the Trailhead. The details of the relationship between Spectrum and KCHA will be fully written out in a joint venture agreement which will be finalized during the due diligence period. KCHA has already signed a contract with Spectrum detailing Spectrum's role as development manager for the construction of the Trailhead.

The design for the development will be refined during the due diligence period outlined above, and a Development Agreement will be submitted to the City of Issaquah prior to the closing of the acquisition. The Development Team and the City have agreed on a timeline that will allow construction to begin on the TOD Project as soon as the replacement facility has been built and Lumen is relocated.

Proposed KCHA Unit Configuration

The proposed Trailhead Apartments is anticipated to include 155 units in the following unit mix:

- 5 studio units with one bath of approximately 400 square feet each,
- 80 one-bedroom, one bath units of approximately 580 square feet,
- 40 two-bedroom, one bath units of approximately 850 square feet,
- 30 three-bedroom, two bath units of approximately 1,100 square feet.

Neighborhood Description

The Trailhead is located between Maple Street and Newport Way, one block east of Highway 900. It sits within the Tibbetts Valley District in Central Issaquah. The district is currently a collection of low-rise shopping centers, office buildings and restaurants. The Central Issaquah Plan envisions a vibrant mix of higher density residential, office and retail uses and a transit center in the Tibbetts

Valley District. In 2012, the City of Issaquah entered into a Development Agreement with Rowley Properties covering the redevelopment of approximately 78 acres of land just to the north of the Trailhead site. The Rowley master planned community will be an urban, pedestrian-oriented village providing a variety of distinctive building types, styles, and densities with a cohesive and unified community identity.

The Issaquah Transit Center is immediately to the west of the property, offering frequent, all-day, and high capacity transit to Seattle and other Eastside employment centers and services. Across the street to the south is Tibbetts Valley Park, a thirty acre active recreational community park with athletic fields, tennis courts, basketball court and a children's playground. The site provides close access to trailheads leading into Cougar Mountain Regional Wildland Park and Squak Mountain State Park. The Maple-Juniper Urban Trail across Maple Street provides direct access to Issaquah's extensive urban trail system and to forested trails in the nearby parks.

There are numerous grocery stores, department stores, banks, health care facilities, and professional office buildings within walking distance of the Trailhead.

Strategic Rationale for Acquisition

KCHA's Board of Commissioner's has identified the acquisition and development of affordable housing near or adjacent to light rail stations as a priority in order to address a shortage of affordable housing with access to transportation. The development of the Trailhead will allow KCHA to provide 155 units of affordable housing to households at or below 60% of the area median income next door to a transit center. Although the location has not been finalized, it is expected that the eventual Issaquah Light Rail Station will also be within a 10-minute walk of the Trailhead.

The Trailhead is also located in a "high opportunity neighborhood", with access to high-performing public schools and a growing high-wage employment base. Rents in Issaquah have been growing at a faster rate than those of the County as a whole, putting these opportunities out of reach for most lower income families.

Proposed Financing

Permanent Financing – The Trailhead project has already received two significant funding commitments. King County has committed \$10 million of TOD funds to this project, and ARCH has committed an additional \$2 million. In addition, the City of Issaquah will be waiving \$2 million in impact and permitting fees. The other financing will consist of 4% Low-Income Housing Tax Credits and Tax-Exempt Bond Financing. The Trailhead is located in a Difficult Development Area, resulting in a 130% boost in tax credits. It also will benefit from the recent changes to the 4% tax credit regulations that will result in about 25% increase in the tax credit equity that the project can generate. KCHA will need to secure an allocation of private activity bond cap, which has become very competitive. The project is currently listed on the Housing Authority bond cap priorities list. KCHA will also loan a portion of the \$7.5 million developer fee to the project, recouping these monies over time. The \$5.4 million acquisition amount below represents KCHA's 45% share of the total initial site purchase price of \$12,000,000 ($\$12,000,000 \times 45\% = \$5,400,000$).

Sources & Uses

USES

Acquisition	\$5,400,000
Closing	100,000
Construction	50,015,000

Soft Costs	5,000,000
Financing Costs	2,800,000
Other Development	3,000,000
Developer Fee	7,500,000
Reserves	185,000
TOTAL	\$74,000,000

SOURCES

King County	\$10,000,000
ARCH	2,000,000
Issaquah Fee Waivers	2,000,000
Tax-Exempt Bonds	25,000,000
Tax Credit Equity	32,000,000
Developer Fee Loan	3,000,000
TOTAL	\$74,000,000

Risks & Mitigation

Acquisition Risks & Mitigation

- (Risk) The mixed-use project site has physical defects which are unforeseen/unknown.
- (Mitigation) Spectrum is experienced in these types of mixed-use residential projects and has completed thorough due diligence on the site. This due diligence has identified that the property has a high water table and potential soils issues, and the cost of mitigating these issues has been included in the development budget.
- (Risk) The resolution of the eastern site boundary line takes a long time to complete.
- (Mitigation) The Development Team is prepared to acquire the site regardless of whether Lumen is successful in gaining clear title to the eastern 30 feet. Spectrum has discussed the issue with Sound Transit and they have no interest in asserting ownership rights to the western 30 feet. Lumen is actively participating in discussions around resolution of this issue.

Financing Risk & Mitigation

- (Risk) KCHA is unable to secure adequate private activity bond cap for this project.
- (Mitigation) Securing bond cap for 4% Low-Income Housing Tax Credit projects has never been more difficult, as recent changes to the program have made many more projects feasible. The housing authorities in Washington State have set up a collaborative process for allocating this scarce resource, but there are more housing authority projects that want bond cap than there is bond cap available. The Trailhead has been on the list of future projects for two years, greatly enhancing the chances that it will rise to the top of the list either in 2020 or 2021. KCHA is also participating in federal advocacy efforts that may ease some of the pressure on the limited bond cap.
- (Risk) Tax credit pricing might decrease, resulting in the Trailhead project attracting less tax credit equity than anticipated in the preliminary budgets.

- (Mitigation) The budgets assume a still conservative \$0.95 in credit pricing. If necessary, KCHA could defer more developer fee in order to cover the gap.
- (Risk) Interest rates rise significantly, lowering the amount of permanent debt available to the project.
- (Mitigation) The current operating budgets do not take into account recent increases in median income levels, so there is room to increase the tax credit rents and the Net Operating Income, if the projected 3.5% interest rate on KCHA borrowing is no longer achievable.
- (Risk) The Trailhead development cost will fall outside the total development cost limits set by the Washington State Housing Finance Commission.
- (Mitigation) KCHA is working closely with Spectrum and the design team to develop a cost effective project, but the costs will be high and many other new construction TOD projects have exceeded the limits. Additional design work is necessary before it will be clear whether the Trailhead is likely to exceed the cost limits. The Finance Commission has a waiver process for projects exceeding the limits, and they have been amenable to doing this on housing authority projects in the past. KCHA has been granted total development cost limit waivers on its last four 4% Low-Income Housing Tax Credit deals.

Construction Risk & Mitigation

- (Risk) Construction costs increase more than expected before the project is able to bid.
- (Mitigation) The current budget assumes continued cost increase until the bid date. The General Contractor will be brought on by Spectrum in the next few months to help lock in pricing as early as possible.

Joint Venture Risks

- (Risk) Spectrum Development Services fails to perform in either building its portion of the TOD Project, Tibbetts tower, or in delivering its services as a development manager of the Trailhead tower to be owned by KCHA.
- (Mitigation) Spectrum has secured both an investor for the Tibbetts tower as well as below-market financing from Microsoft. It is unlikely that they will be unable to complete this construction for lack of financing. Spectrum has successfully completed, on time and on budget, many similar projects over the last few years. Should they be unable to proceed with one or both of the Tibbetts tower and the Trailhead tower, KCHA could either seek an alternate third party partner developer to replace Spectrum, prepare and entitle the Tibbetts parcel and land bank the property for future sale, or take over the project and build both towers itself (with the second tower developed as market rate workforce housing). In this situation, some site development costs that would otherwise have been shared would have to be fully paid by KCHA and would not be recouped until the market rate housing was built. KCHA has the staff capacity to develop its own tower or to take over the entire project should Spectrum be unable to fulfill its anticipated roles in this project.

THE HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5694

**A RESOLUTION AMENDING RESOLUTION NO. 5678 WITH RESPECT TO
THE ACQUISITION OF TOD PROPERTY IN ISSAQUAH**

WHEREAS, Resolution 5678 authorized the Executive Director, Stephen J. Norman, of the King County Housing Authority (“Housing Authority”) to, among other things, acquire and develop property located at 1505 Newport Way NW, Issaquah, Washington (the “TOD Property”) and to finalize agreements and other arrangements in connection therewith; and

WHEREAS, the TOD Property is currently owned and occupied by Qwest Corporation dba Lumen Technologies (“Lumen”) as a maintenance facility. Lumen has decided it no longer has any need to replace its existing facility and has therefore modified the terms of its participation in the proposed deal by eliminating the need for a replacement maintenance facility and an interim lease of the TOD Property; and

WHEREAS, Lumen is willing to sell the TOD Property to the Housing Authority, provided the following updated conditions are met:

(i) Lumen receives the fair market value of the TOD Property which is \$12 million based on a recent independent appraisal and

(ii) Lumen will have perpetual use of a cell tower and a communications hub located on the TOD Property (including as each may be relocated to facilitate construction of the proposed TOD development).

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

Section 1: Section 2 of Resolution No. 5678 shall be deleted in its entirety and replaced with the following language:

“The Board of Commissioners hereby authorizes the Executive Director, Stephen J. Norman, on behalf of the Housing Authority, to purchase the TOD Property and in connection therewith to enter into: 1) any and all contracts, agreements, certifications or other documents in each case containing such terms and conditions as are customary in such transactions and as are deemed by the Executive Director to be in the best interests of the Housing Authority, including without limitation, a purchase and sale agreement for the TOD Property, and 2) one or more communication system easements or similar agreements with respect to the TOD Property.”

Section 2: Other than as amended in Section 1, all authorizations of the Board of Commissioners included in Resolution No. 5678 are hereby ratified and confirmed.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS
19TH DAY OF JUNE, 2021.**

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

DOUGLAS J. BARNES, Chair
Board of Commissioners

Attest:

STEPHEN J. NORMAN
Executive Director and Secretary-Treasurer

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director and Secretary-Treasurer 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. 5694 (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 June 19, 2021 (the “Meeting”), and duly recorded in the minute books of the Authority;

2. That in accordance with RCW 43.06.220, and the Proclamations of the Governor of the State of Washington, as extended by the leadership of the Washington State Senate and House of Representatives (a) the Meeting was not conducted in person, (b) one or more options were provided for the public to attend the Meeting remotely, including by telephone access, which mean(s) of access provided the ability for all persons attending the Meeting remotely to hear each other at the same time, and (c) adoption of the Resolution is necessary and routine action of the Board of Commissioners of the Authority;

3. The public was notified of access options for remote participation in the Meeting via the Authority’s website and email to stakeholders; and

4. The 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 the Meeting was given; that a quorum was present throughout the Meeting through telephonic and/or internet means of remote access, 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 19th day of June, 2021.

Stephen J. Norman

Secretary-Treasurer and Executive Director of the
Authority

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KCHA Executive Dashboard

2021 Q1

January - March 2021

Households Served
point in time as of March, 2021¹ **22,519**

Finance

	Budgeted	Actual	Actual to Budget	
Revenue year-to-date	\$101,219,879	\$104,535,583	103.3%	
Expenditure year-to-date	\$87,667,350	\$78,884,470	90.0%	
LGIP Rate Investments	0.46%	0.11%	-0.35%	
Non-LGIP Investments	0.46%	0.68%	0.22%	

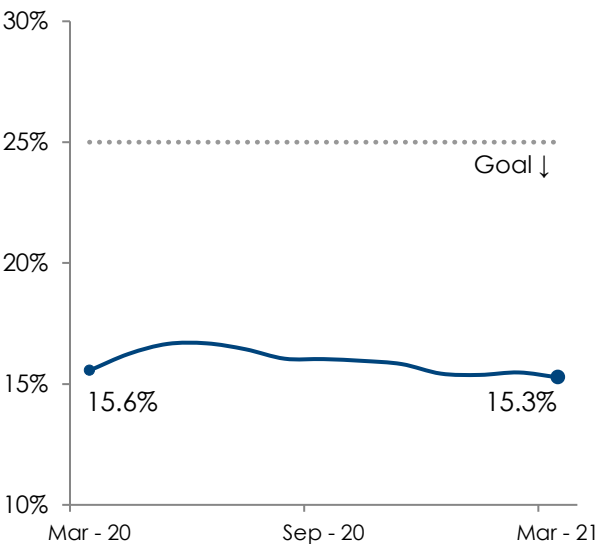
Housing Management

	Scope	Target	Mar '21	
Public Housing Occupancy ²	3,766 units	98.0%	98.9%	
Local Programs Occupancy	7,959 units	96.5%	97.0%	
Total Units Online ³	11,725 units	11,105	11,725	

Housing Choice Voucher Program Operations

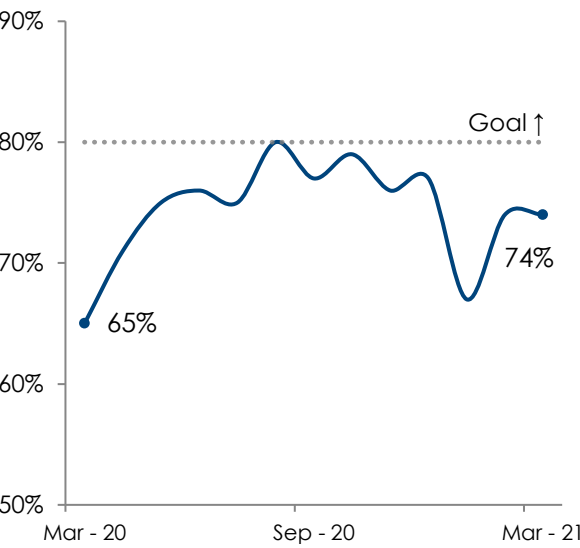
Shelter Burden

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



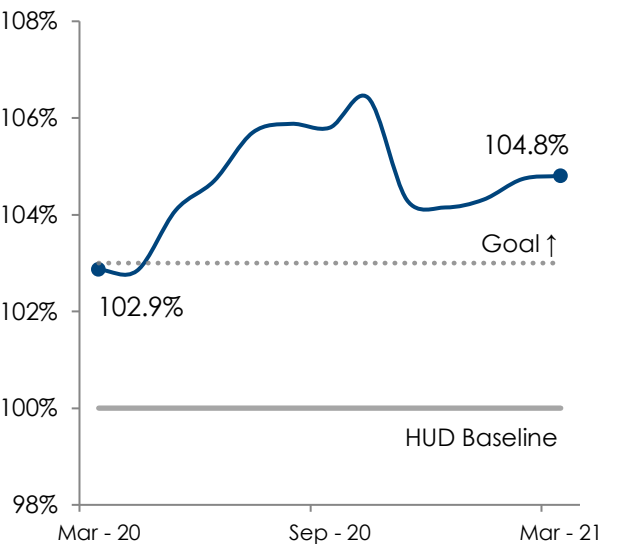
Shopping Success⁴

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



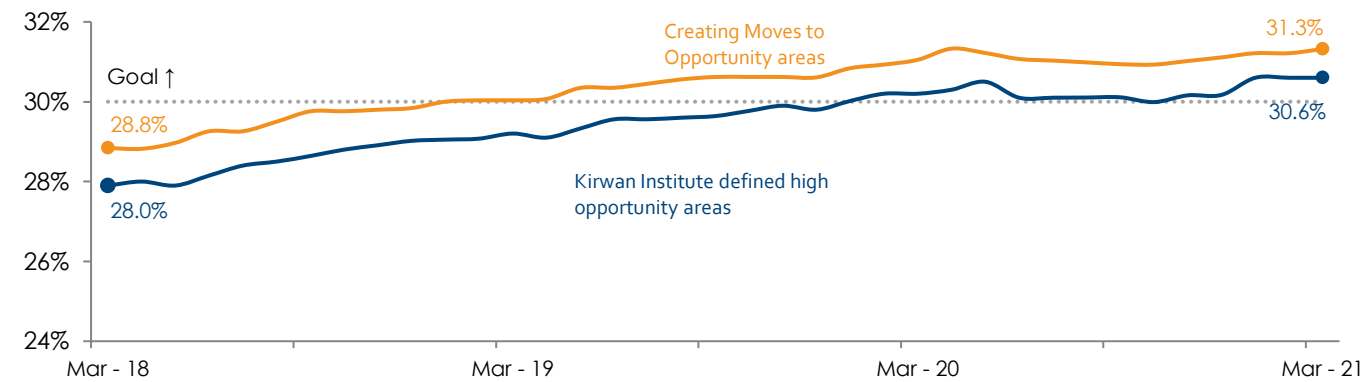
Utilization Rate⁵

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 federally subsidized programs, 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

6



To: Board of Commissioners

From: Craig Violante, Deputy Executive Director/CAO

Date: June 01, 2021

Re: New Bank Accounts

Since the last Board meeting KCHA opened 7 new bank accounts.

Bank: Bank of America

- King County Housing Authority – Surrey Downs Depository

Bank: Northwest Bank

- King County Housing Authority – Carrington Operating
- King County Housing Authority – Carrington Security Deposit
- King County Housing Authority – Sandpiper East Operating
- King County Housing Authority – Sandpiper East Security Deposit

Bank: US Bank

- King County Housing Authority – Argyle Operating
- King County Housing Authority – Argyle Security Deposit

Purpose:

The new Depository Accounts will receive and hold all tenant cash receipts. Periodic wires will be issued from the depository accounts to the operating accounts.

The Operating Accounts will be used to pay property operating expenses. The accounts will receive wires from the Depository Accounts and issue checks.

The Security Deposit Accounts will be used to hold tenant security deposits. Transactions will include and be limited to deposits from the depository accounts and transfers to the operating accounts for tenant refunds. KCHA policy requires tenant security deposits and the practice is to hold security deposits in separate bank accounts.

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Are you **REDI** to Turn a House into a Home? - The REDI Roadmap

The REDI Team has a mission statement that says:

To educate and shape organizational culture, practices, and systems through an equity lens within the agency and the communities we serve.


So what does it mean to build true equity and inclusion for all people with one of the leading housing authorities in the country?

You had better have a plan. A Roadmap. You must be REDI!

In this session the KCHA REDI Team will share:

- The Foundation- The REDI CORE Team- Who, What, Where, and When
- Pillars of our house-
- Furnishing our house- Building equity in the organization thru action and growth
- The future- House To Home

We hope you'll join us. It's more than just talking about equity, diversity, and inclusion. It's building the foundation that leads to action.



A photograph of a small wooden block house with a red roof, surrounded by several other wooden blocks of various shapes and sizes. The scene is set against a light background.

Are you **REDI** to turn a house into
a home?

The house that KCHA built

Channie Butler— Apps Developer Specialist
REDI Co- Chair

What motivates you to engage in this work?

“To create fair treatment and racial equity for the staff of KCHA and the families we served. To dismantle systems that were created not to help all people, but predominantly black people.”







The Foundation

Our Foundation



When was REDI
founded?



The Process- G.A.R.E

Meet your REDI Team



Co-Chair: Ken
Nsimbi

Co- Chair:
Channie Butler

Sponsor: Tonya
Harlan

Trainer/Facilitator:
Camie Whidden

Pam Taylor

Jonathan Pickett

Lydia Assefa-
Dawson

Lisa Herrera

Historian/Scribe:
Charlotte
Wheelock

Jesse Bennett

Arthur Gwin

Dan Watson

2020 GARE NW Learning Community Cohort Graduate King County Housing Authority





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REDI Team Mission:

To educate and shape organizational culture, practices, and systems through an equity lens within the agency and the communities we serve.

REDI Team Vision: Eliminate racial disparities within the agency and in King County by fostering equity and inclusion.

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ᠠᠷᠠᠴᠢᠠᠨ ᠠᠨᠠᠨᠠᠨᠠᠨ: ᠡᠭᠡᠳᠦᠳᠡ ᠠᠨᠠᠨᠠᠨᠠᠨ ᠠᠨᠠᠨᠠᠨᠠᠨ

Putting in the Work!



Videos we have created- 3



Hours of training-106 approx.



How many REDI Meetings-
50+

The World Changed...



Lisa Herrera- Property Manager

REDI Core Member

What motivates you to engage in this work:

I have always felt drawn to help others when I see they are not treated fairly. I have never understood how others can feel above anyone else. I believe in team work and empowering others to be all they can be. It's rewarding to see others reach their goals and desires in life. I had a rough childhood and a not so good past, but because others believed in my abilities and with the help of God I was able to change my life around. I know others can do it too. It's our responsibility to help others in their journey.





The Pillars

Common Goals

Our Common goal is to educate and shape organizational culture, practices, and systems through an equity lens within the agency and the communities we serve.

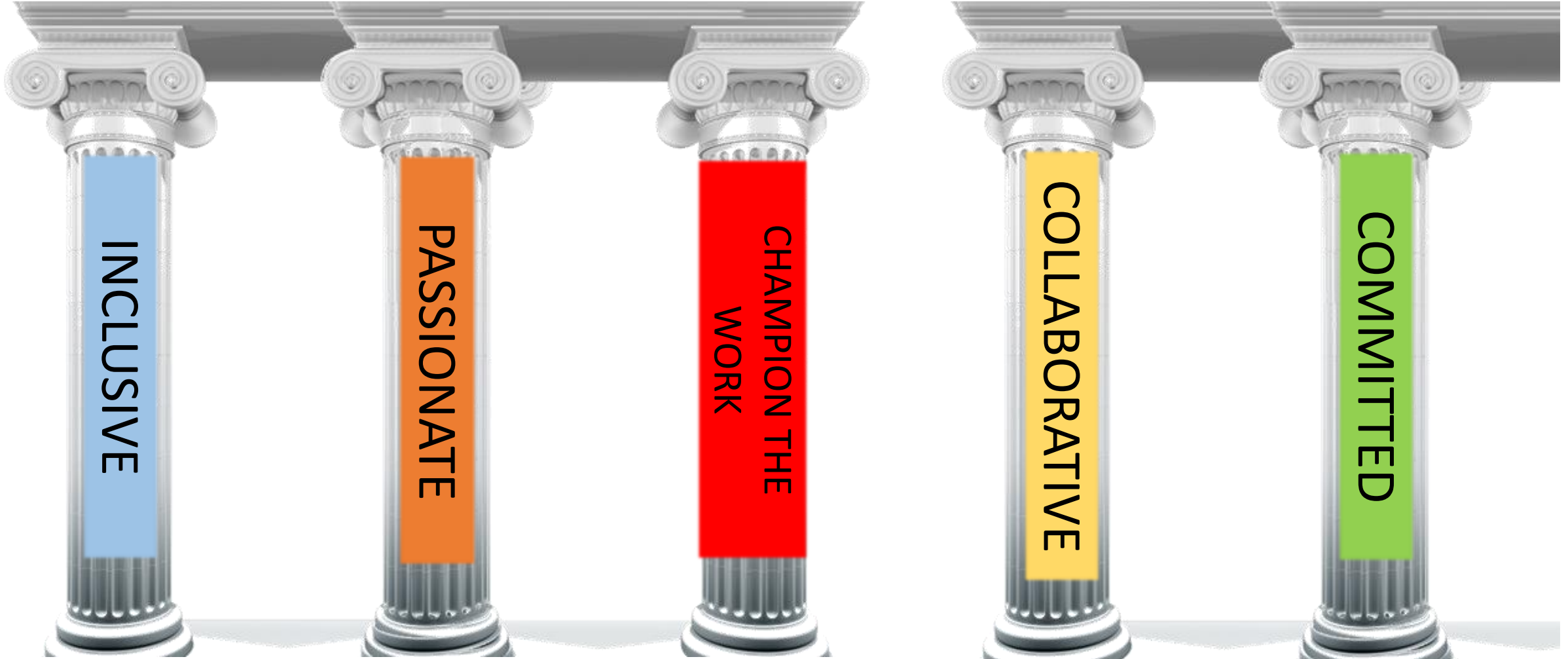
We will do this by developing a sustainable infrastructure to support this work!



The 5 Core Pillars



Poll



Potential Obstacles

- **Data**
- **Staff Resistance**
- **Time Commitment (*Work load job duties*)**
- **Bias**
- **Agency education**

Restraining
Forces

Potential Obstacles

- **Mission & Vision Statement**
- **Common Language**
- **Government Alliance on Race and Equity (GARE)**
- **Staff Hunger**
- **Leadership Commitment**
- **The need for change**
- **Unbiased**
- **New Government- Political Leadership**

Driving
Forces

2020 Goals

What Happened in 2020(successes)

- Created our team charter with our evaluator speech
- Attended training with Tacoma Housing authority- coordinated by Jonathan P.
- We launched the SharePoint site
- Covid-19 we are all in this together video!! (collaborating with our Asian-American brothers and sisters)
- We had our 1st annual Juneteenth day
 - Proclamation
 - DEI Director search on the way
- Revised our Mission with Video
- Launched the Courageous Conversations – Intro installment of training!



We Are Family!

Ken Nsimbi- Youth Programs Coordinator **REDI** Co-Chair

What motivates you to engage in this work: *My story and life experience as a man of color and first generation immigrant is my motivation and driving force to serving and advocating for populations whose voices have been muted by society. I am committed to continue promoting equality for all and the fair redistribution of power and status to marginalized populations.*





The Finishing

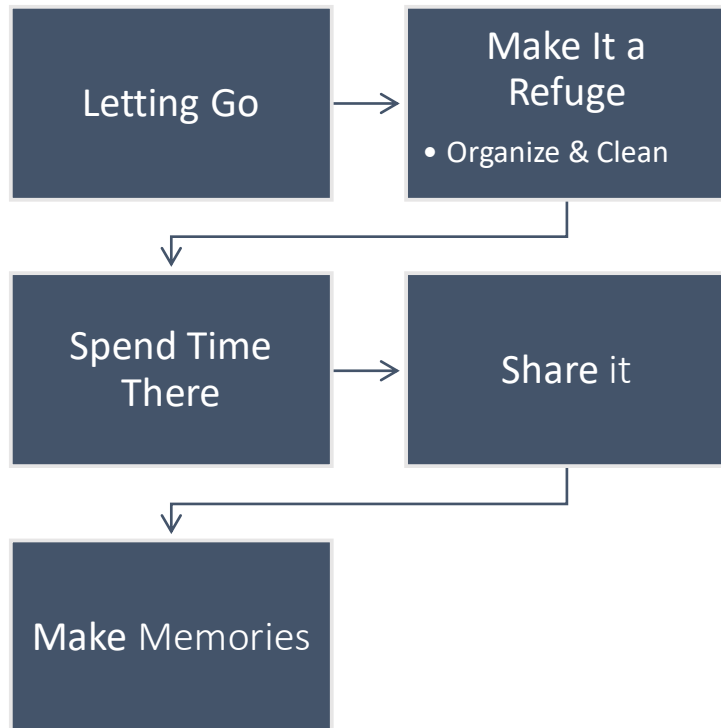
A house is a structure you live in that provides for your basic needs and safety.

A home is a place that provides you mental and emotional support, a place you look forward to being in to get away from the outside world.

Do you feel that way about your home? If not, follow me...

What's the difference between a house and a home?

How did we do it!



New Goals for 2021

1. Get the REDI Advocates – group started in some way to help with projects(training)
2. Create roles and discuss the membership- length and induction for new members
3. Benchmarking and Data Share with KCHA
4. REDI Training Team –working on training for REDI and Staff
 - a. NEW HIRE- Orientation intro and activity to Courageous Conversations
 - b. Affinity Groups
 - c. Courageous Space monthly staff event (wellness and resiliency team calendar)
 - d. Board trained on Courageous Conversations
 - e. Supervisors (required training)
 - f. Baking RE content into daily tasks/meetings/etc. - Senior Staff will start this work in March.
5. All staff updates- continued!
6. 2021 Solidarity Day/Other events
7. Board Presentations Quarterly
8. Stephen will visit the REDI TEAM Quarterly
 - f) Co-chairs will have a monthly sync with Stephen
9. Add GARE AWARE to the agenda – REPORT OUTS FROM STAFF
10. Continue to develop relationships with GARE NW cohort jurisdictions to share best practices and resources.
11. Debrief to the team in meetings
 - f) Outreach each quarter(soft goal)
 - g) Folder to keep all of the info together- one sheet
12. In consultation with the Senior Director of EDI, REDI will explore adopting an agency Racial Equity Toolkit to evaluate policies and programs
13. Align REDI's goals and priorities with the Agency's race and equity commitments in collaboration with the Senior Director of EDI

New Furniture for the Future



Courageous Conversations Training Transformation

- In house- Practitioners
- New Hire On-boarding



Senior Director of ED&I



Partnering with the Board of Commissioners

- REDI Ambassadors






KCHA's Day of Solidarity



"Raising the Roof": Celebrating the Women of KCHA






2021 Virtual MLK Day Celebration and New Mission Reveal





MARTIN LUTHER KING JR. DAY

Proclamation

KCHA's Day of Solidarity"

WHEREAS, The King County and People of Color to eras preventing equity and/or e serve.

WHEREAS, KCHA will exami disproportionately harm Bla communities.

WHEREAS, All elements of t guided through an equity le communities we serve and Black, Indigenous, any Peop

WHEREAS, KCHA will collab systemic racial discrimination participants in an effort to i

WHEREAS, Executive leade and inclusion team to fulfil integrating it into our routine

WHEREAS, KCHA will build include racial equity; implic new employees will be requ and inclusion from the very onboarding.

NOW, THEREFORE, THE KING JUNE 19, 2020 TO BE KCHA's Day of Solidarity



COURAGEOUS SPACES

REDI TEAM HOSTS- Ken, Jesse Lydia and Camie

The Courageous Conversations: Agency Wide schedule for Training

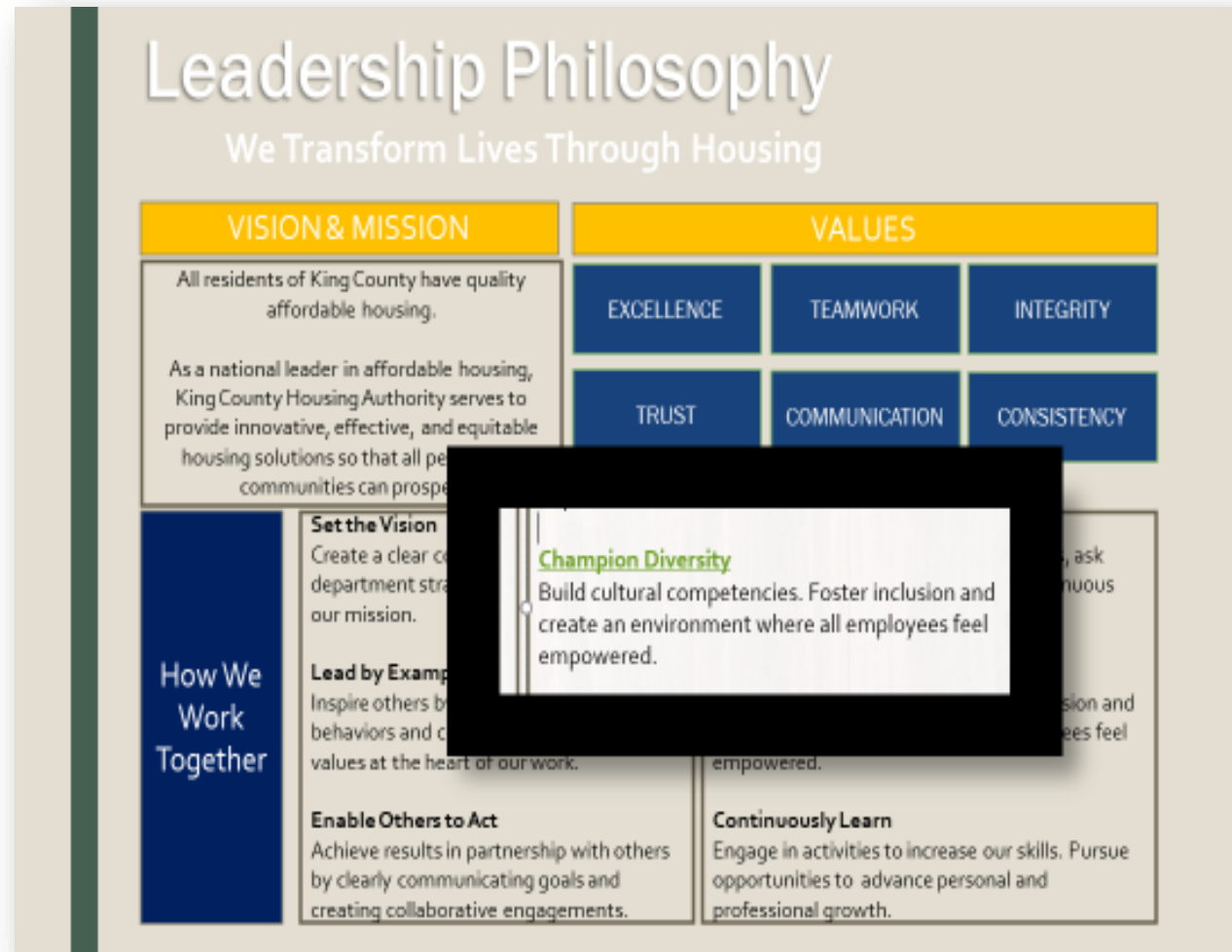
Prepared by Camie Whidden

Making Memories

Home
Refinements:

*NEW Mission
Statement*

The Future of our home is about building equity in the organization thru **action** and **growth**!



Join the conversation

We encourage you to share your questions in the chat



Q.



A.



T A B N U M B E R

8



KCHA IN THE NEWS

June 21, 2021



Artist rendering of the park (courtesy of City of Kirkland)

132nd Square Park improvements to begin construction in July

The \$8.35 million project will add new park amenities and surface water improvements.

By Cameron Sheppard

Thursday, June 3, 2021 3:00pm | **NEWS**

The City of Kirkland has awarded a construction contract to Allied Construction Associates, Inc., in the amount of \$8.35 million to make surface water and park improvements to 132nd Square Park, located on the southwest corner of 132nd Avenue Northeast and Northeast 132nd Street.

Construction is expected to start July 1, 2021 and the park will be closed to the community during the estimated one year of construction. Though originally proposed to redevelop the park in phases, the community advocated to the City Council that all the improvements should be made at one time to minimize disruption.

"We're extremely happy to be able to meet the community's enthusiasm to have the 132nd Square Park redevelopment built at one time to be enjoyed for years to come," said John Lloyd, Parks and Community Services Department Deputy Director.

Enhancements to 132nd Square Park include a lighted, synthetic turf multi-use field with covered dugouts, expanded parking lot, larger restroom facilities, all-abilities playground, concrete walking trail, and a surface water facility that infiltrates 48.25 acres of impervious surface water runoff. The new playground features swings, a zip-line, a play/sledding hill with integrated slide, instructional concrete plaza.

The contractor will attempt to salvage the existing playground equipment for use in another Kirkland park. This will be Kirkland's first park to have a synthetic turf multi-use field, joining two elementary school fields that the City utilizes through a partnership with the Lake Washington School District.

Responding to community interest, the City acquired a lease for general public use of a nearby open space owned by the King County Housing Authority until the park is reopened. The open space, located between 135th Avenue Northeast and 136th Avenue Northeast on Northeast 132nd Street, offers a large grassy area and a half-court basketball hoop.

The surface water component of this project includes installation of a concrete vault underneath part of the new multi-use field that will treat and absorb the surface water of 48.25 acres. This portion of the project is funded in-part through a \$3.57 million Washington State Department of Ecology grant and a \$1.10 million King County Flood Control District grant.

"By the fall of 2022, the Kirkland community will be able to use a lighted, synthetic turf, multi-use field year-round," said Kirkland City Councilmember Toby Nixon. "This project builds a valuable asset for the entire Kirkland community, and also responds to what the local residents expressed for their vision of this park during the master planning process. We are thrilled to be able to meet the needs of both groups at this wonderful park."

Kirkland Parks and Community Services will be engaging the community in 2021 to update the Parks, Recreation and Open Space (PROS) Plan, including opportunities to provide feedback on the multi-use field lighting hours at 132nd Square Park.

For more information about the project and for construction updates, go to www.kirklandwa.gov/132ndSquarePark.

In consideration of how we voice our opinions in the modern world, we've closed comments on our websites. We value the opinions of our readers and we encourage you to keep the conversation going.

Please feel free to share your story tips by emailing editor@kirklandreporter.com.

To share your opinion for publication, submit a letter through our website <https://www.kirklandreporter.com/submit-letter/>. Include your name, address and daytime phone number. (We'll only publish your name and hometown.) We reserve the right to edit letters, but if you keep yours to 300 words or less, we won't ask you to shorten it.

Washington state to get emergency housing vouchers for homelessness relief from federal government

Ma

y 18, 2021 at 6:00 am Updated May 19, 2021 at 10:21 pm



By [Sydney Brownstone](#) *Seattle Times staff reporter*



U.S. Housing and Urban Development Secretary Marcia Fudge announced \$5 billion in housing vouchers to housing authorities across the country for people who are homeless or on the verge of it. (Andrew Harnik / The Associated Press)

Washington state will soon receive 2,443 emergency housing vouchers from the federal government for people living homeless or on the cusp of it.

The Biden administration announced Monday morning that \$5 billion in emergency housing vouchers will flow to public housing authorities across the country, the second step of the administration's strategy to reduce homelessness through the American Rescue Plan Act. Last month, the administration announced the allocation of another \$5 billion for shelter and permanent housing through the plan.

"No person should ever have to lay their head on a park bench or street corner, beneath a highway or beside a riverbank," said U.S. Department of Housing and Urban Development Secretary Marcia Fudge on a Zoom call with reporters.

The vouchers are targeted toward people who are homeless, at risk of becoming homeless, or those fleeing or trying to flee domestic violence, sexual assault or stalking.

About 1,300 — more than half — of the vouchers slated for Washington are headed to the King County, Seattle and Renton housing authorities, which will pool their resources and partner with King County’s Regional Homelessness Authority to distribute them.

Yet few details are available about how that will work.

Rhonda Rosenberg, spokesperson for the King County Housing Authority, said local housing authorities are still in conversation with the county’s homelessness system on how to proceed.

“The agencies are working together to create a plan and more will be known in July,” Rosenberg said.

Similar to existing Section 8 housing choice vouchers, people issued the vouchers will be able to use them until they no longer need them, according to the Seattle Housing Authority.

At Monday’s press event, Sen. Patty Murray, the Democratic senior member of Washington’s Senate delegation, touted the impact of federal lawmakers’ pandemic relief packages as “the difference between being housed and unhoused for so many people in Washington state and across the country.”

Murray also urged support for the American Jobs Plan, President Joe Biden’s \$2.3 trillion infrastructure proposal, to boost a recovery in jobs after pandemic-era losses.

“The American Rescue Plan is helping our communities get back to normal, but that isn’t good enough when normal wasn’t working for so many before this pandemic,” Murray said.

Between 2019 and 2020, Washington state saw the third-largest increase in homelessness across the country, and nationwide, chronic homelessness grew by 15%.



UnitedHealthcare Introduces First-of-its-Kind Community-Based Collaborative to Improve Health Outcomes and Equity

Data-driven "Community Catalyst" initiative in 23 communities convenes partners across sectors to identify and address community and population health needs; 10 of the initiatives are focused on public housing authority partnerships

May 19, 2021 08:00 AM Eastern Daylight Time

MINNETONKA, Minn.--([BUSINESS WIRE](#))--UnitedHealthcare today announced a community-based initiative, Community Catalyst, that convenes a broad range of community stakeholders to identify and address specific health care needs of members of the community and residents of publicly assisted housing who are often difficult to reach and serve.

UnitedHealthcare is expanding on its long-term collaboration with the Council of Large Public Housing Authorities (CLPHA) by engaging public housing agencies (PHAs), federally qualified health centers (FQHCs), and community-based organizations (CBOs) in their mutual commitment to serve as a catalyst to close gaps in care, address health equity challenges, and encourage a greater positive health impact in local communities. By blending clinical data with firsthand information from community members to identify health challenges, the initiative formally brings together local partners to develop a collaborative community plan to address needs and track progress and outcomes.

UnitedHealthcare and its partners will analyze claims, health care utilization and local data to identify communities with large racial and health disparities and challenges. Working together, Community Catalyst initiative partners will develop common goals and collaborative interventions that enable each organization to leverage its capabilities to address the local health challenge. These interventions will be customized to the community and may encompass food insecurity and diabetes management programs that can include trauma-informed care trainings, telehealth and virtual care services, multilingual educational materials, and social services wraparound support.

To date, the priority challenges identified include food insecurity, health disparities such as health literacy and maternal and women's health, behavioral and mental health, homelessness, access to health care, and chronic disease and diabetes management.

"The needs of communities are as diverse as the communities themselves, and in order to best impact health outcomes in communities, we are creating approaches that are rooted in data and also reflect the perspectives of the people that live and work in the community," said Catherine Anderson, senior vice president of policy and strategy, UnitedHealthcare Community & State. "By working closely with CLPHA, FQHCs, and CBOs, UnitedHealthcare is well-positioned to bring the right partners together to align primary and behavioral health with social needs, creating initiatives that not only improve health outcomes but also provide for equitable care for all."

UnitedHealthcare and CLPHA announced the first cohort of PHAs with planned programs addressing challenges as identified in: Akron and Columbus, Ohio; Austin and Houston, Texas; and Seattle/King County, Wash. A second cohort of public housing authorities now joining the initiative include: Atlanta Housing Authority, Detroit Housing Commission, Indianapolis Housing Authority, Memphis Housing Authority, and New Orleans Housing Authority.

“UnitedHealthcare's expansion of the Community Catalyst initiative to a second cohort of five additional housing authorities demonstrates the value of public housing authorities to reach low-income families and to provide support services to improve community and population health needs,” said Sunia Zaterman, executive director, Council of Large Public Housing Authorities. “CLPHA and our member public housing authorities are excited to work with UnitedHealthcare in this innovative and large-scale effort to bring together housing and health systems in an integrated approach.”

Additionally, UnitedHealthcare plans to launch similar initiatives partnering with FQHCs and CBOs to address community health needs in: Phoenix, Ariz.; Maui, Hawaii; Baton Rouge, La.; Montgomery County, Md.; Detroit, Mich.; Jackson and Clay counties, Mo.; Hinds, Copiah, and Warren, Miss.; Chester, Pa.; Richmond, Va.; Buffalo, N.Y.; Las Vegas, Nev.; Providence and Newport, R.I.

Research shows that 80% of an individual's health is determined by what happens outside of a doctor's officeⁱ. There are specific local underlying causes that trend in a community and create complex health challenges and barriers for individuals and communities, such as: lack of safe and affordable housing, healthy food and financial stability. In the United States, there are more than [2 million people](#) in public housingⁱⁱ. Nationwide, children in subsidized housing have the lowest rate of enrollment into kindergartenⁱⁱⁱ.

FQHCs are rooted in local communities and critical to closing access gaps. In fact, 29 million Americans receive care at a FQHC each year, including 1 in 12 people and 1 in 5 people on Medicaid. FQHCs serve approximately 23% of UnitedHealthcare Community & State members at more than 1,300 clinics across the country. They are leading the way when it comes to serving our most vulnerable populations, including serving school-based health centers, military veterans, and homeless and public housing patients.

“UnitedHealthcare has provided ongoing support to our health center so we can better serve members of our community,” said María S. Gomez, president and CEO, Mary's Center. “This initiative is an exciting next step in the journey of collaboration, bringing together the key players in the community to help bridge the gap for people with an array of social and health needs that must be met before we can see a marked improvement in the overall health of our communities.”

This Community Catalyst initiative is one part of UnitedHealthcare's ongoing efforts to address health equity, promote positive health outcomes and expand access to all. The company is also investing in programs and partnerships focused on food, transportation and social isolation, including \$80 million to fight the pandemic and support vulnerable minority populations disproportionately impacted by COVID-19.

About UnitedHealthcare

UnitedHealthcare is dedicated to helping people live healthier lives and making the health system work better for everyone by simplifying the health care experience, meeting consumer health and wellness needs, and sustaining trusted relationships with care providers. In the United States, UnitedHealthcare offers the full spectrum of health benefit programs for individuals, employers, and Medicare and Medicaid beneficiaries, and contracts directly with more than 1.3 million physicians and care professionals, and 6,500 hospitals and other care facilities nationwide. The company also provides health benefits and delivers care to people through owned and operated health care facilities in South America. UnitedHealthcare is one of the businesses of UnitedHealth Group (NYSE: UNH), a diversified health care company. For more information, visit UnitedHealthcare at www.uhc.com or follow @UHC on Twitter.

About the Council of Large Public Housing Authorities

CLPHA is a non-profit organization that works to preserve and improve public and affordable housing through advocacy, research, policy analysis, and public education. Its membership includes 70 of the largest and most innovative public housing authorities across the country, which collectively owns and manages nearly 40 percent of the nation's public housing stock, administers more than a quarter of the Housing Choice Voucher program, and provides a wide array of other rental assistance. CLPHA members also make vital services available to the more than one million low-income households they serve in federally-assisted housing. CLPHA believes housing authorities are foundational to improving outcomes around housing, families, individuals, and communities. Through their *Housing Is* Initiative, CLPHA helps build a future where sectors work together to improve life outcomes. Housing stability is a critical first step to improve life outcomes for low-income children, families, and seniors; CLPHA's *Housing Is* Initiative is based on the premise that sectors can better meet needs when they work together. *Housing Is* establishes, broadens, and deepens efforts to align affordable housing, education, and health systems to produce positive, long-term results. Learn more at housingis.org and on Twitter [@housing_is](https://twitter.com/housing_is).

Can moving to lower-poverty neighborhoods help kids long term? HUD awards Chester \$3.5M to find out



By [Ximena Conde](#) May 17, 2021



A "For Rent" sign appears in a window. (Aaron Sousa/Unsplash)

The Chester Housing Authority is receiving about \$3.5 million in federal funding to help dozens of families with young children move into neighborhoods with lower poverty rates and greater job and education opportunities.

It's part of an effort by the U.S. Department of Housing and Urban Development to study whether changing childrens' zip codes can improve their lives in the long term.

The Chester Housing Authority is one of nine agencies in the country chosen to receive this funding. The city is slated to get 56 new housing vouchers, in addition to the \$3.5 million, which will pay to help people fill out lease applications, move into their new homes, and other logistical support for families. The Chester County Housing Authority also expects to receive 18 vouchers from the program.

The two housing authorities are still working out the details of how to distribute the vouchers, which will help cover rent for families with at least one child under 13. These vouchers can be used outside the city or county. These agencies were chosen, in part, due to their experience successfully managing vouchers.

Often, voucher recipients have a [hard time finding landlords willing to take their subsidies](#), and they're forced to live in neighborhoods with concentrated poverty and limited job and education opportunities.

"Their limited income alone provides a disadvantage to the depths of their housing search," said Chester Housing Authority Executive Director Steven Fischer. "They might have a limited amount of time due to work hours. They might have a limited distance that they can actually go to search for housing due to a lack of funds, lack of transportation."

Other obstacles to using these subsidies in higher-income neighborhoods include tenant application fees and increased security deposits.

This new HUD funding will allow housing authorities to pay for staff to help families with rental applications, pay for move-in fees or security deposits, help enroll children into their new school districts, and check in with families after they've moved to make sure they're adjusting well to their new neighborhoods.

For six years, HUD will collect data to evaluate the effectiveness of what it calls "mobility" programs that provide these pre- and post-move-in supports.

HUD's interest in capturing how effective these services are in getting families into what it calls "low-poverty neighborhoods" builds on [research published in the American Economic Review in 2016](#) that found children who moved to these communities before the age of 13 had increased rates of college attendance and incomes that were 31% higher than children who didn't participate in the program.

[A 2019 study](#) also found children who move to low-poverty neighborhoods experience lower rates of hospitalizations and hospital spending, while adults who make the move see reductions in conditions like extreme obesity.

The last time HUD collected data on mobility programs [was the 1990s](#), but the impact of the program was widely missed until children in the program entered the job market years later. The initial HUD results

suggested housing couldn't improve people's employment or earnings in the long run. Speaking on the NPR podcast "[Planet Money](#)," researcher Nathan Hendren said when he looked at IRS data of the participants years later, he found children who moved before they turned 13 earned more when they were older and paid more taxes, meaning the program paid for itself.

Housing authorities across the country, [including in Philadelphia](#), have experimented pairing vouchers with additional support to help families move to "high opportunity" areas.

One of the most promising mobility programs is in [Seattle and King County](#), where the housing authority covers up to \$2,600 of move-in costs. Housing "navigators" also prep voucher holders on how to market themselves to landlords.

[Early results in 2019](#) showed 54% of families who received these additional services moved to higher opportunity areas compared to 14% of families who went searching for housing alone.

While HUD was optimistic about the success in Seattle, the agency wants to know if these efforts can work similarly in other locations. The Pennsylvania awardees will help HUD test and evaluate the effectiveness of mobility programs.

Fischer said the housing authorities are slated to meet with HUD officials at the end of the month to hammer out execution details. But some families will receive comprehensive support services — including pre-move support, help paying fees, and post-move support — while others will receive a sampling of services. HUD wants to know if there's a difference in results.

HUD is spending \$50 million and aims to enroll approximately 10,000 families through the chosen Pennsylvania housing authorities and agencies that span New York, Los Angeles County, and New Orleans.



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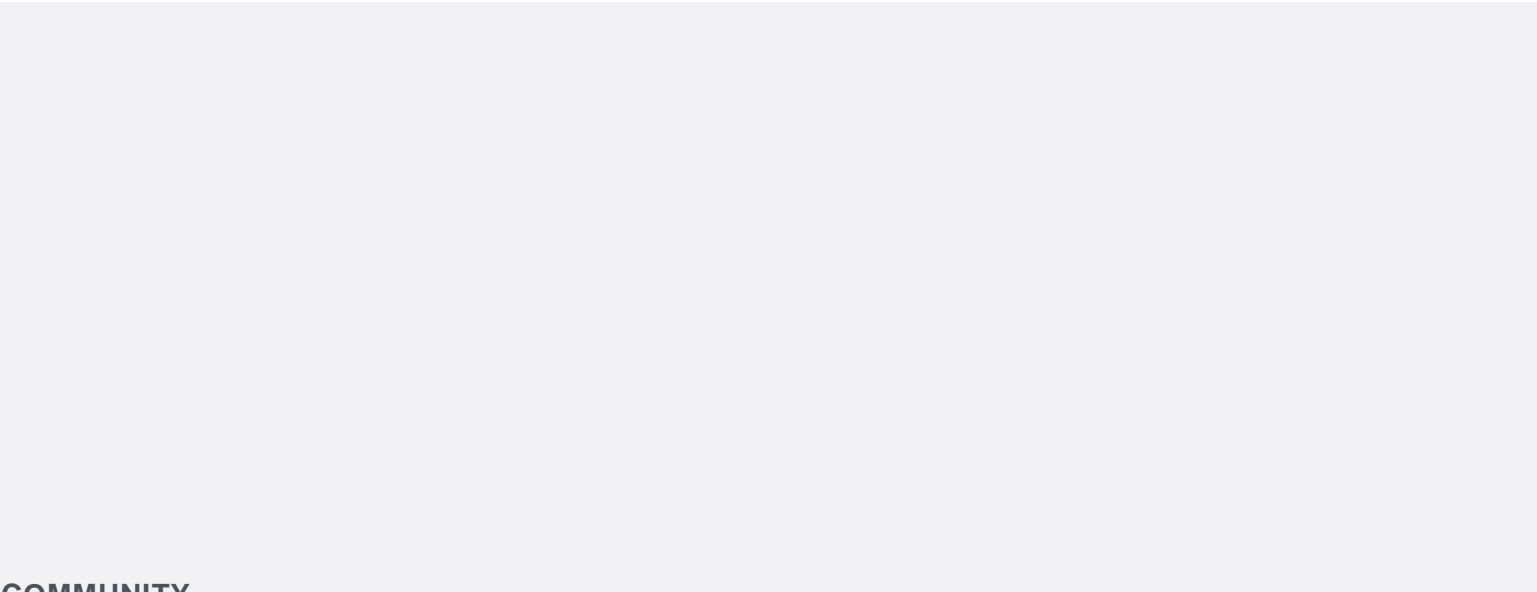
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CLIMATE ACTION TIP

May is National Bike Month!

Biking is not only a great way to reduce stress, have fun, and improve your health – it can help fight climate change as well! Almost one-third of all trips or errands in the U.S. are one mile or shorter, and half are three miles or shorter. Biking can be a great option for these shorter trips, while getting fresh air and protecting the planet! New to biking? Find information on choosing a bike, safe riding, local trails, and more at cascade.org/tips-biking.



Meadowbrook Apartments reduced recycling contamination by 33% after participating in the Waste Wise Program.

Waste Wise Program helps apartments improve recycling

OVER THE PAST YEAR, the City and Recology have offered a new program to help apartment properties improve their recycling. The “Waste Wise” program aims to both increase the amount of recycling and reduce “contamination.” Contamination occurs when items that aren’t recyclable end up in the recycling bin, like plastic bags or Styrofoam™.

Here’s how the program works: Recology staff meets with property management staff to assess the current recycling system and measure contamination in recycling dumpsters. Then, Recology and the City create customized educational materials for residents at each property, including posters, recycling guides, and videos on how to be an expert recycler. Each resident receives a reusable tote bag to use for their recycling instead of plastic bags, which are one of the main problem materials.

Results: Meadowbrook Apartments is a 115-unit complex in Richmond Beach with a strong environmental ethic. They offer composting and battery recycling for residents and are an EnviroStars green business. So, when Recology approached them about reducing contamination in their recycling, they jumped at the opportunity! After participating in the program, the amount of recycling contamination dropped by 33%. Collaboration between property staff, residents, and Recology was key to their success.

Other “Waste Wise” properties have seen similar success. Canterbury Court Apartments in the Ballinger neighborhood reduced recycling contamination by over 70%. At Ballinger Commons, one of the largest apartment communities in the city, nearly 200 residents watched the recycling videos and contamination dropped by 65%.

Recycling can be challenging, especially at larger apartment properties. But the Waste Wise program shows that collaboration between Recology, property staff, and residents can make a difference! Six apartment properties are participating in the program and the City plans to offer the program to more. Funding for the program is provided by a grant from Washington State Department of Ecology, with Recology contributing staff time.

MORE INFORMATION

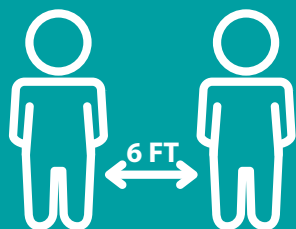
Environmental Program Specialist Cameron Reed
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MEMBER SPOTLIGHT | CELEBRATING THREE DECADES OF ENERGY SAVERS INC.

The Power of Weatherization

BY **JAMES SLONE**
CONTENT SPECIALIST
MBAKS

For 32 years, Renton-based Energy Savers Inc. (ESI) has offered weatherization services across the Seattle metro, helping residents conserve energy and lower their bills.



For ESI, weatherization isn't just a business. It's a calling. The company provides weatherization services for 350–450 low-income households in single-family, multifamily, and mobile homes across Washington and Alaska every year.

Curious about ESI and the ins and outs of the weatherization industry, I had a conversation with founder and owner Rodrick L. Williams about how he got into the field and built his

business. It's an epic tale that took Williams from Alaska to the Pacific Northwest.

Anchorage to Seattle

In 1978, as the U.S. was hurtling towards recession, Williams was looking for a new career. He decided to enter the federal Weatherization Program under the Comprehensive Employment and Training Act and was the second person hired by the municipality of Anchorage to weatherize low-income households.

Williams' ample carpentry experience from working with his homebuilder father led to a quick promotion to energy auditor and eventually program manager for all of Anchorage. In 1982, he left that position to go into business for himself, founding Energy Specialists of Alaska.

Two years later, his new company received a contract from the Alaska Community Development Corporation to weatherize homes in rural



villages. While the work was good, there wasn't enough of it. Extreme weather meant having only seven to eight months of work a year.

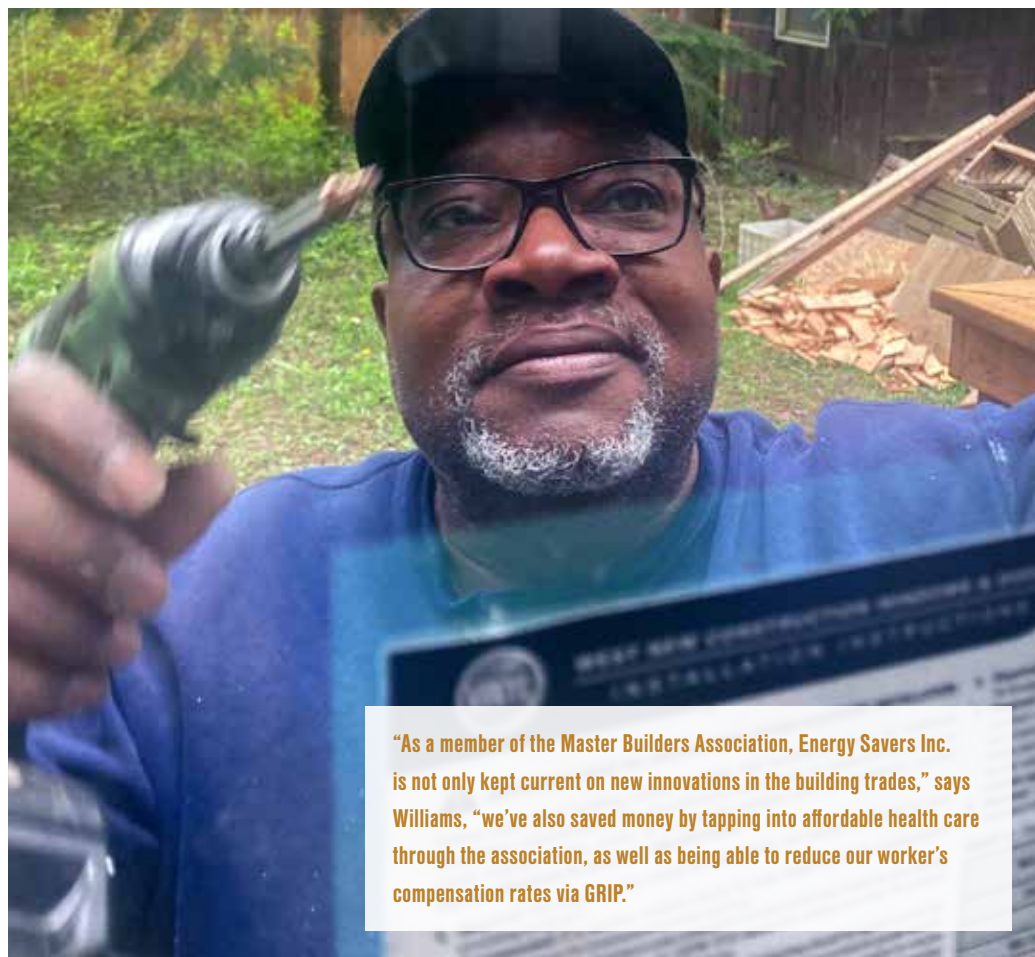
"It was challenging maintaining a household with two young daughters," Williams told me. But that was soon to change.

As the plane was landing in Seattle, I looked down and saw so many homes that could benefit from weatherization services.

ROD WILLIAMS

"In late 1987, I flew to an energy conference in the lower 48. As the plane was landing in Seattle, I looked down and saw so many homes that could benefit from weatherization services."

After some research, Williams approached four agencies and a local utility company offering incentive programs. King County Housing Authority offered him a job if he relocated



"As a member of the Master Builders Association, Energy Savers Inc. is not only kept current on new innovations in the building trades," says Williams, "we've also saved money by tapping into affordable health care through the association, as well as being able to reduce our worker's compensation rates via GRIP."

to Washington. Excited for the opportunity, he flew back home and told his family they were moving to Seattle.

By 1989, the county was so satisfied with Williams' performance that they made his company their top contractor. After years of travel between Seattle and Alaska, Williams decided to split the company in 2006. Energy Specialists of Alaska would continue to work

exclusively in Alaska, while his new company, Energy Savers Inc., would serve Washington.

Weatherization Saves Money and Lives

Weatherization is inseparable from the health and affordability of a home and its occupants. "Higher utility prices," ESI Crew Lead Adam Wilson explained, "can be more than a financial burden. When clients can't pay these bills, they end up not using

heating systems or watching their utilities shut off.

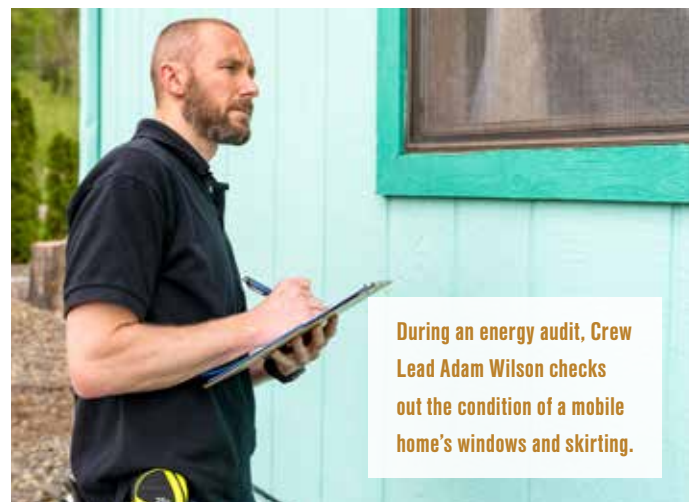
"Shutdown utilities, poor insulation, and lack of air sealing," he continued, "can result in poor air quality and moisture issues, including mold-related health problems. Over time that can cause the building to deteriorate, leading to more financial hardships and more potential health risks."

Currently, Energy Savers operates two three-person crews in Seattle and outlying areas, each typically completing about two jobs per week. Wilson laid out the process. "During the initial phone consultation, we discuss the clients' concerns and goals before scheduling a walk-through to visually inspect the home. Next, we discuss our findings with the clients and give them their options."



Crewmembers Raymar Street and Rufino Churrasco use a truck-mounted blowing machine to install high-density wall insulation.

Energy Savers strives to make employees part of the family and treat clients and their homes with respect and dignity.



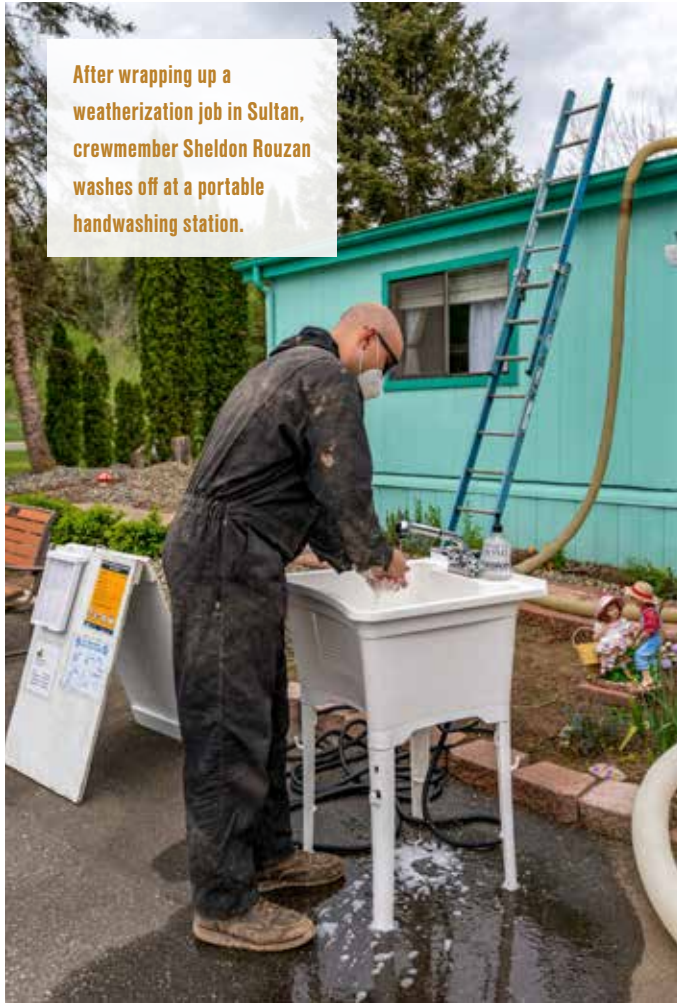
During an energy audit, Crew Lead Adam Wilson checks out the condition of a mobile home's windows and skirting.

The best way to figure out what a home needs is an energy audit. It gives a wide range of information to help identify where leaks are and how much leakage there is. An audit will also identify and prioritize measures based on comfort, health, and energy savings.

Wilson pointed out that as we experience more severe weather patterns due to climate change, there will be a greater need to build tighter homes, tighten up existing homes, and upgrade mechanical systems.

Thankfully, technology is quickly advancing. "Over the last 40 years," Williams told me, "we've

After wrapping up a weatherization job in Sultan, crewmember Sheldon Rouzan washes off at a portable handwashing station.



The U.S. Department of Energy has recognized Energy Savers as one of the best weatherization companies in the nation.



grown faster technologically than any other part of the industry, from blower door technology that measures air flow leakage to infrared cameras that can pinpoint gaps and leakage in a building's envelope."

In 2020, the COVID-19 pandemic shuttered many businesses. But it was no match for Energy Savers. "Weatherization," Williams told me, "is already one of the safest industries in the country." ESI developed several additional strategies for safely working in client's homes, including Tyvek suits, gloves, and the best N-95 masks available.

The Future of Weatherization

Looking beyond the pandemic, where does Williams see the weatherization industry going?

"What I see on the horizon is the term 'weatherization' being associated with trades like carpentry, electrical, and plumbing. It needs apprenticeship programs and trade schools." Currently, he adds, it's hard to market and find people to work in the industry despite good pay and benefits because it doesn't have the same status as the trades.

In his four-decade career, there is one moment that Williams is especially proud of. In the late

aughts, the U.S. Department of Energy recognized Energy Savers as one of the best weatherization companies in the nation. Williams was one of five people chosen to speak about his field in Washington, D.C. He spoke in front of an audience of experts and peers with one of his daughters, Janae, who managed his companies.

"When they stood up and gave me a standing ovation, I was emotionally touched and I was so proud to have my daughter sitting beside me." Sadly, Janae has since passed away. "I know that she would have gracefully carried Energy Savers' legacy well into the future."

Over the years, Williams has embraced being a family-run business. Today, Regena Williams, Rod's other daughter, works as ESI's business manager. But even beyond family ownership and day-to-day management, Energy Savers strives to make employees part of the family and treat clients and their homes with respect and dignity.

"To this day," Williams said proudly, "we still have clients from decades ago that send us Christmas cards thanking us for making their home more comfortable, warmer, and less expensive to heat." 🌱