



**SPECIAL MEETING
OF THE
BOARD OF COMMISSIONERS
VIRTUAL MEETING**

Tuesday, February 22, 2022

Zoom Meeting:

[https://kcha-
org.zoom.us/j/82195572506?pwd=OVFOWDNBL3RtdVI
5NGhzRU54RVRoQT09](https://kcha-org.zoom.us/j/82195572506?pwd=OVFOWDNBL3RtdVI5NGhzRU54RVRoQT09)

PASSCODE: KCHA

Meeting ID: 821 9557 2506

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



SPECIAL MEETING OF THE BOARD OF COMMISSIONERS AGENDA

February 22, 2022
8:30 a.m.

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

A. Board Meeting Minutes – January 18, 2022 **1**

V. Approval of Agenda

VI. Consent Agenda **2**

A. Voucher Certification Reports for December 2021

VII. Briefings & Reports

A. Housing Choice Voucher Program Overview & Update **3**

B. 2021 Year End Capital Expenditure Report and
2022 Planned Projects **4**

C. Greenbridge Brief History and Update **5**

D. 2021 Year End Investment Report **6**

E. Fourth Quarter 2020 Summary Write-off Report **7**

VIII. Executive Director Report

IX. KCHA in the News

8

X. Commissioner Comments

XI. 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

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

Tuesday, January 18, 2022

I. CALL TO ORDER

The meeting of the King County Housing Authority Board of Commissioners was held virtually on Tuesday, January 18, 2022. There being a quorum, the virtual meeting was called to order by Chair Barnes at 8:31 a.m.

II. ROLL CALL

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

III. PUBLIC COMMENT

No Public Comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – December 20, 2021

On motion by Commissioner Susan Palmer, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the December 20, 2021 Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner John Welch, the Board unanimously approved the January 18, 2022 virtual Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Report for November 2021

On motion by Commissioner Susan Palmer, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the January 18, 2022 virtual Board of Commissioners' meeting consent agenda.

VII. RESOLUTION FOR DISCUSSION AND POSSIBLE ACTION

A. TABLED - Resolution No. 5712 – Authorizing Approval of the Sustainability Action Plan for the Five Year Period from 2022-2026.

Scott Percival, Resource Conservation Program Manager, presented the new Five-Year Sustainability Action Plan for KCHA and discussed content and timelines.

Focus Areas:

- Greenhouse Gas Reduction
- Climate Change Preparedness
- Sustainable Property Operations and Management
- Health, Equitable, Resilient Communities

Questions of Commissioners were answered.

The Board deferred this Resolution to the April 2022 meeting for further discussion.

B. Resolution No. 5713 – A Resolution Authorizing Acquisition of Vacant Property at 3rd Avenue and Lawson Street in Black Diamond.

Tim Walter, Senior Director of Development and Asset Management, described the property and its intended use.

Questions of Commissioners were answered.

On motion by Commissioner John Welch, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution No. 5713.

C. Resolution No. 5714 – Authorizing a Change in the Pay Schedules and Other Incentives for Represented and Other Maintenance Employees.

Craig Violante, Interim Deputy Executive Director/Chief Administrative Officer, briefed the Board on the highlights of the agreement.

- 5.5% Cost of Living Adjustment
- Additional 2% market adjustment to recruit and retain staff
- Increase standby pay from \$300 to \$400 per week
- \$500 signing incentive

Questions of Commissioners were answered.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner John Welch, the Board unanimously approved Resolution No. 5714.

VIII. BRIEFINGS AND REPORTS

A. Third Quarter 2021 Financial Statements

Windy Epps, Director of Finance, briefed the Board on the financial results through September 2021.

Questions of Commissioners were answered.

B. Fourth Quarter 2021 Procurement Report

Craig Violante, Interim Deputy Executive Director/Chief Administrative Officer covered the highlights of the report with a focus on the procurement of Housing Navigation services.

C. New Bank Accounts

Craig Violante, Interim Deputy Executive Director/Chief Administrative Officer, reported that there were two bank accounts opened.

D. Overview of Financial Operations and Impact on S&P Rating Presentation

- Dan Watson, Interim Executive Director
- Craig Violante, Interim Deputy Executive Director/Chief Administrative Officer
- Tim Watson, Senior Director of Development and Asset Management

Mr. Watson summarized the purpose of the presentation with a high-level overview of the complexities of KCHA.

Mr. Violante discussed these complexities from a financial perspective by contrasting KCHA's Federal and Non-Federal programs. He also discussed some of the operating metrics used by Standard and Poors as part of their ratings process.

Mr. Walter discussed some of the non-financial drivers used by Standard and Poors, such as the strength of the management team.

E. Updates on Rollout of Vaccination Policy and New Compensation Plan

Tonya Harlan, Director of Human Resources, gave a brief high-level update on both topics.

KCHA Vaccination Policy

Ms. Harlan discussed the requirement that being fully-vaccinated against COVID-19 will become a condition of employment, beginning on February 28, 2022. Employees will have the

opportunity to apply for exemptions based on religious or medical grounds. This step was undertaken to safeguard the health of our employees and residents, and the community at large.

New Compensation Plan

Ms. Harlan reported that the project to develop a new compensation plan structure that began in April 2019 was completed in November 2021. Results were introduced to staff on December 1, 2021. New pay bands, classification grade alignments, and applicable pay adjustments were made effective Jan 1, 2022.

IX. EXECUTIVE DIRECTOR REPORT

Interim Executive Director Watson's first report acknowledged the Human Resources team's great work.

Congress/Federal Government

- Congress has not yet adopted a budget for fiscal year 2022 and it is likely that the Federal government operate on a continuing resolution for quite some time.
- The Build Back Better Act, the second part of the infrastructure bill, and more directed at social infrastructure, is stalled. It is possible there could be a downsized version. The original bill had substantial increases in the Housing Choice Voucher program and the Public Housing Capital Fund. It is unclear what a stripped down version of the bill would include.
- HUD approved KCHA's 2022 MTW plan.

State Level

Governor Inslee has proposed several significant budget enhancements, including:

- \$815 million towards housing, a substantial increase
- Increased funding for behavioral health
- \$248 Million in combined state and federal resources for poverty reduction
- A \$120 Million reinvestment fund to reduce economic disparity for disadvantaged communities of color.

KCHA

- The Kirkland Plaza acquisition closed
- In partnership with the city of Kirkland a \$2.5 million dollar grant was applied for under the new Connecting Housing to Infrastructure Program. If received, this grant would help pay for an expanded and upgraded water system at Kirkland Heights.
- KCHA was awarded a \$120,000 grant from the State Department of Commerce for installation of 8.64KW solar system to be installed at Nia at Greenbridge.
- To date, 740 Emergency Housing Vouchers have been issued, and 70 have found housing.
- KCHA is scheduled to house nine Afghan Refugee families.

X. KCHA in the News

None.

XI. COMMISSIONER COMMENTS

None.

XII. ADJOURNMENT

Chair Barnes adjourned the meeting at 10:31 a.m.

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

DOUGLAS J. BARNES, Chair
Board of Commissioners

DANIEL WATSON
Secretary

T A B N U M B E R



To: Board of Commissioners

From: Ai Ly, Interim Associate Director of Finance

Date: January 25, 2022

Re: **VOUCHER CERTIFICATION FOR DECEMBER 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 Associate Director of Finance
January 25, 2022

Bank Wires / ACH Withdrawals		233,938,741.10
	<i>Subtotal</i>	233,938,741.10
Accounts Payable Vouchers		
Key Bank Checks - #337877-338327		6,393,453.16
Tenant Accounting Checks - #11565-11588		5,577.84
	<i>Subtotal</i>	6,399,031.00
Payroll Vouchers		
Checks - #92819-92823 & 92832-92855		32,905.41
Direct Deposit		1,841,555.84
	<i>Subtotal</i>	1,874,461.25
Section 8 Program Vouchers		
Checks - #636211-636556 & 636897		246,182.28
ACH - #531870-534555		17,399,225.82
	<i>Subtotal</i>	17,645,408.10
Purchase Card / ACH Withdrawal		617,589.97
	<i>Subtotal</i>	617,589.97
	GRAND TOTAL	\$ 260,475,231.42

TO:

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

FROM:

Wen Xu, Director of Asset Management

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

Property	Wired to Operating Account for Obligations of Property			Notes:
	Date	Wire Transaction	Claim	
Bellepark	12/01/2021	\$ 29,840.21	EPRAP correction to Woodside	
Bellepark	12/01/2021	\$ 15,187.89	A/P and Payroll	
Hampton Greens	12/01/2021	\$ 126,721.15	A/P and Payroll	
Kendall Ridge	12/01/2021	\$ 38,104.88	A/P and Payroll	
Kendall Ridge	12/01/2021	\$ 1,093.96	Deposit Correction to Ballinger	
Kendall Ridge	12/01/2021	\$ 25.36	Deposit Correction to Ballinger	
Landmark	12/01/2021	\$ 70,423.14	A/P and Payroll	
Riverstone	12/01/2021	\$ 39,549.22	A/P and Payroll	
Woodside East	12/01/2021	\$ 94,068.00	A/P and Payroll	
SI VIEW	12/02/2021	\$ 1,265.29	A/P	
Tall Cedars	12/02/2021	\$ 16,566.90	A/P and Payroll	
Vashon Terrace	12/02/2021	\$ 1,324.25	A/P	
Ballinger Commons	12/08/2021	\$ 70,356.79	A/P and Payroll	
Bellepark	12/08/2021	\$ 1,043.19	A/P	
Cottonwood	12/08/2021	\$ 13,861.17	A/P, Payroll and OCR	
Cove East	12/08/2021	\$ 18,891.90	A/P, Payroll and OCR	
Emerson	12/08/2021	\$ 19,845.06	A/P and Payroll	
GILMAN SQUARE	12/08/2021	\$ 35,993.93	A/P and Payroll	
Hampton Greens	12/08/2021	\$ 44,273.67	A/P	
Argyle	12/08/2021	\$ 18,885.75	A/P and Payroll	
Surrey Downs	12/08/2021	\$ 19,674.36	A/P and Payroll	
Juanita View	12/08/2021	\$ 21,944.76	A/P, Payroll and OCR	
Kendall Ridge	12/08/2021	\$ 8,747.43	A/P	
Kirkland Heights	12/08/2021	\$ 46,769.31	A/P, Payroll and OCR	
Landmark	12/08/2021	\$ 53,917.26	A/P	
Meadowbrook	12/08/2021	\$ 12,796.88	A/P and Payroll	
NIA APARTMENTS	12/08/2021	\$ 41,617.91	A/P, Payroll and OCR	
Riverstone	12/08/2021	\$ 112,086.71	A/P	

Villages at South Station	12/08/2021	\$ 84,233.06	A/P and Payroll	
Woodside East	12/08/2021	\$ 3,662.14	A/P	
ALPINE RIDGE	12/09/2021	\$ 9,944.38	A/P and Payroll	
ARBOR HEIGHTS	12/09/2021	\$ 27,418.50	A/P and Payroll	
Aspen Ridge	12/09/2021	\$ 28,136.72	A/P and Payroll	
Auburn Square	12/09/2021	\$ 27,777.35	A/P and Payroll	
Carriage House	12/09/2021	\$ 57,807.51	A/P and Payroll	
CASCADIAN	12/09/2021	\$ 103,434.10	A/P and Payroll	
Colonial Gardens	12/09/2021	\$ 19,704.24	A/P and Payroll	
FAIRWOOD	12/09/2021	\$ 57,397.80	A/P and Payroll	
HERITAGE PARK	12/09/2021	\$ 20,777.93	A/P and Payroll	
Pinewood Village	12/09/2021	\$ 48,210.13	A/P and Payroll	
Sandpiper East	12/09/2021	\$ 64,591.04	A/P and Payroll	
Carrington	12/09/2021	\$ 18,556.89	A/P and Payroll	
LAURELWOOD	12/09/2021	\$ 26,547.62	A/P and Payroll	
Meadows	12/09/2021	\$ 10,780.27	A/P and Payroll	
OVERLAKE TOD	12/09/2021	\$ 57,142.29	A/P and Payroll	
Parkwood	12/09/2021	\$ 22,326.13	A/P and Payroll	
RAINIER VIEW I	12/09/2021	\$ 31,266.62	A/P	
RAINIER VIEW II	12/09/2021	\$ 23,998.33	A/P	
SI VIEW	12/09/2021	\$ 14,392.28	A/P	
SOUTHWOOD SQUARE	12/09/2021	\$ 32,217.74	A/P and Payroll	
Newporter	12/09/2021	\$ 29,672.78	A/P and Payroll	
Timberwood	12/09/2021	\$ 26,664.48	A/P and Payroll	
Walnut Park	12/09/2021	\$ 15,117.32	A/P and Payroll	
WINDSOR HEIGHTS	12/09/2021	\$ 81,801.91	A/P and Payroll	
Woodridge Park	12/09/2021	\$ 46,582.80	A/P and Payroll	
ALPINE RIDGE	12/10/2021	\$ 115,000.00	Distribution Q4 2021	
ARBOR HEIGHTS	12/10/2021	\$ 120,000.00	Distribution Q4 2021	
Auburn Square	12/10/2021	\$ 200,000.00	Distribution Q4 2021	
Ballinger Commons	12/10/2021	\$ 750,000.00	Distribution Q4 2021	
Bellepark	12/10/2021	\$ 350,000.00	Distribution Q4 2021	
Carriage House	12/10/2021	\$ 150,000.00	Distribution Q4 2021	
CASCADIAN	12/10/2021	\$ 860,000.00	Distribution Q4 2021	
Colonial Gardens	12/10/2021	\$ 80,000.00	Distribution Q4 2021	
Cottonwood	12/10/2021	\$ 100,000.00	Distribution Q4 2021	
Cove East	12/10/2021	\$ 200,000.00	Distribution Q4 2021	
Emerson	12/10/2021	\$ 400,000.00	Distribution Q4 2021	
FAIRWOOD	12/10/2021	\$ 110,000.00	Distribution Q4 2021	
GILMAN SQUARE	12/10/2021	\$ 100,000.00	Distribution Q4 2021	

HERITAGE PARK	12/10/2021	\$ 225,000.00	Distribution Q4 2021	
Hampton Greens	12/10/2021	\$ 1,800,000.00	Distribution Q4 2021	
Argyle	12/10/2021	\$ 600,000.00	Distribution Q4 2021	
Surrey Downs	12/10/2021	\$ 600,000.00	Distribution Q4 2021	
Juanita View	12/10/2021	\$ 457,110.23	Distribution Q4 2021	
Kendall Ridge	12/10/2021	\$ 500,000.00	Distribution Q4 2021	
Kirkland Heights	12/10/2021	\$ 1,544,561.00	Distribution Q4 2021	
Landmark	12/10/2021	\$ 370,000.00	Distribution Q4 2021	
LAURELWOOD	12/10/2021	\$ 30,000.00	Distribution Q4 2021	
Meadowbrook	12/10/2021	\$ 50,000.00	Distribution Q4 2021	
Meadows	12/10/2021	\$ 150,000.00	Distribution Q4 2021	
Parkwood	12/10/2021	\$ 30,000.00	Distribution Q4 2021	
SOUTHWOOD SQUARE	12/10/2021	\$ 170,000.00	Distribution Q4 2021	
Newporter	12/10/2021	\$ 130,000.00	Distribution Q4 2021	
Timberwood	12/10/2021	\$ 450,000.00	Distribution Q4 2021	
Villages at South Station	12/10/2021	\$ 200,000.00	Distribution Q4 2021	
Walnut Park	12/10/2021	\$ 250,000.00	Distribution Q4 2021	
WINDSOR HEIGHTS	12/10/2021	\$ 140,000.00	Distribution Q4 2021	
Woodridge Park	12/10/2021	\$ 95,000.00	Distribution Q4 2021	
Woodside East	12/10/2021	\$ 520,000.00	Distribution Q4 2021	
OVERLAKE TOD	12/13/2021	\$ 526,305.00	Debt Service	
Ballinger Commons	12/15/2021	\$ 10,620.50	EPRAP correction to Villages at south	
Bellepark	12/15/2021	\$ 15,983.54	A/P and Payroll	
Cottonwood	12/15/2021	\$ 7,732.10	A/P	
Hampton Greens	12/15/2021	\$ 23,042.80	A/P and Payroll	
Kendall Ridge	12/15/2021	\$ 102,074.39	A/P and Payroll	
Meadowbrook	12/15/2021	\$ 133,649.80	A/P	
Riverstone	12/15/2021	\$ 45,157.68	A/P and Payroll	
Woodside East	12/15/2021	\$ 16,072.26	A/P and Payroll	
ALPINE RIDGE	12/16/2021	\$ 520.20	A/P	
ARBOR HEIGHTS	12/16/2021	\$ 15,128.94	A/P	
Aspen Ridge	12/16/2021	\$ 3,424.60	A/P	
Auburn Square	12/16/2021	\$ 18,273.92	A/P	
Carriage House	12/16/2021	\$ 2,221.75	A/P	
CASCADIAN	12/16/2021	\$ 11,874.24	A/P	
Colonial Gardens	12/16/2021	\$ 4,098.61	A/P	
FAIRWOOD	12/16/2021	\$ 6,207.12	A/P	
HERITAGE PARK	12/16/2021	\$ 19,920.81	A/P	
Pinewood Village	12/16/2021	\$ 4,124.84	A/P	
Sandpiper East	12/16/2021	\$ 11,752.57	A/P	

Carrington	12/16/2021	\$ 6,782.59	A/P	
LAURELWOOD	12/16/2021	\$ 2,137.20	A/P	
Meadows	12/16/2021	\$ 3,358.93	A/P	
OVERLAKE TOD	12/16/2021	\$ 28,058.69	A/P	
Parkwood	12/16/2021	\$ 20,793.25	A/P	
RAINIER VIEW I	12/16/2021	\$ 8,204.21	A/P	
RAINIER VIEW II	12/16/2021	\$ 6,953.44	A/P	
SI VIEW	12/16/2021	\$ 3,899.72	A/P	
SOUTHWOOD SQUARE	12/16/2021	\$ 19,718.30	A/P	
Newporter	12/16/2021	\$ 73,674.49	A/P	
Timberwood	12/16/2021	\$ 8,223.25	A/P	
Vashon Terrace	12/16/2021	\$ 4,655.97	A/P	
Walnut Park	12/16/2021	\$ 21,399.86	A/P	
WINDSOR HEIGHTS	12/16/2021	\$ 24,058.34	A/P	
Woodridge Park	12/16/2021	\$ 21,985.89	A/P	
ALPINE RIDGE	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
ARBOR HEIGHTS	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Aspen Ridge	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Auburn Square	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Ballinger Commons	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Bellepark	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Carriage House	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Colonial Gardens	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Cottonwood	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Cove East	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Emerson	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
FAIRWOOD	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
GILMAN SQUARE	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
HERITAGE PARK	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Hampton Greens	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Pinewood Village	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Sandpiper East	12/17/2021	\$ 520.85	BOA Analysis fees reimbursements 2021 - To Cascadian	
Argyle	12/17/2021	\$ 520.85	BOA Analysis fees reimbursements 2021 - To Cascadian	
Carrington	12/17/2021	\$ 520.85	BOA Analysis fees reimbursements 2021 - To Cascadian	
Surrey Downs	12/17/2021	\$ 520.85	BOA Analysis fees reimbursements 2021 - To Cascadian	
Juanita View	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Kendall Ridge	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Kirkland Heights	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Landmark	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
LAURELWOOD	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	

Meadowbrook	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Meadows	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
NIA APARTMENTS	12/17/2021	\$ 5,086.95	BOA Analysis fees reimbursements 2021 - To Cascadian	
OVERLAKE TOD	12/17/2021	\$ 2,034.78	BOA Analysis fees reimbursements 2021 - To Cascadian	
Parkwood	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
RAINIER VIEW I	12/17/2021	\$ 1,250.00	BOA Analysis fees reimbursements 2021 - To Cascadian	
RAINIER VIEW II	12/17/2021	\$ 1,250.00	BOA Analysis fees reimbursements 2021 - To Cascadian	
Riverstone	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
SI VIEW	12/17/2021	\$ 500.00	BOA Analysis fees reimbursements 2021 - To Cascadian	
SOUTHWOOD SQUARE	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Tall Cedars	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Newporter	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Timberwood	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Vashon Terrace	12/17/2021	\$ 3,052.17	BOA Analysis fees reimbursements 2021 - To Cascadian	
Villages at South Station	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Walnut Park	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
WINDSOR HEIGHTS	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Woodridge Park	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Woodside East	12/17/2021	\$ 1,017.39	BOA Analysis fees reimbursements 2021 - To Cascadian	
Ballinger Commons	12/22/2021	\$ 38,988.52	EPRAP correction to Emerson	
Ballinger Commons	12/22/2021	\$ 18,401.50	EPRAP correction to Gilman	
Ballinger Commons	12/22/2021	\$ 1,969.15	EPRAP correction to Villages at south	
Ballinger Commons	12/22/2021	\$ 237,078.02	A/P and Payroll	
Bellepark	12/22/2021	\$ 4,843.93	A/P	
Cottonwood	12/22/2021	\$ 27,406.68	A/P, Payroll and OCR	
Cove East	12/22/2021	\$ 40,802.82	A/P, Payroll and OCR	
Emerson	12/22/2021	\$ 78,953.07	A/P and Payroll	
GILMAN SQUARE	12/22/2021	\$ 140,524.63	A/P and Payroll	
Hampton Greens	12/22/2021	\$ 51,011.33	A/P	
Sandpiper East	12/22/2021	\$ 470,000.00	Amazon properties YE Distribution	
Argyle	12/22/2021	\$ 31,720.86	A/P and Payroll	
Carrington	12/22/2021	\$ 430,000.00	Amazon properties YE Distribution	
Surrey Downs	12/22/2021	\$ 47,512.58	A/P and Payroll	
Juanita View	12/22/2021	\$ 12,586.70	A/P, Payroll and OCR	
Kendall Ridge	12/22/2021	\$ 17,425.30	A/P	
Kirkland Heights	12/22/2021	\$ 30,007.17	A/P, Payroll and OCR	
Landmark	12/22/2021	\$ 11,424.93	A/P	
Meadowbrook	12/22/2021	\$ 10,291.50	EPRAP correction to Villages at south	
Meadowbrook	12/22/2021	\$ 36,344.22	A/P and Payroll	
NIA APARTMENTS	12/22/2021	\$ 22,404.55	A/P, Payroll and OCR	

Riverstone	12/22/2021	\$ 20,673.00	A/P	
Villages at South Station	12/22/2021	\$ 73,953.20	A/P and Payroll	
Woodside East	12/22/2021	\$ 20,342.60	A/P	
ALPINE RIDGE	12/23/2021	\$ 7,268.57	A/P and Payroll	
ARBOR HEIGHTS	12/23/2021	\$ 13,573.86	A/P and Payroll	
Aspen Ridge	12/23/2021	\$ 6,907.11	A/P and Payroll	
Auburn Square	12/23/2021	\$ 64,157.60	A/P and Payroll	
Carriage House	12/23/2021	\$ 19,984.91	A/P and Payroll	
CASCADIAN	12/23/2021	\$ 26,524.81	A/P and Payroll	
Colonial Gardens	12/23/2021	\$ 8,847.75	A/P and Payroll	
FAIRWOOD	12/23/2021	\$ 24,494.51	A/P and Payroll	
HERITAGE PARK	12/23/2021	\$ 10,322.92	A/P and Payroll	
Pinewood Village	12/23/2021	\$ 32,708.98	A/P and Payroll	
Sandpiper East	12/23/2021	\$ 11,892.41	A/P and Payroll	
Carrington	12/23/2021	\$ 39,151.87	A/P and Payroll	
LAURELWOOD	12/23/2021	\$ 34,103.48	A/P and Payroll	
Meadows	12/23/2021	\$ 12,308.76	A/P and Payroll	
Newport Apartments	12/23/2021	\$ 50,694.82	A/P and Payroll	
OVERLAKE TOD	12/23/2021	\$ 61,350.03	A/P and Payroll	
Parkwood	12/23/2021	\$ 25,393.01	A/P and Payroll	
RAINIER VIEW I	12/23/2021	\$ 33,894.82	A/P	
RAINIER VIEW II	12/23/2021	\$ 60,388.99	A/P	
SI VIEW	12/23/2021	\$ 9,728.54	A/P	
SOUTHWOOD SQUARE	12/23/2021	\$ 27,158.68	A/P and Payroll	
Tall Cedars	12/23/2021	\$ 19,051.27	A/P and Payroll	
Newporter	12/23/2021	\$ 18,877.49	A/P and Payroll	
Timberwood	12/23/2021	\$ 22,164.31	A/P and Payroll	
Vashon Terrace	12/23/2021	\$ 5,197.39	A/P	
Walnut Park	12/23/2021	\$ 40,344.06	A/P and Payroll	
WINDSOR HEIGHTS	12/23/2021	\$ 44,319.26	A/P and Payroll	
Woodridge Park	12/23/2021	\$ 39,156.90	A/P and Payroll	
Bellepark	12/29/2021	\$ 11,983.24	A/P and Payroll	
Hampton Greens	12/29/2021	\$ 29,183.28	A/P and Payroll	
Kendall Ridge	12/29/2021	\$ 20,537.47	A/P and Payroll	
Landmark	12/29/2021	\$ 18,963.74	A/P and Payroll	
Riverstone	12/29/2021	\$ 36,939.76	A/P and Payroll	
Woodside East	12/29/2021	\$ 20,619.06	A/P and Payroll	
ALPINE RIDGE	12/30/2021	\$ 2,616.53	A/P, Management fee and OCR	
ARBOR HEIGHTS	12/30/2021	\$ 4,257.87	A/P, Management fee and OCR	
Aspen Ridge	12/30/2021	\$ 7,741.73	A/P, Management fee and OCR	

Auburn Square	12/30/2021	\$ 31,752.58	A/P, Management fee and OCR	
Carriage House	12/30/2021	\$ 12,142.64	A/P, Management fee and OCR	
CASCADIAN	12/30/2021	\$ 11,578.69	A/P, Management fee and OCR	
Colonial Gardens	12/30/2021	\$ 13,422.70	A/P, Management fee and OCR	
FAIRWOOD	12/30/2021	\$ 62,927.08	A/P, Management fee and OCR	
HERITAGE PARK	12/30/2021	\$ 12,426.76	A/P, Management fee and OCR	
Pinewood Village	12/30/2021	\$ 10,755.01	A/P, Management fee and OCR	
Sandpiper East	12/30/2021	\$ 26,531.38	A/P, Management fee and OCR	
Carrington	12/30/2021	\$ 5,161.04	A/P, Management fee and OCR	
LAURELWOOD	12/30/2021	\$ 5,788.56	A/P, Management fee and OCR	
Meadows	12/30/2021	\$ 11,508.86	A/P, Management fee and OCR	
Newport Apartments	12/30/2021	\$ 26,221.37	A/P, Management fee and OCR	
OVERLAKE TOD	12/30/2021	\$ 27,394.64	A/P, Management fee and OCR	
Parkwood	12/30/2021	\$ 6,128.49	A/P, Management fee and OCR	
RAINIER VIEW I	12/30/2021	\$ 1,475.00	A/P	
RAINIER VIEW II	12/30/2021	\$ 295.00	A/P	
SOUTHWOOD SQUARE	12/30/2021	\$ 16,426.52	A/P, Management fee and OCR	
Tall Cedars	12/30/2021	\$ 10,816.42	A/P and Payroll	
Newporter	12/30/2021	\$ 52,687.82	A/P, Management fee and OCR	
Timberwood	12/30/2021	\$ 19,670.15	A/P, Management fee and OCR	
Vashon Terrace	12/30/2021	\$ 133.31	A/P	
Walnut Park	12/30/2021	\$ 18,625.80	A/P, Management fee and OCR	
WINDSOR HEIGHTS	12/30/2021	\$ 16,446.49	A/P, Management fee and OCR	
Woodridge Park	12/30/2021	\$ 21,807.96	A/P, Management fee and OCR	
TOTAL	252 Wires	\$ 18,313,248.60		

T A B N U M B E R

3



To: Board of Commissioners

From: Anneliese Gryta, Deputy Executive Director – Housing Assistance Programs

Date: February 10, 2022

Re: Housing Choice Voucher Overview & Update Presentation

At the February 22, 2022 KCHA Board of Commissioners Meeting, I will provide a high-level overview of the KCHA Housing Choice Voucher Program. This presentation will provide a summary of the various voucher types, populations served, and distinctions between the various voucher programs including the steady growth of Special Purpose Vouchers over recent years. It will also provide a basic primer on how KCHA's Moving to Work Authority provides critically important flexibilities that underpin not only HCV program operations, but also the KCHA fiscal landscape.

We will also provide an update as to the key initiatives and focus areas for 2022 in the HCV Program. Topics will include discussion of the Emergency Housing Voucher Program, an overview of critical indicators, changes to the Creating Moves to Opportunity Program and strategies designed to help mitigate challenges presented by King County's highly competitive and expensive rental market.

T A B N U M B E R



TO: Board of Commissioners

FROM: Nikki Parrott

DATE: February 22, 2022

RE: **2021 Year End Capital Expenditure Report & 2022 Planned Projects**

This report provides a detailed summary of construction related capital expenditures in 2021, and planned construction activity for 2022. It summarizes the work of four departments: Capital Construction and Weatherization; Asset Management/Development; HOPE VI; and, Housing Management.

The total amount budgeted in 2021 for capital projects planned and managed by these departments, was \$24,915,129. The actual construction related capital expenditures totaled \$24,245,631 or 97% of the budgeted amounts. The table below summarizes 2021 capital expenditures. (Note: Expenditures for three major Asset Management substantial rehabilitation projects spanned 2020 through 2021 and are summarized later in the report,)

Department	Project Category	No. of projects	2021 Budget	2021 Year End Expenditures*	% Expended
Construction	Public Housing	12	\$9,256,427	\$9,378,424	101%
Construction	509 Properties	3	\$1,743,598	\$2,126,449	122%
Construction	Other	9	\$0	\$610,116	N/A
	Subtotal	24	\$11,000,025	\$12,114,990	110%
Weatherization					
(KCHA Units)	Subtotal	4	--	\$571,000	--
HOPE VI	Greenbridge Land Development	10	\$1,341,656	\$1,378,997	103%
	Subtotal	-	\$1,341,656	\$1,378,997	103%
Asset Mgmt.	Bond Properties	29	\$4,501,000	\$2,336,180	52%
Asset. Mgmt.	HOP	5	\$1,703,750	\$175,839	10%
Asset. Mgmt.	Tax Credit	3	\$562,540	\$535,505	95%
Asset Mgmt.	Other Unbudgeted	6	-	\$952,640	n/a
	Subtotal	43	\$6,767,290	\$4,000,164	59%
Housing Mgmt.	Unit Upgrades	135	\$3,924,081	\$4,519,330	115%
Housing Mgmt.	Small Repairs	184	\$1,882,077	\$1,661,150	88%
	Subtotal	319	\$5,806,158	\$6,180,480	106%
All Construction	Total		\$24,915,129	\$24,245,631	97%

Capital Construction – Completed Projects

The Capital Construction and Weatherization Department primarily handles major renovation projects and construction of community facilities within existing KCHA public housing and some project-based Section 8 developments. The Department is responsible for identifying, prioritizing, planning, and scoping major capital repairs and improvements, primarily for KCHA's federally assisted housing inventory. The Department also administers the Low-Income Weatherization Assistance Program and routinely coordinates funding for energy conservation improvements in capital projects.

In 2021, the Department took on a number of unbudgeted projects several that implemented COVID-19 related safety improvements for both residents and staff, others where conditions emerged that required immediate attention.

Projects completed in 2021 include:

Project	Project Cost
Avondale Manor Envelope	\$1,189,228
Ballinger Homes Pin Piles (Unbudgeted)	\$103,018
Brookside Roof (Unbudgeted)	\$97,599
Casa Madrona Heating System Upgrade	\$647,470
Evergreen Court Water Line Replacement	\$420,250
Houghton Envelope Phase 2	\$404,890
Kirkland Place Envelope	\$595,190
Munro Manor Electrical Panels	\$65,640
Munro Waste Lines (Unbudgeted)	\$219,135
Northlake House Elevator	\$423,025
UV Filter Projects (Unbudgeted)	\$455,360
Westminster Fire Suppression System Upgrades	\$505,465
Yardley Arms Waste Lines	\$651,612
Youngs Lake Water Main	\$320,287

2021 Projects Carried Over to 2022

A number of 2021 projects experienced delays due to supply chain issues resulting in the carryover of their completion into 2022. While most were 85% to 90% complete, final expenditures will not be recorded until into the first quarter of 2022. These projects include:

- Ballinger Homes Envelope
- Kirkland Place Entrance Bridge
- Lake House Deck Repair
- Lake House Waste Lines
- Mardi Gras Heating System Upgrade
- Wayland Arms Electrical Panels (Unbudgeted)
- Woodcreek Lane Envelope

Materials delayed in the supply chain included mixing valves, thermostats, sheet metal casings, windows, doors, siding trim, the base components of paint, and electric panel breakers.

Projected vs. Planned Expenditures in 2021

The Capital Construction and Weatherization Department's overall 2021 construction related expenditures on KCHA owned or controlled buildings was \$12,114,990 or 110% of the budget. In addition, the Department spent \$571,000 in funding from the Low-Income Weatherization Assistance Program to complete energy conservation improvements in 4 KCHA owned properties.

Capital Construction – 2022 Projects

In 2022, Capital Construction is budgeting design or construction work for 13 projects totaling \$13,393,112. In 2022 the Department will again undertake multiple projects to improve building systems, replace envelopes, and upgrade site components. Major new projects planned for 2022 are as follows:

Project	Project Cost
Casa Juanita Heating System Upgrade	\$741,989
Eastridge House Elevator	\$429,394
Gustaves Manor Envelope	\$3,396,785
King Court Site Improvements	\$431,651
Mardi Gras Roof Replacement and Upgrade Rooftop HVAC Equipment	\$533,216
Mardi Gras Waste Lines	\$347,014
Park Royal Envelope including Elevated Walkways	\$970,510
Southridge House Roof Replacement	\$403,439
Woodcreek Lane Site Improvements	\$572,714
Youngs Lake Envelope	\$2,378,314
Youngs Lake Sewer Main	\$677,100

Greenbridge – 2021 Activities

In 2021, Greenbridge Activities included:

- Close out of 4th Ave SW Improvements with WSDOT and King County requirements.
- Greenbridge Division 8 Infrastructure Improvements.
- Completion of Cornerstone Park.
- Submitted entitlement preservation modifications for Wind Rose Notch property and Greenbridge Lot 1 (former Head Start site).
- Closed Division 8 Phase 1 and Phase 2 land sales to Conner Homes.
- Managing builder interaction including assignment of developer extension contracts, completing design review of planned market rate homes, monitoring and facilitation of homebuilding activity, land sales and profit participation tracking.
- Monitoring and maintaining surface water discharge and other permits.
- Maintaining overall Greenbridge land development entitlement.
- Provided support to the Seola Gardens Association and the Greenbridge Association.
- Completed park property turnover from KCHA to the Seola Gardens Association.

The Greenbridge department has experienced challenges to get timely inspections of projects in construction due to staffing shortages at King County and other jurisdictions. COVID-19 has caused significant delays in inspections, utility crew availability and also to resolve significant comments from these agencies. There has been progress in the last quarter of 2021 to resolve comments such as a request to rebuild a large water quality vault that was completed at the beginning of 2021. The result was that King County approved the vault as constructed, saving KCHA approximately \$60,000.

The current concrete strike has shut down construction of new home foundations. If the concrete strike continues, the timing of the Division 8 Phase 3 land sale could be extended beyond current projections.

Wind Rose:

Conner Homes completed 31 single family home sales to close out vertical construction of Wind Rose. Conner Homes is working on completion of construction permit approvals for 3 parks that are planned to be turned over to the Greenbridge Association for maintenance in first quarter of 2022. Right of way planting, alleys, and water quality and detention ponds are under Conner Homes' maintenance until completion of construction permits.

Materra:

Conner Homes sold all but 4 of the 80 homes in Materra. The 4 homes remaining have completed construction and are planned to be sold in the first quarter of 2022. Parks, trails, alleys and right of way planting are under Conner Homes' maintenance until completion of construction permits.

Brio:

BDR Homes completed and sold all but 6 homes in the Brio development before having significant financial difficulty. Executive department staff, along with Greenbridge staff, have been monitoring and influencing the completion of these homes. KCHA has just received confirmation that BDR Homes has obtained additional financing. Exterior landscape improvements are near complete. Finish work inside the homes is progressing, but at a slow pace. Progress on the alley access curb repair, final lift and permit close out has not started.

Home and Land Sales Activity:

The Greenbridge department generated revenue through land sales and profit participation in 2021. Revenue from land sales was planned as one of the primary funding sources for the Greenbridge development and has allowed the department to reduce loan amounts from construction of rental housing and infrastructure at Greenbridge.

2021 Profit Participation

- 6 homes were sold at Wind Rose that generated \$76,570 revenue.
- 36 homes were sold at Materra that generated \$1,144,768 revenue.
- Total profit participation revenue for 2021: \$1,221,338.

2021 Land Sales Revenue

Greenbridge Division 8 was originally planned to be sold to Conner Homes in one large closing in first quarter of 2021. The deal was spilt into 3 phases, which was mutually beneficial to KCHA and Conner Homes. Two phases of the 3 phase deal were closed in 2021:

- Phase 1 land sale closed 5/4/2021 at \$5,400,000.
- Phase 2 land sale closed 12/15/2021 at \$5,800,000.
- Total land sale revenue less escrow closing fees was \$11,177,365.

2021 Total Revenue for Greenbridge Profit Participation and Land Sales

- Total revenue for the year was: \$12,398,703.

Greenbridge – 2021 Budget and Activities

The Greenbridge budget for 2021 is \$1,341,656. There was one budget subcategory where expenditures exceeded budget. The Greenbridge Division 8 Phase 1 Infrastructure construction project schedule was extended into winter weather conditions due to King County inspection delay and Seattle City Light crew availability. Additional erosion control measures and maintenance including over excavation and import material were needed to maintain the construction site.

Development/Asset Management– 2021 Projects

The Development and Asset Management Departments collaborate on Low Income Housing Tax Credit (LIHTC) financed renovation projects, with Development staff securing all financing including investor provided LIHTC equity, public funding and debt financing, and with Asset Management managing construction, lease-up, tax credit delivery, and contract compliance. Asset Management's construction group oversees both the larger LIHTC projects and capital improvement work within Asset Management's portfolio, such as roof replacements, building envelope upgrades, deck repairs, exterior painting, asphalt/concrete, plumbing system replacements, etc.

In 2021, Asset Management expended \$3,076,823 or 45% of its original capital projects budget of \$6,767,290. There were multiple factors causing planned projects to be cancelled or delayed, but primarily unrealized expenditures were the result of the pandemic that prevented construction work being performed in occupied properties. In other cases, such as the site improvement project at Rainier View Mobile Home Park, work was postponed because of difficulty in completing negotiations with Black Diamond to approve a final plan. In addition, the elevator project at Meadowbrook suffered from a prolonged permit and design review process that resulted in delaying the start of work until 2022. Several other smaller capital projects started in 2021 but will not be complete until 2022 because of severe weather and COVID-19 protocols. Finally, in a few cases all bids were rejected because they exceeded budgeted funds due to the construction industry experiencing scarce materials and increased labor rates.

Non-budgeted projects, which accounted for an additional \$952,640 in expenditures, included several small scale maintenance and repair items and fire restoration projects funded through insurance claims.

Completed projects included:

Project	Project Cost
Auburn Square Exterior Stairs	\$146,500
Ballinger Commons Roof	\$80,316
Cottonwood Windows	\$42,000
Fairwood Lockers	\$35,467
Heritage Park Asphalt	\$75,000
Landmark Roof	\$47,019
Laurelwood Asphalt	\$73,580
Meadowbrook Elevator	\$889,734
Parkwood Asphalt	\$47,975
Riverstone Stairs	\$94,347
Timberwood Asphalt	\$96,548
Villages at South Station Roof	\$79,300
Walnut Park Asphalt	\$ 99,713
Windsor Heights Asphalt	\$75,938
Woodridge Park Entry Doors	\$173,624
Woodridge Park Asphalt	\$78,185
Woodside East Asphalt	\$93,935
Woodside East Windows	\$107,000
Friendly Village Asphalt	\$ 49,950

Friendly Village Lift Station	\$76,000
Vantage Glen Asphalt	\$49,889
Overlake Exterior Painting	\$483,600
Salmon Creek Exterior Painting	\$51,905

Development/Asset Management – 2020- 2021 LIHTC Projects

Over the two-year period of 2020-2021 the Asset Management team completed renovation of the 146 units at Abbey Ridge, the 66 units at Bellevue Manor and the 108 units at Woodland North. The combined budget for these three projects was \$44,344,383. Asset Management also began design for new development at Kirkland Heights which will see construction start in 2022. Asset Management expended \$45,909,799 or 4% above the original budgets. There were several factors that contributed to increases including added seismic retrofit costs, unforeseen conditions and the addition of large scale solar array installations at all three properties. In spite of added COVID-19 protocols there were only a few delays related to difficulty working in occupied units at Bellevue Manor and Woodland North, due to the safety programs instituted by contractors and the efforts of property management staff. At Abbey Ridge the property management staff made exceptional effort to vacate the buildings for renovations and the work crews were able to remain productive through the pandemic.

Project	Budget	2020-2021 Expenditures*	% Expended
Abbey Ridge	\$30,451,129	\$29,059,962	95%
Bellevue Manor	\$4,523,210	\$5,238,428	116%
Woodland North	\$9,370,044	\$11,611,409	124%
Total	\$44,344,383	\$45,909,799	104%

Asset Management – 2022 Budget: Other Capital Improvements

For 2022, \$6,610,000 million has been allocated for 35 projects that include some of the postponed projects from previous years, several solar arrays and completion of some work begun in 2021.

Project	Project Cost
Arbor Heights Asphalt	\$50,000
Aspen Ridge Fence	\$20,000
Ballinger Commons Roofing	\$250,000
Carriage House Asphalt	\$50,000
Carrington Asphalt and Pool	\$110,000
Cascadian Exterior Painting	\$400,000
Cascadian Plumbing Replacement	\$500,000
Cascadian Fire Alarm Panels	\$425,000
Cove East Building Envelope	\$100,000
Emerson Deck Repairs	\$50,000
Emerson Asphalt	\$85,000
Gilman Square Pool and Fence	\$100,000
Heritage Park Asphalt	\$75,000
Kendall Ridge Entry Stairways	\$80,000
Landmark Roofing	\$75,000
Meadowbrook Elevator	\$650,000
Riverstone Asphalt and Pool	\$200,000
Sandpiper East Asphalt	\$150,000
Sandpiper East Envelope	\$100,000
Sandpiper Bridge Replacement	\$550,000
Southwood Square Stucco	\$175,000
Surrey Downs Drainage and Pool	\$200,000
Vashon Terrace Exterior Painting	\$30,000
Villages at South Station Asphalt	\$50,000
Woodside East Asphalt	\$150,000
Friendly Village Asphalt	\$50,000

Friendly Village HVAC	\$75,000
Rainier View Expansion	\$1,500,000
Vantage Glen Asphalt	\$50,000
Nia Apartments Interior Painting	\$50,000
Nia Solar	\$260,000

Asset Management – 2022 Budget: Tax Credit Projects

Kirkland Heights is one major tax credit development project in the Asset Management plan for 2022. As part of a long-term plan to maximize density, the project will include the rehabilitation of existing buildings and some new construction. The site consists of 25 buildings containing 79 2-bedroom units, 80 3-bedroom units and 20 4-bedroom townhomes for a total of 179 units. The 2022 budget includes \$4,400,000 to renovate Building 8 as a test case, including adding four additional units to the existing eight units in an added third floor. This will allow the Asset Management team to explore the possible design implications of adding additional units to the property either by adding to existing buildings and/or constructing new buildings. Because of space limitations, parking requirements and other site related issues the total number of added units is currently targeted at 96, bringing the total number of units to 275, but these numbers are tentative at this stage of design development. The A&E team will continue to work through permit and design options with the City of Kirkland and to investigate more detailed plans for future renovations and new buildings. The long term plan is to complete all new and renovation work by 2023-2024 depending on the outcome of the first test case and further design development.

Housing Management– 2021 Projects

The unit upgrade budget was fully expended with the upgrade crew completing interior upgrades in 135 units of the budgeted goal of 135 units. The 6% expended over budget was due to completing three unit upgrades at Asset Managed mobile home properties, which have a more robust scope of work, as well as several structural issues at multiple sites that were unanticipated. In addition, Housing Management has also completed 73 of the originally planned 105 small projects. 15 projects will be completed in 2022. This group also completed 111 other smaller, unbudgeted projects. Examples of small projects completed or underway include:

- Beam and floor support repairs for water damage at six Ballinger Homes units.
- Remodel of site offices at Ballinger Homes, Parkway and Seola Gardens.
- Fire restoration at Paramount House.
- Unit entry door replacements at Hidden Village and Newport.
- Paint hallways and/or common spaces at 9 communities.
- Exterior siding painting at Fairwind.
- Security camera installations at 8 communities including Burien Vet House, Evergreen Court, Green Leaf, Houghton, Juanita Court, Kirkwood Terrace, Northlake House and Park Royal.
- Repair playground equipment at Ballinger Homes, Green Leaf and Wellwood.
- Multiple parking lot repairs/resurfacing and improvements at 8 communities including Boulevard Manor, Green River, Island Crest, Parkway, Patricia Harris, Riverton Senior, Valley Park and Yardley Arms.
- Catch basin cleaning at multiple sites.
- Smoking shelter for residents at Pacific Court.
- Tree trimming/landscape improvements at 6 communities.
- Installed battery backup systems for front door access at all mixed population buildings

Housing Management- 2022 Budget

For 2022, the Department has budgeted for the completion of 135 unit upgrades, which represents an investment of \$3,964,247 at various properties throughout the Property Management inventory. In addition, there are 224 small projects included in the budget for 2022, estimated to cost \$5,221,610. The small projects and site support team will once again continue to focus on supporting the portfolio teams by painting approximately half of the vacated units as well as assisting in the completion of various small projects at many sites. These projects will result in higher curb appeal and assist in the preparation for the probable 2022 REAC Physical Inspections at the bulk of our Public Housing properties. Examples of these projects include the following:

- Property Management office renovations – includes exterior siding and COVID-19 safety measures (\$290,000).
- HVAC system repairs at various commercial spaces as well as residential common area DHP installations (\$130,000).
- Security camera system installations at four additional properties (Northwood, Paramount House, and Westminster Manor) and adding cameras to existing systems at eleven properties (\$175,500).
- Parking lot repairs - REAC (\$95,000).
- Roof replacements and install skylight in 700 building (\$180,000).
- Concrete/sidewalk repairs (trip hazards and REAC) (\$65,000).
- Keyscan entry system repairs/board replacements (\$30,000).
- Fire alarm panel monitoring, replacements and repairs and fire extinguisher replacements (\$280,000).
- Common area/hallway carpet replacements at six mixed population properties (\$210,000).
- Common area lobby furniture at several properties, replacing existing worn out items with easier to clean and disinfect items (\$110,000).
- Installing smoking shelters at Briarwood, Paramount House, Cascade, and Glenview Heights (\$50,000).
- Fencing repairs at multiple properties (REAC) (\$90,000).
- Exterior painting of selected buildings at Birch Creek and Seola Gardens (\$78,000).
- Cleaning contracts for properties and facilities management common areas (\$348,000).
- Completion of extensive work (\$993,400) at new acquisition Illahee on the following:

Landscaping (clean up, bark)	\$10,000
Tree Removal	\$13,400
Roof and gutter cleaning	\$5,000
Gazebo Rebuild	\$75,000
Unit Door Replacement (33 units)	\$75,000
Electrical Panel Replacement in 24 Units	\$60,000
Driveways/Parking Lot Repairs	\$150,000
Common Area - Hallway Paint	\$125,000
Roof Replacements 6 buildings	\$480,000

- Replace exterior chain link fencing at Birch Creek (whole site) with a more permanent metal fence (\$450,000)

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Greenbridge

Mixed Income, Sustainable and Planned Community



John Eliason, Kevin Preston
Greenbridge Department
King County Housing Authority



King County Housing Authority

Master Planning

- ❖ 8 month intense process
- ❖ Involved all Community Partners
 - Community Task Force
 - Residents
 - Community Partners
 - ✓ YWCA
 - ✓ Neighborhood House
 - ✓ Boys & Girls Club
 - ✓ King County Library System
 - ✓ Highline School District
 - ✓ Highline Community College
 - ✓ White Center CDA
 - ✓ Highline unincorporated council
 - ✓ King County Sheriff
 - ✓ White Center Food Bank
 - ✓ King County DDES
 - ✓ King County Roads
 - ✓ King County WLRD
 - ✓ King County Executive Office
 - ✓ Franchise Utility
 - ✓ Puget Sound Educational Service District
 - ✓ Multiple Funding Groups



Park Lake Homes



Approximately Year 2000

King County Housing Authority



Park Lake Homes 1940's

Greenbridge Community Services Temporary Locations and Dates



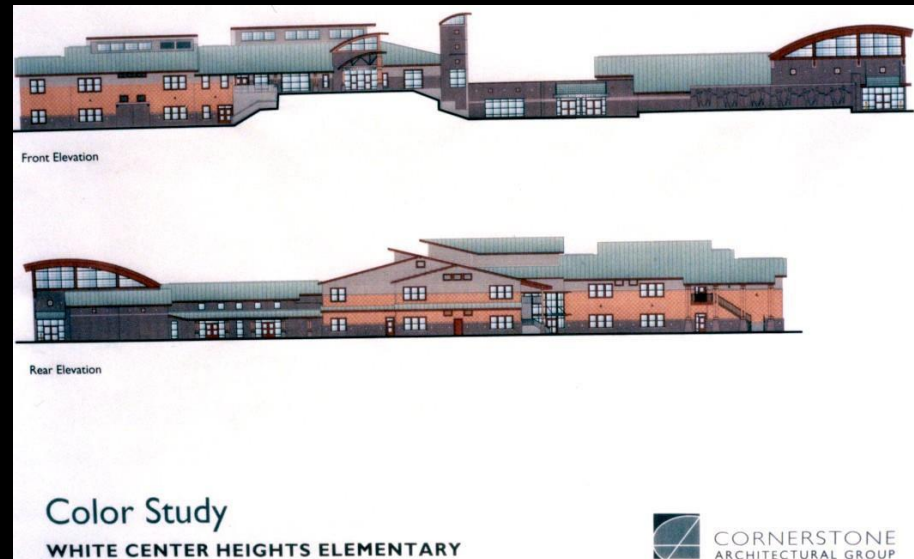
Community Services Relocation

White Center Community Revitalization

Arbor Heights



Mallard Lake



Master Planning continued

- ❖ 180 public meetings
 - Parks, trails, housing, drainage, utilities, roads, parking, commercial, community facilities, landscaping, art, sensitive areas, feasibility, cost estimating

We studied and
studied



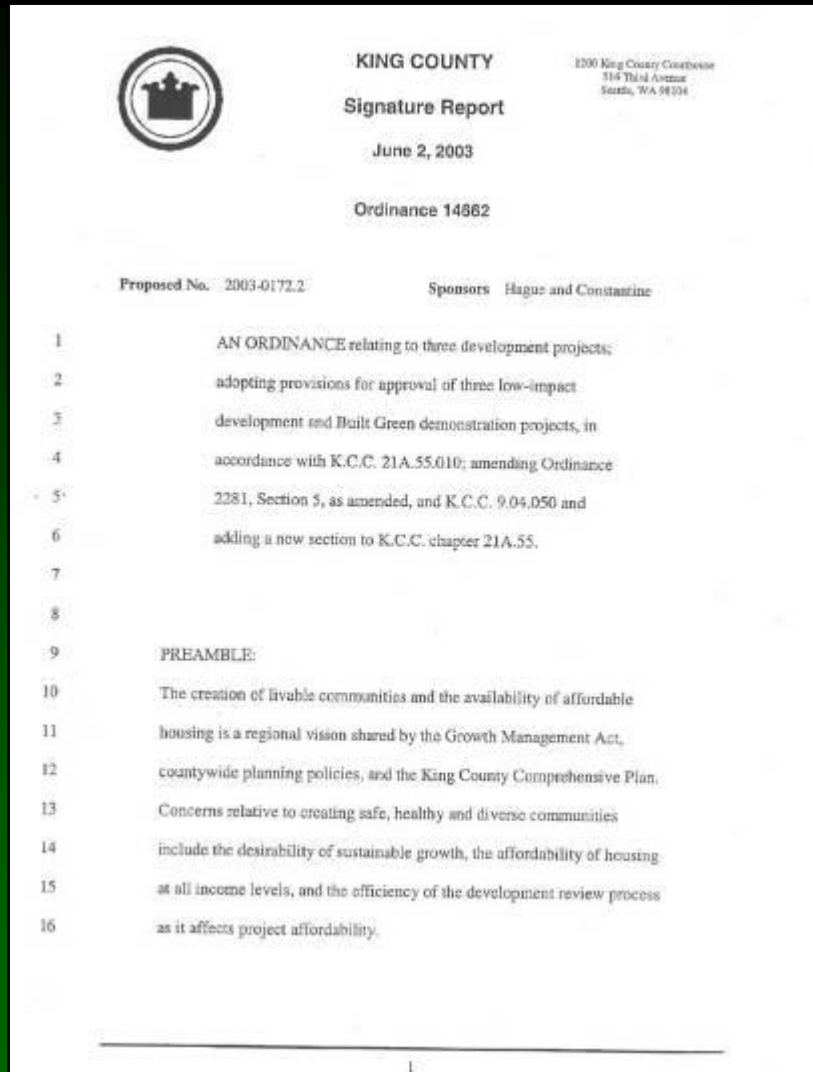
King County Sponsored an Eco Charette

Goals

- ❖ Improve site eco system
- ❖ Conserve natural resources
- ❖ Reduce energy consumption
- ❖ Site and buildings to be 3-Star GreenBuilt



Entitlement Commitment through a Demonstration Ordinance



King County

- Executive
- Council
- DDES

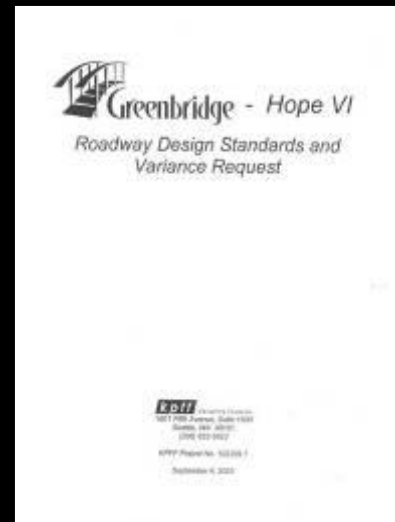
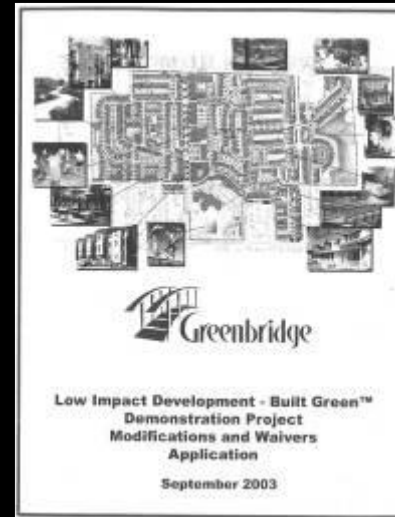


Entitlement

Transform a Suburban Code through New Policy

PROCESSING MEMORANDUM OF UNDERSTANDING

- Dedicated Project Manager
- Combined NEPA/SEPA EIS
- Dedicated Team for Subdivision
- Permits for Infrastructure and Vertical Construction



Entitlement

Multiple Strategies to Regulatory Challenges

TYPE OF SEPA/NEPA DOCUMENT

Option	Pro's	Con's
A. No reviewing environmental	1. If there were no existing NEPA documents 2. If necessary, new NEPA process	1. Although there is no existing NEPA documents 2. If necessary, new NEPA process 3. If necessary, new NEPA process
B. Waiver/Exemption of NEPA/NEPA process	1. Waiver process, if necessary, then NEPA 2. If necessary, new NEPA process 3. If necessary, new NEPA process 4. Waiver process, if necessary, then NEPA	1. Waiver process, if necessary, then NEPA 2. If necessary, new NEPA process 3. If necessary, new NEPA process 4. Waiver process, if necessary, then NEPA
C. NEPA	1. If there were no existing NEPA documents 2. If necessary, new NEPA process 3. If necessary, new NEPA process	1. If there were no existing NEPA documents 2. If necessary, new NEPA process 3. If necessary, new NEPA process

Recommendation: Option C is the best choice for reviewing and responding to NEPA documents.

Note: If there are NEPA documents, then there is a NEPA process. If there are no NEPA documents, then there is a NEPA process. If there are no NEPA documents, then there is a NEPA process.

KING COUNTY PROCEDURES FOR OVERALL PLAT/MASTER PLAN REVIEW

The objective here is to obtain overall NEPA review for the use of land, not just the individual lot or parcel. Each of these options should consider use of a development agreement for the review and project planning.

Option	Pro's	Con's
A. Fully Integrated Comments (FIC) use	1. If necessary, could lead to a conceptual approval	1. FIC's are only allowed for FIC's of

Recommendation: Use additional information from FIC's to assess whether some form of option boundary adjustments or other modifications are needed, are desired, or whether use of a development agreement would be more appropriate.

REPLAT/VACATION/BOUNDARY LINE ADJUSTMENT ISSUES

The existing plat rules (those proposed) will be proposed with respect to "vacating" certain existing rights of way and property lines in existing plat parcels, right of way boundaries, etc.

Option	Pro's	Con's
A. Review a Boundary Line	1. Could lead to a conceptual approval	1. If necessary, could lead to a conceptual approval

Recommendation: Review in this case whether any more extensive study requirements. Potential action would be to require a study "substantial" in nature (e.g., a study of the area, and then a study of the area, and then a study of the area).

KING COUNTY PROCEDURES FOR VARIOUS DEVELOPMENT STANDARD/DESIGN VARIATIONS

Depending on what is proposed for development, there may be the need to obtain approvals to vary the existing King County development standards requirements. There could be three existing rule requirements, existing rule requirements, and potential rule changes.

Option	Pro's	Con's
A. Review all of these variations	1. Review all of these variations	1. Review all of these variations

KING COUNTY R-18 ZONING ISSUES

The existing R-18 zoning in the city and county areas would be reviewed in light of the R-18 zoning process. There generally are no new zoning requirements for these areas. There could be three existing rule requirements, existing rule requirements, and potential rule changes.

- PERMITTED USES:**
- (1) Single-family detached houses
 - (2) Single-family detached houses with attached garages
 - (3) Single-family detached houses with attached garages
 - (4) Single-family detached houses with attached garages

DEVELOPMENT	PRO'S	CON'S
A. Fully integrated review	1. Review all of these variations	1. Review all of these variations
B. Fully integrated review	1. Review all of these variations	1. Review all of these variations
C. Review all of these variations	1. Review all of these variations	1. Review all of these variations
D. Review all of these variations	1. Review all of these variations	1. Review all of these variations

Recommendation: Review in this case whether any more extensive study requirements. Potential action would be to require a study "substantial" in nature (e.g., a study of the area, and then a study of the area, and then a study of the area).

DENSITY ISSUES: Review in this case whether any more extensive study requirements. Potential action would be to require a study "substantial" in nature (e.g., a study of the area, and then a study of the area, and then a study of the area).

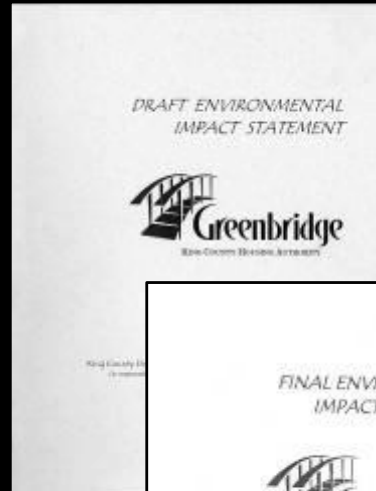
DEVELOPMENT	PRO'S	CON'S
A. Fully integrated review	1. Review all of these variations	1. Review all of these variations

Entitlement

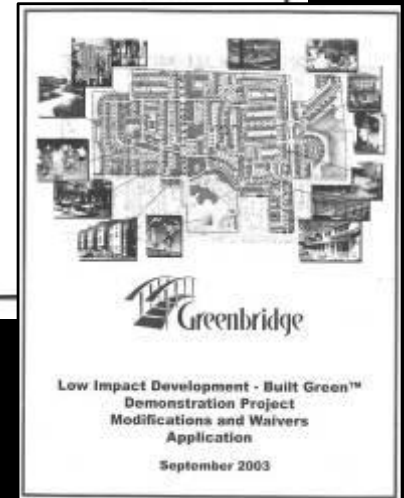
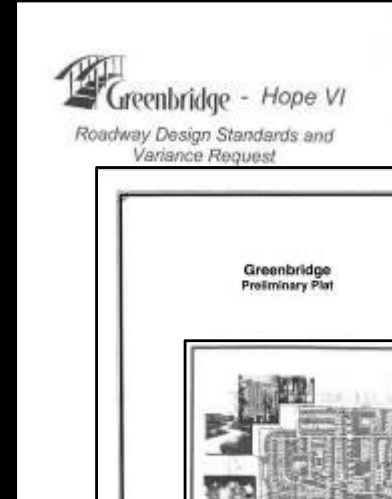
Steps to Implement the Regulatory Strategy



Demonstration Ordinance Processing MOU



Environmental Impact Statement



Land Use & Infrastructure Approvals

Entitlement Flexible Development Standards

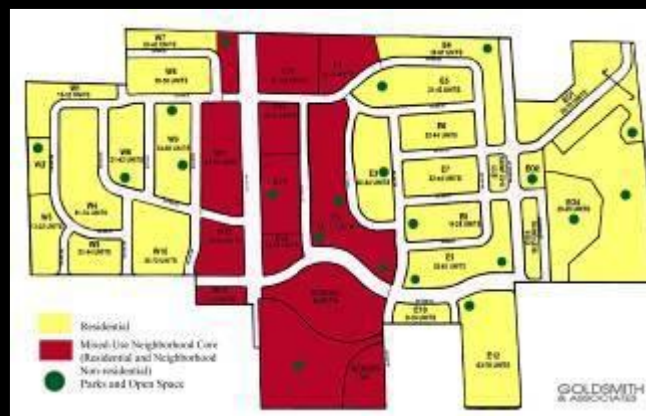
Modifications to:

- Uses
- Drainage
- Roads
- Density & Dimensions
- Design
- Landscape & Water Use
- Parking & Circulation

Unit Range Plan



Land Use Plan



Design Guidelines

- ❖ Promote design requirements
- ❖ Require 3-Star BuiltGreen certified homes
- ❖ Require LEED Silver commercial structures
- ❖ Require variety of home types



DESIGN GUIDELINES

 KING COUNTY
HOUSING AUTHORITY

September 17, 2007



Great Public Places

- ❖ Parks and Trails
- ❖ Plaza
- ❖ Art
- ❖ Trail System
- ❖ Jim Wiley Community Center
- ❖ YWCA and King County Library
- ❖ Greenbridge Early Learning Center
- ❖ White Center Heights Elementary School



Many Architectural Styles

Architects involved either hired by KCHA or Community Partners

- ❖ GGLO
- ❖ Tonkin/Hoyne/Lokan
- ❖ Arellano/Christofides
- ❖ Lawhead Architects P.S.
- ❖ Cornerstone Architectural Group
- ❖ Stickney Murphy Romine Architects PLLC
- ❖ Miller Hayashi Architects
- ❖ 5 Different Market Rate Home Architects

Diversity of Design Style



Great Housing

- ❖ Variety of types of housing
- ❖ Housing for diverse community
- ❖ Environmentally sustainable
- ❖ Low maintenance
- ❖ Mixed use
- ❖ Mixed income
- ❖ For Sale



Features of Housing

- ❖ 50-year roof
- ❖ 50-year siding cementitious
- ❖ Energy Star appliances including washer and dryer
- ❖ High efficiency windows
- ❖ Water saving fixtures
- ❖ Low VOC paint
- ❖ Drought tolerant landscaping
- ❖ Wood cabinets
- ❖ Zonal electric heating
- ❖ Ground related entries
- ❖ “Built Smart” lighting

Features of Greenbridge Site

- ❖ Reduced road widths, driveways and parking to decrease impervious surface
- ❖ Recycled concrete and asphalt concrete used in new construction
- ❖ Deconstructed housing and other recycled housing methods
- ❖ Green drains to collect clean water
- ❖ Use of bio swales to clean water
- ❖ Drought tolerant landscaping
- ❖ Native trees saved in site planning
- ❖ Co-location of water quality vault and civic plaza park
- ❖ Active transit to the site – 13 minutes by express bus to downtown Seattle





Green Livable Site during Construction

- ❖ Work with residents during construction
- ❖ Community partners
- ❖ During construction protection of environment

Residents

- ❖ Education plan
- ❖ Interpretive signage
- ❖ Way finding signage
- ❖ Connection with community service partners
- ❖ Recycling added





Greenbridge Community Plan Year 2021



	DECLARANT	ASSOCIATION	ASSOCIATION
Unit	Number of Doors	Voting	Dues Authority
Residential - Multifamily	552	552	552
Residential - Market Rate	341	341	341
Non-Residential	22	7	7
Total	915	900	900

Projected Greenbridge Unit Count



AERIAL VIEW SOUTH FROM SW ROXBURY STREET

4th Avenue SW Rendering Looking Southwest



Division 8 Land Sale Phase 1 and Phase 2



Division 8 Site Plan Rendering

King County Housing Authority



Division 8 Homes Fronting 4th Avenue SW





T A B N U M B E R

6



To: Board of Commissioners

From: Craig Violante, Interim Deputy Executive Director/CAO

Date: February 1, 2022

Re: **2021 Investment Recap**

Executive Summary

As of December 31, 2021, KCHA had \$290.4 million of investable assets, split between (1) the KCHA Internal Pool (the Internal Pool), (2) the Washington State Local Government Investment Pool (LGIP), (3) cash held by trustees and cash in traditional checking and savings accounts and (4) loans to housing partners and to the Energy Performance Contract (EPC) project. Total combined yield for all four categories throughout all of 2021 was 0.51%, and was 0.49% at December 31, 2021. Total 2021 earnings on KCHA's investments was approximately \$2.6 million against a budget of \$3.0 million.

Portfolio at 12/31/2021:

	Amounts	YTD Results	Yield @ 12/31/2021
Cash Invested in External Investments	\$49,749,364	0.70%	0.66%
Cash Held in the LGIP	174,504,674	0.10%	0.09%
Cash Held by KCHA & Outside Trustees	47,276,002	0.02% (1)	0.02% (1)
Cash loaned for low income housing purposes and to EPC project	18,893,652	4.96%	4.96%
	<u>\$290,423,692</u>	<u>0.51%</u>	<u>0.49%</u>

1) Estimate

2021 Retrospective

Overall interest rates remained extraordinarily low throughout all of 2021. Below are 2021 Treasury Yields for two key benchmarks: 3-month and 3-year US Treasury Notes:

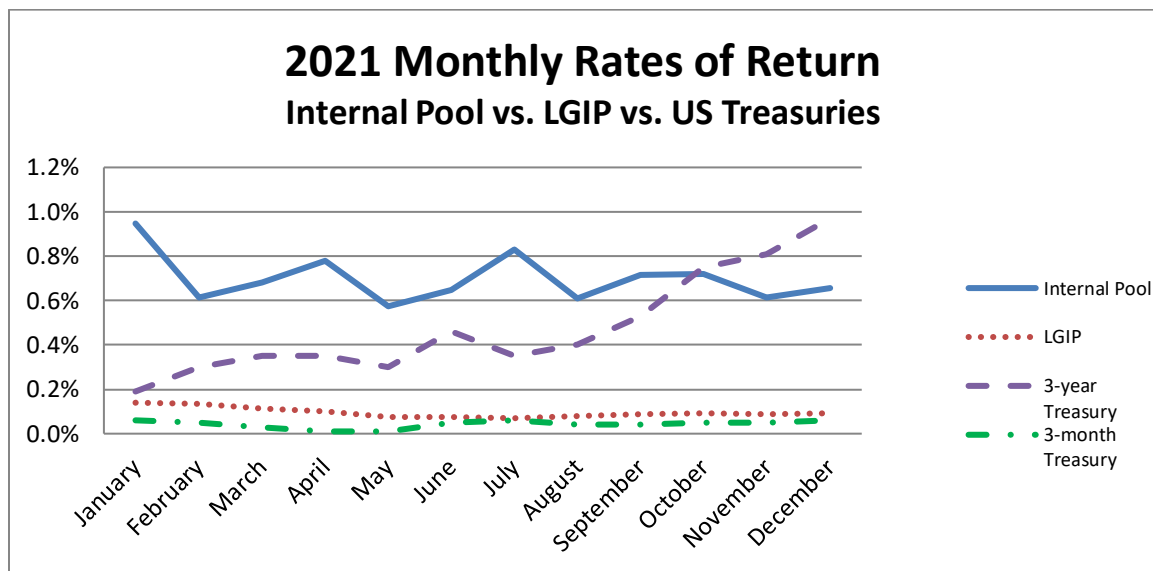


2021 Investment Recap February 22, 2022 Board Meeting

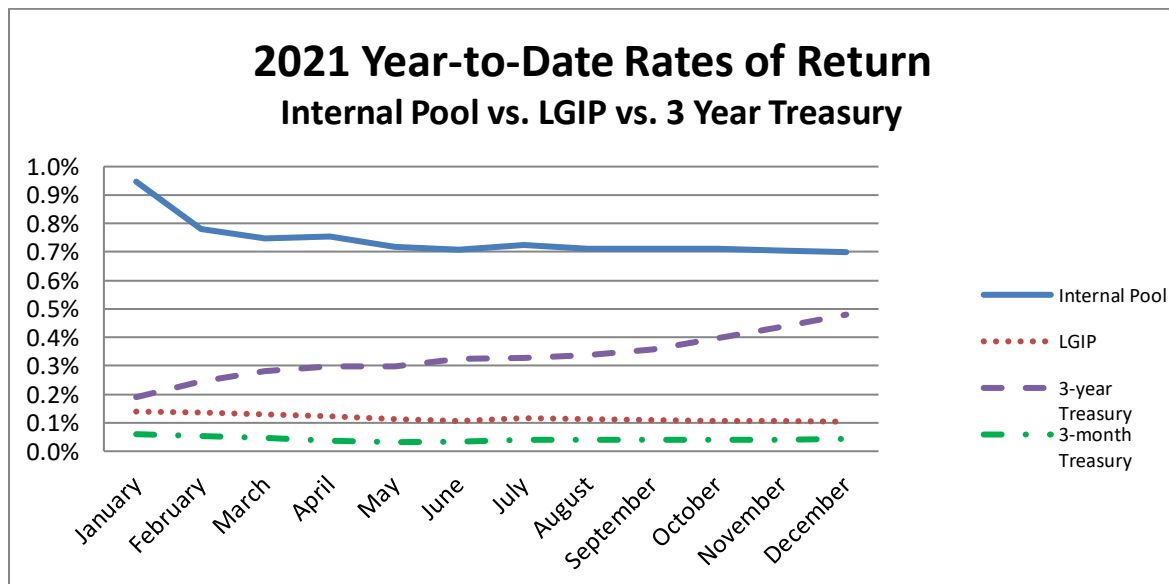
3-month Treasury yields did not exceed 10 basis points at any point during 2021, and actually hit 0.01% in June. 3-year yields were just slightly higher for most of the year, but did start to trend upward in the fourth quarter.

These two benchmark rates directly influence KCHA investment strategy and results. The LGIP closely matches the 3-year Treasury Yield as by law its average maturity length cannot exceed 60 days. Pricing for the types of external investments of KCHA, primarily Government Sponsored Entities (GSE), directly correlate with 3-year Treasury Yields.

On a month-by-month basis, KCHA's internal pool outperformed both the LGIP and the 3-month Treasury. For most of the year, it also out-performed the 3-Year Treasury,



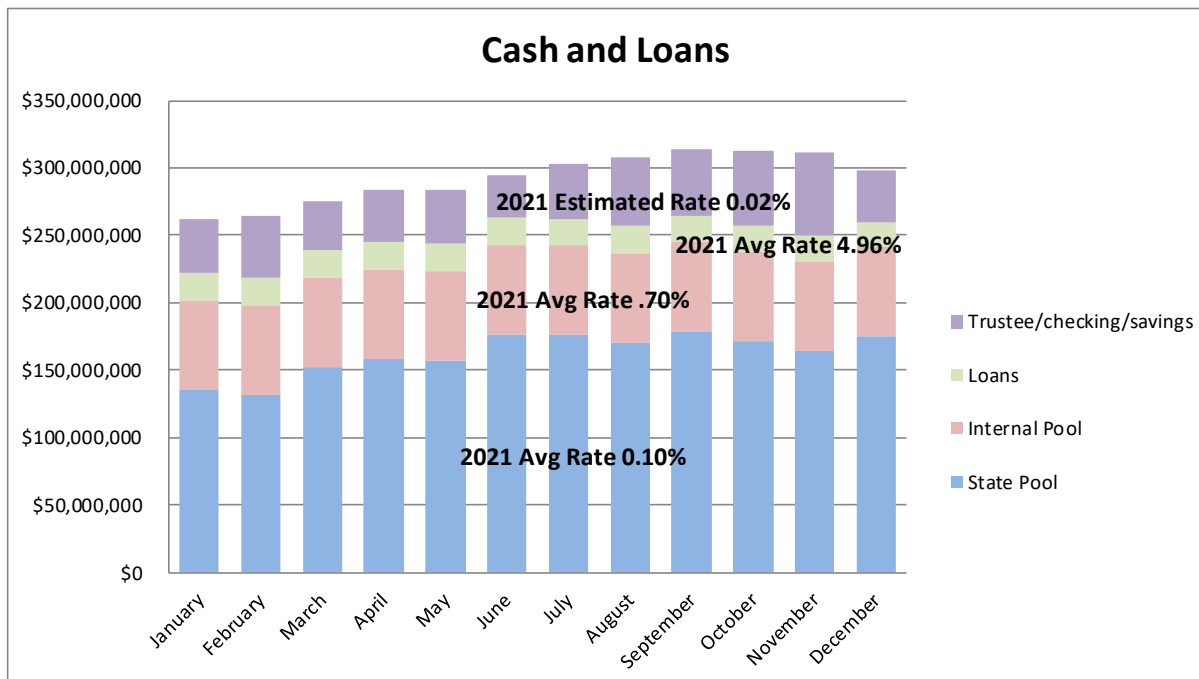
On a year-to-date basis, calculated at the end of each month, the internal pool outperformed all three benchmarks.



2021 Investment Recap

February 22, 2022 Board Meeting

At the end of 2021, KCHA had \$297.8 million of available resources in the form of cash and outstanding loans receivable. Of this total, \$134.8 million was considered “investable”. The remainder was either in the form of long-term loans, held by trustees or management agents, or kept liquid to satisfy short-term liabilities. The Board has authorized an allocation of up to 60% of investable resources in the Internal Pool, but short-term liquidity needs, combined with the precipitous drop in interest rates, influenced how much was actually invested in the Pool and in the mix of Pool investments. At the end of 2021, 37.4% of investable resources were in the Internal Pool as there was a reluctance to lock into very low rates for up to three years. By remaining liquid, a small amount of interest was foregone in return for the ability to return to normal investment yields more quickly.



Historical Context

The Board of Commissioners adopted an Investment Policy in 2005 and several updates have since been adopted. According to the policy the primary objectives, in priority order, of the Authority’s investment activities are:

- **Legality:** Conforms to all applicable federal, state and local government requirements.
- **Safety:** Safety of the principal is the foremost objective of the investment program. Investments of KCHA shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To obtain this objective, diversification is required in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio.
- **Liquidity:** the Authority’s investment portfolio will remain sufficiently liquid to enable KCHA to meet all operating requirements that might be reasonably anticipated.
- **Return on Investment:** the Authority’s investment portfolio shall be designated with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the Authority’s investment risk constraints and the cash flow characteristics of the portfolio.

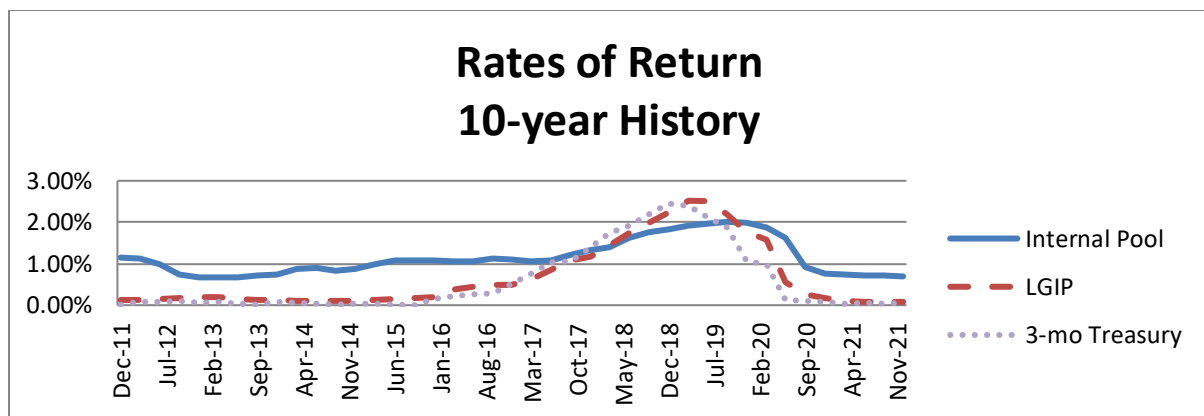
2021 Investment Recap

February 22, 2022 Board Meeting

At the beginning of 2009, KCHA invested most excess funds in the LGIP. The LGIP is an investment vehicle operated by the Washington State Treasurer, and is open to all local governments. Its strength lies in its combination of liquidity and security. It has a policy of purchasing AAA-rated securities and maintaining a weighted average maturity of 60 days or less.

With the goal of increasing investment yields, in March 2009 KCHA embarked on a strategy of investing in securities outside of the LGIP. These securities could have a maturity of up to three years and were comprised primarily of securities from Government Sponsored Entities (GSEs) such as the Federal Home Loan Bank (FHLB), Federal Home Loan Mortgage Corporation (FHLMC—also known as Freddie Mac), Government National Mortgage Association (GNMA—also known as Ginnie Mae) and the Federal National Mortgage Association (FNMA—also known as Fannie Mae).

From inception through the end of 2017, the Internal Pool performed exceptionally well, beating the LGIP and the 3-month Treasury benchmark each quarter. From early 2018 until late in 2019, the Internal Pool yield lagged the LGIP and the 3-month Treasury, but since the end of 2019 has again outperformed both metrics. Since the inception of the internal investing program, over \$3.2 million of additional investment income has been earned.



Portfolio Management

KCHA's internal pool currently purchases three main types of investment structures, and participates in a program that offers a fourth:

- Investments that can be redeemed at pre-determined times at the option of the issuer. These investments are called “callables”. The bond issuer typically must offer slightly higher rates of return for the option of calling the bonds.
- Investments that increase interest payments at pre-set amounts and at pre-set times. These bonds, called “steps”, almost always carry call features in addition to the step features.

2021 Investment Recap
February 22, 2022 Board Meeting

- Investments that cannot be called, either because they were issued that way, or because the call options were not exercised by the issuer. These investments are known as “bullets”.
- KCHA invests in the Regional Equitable Development Initiative (REDI fund). Such investments typically carry a term of four years and yield around 3.0%.

While bullets are the preferred investment vehicle for Total Rate of Return investing, they are not the only type of investment that should be included in a well-balanced portfolio. Bullets offer purchasers more certainty, but they carry slightly lower rates than comparable callable bonds (generally 5-10 basis points), and when rates rise, they will lose value more quickly than steps. KCHA’s internal investment portfolio at the end of December 2021 contained the following investment types:

	Amt Invested	% of Portfolio	Average Yield at 12/31/2021
Callable	\$7,997,115	12.1%	0.29%
Step*	\$24,998,450	37.8%	0.58%
Bullet	\$15,083,212	22.8%	1.38%
Redi	\$1,742,061	2.6%	3.00%
LGIP	\$16,381,053	24.7%	0.09%
	<u>\$66,201,891</u>	<u>100.0%</u>	<u>0.67%</u>

* Step bonds are also callable; the Board has authorized up to 50% of the portfolio to be step investments

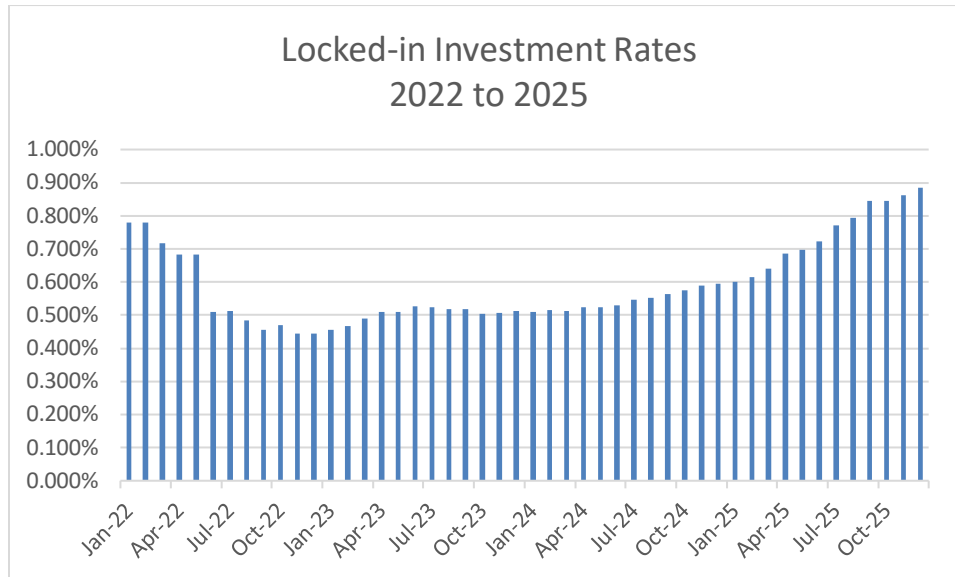
Implementation of 2021 Strategy

As 2020 interest rates plummeted, \$23 million of external investments were called and the proceeds placed in the LGIP. At December 31, 2020, the LGIP’s rate was down to 0.126%, but the yield on a 3-year callable was only marginally better at 0.25%. There was concern that reinvesting in the bond market would lock the internal pool into a very low-rate structure for up to three years while receiving little incremental yield in return. Therefore, the main strategy for 2021 was to purchase step investments as they became available, and to invest in the LGIP or other instruments with maturities of two years or less.

Over the course of 2021, investments continued to be called, and although \$25 million of step investments were purchased, there was still over \$16 million left in the LGIP at the end of the year. Currently, the pool’s contractual investment yields over the next four years (excluding the possibility of calls which are currently unlikely) is:

2021 Investment Recap

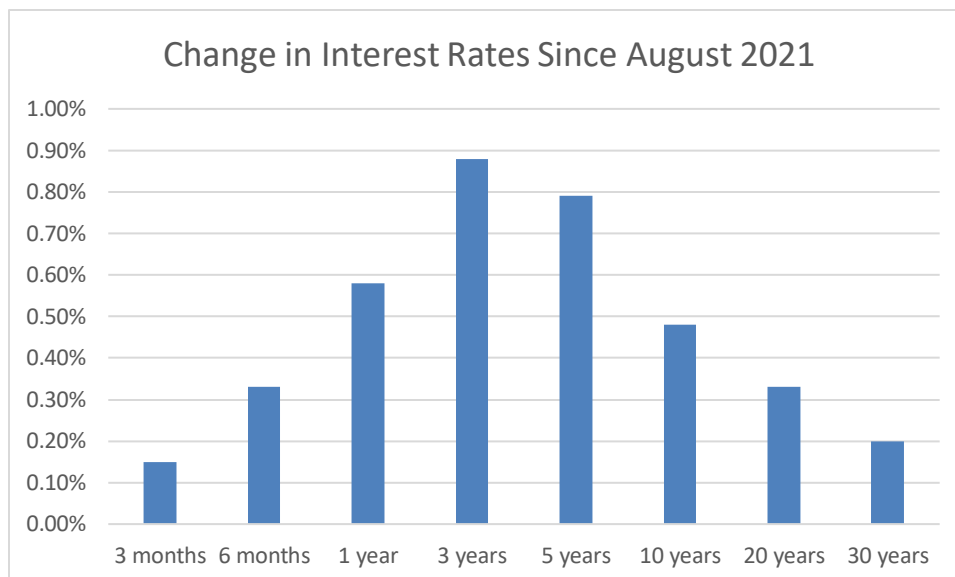
February 22, 2022 Board Meeting



The drop off in the first half of 2022 is from several higher-yield investments that will mature. Beginning in 2023, the effects of the step investments begin to kick in.

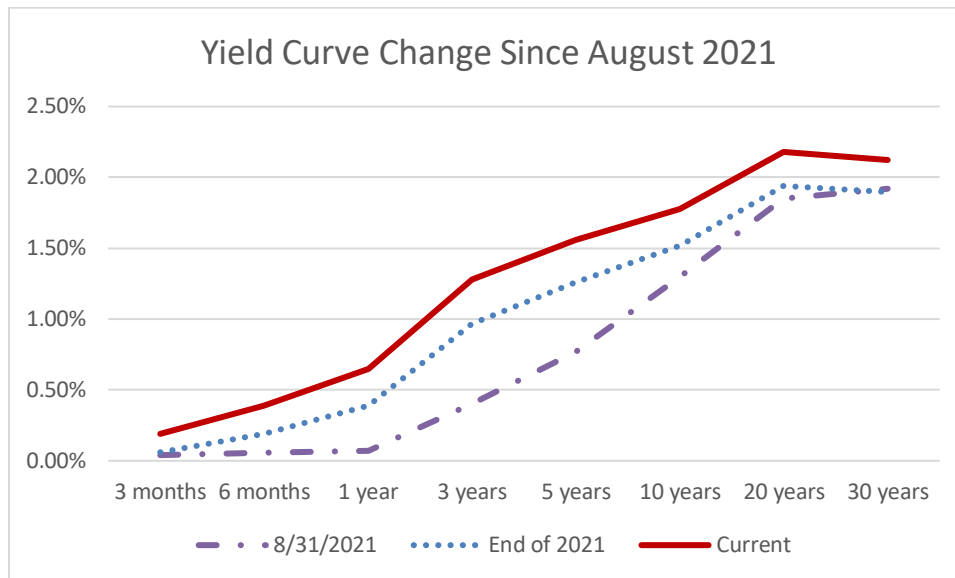
2022 Strategy

During the January 2022 Federal Open Market Committee (FOMC) meeting, the Fed chose to not raise rates immediately, but made it clear that they will be doing so in the near future as they attempt to combat inflation. The market has predicted this for a few months, and the chart below shows how yields have risen since August:



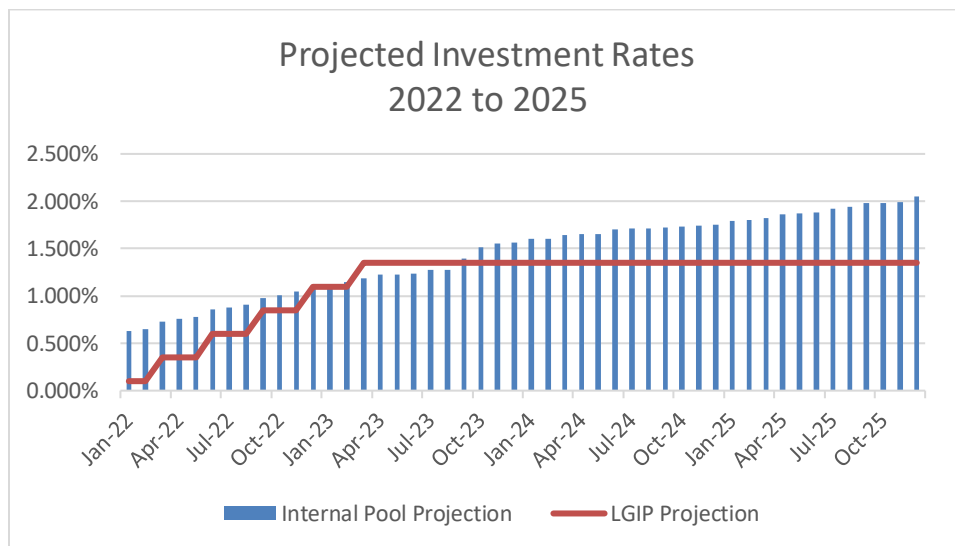
2021 Investment Recap February 22, 2022 Board Meeting

This can also be seen by looking at the change in yield curves:



Most experts are now predicting four to five rates hikes over the next 12 months, with total increases between 1.0% and 1.25%. The plan for 2022 is to slowly replace the \$16 million currently in the LGIP with 3-year instruments by investing \$1 million each month. This “laddering” approach will allow KCHA to begin to take advantage of higher interest rates, but not re-enter the market too rapidly as rates increase.

With the assumption of five rates hikes, and then static rates thereafter, projected rates of return over the next four years are below.



The 2022 budget projects investment earnings of \$1.7 million.

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7



TO: Board of Commissioners

FROM: Ai Ly, Interim Associate Director of Finance

DATE: February 2, 2022

RE: 4th Quarter 2021 Summary Write-Offs

During the fourth quarter of 2021, tenant accounts totaling \$25,005 were deemed uncollectable and written off. This represents a 127% increase from the previous quarter. Overall, past due rents owed to KCHA accounted for \$879 (4%) of the total and cleaning/damage charges accounted for \$10,946 (44%) of the total. Security deposits in the amount of \$1,150 were retained to offset 5% of the total charges. Per policy, all accounts with a balance owed of \$100 or more will be forwarded to KCHA's contracted collection agency. \$1,558 was recovered by the collection agency during the fourth quarter for payments to accounts that were sent to the collection agency.

	Total WRITE-OFFS	YTD WRITE-OFFS
Rent Balance Forward to Vacate Month	\$ 7,526.77	\$ 17,874.77
Retro Rent Write-offs	\$ -	\$ -
<u>VACATE CHARGES:</u>		
Rent Delinquent in Vacate Month	879.15	5,246.21
Cleaning & Damages	10,946.36	35,174.57
Paper Service & Court Costs	5,224.50	5,224.50
Miscellaneous Charges	428.00	428.00
Total Charges	17,478.01	46,073.28
Total All Charges	25,004.78	63,948.05
<u>CREDITS:</u>		
Security Deposits	(1,150.00)	(5,075.00)
Miscellaneous Payments & Credits	(988.00)	(2,350.00)
Total Credits	(2,138.00)	(7,425.00)
Total Net Write-offs	<u>\$ 22,866.78</u>	<u>\$ 56,523.05</u>
Net Write-offs by Portfolio		
KCHA	21,964.70	49,316.94
Green River II	-	-
Soosette Creek	902.08	1,478.53
Zephyr	-	-
Fairwind	-	-
Vantage Point	-	5,727.58
Spiritwood Manor	-	-
	<u>\$ 22,866.78</u>	<u>\$ 56,523.05</u>

**Write-off and Collection Summary
2019 - 2021**

NET WRITE-OFFS			
	2019	2020	2021
January to March	42,166.82	15,086.25	12,832.74
April to June	62,865.14	32,185.06	10,693.56
July to September	74,632.34	7,239.24	10,129.97
October to December	24,730.55	16,311.82	22,866.78
TOTAL	204,394.85	70,822.37	56,523.05

NET COLLECTIONS			
	2019	2020	2021
January to March	273.57	3,068.43	826.80
April to June	2,449.81	499.08	282.75
July to September	3,655.74	377.00	2,802.50
October to December	1,812.32	1,382.11	1,558.05
TOTAL	8,191.44	5,326.62	5,470.10

T A B N U M B E R

8



KCHA IN THE NEWS

February 22, 2022

January 27, 2022

Shuttered U.S. Bank branch to become Skyway Resource Center

By [JOURNAL STAFF](#)

Skyway Resource Center was born in the pandemic as a series of “pop-up” events to support over 500 community members with essentials ranging from food to diapers to housing assistance. Now a \$2 million grant from King County Local Services will give the movement a permanent home at [12610 76th Ave. S.](#), where a U.S. Bank branch once operated.



Photo from King County Local Services [\[enlarge\]](#)

U.S. Bank announced it was closing its 4,568-square-foot Skyway branch in late 2020.

The Renton Innovation Zone Partnership (RIZP) and King County Housing Authority are in charge of the redevelopment, which is across the street from the Skyway Library.

“King County is excited to join with advocates of the Skyway Resource Center to make this investment and create a direct, positive impact in this community,” King County Executive Dow Constantine said in a news release. “A project like this requires partnerships from across the community, along with passionate advocacy, to become reality. I’m looking forward to seeing what’s possible with this center for the Skyway community.”

Construction is expected to start later this year, or in early 2023, and the center would open sometime later in 2023. Schemata Workshop is the architect. A general contractor hasn’t been hired yet.

Skyway Resource Center launched in September 2020 after a year of planning. With support from RIZP and help from other agencies and community partners, pop-up events have occurred at New Birth Ministries, Campbell Hill Elementary, and currently at the King County Fire District 20 in Skyway. More than 25 community-based organizations and public entities have provided services and resources, as well as educational programs, at these events.

The news release says the Skyway Resource Center concept builds off years of community planning, dating back to 2014 and later with the Skyway-West Hill Action Plan, which identified the need to “establish a space open to the community where service providers can conduct programs geared toward activities to benefit youth, seniors and/or other targeted populations.”

U.S. Bank announced it was closing the 4,568-square-foot branch in October 2020. Following that, bank and community members discussed what was next for the building.

In April 2021, organizers received a Local Community Projects grant from the state Department of Commerce for building renovation. The following October, U.S. Bank donated the land and building to the housing authority, which will hold the property on behalf of the community until a community development association is formed for ownership.

In the last 12 months, U.S. Bank expanded its support in the Skyway community by donating \$50,000 to Communities In Schools — Renton for rent and utility support for Skyway residents, and by providing a \$50,000 Market Impact Fund Grant to RIZP to fund a new immersion program for Title 1 elementary and middle school students in the Skyway/West Hill neighborhoods.

King County Awards \$2 Million To Develop At Resource Center For Skyway

January 27, 2022



King County Executive Dow Constantine

King County's Department of Local Services has awarded \$2 million to build a new home for the Skyway Resource Center. The space will provide a holistic array of social services, health and wellness services, and community-based organization support for the neighborhood – much like the center's regular mobile "pop-up" events it has held throughout the community the past year and a half.

The new center will be located at the former U.S. Bank building at 12610 76th Ave. S, across the street from the Skyway Library, one of the King County Libraries, and is scheduled for completion in 2023.

"King County is excited to join with advocates of the Skyway Resource Center to make this investment and create a direct, positive impact in this community," Executive Dow Constantine said. "A project like this requires partnerships from across the community, along with passionate advocacy, to become reality. I'm looking forward to seeing what's possible with this center for the Skyway community."

"This investment is the culmination of efforts by and for the Skyway community," said King County Councilmember Girmay Zahilay. "I'm proud to be part of this project and the work that has been done, but more than that, I'm proud to be a part of a community where neighbors uplift and create a better future for each other. I can't wait to attend the grand opening of the Skyway Resource Center!"

The Skyway Resource Center launched in September 2020 after a year of planning and in response to the COVID-19 pandemic. With backbone support from RIZP and help from other agencies and community partners, "pop-up" events have occurred at New Birth Ministries, Campbell Hill Elementary, and currently at the King County Fire District 20 in Skyway.

More than 25 community-based organizations and public entities have provided services and resources to more than 500 community members at these events. Help includes everything from food to diapers and baby essentials to rental and housing assistance, as well as educational programs.

The Skyway Resource Center concept builds off years of community planning, dating back to 2014 and later with the



Skyway-West Hill Action Plan, which identified the need to, "establish a space open to the community where service providers can conduct programs geared toward activities to benefit youth, seniors and/or other targeted populations."

Following the October 2020 announcement that the U.S. Bank location in Skyway would be closing, the bank and community members came together to discuss next steps for the facility with a focus on providing meaningful impact for local residents.

In April of last year, organizers received a Local Community Projects grant from the Washington Department of Commerce, on behalf of the taxpayers of Washington State, for building renovation. The following October, U.S. Bank donated the land and 4,568 square-foot building to KCHA, which will support the redevelopment project to create a permanent location for the Skyway Resource Center and hold the property on behalf of the community until property ownership is ultimately transferred to a community development association.

In the last 12 months, U.S. Bank has expanded its support in the Skyway community, donating \$50,000 to Communities In Schools – Renton for rent and utility support for Skyway residents and providing a \$50,000 Market Impact Fund Grant to RIZP to fund a new immersion program for Title 1 elementary and middle school students in the Skyway/West-Hill neighborhoods.

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State investments enable burst of new solar panel projects in community buildings

Commerce grants \$3.5 million to help public buildings cut energy costs, reduce pollution and showcase solar in communities across the state.

OLYMPIA, WA – The Washington State Department of Commerce today announced \$3.5 million in grants to state and local government agencies to install solar panels at public buildings in communities throughout the state. The 29 projects will provide over 2.2 megawatts of solar and will produce more than 3 million kWh annually—enough to power about 280 homes.

Solar grants provide competitive funding to install solar at public buildings and facilities, such as schools, hospitals, community centers and wastewater treatment plants. [Washington's 2021 State Energy Strategy](#) identifies community-owned solar as an important strategy for achieving clean energy and equity goals, especially for Tribal communities and agricultural communities. It also urges state and local agencies to lead by example with clean energy investments for public buildings that build local resilience.

“Supporting solar projects in public buildings is one of the many ways Washington state is leading by example as we work toward meeting our goal of 100% clean electricity by 2050,” said Commerce Director Lisa Brown. “These grants prioritized projects in rural and Tribal communities, to ensure all state residents benefit from a cleaner more efficient electric grid.”



Students from Highline High School's Environmental Club were instrumental in fundraising and grant writing that helped Highline Public Schools win a \$110,100 grant to install solar panels on the new school building in Burien.

Pictured are 2021 HHS graduates and current students along with their advisors and partners in the grant: Jodi Escareño and Elly-Hien Trinh of Sustainable Burien; students Selena Nguyen, Samantha Quiroz and Kim Nguyen; Rod Sheffer, former executive director, Capital Planning & Construction (a 1969 HHS graduate); students Ricardo Gonzalez Ceja, Nha Khuc (former club president), Brenda Gallardo, Ruth Assefa, Gladis Gallardo and Jordan Powers (current club president).

The awarded projects include three by Tribal governments and five projects in small communities with populations under 5,000. These grants will fund distributed clean energy for schools, affordable housing and critical public facilities in Washington's communities:

- **Birch Bay Water and Sewer District (\$30,000)** for the Wastewater Treatment Solar Panel Installation to install 30.3kW
- **City of Bellevue (\$101,250)** for the Bellevue City Hall – Rooftop Solar Array to install 100kW
- **City of Cheney (\$189,258)** for the City of Cheney Wastewater Treatment Plant Solar Array to install 99.9kW
- **City of College Place, Washington (\$175,000)** for the City of College Place 2021 Solar to install 100kW
- **City of Connell (\$188,633)** for the Connell Well #8 Solar Project to install 99.9kW
- **City of Edmonds (\$119,645)** for the City of Edmonds – Public Safety Building Solar to install 100kW
- **City of Mabton (\$277,706)** for the Mabton Solar Project to install 99.9kW
- **City of Pateros (\$125,013)** for the City of Pateros Solar Project to install 43.5kW
- **City of Woodinville (\$73,450)** for the Woodinville City Hall Rooftop Solar Array to install 76.4kW

- **Eatonville School District (\$165,292)** for the Eatonville HS Solar PV to install 66kW
- **Edmonds Public Facilities District/ Edmonds Center for the Arts (\$226,192)** for the EC4ARTS Solar PV to install 100kW
- **Franklin Pierce School District (\$110,000)** for the Harvard Elementary Solar PV to install 100kW
- **Highline Public Schools (\$110,100)** for the Highline High School Environmental Club Solar Project to install 99.9kW
- **Island County Public Transportation Benefit Area (\$133,795)** for the Whidbey Main Base Solar Panel Project to install 100kW
- **Jefferson County Public Utility District 1 (\$100,000)** for the Operations Center Solar Installation to install 100kW
- **King County Housing Authority (\$120,239)** for the Nia Apartments Solar Installation to install 86.4kW
- **Kitsap Transit (\$90,949)** for the Charleston Base Solar Project to install 66.6kW
- **Manchester Water District (\$39,748)** for the Manchester Water District Workshop Solar Array to install 36.5kW
- **Nooksack Indian Tribe (\$84,061)** for the Solar for Nooksack Tribe – IT/PPE Warehouse to install 38.5kW
- **North Seattle College (\$117,961)** for the North Seattle College – OCEE Building Solar to install 96kW
- **Oak Harbor Public Schools (\$36,369)** for the Oak Harbor Public Schools – NWMS Solar to install 33.3kW
- **Oak Harbor Public Schools (\$82,100)** for the OHPS Administration Building Solar Array to install 84.2kW
- **Prescott School District (\$251,990)** for the Prescott School District Solar Array to install 99.9kW
- **Public Utility District No. 1 of Thurston County (\$29,995)** for the Thurston PUD – Administration Building Solar Array to install 37.6kW
- **Public Utility District No. 1 of Thurston County (\$32,755)** for the Thurston PUD – Operations Center Solar Array to install 30kW
- **Samish Indian Nation (\$21,445)** for the Samish Indian Nation Cannery Building to install 33.4kW
- **Sauk-Suiattle Indian Tribe (\$182,912)** for the Solar for Sah-ku-me-hu to install 90.7kW
- **Seattle Central College (\$130,047)** for the Seattle Central College – Broadway Edison Solar to install 96kW
- **South Seattle College (\$119,905)** for the South Seattle College – Cascade Hall Solar to install 86kW

"I congratulate the students from the Highline High School Environmental Club and their community partners, for instigating and electrifying efforts to raise funds and write grants to build their dream of a 100-kilowatt solar power installation on the roof of our new high school building," said Scott Logan, chief operations officer of Highline Public Schools. "Thank you to the Department of Commerce for helping fund their dream of a better future."

"This generous grant is a huge support to us in the services we provide our citizens," said Tom Wooten, Samish Tribal Chairman. "We are honored to be selected as a recipient of the Commerce Solar Grant, which is doing so much to remove barriers to critical resources in our community while providing the opportunity to decrease our carbon footprint through use of solar energy."

"With this grant from the Department of Commerce, Connell can reduce the costs of providing city services while reducing environmental impact and supporting clean energy jobs. We are thrilled to accept this grant and excited to demonstrate clean energy in our community," said Connell Mayor Lee Barrow

This competitively scored grant process prioritized projects with lower costs and higher savings, as well as matching funds provided by applicants and new grantees. Brown noted that ensuring equitable distribution of available funds is a key priority of all Commerce programs. Another approximately \$1 million for solar projects will be awarded through this program in 2022. The next application cycle is expected to open in the first quarter this year.

Solar grants are one of several funding opportunities under Commerce's Energy Retrofits for Public Buildings program, which provides grants to towns, cities, Tribes and other state and local governments to make energy updates to community buildings and facilities. To learn more and stay up to date on the next applications visit www.commerce.wa.gov/growing-the-economy/energy/energy-retrofits-for-public-buildings/

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