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**SPECIAL HYBRID  
MEETING OF THE  
BOARD OF COMMISSIONERS**

**Monday, November 13, 2023**

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**Webinar Meeting:**

**<https://kcha-org.zoom.us/j/84122128173>**

**Meeting ID: 841 2212 8173**

**Phone: (253) 205-0468**



# **SPECIAL HYBRID MEETING OF THE BOARD OF COMMISSIONERS AGENDA**

November 13, 2023 - 3:00 p.m.

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

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**I. Call to Order**

**II. Roll Call**

**III. Public Comment**

**IV. Approval of Minutes**

**1**

A. Board Meeting Minutes – October 23, 2023

**V. Approval of Agenda**

**VI. Consent Agenda**

**2**

A. Voucher Certification Reports for September 2023

**VII. Resolutions for Discussion**

**A. Resolution No. 5760 –**

**3**

A Resolution Authorizing Acquisition of the Henry House Apartments

## **VIII. Briefings & Reports**

### **A. Third Quarter 2023 Write-Off Report**

**4**

## **IX. Executive Director Report**

## **X. Executive Session**

- A. 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 employee (RCW 42.30.110 (1) (g)).  
and
- B. Under RCW 42.30.110 (1) (f) (i), to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

## **XI. Other Business**

- A. Potential action following Executive Session

## **XII. KCHA in the News**

**5**

## **XIII. Commissioner Comments**

## **XII. Adjournment**

Members of the public who wish to give public comment: We are now accepting public comment during the meeting or written comments. Please send your requests for public comment to the Board Coordinator via email to [kamir@kcha.org](mailto:kamir@kcha.org) prior to the meeting date. If you have questions, please call 206-574-1206.

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

**Monday, October 23, 2023**

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**I. CALL TO ORDER**

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Monday, October 23, 2023. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:07 p.m.

**II. ROLL CALL**

**Present:** Commissioner Doug Barnes (Chair) (via Zoom), Commissioner John Welch (via Zoom), Commissioner Regina Elmi (via zoom), Commissioner TerryLynn Stewart (via Zoom) and Commissioner Richard Jackson (via Zoom).

**III. PUBLIC COMMENT**

Resident Cindy Ference gave public comment in writing.

**IV. APPROVAL OF MINUTES**

A. Board Meeting Minutes – September 18, 2023

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the September 18, 2023 Meeting Minutes.

**V. APPROVAL OF AGENDA**

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the October 23, 2023 hybrid Board of Commissioners' meeting agenda in a rearranged order.

**VI. CONSENT AGENDA**

A. Voucher Certification Reports for July 2023

On motion by Commissioner John Welch, and seconded by Commissioner Richard Jackson, the Board unanimously approved the October 23, 2023 hybrid Board of Commissioners' meeting consent agenda.

## **VII. RESOLUTIONS FOR DISCUSSION**

### **A. Resolution No. 5757 – Approving KCHA’s Moving to Work Annual Plan for Fiscal Year 2024.**

Andrew Calkins, VP of Policy & Intergovernmental Affairs summarized the MTW plan and what the changes are.

KCHA is proposing two new MTW activities, waiting list policy updates and the continued use of flexibilities to ensure the agency has the ability to continue to support residents and expand access to affordable housing in the coming year.

Questions of Commissioners were answered.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5757.

### **B. Resolution No. 5758 – A Resolution Authorizing Acquisition of the Sterling Ridge Apartments.**

Tim Walter, Senior VP of Development & Asset Management gave the details of a new property.

Questions of Commissioners were answered.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5758.

### **C. Resolution No. 5759 – Acknowledging Receipt of Financial Statement Audit Examinations and Attestations for the Period January 1, 2022 through December 31, 2022.**

Saeed Hajarizadeh, Executive VP of Administration/Chief Administrative Officer presented the financial audit.

KCHA selected a private CPA firm to conduct the audit. There were no findings.

Questions of Commissioners were answered.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5759.

## **VIII. BRIEFINGS & REPORTS**

### **A. Briefing on Local Homeownership Program**

Andrew Calkins, VP of Policy & Intergovernmental Affairs gave a briefing on the Local Homeownership Program.

Public policies and practices, including racially restrictive covenants, zoning practices, redlining and property assessments, have contributed over time to racial disparities in access to homeownership.

Local and State Momentum to Accelerate Affordable Homeownership.

- “Missing Middle” Housing Legislation
- Covenant Homeownership Program
- Black Home Initiative Network
- Condominium Liability Laws
- Interest Rates, Evolving Federal Policies

Questions of Commissioners were answered.

## **IX. EXECUTIVE DIRECTOR REPORT**

Robin Walls, President/CEO gave news updates.

- On October 5, 2023, KCHA was in attendance at the National Association of Housing and Redevelopment Officials (NAHRO) 2023 National Conference. It's the largest Association for public housing authorities. KCHA was recognized with an Award of Merit for the Neighborhood Early Learning Connectors Program. Cari Ianni received the award for KCHA. Congratulations to Social Impact for this award. Commissioner Jackson was also in attendance.
- We are looking at properties that meet the criteria/need. We have met with Shoreline City officials and KCHA is interested in acquiring properties in Shoreline. Shoreline has a number of smaller properties so we are looking to expand there.
- CEO Walls has concluded the listening sessions with property management in four regions. In 2024, Executive Management will be having discussions that we will bring to the Board on consolidating and realigning property management and field staff.

## **X. EXECUTIVE SESSION**

- A. 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 employee (RCW 42.30.110 (1) (g)).  
and
- B. Under RCW 42.30.110 (1) (f)) (i), to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

4:13pm – Board meeting was suspended.

5:28pm – Board meeting was re-convened.

## **XII. KCHA IN THE NEWS**

None.

## **XIII. COMMISSIONER COMMENTS**

None.

## **XIV. ADJOURNMENT**

Chair Barnes adjourned the meeting at 5:29 p.m.

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

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**DOUGLAS J. BARNES**, Chair  
Board of Commissioners

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**ROBIN WALLS**  
Secretary

# T A B N U M B E R

2



**To:** Board of Commissioners

**From:** Mary Osier, Accounting Manager

**Date:** November 2, 2023

**Re: VOUCHER CERTIFICATION FOR SEPTEMBER 2023**

I, Mary Osier, 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.

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Mary Osier  
Accounting Manager  
November 2, 2023

Bank Wires / ACH Withdrawals		7,178,826.88
	<i>Subtotal</i>	<b>7,178,826.88</b>
Accounts Payable Vouchers		
Key Bank Checks - #347556-348072		4,628,542.22
Tenant Accounting Checks - #11957-11974		9,774.65
	<i>Subtotal</i>	<b>4,638,316.87</b>
Payroll Vouchers		
Checks - #93527-93560 & 93566-93578		65,331.40
Direct Deposit		3,502,368.89
	<i>Subtotal</i>	<b>3,567,700.29</b>
Section 8 Program Vouchers		
Checks - #645545-945997		293,180.57
ACH - #588634-591323		21,488,922.78
	<i>Subtotal</i>	<b>21,782,103.35</b>
Purchase Card / ACH Withdrawal		466,341.01
	<i>Subtotal</i>	<b>466,341.01</b>
	<b>GRAND TOTAL</b>	<b>\$ 37,633,288.40</b>

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	
Plum Court	09/01/2023	\$ 81,194.93	AP	
Bellepark	09/06/2023	\$ 23,824.86	AP & Payroll	
Hampton Greens	09/06/2023	\$ 57,285.30	AP & Payroll	
Juanita View	09/06/2023	\$ 19,944.22	AP & Payroll	
Kendall Ridge	09/06/2023	\$ 60,383.38	AP & Payroll	
Landmark	09/06/2023	\$ 30,930.38	AP & Payroll	
NIA	09/06/2023	\$ 33,980.95	AP & Payroll	
Riverstone	09/06/2023	\$ 104,237.33	AP & Payroll	
SALMON CREEK HOUSING	09/06/2023	\$ 27,631.58	AP & Payroll	
SALMON CREEK HOUSING	09/06/2023	\$ 11,155.61	Monthly Fees	
SALMON CREEK HOUSING	09/06/2023	\$ 899.52	Monthly Fees	
SEOLA CROSSING LLC	09/06/2023	\$ 28,119.78	AP & Payroll	
SEOLA CROSSING LLC	09/06/2023	\$ 16,224.72	AP & Payroll	
Woodside East	09/06/2023	\$ 34,509.01	AP & Payroll	
ALPINE RIDGE	09/07/2023	\$ 4,805.44	AP	
ARBOR HEIGHTS	09/07/2023	\$ 10,330.55	AP	
Aspen Ridge	09/07/2023	\$ 2,662.05	AP	
Auburn Square	09/07/2023	\$ 5,076.07	AP	
Carriage House	09/07/2023	\$ 7,603.99	AP	
Carrington	09/07/2023	\$ 1,594.85	AP	
Colonial Gardens	09/07/2023	\$ 1,184.53	AP	
Cottonwood	09/07/2023	\$ 25,614.94	AP & Payroll	
Cove East	09/07/2023	\$ 95,142.51	AP & Payroll	
FAIRWOOD	09/07/2023	\$ 41,245.07	AP	
HERITAGE PARK	09/07/2023	\$ 1,022.94	AP	
LAURELWOOD	09/07/2023	\$ 6,327.72	AP	
Meadows	09/07/2023	\$ 2,626.01	AP	
Newporter	09/07/2023	\$ 466.88	AP	

OVERLAKE	09/07/2023	\$ 33,712.79	AP	
Parkwood	09/07/2023	\$ 4,611.22	AP	
Pinewood Village	09/07/2023	\$ 9,603.91	AP	
Plum Court	09/07/2023	\$ 6,670.47	AP	
RAINIER VIEW I	09/07/2023	\$ 20,188.98	AP & Debt Service	
RAINIER VIEW II	09/07/2023	\$ 14,002.53	AP & Debt Service	
SALISH	09/07/2023	\$ 7,040.58	AP	
Sandpiper East	09/07/2023	\$ 10,611.11	AP	
SI VIEW	09/07/2023	\$ 12,348.75	AP & Debt Service	
SOUTHWOOD SQUARE	09/07/2023	\$ 2,588.40	AP	
Timberwood	09/07/2023	\$ 8,947.94	AP	
Vashon Terrace	09/07/2023	\$ 7,945.98	AP & Debt Service	
Walnut Park	09/07/2023	\$ 7,740.16	AP	
WINDSOR HEIGHTS	09/07/2023	\$ 23,707.26	AP	
Woodridge Park	09/07/2023	\$ 2,801.00	AP	
ALPINE RIDGE	09/08/2023	\$ 100,000.00	Quarterly Distribution	
ARBOR HEIGHTS	09/08/2023	\$ 50,000.00	Quarterly Distribution	
Argyle	09/08/2023	\$ 292,000.00	Quarterly Distribution	
Aspen Ridge	09/08/2023	\$ 25,000.00	Quarterly Distribution	
Auburn Square	09/08/2023	\$ 200,000.00	Quarterly Distribution	
Ballinger Commons	09/08/2023	\$ 1,650,000.00	Quarterly Distribution	
Bellepark	09/08/2023	\$ 90,000.00	Quarterly Distribution	
Carriage House	09/08/2023	\$ 400,000.00	Quarterly Distribution	
Carrington	09/08/2023	\$ 256,000.00	Quarterly Distribution	
Colonial Gardens	09/08/2023	\$ 50,000.00	Quarterly Distribution	
Cottonwood	09/08/2023	\$ 70,000.00	Quarterly Distribution	
Cove East	09/08/2023	\$ 200,000.00	Quarterly Distribution	
Emerson	09/08/2023	\$ 615,000.00	Quarterly Distribution	
FAIRWOOD	09/08/2023	\$ 100,000.00	Quarterly Distribution	
GILMAN SQUARE	09/08/2023	\$ 390,000.00	Quarterly Distribution	
Hampton Greens	09/08/2023	\$ 1,080,000.00	Quarterly Distribution	
HERITAGE PARK	09/08/2023	\$ 300,000.00	Quarterly Distribution	
Juanita View	09/08/2023	\$ 316,000.00	Quarterly Distribution	
Kendall Ridge	09/08/2023	\$ 750,000.00	Quarterly Distribution	
Kirkland Heights	09/08/2023	\$ 108,343.41	Quarterly Distribution	
Landmark	09/08/2023	\$ 700,000.00	Quarterly Distribution	
LAURELWOOD	09/08/2023	\$ 75,000.00	Quarterly Distribution	
Meadows	09/08/2023	\$ 75,000.00	Quarterly Distribution	
Newporter	09/08/2023	\$ 150,000.00	Quarterly Distribution	
Parkwood	09/08/2023	\$ 50,000.00	Quarterly Distribution	



Pinewood Village	09/08/2023	\$ 240,000.00	Quarterly Distribution	
Riverstone	09/08/2023	\$ 1,050,000.00	Quarterly Distribution	
Sandpiper East	09/08/2023	\$ 100,000.00	Quarterly Distribution	
SOUTHWOOD SQUARE	09/08/2023	\$ 100,000.00	Quarterly Distribution	
Surrey Downs	09/08/2023	\$ 310,000.00	Quarterly Distribution	
Tall Cedars	09/08/2023	\$ 50,000.00	Quarterly Distribution	
Timberwood	09/08/2023	\$ 500,000.00	Quarterly Distribution	
Vashon Terrace	09/08/2023	\$ 20,000.00	Quarterly Distribution	
Villages at South Station	09/08/2023	\$ 200,000.00	Quarterly Distribution	
Villages at South Station	09/08/2023	\$ 200,000.00	Quarterly Distribution	
Walnut Park	09/08/2023	\$ 150,000.00	Quarterly Distribution	
WINDSOR HEIGHTS	09/08/2023	\$ 200,000.00	Quarterly Distribution	
Woodridge Park	09/08/2023	\$ 70,000.00	Quarterly Distribution	
Woodside East	09/08/2023	\$ 750,000.00	Quarterly Distribution	
Argyle	09/13/2023	\$ 52,355.14	AP & Payroll	
Ballinger Commons	09/13/2023	\$ 307,279.90	AP & Payroll	
Bellepark	09/13/2023	\$ 7,642.00	AP	
Emerson	09/13/2023	\$ 97,253.73	AP & Payroll	
GILMAN SQUARE	09/13/2023	\$ 111,441.73	AP & Payroll	
Hampton Greens	09/13/2023	\$ 5,459.45	AP	
Kendall Ridge	09/13/2023	\$ 43,169.45	AP	
Landmark	09/13/2023	\$ 19,979.72	AP	
Meadowbrook	09/13/2023	\$ 59,702.47	AP & Payroll	
Riverstone	09/13/2023	\$ 19,971.84	AP	
Surrey Downs	09/13/2023	\$ 52,278.32	AP & Payroll	
Villages at South Station	09/13/2023	\$ 72,830.29	AP & Payroll	
Woodside East	09/13/2023	\$ 13,490.67	AP	
ALPINE RIDGE	09/14/2023	\$ 14,280.22	AP & Payroll	
ARBOR HEIGHTS	09/14/2023	\$ 11,395.89	AP & Payroll	
Aspen Ridge	09/14/2023	\$ 10,421.16	AP & Payroll	
Auburn Square	09/14/2023	\$ 23,306.55	AP & Payroll	
Carriage House	09/14/2023	\$ 15,774.83	AP & Payroll	
Carrington	09/14/2023	\$ 13,282.97	AP & Payroll	
CASCADIAN	09/14/2023	\$ 29,509.42	AP & Payroll	
Colonial Gardens	09/14/2023	\$ 7,837.17	AP & Payroll	
FAIRWOOD	09/14/2023	\$ 19,270.95	AP & Payroll	
HERITAGE PARK	09/14/2023	\$ 16,208.89	AP & Payroll	
LAURELWOOD	09/14/2023	\$ 28,078.04	AP & Payroll	
Meadows	09/14/2023	\$ 16,238.59	AP & Payroll	
Newporter	09/14/2023	\$ 22,916.35	AP & Payroll	

OVERLAKE	09/14/2023	\$ 84,794.67	AP & Payroll	
Parkwood	09/14/2023	\$ 8,647.84	AP & Payroll	
Pinewood Village	09/14/2023	\$ 16,790.71	AP & Payroll	
Plum Court	09/14/2023	\$ 8,072.15	AP & Payroll	
RAINIER VIEW I	09/14/2023	\$ 5,842.16	AP	
RAINIER VIEW II	09/14/2023	\$ 3,865.75	AP	
SALISH	09/14/2023	\$ 16,137.11	AP & Payroll	
Sandpiper East	09/14/2023	\$ 125,448.15	AP & Payroll	
SI VIEW	09/14/2023	\$ 1,739.13	AP	
SOUTHWOOD SQUARE	09/14/2023	\$ 16,592.32	AP & Payroll	
Timberwood	09/14/2023	\$ 29,920.94	AP & Payroll	
Vashon Terrace	09/14/2023	\$ 1,016.58	AP	
Walnut Park	09/14/2023	\$ 62,336.81	AP & Payroll	
WINDSOR HEIGHTS	09/14/2023	\$ 62,350.13	AP & Payroll	
Woodridge Park	09/14/2023	\$ 36,229.09	AP & Payroll	
Plum Court	09/19/2023	\$ 67,502.64	AP	
Bellepark	09/20/2023	\$ 41,384.95	AP & Payroll	
Hampton Greens	09/20/2023	\$ 57,374.95	AP & Payroll	
Kendall Ridge	09/20/2023	\$ 41,081.36	AP & Payroll	
Landmark	09/20/2023	\$ 89,273.67	AP & Payroll	
Riverstone	09/20/2023	\$ 40,936.59	AP & Payroll	
Woodside East	09/20/2023	\$ 93,935.71	AP & Payroll	
ALPINE RIDGE	09/21/2023	\$ 12,063.57	AP	
ARBOR HEIGHTS	09/21/2023	\$ 20,165.04	AP	
Aspen Ridge	09/21/2023	\$ 7,396.74	AP	
Auburn Square	09/21/2023	\$ 14,317.28	AP	
Carriage House	09/21/2023	\$ 14,988.43	AP	
Carrington	09/21/2023	\$ 26,766.41	AP	
CASCADIAN	09/21/2023	\$ 90,508.74	AP	
Colonial Gardens	09/21/2023	\$ 5,951.53	AP	
Cottonwood	09/21/2023	\$ 16,203.77	AP	
Cove East	09/21/2023	\$ 36,613.31	AP	
FAIRWOOD	09/21/2023	\$ 38,202.18	AP	
HERITAGE PARK	09/21/2023	\$ 1,602.26	AP	
Juanita View	09/21/2023	\$ 22,756.25	AP	
LAURELWOOD	09/21/2023	\$ 11,645.51	AP	
Meadows	09/21/2023	\$ 5,403.49	AP	
Newporter	09/21/2023	\$ 7,674.09	AP	
NIA	09/21/2023	\$ 37,325.33	AP	
OVERLAKE	09/21/2023	\$ 36,982.42	AP	

Parkwood	09/21/2023	\$ 20,824.66	AP	
Pinewood Village	09/21/2023	\$ 3,530.07	AP	
Plum Court	09/21/2023	\$ 41,196.43	AP	
SALISH	09/21/2023	\$ 13,954.16	AP	
SALMON CREEK HOUSING	09/21/2023	\$ 32,525.49	AP	
Sandpiper East	09/21/2023	\$ 23,292.49	AP	
SEOLA CROSSING LLC	09/21/2023	\$ 39,510.44	AP	
SEOLA CROSSING LLC	09/21/2023	\$ 30,538.40	AP	
SOUTHWOOD SQUARE	09/21/2023	\$ 3,459.82	AP	
Tall Cedars	09/21/2023	\$ 13,085.40	AP	
Timberwood	09/21/2023	\$ 89,455.59	AP	
Walnut Park	09/21/2023	\$ 20,713.20	AP	
WINDSOR HEIGHTS	09/21/2023	\$ 66,551.97	AP	
Woodridge Park	09/21/2023	\$ 8,470.13	AP	
Argyle	09/27/2023	\$ 50,396.72	AP & Payroll	
Ballinger Commons	09/27/2023	\$ 178,973.34	AP & Payroll	
Bellepark	09/27/2023	\$ 2,227.68	AP	
Emerson	09/27/2023	\$ 61,690.65	AP & Payroll	
GILMAN SQUARE	09/27/2023	\$ 26,123.95	AP & Payroll	
Hampton Greens	09/27/2023	\$ 73,954.40	AP	
Kendall Ridge	09/27/2023	\$ 10,696.55	AP	
Landmark	09/27/2023	\$ 5,969.92	AP	
Meadowbrook	09/27/2023	\$ 35,147.09	AP & Payroll	
Riverstone	09/27/2023	\$ 16,176.05	AP	
SEOLA CROSSING LLC	09/27/2023	\$ 9,745.63	AP	
Surrey Downs	09/27/2023	\$ 30,918.21	AP & Payroll	
Villages at South Station	09/27/2023	\$ 37,929.68	AP & Payroll	
Woodside East	09/27/2023	\$ 10,443.47	AP	
ALPINE RIDGE	09/28/2023	\$ 14,255.84	AP & Payroll & OCR & Management fee	
ARBOR HEIGHTS	09/28/2023	\$ 28,718.76	AP & Payroll & OCR & Management fee	
Aspen Ridge	09/28/2023	\$ 11,580.27	AP & Payroll & OCR & Management fee	
Auburn Square	09/28/2023	\$ 47,780.46	AP & Payroll & OCR & Management fee	
Carriage House	09/28/2023	\$ 41,105.05	AP & Payroll & OCR & Management fee	
Carrington	09/28/2023	\$ 17,458.64	AP & Payroll & OCR & Management fee	
CASCADIAN	09/28/2023	\$ 119,984.68	AP & Payroll & OCR & Management fee	
Colonial Gardens	09/28/2023	\$ 17,894.85	AP & Payroll & OCR & Management fee	
FAIRWOOD	09/28/2023	\$ 56,795.84	AP & Payroll & OCR & Management fee	
HERITAGE PARK	09/28/2023	\$ 15,480.45	AP & Payroll & OCR & Management fee	
LAURELWOOD	09/28/2023	\$ 19,193.26	AP & Payroll & OCR & Management fee	
Meadows	09/28/2023	\$ 20,677.71	AP & Payroll & OCR & Management fee	

Newporter	09/28/2023	\$ 64,470.98	AP & Payroll & OCR & Management fee	
OVERLAKE	09/28/2023	\$ 49,335.71	AP & Payroll & OCR & Management fee	
Parkwood	09/28/2023	\$ 17,579.60	AP & Payroll & OCR & Management fee	
Pinewood Village	09/28/2023	\$ 26,448.97	AP & Payroll & OCR & Management fee	
Plum Court	09/28/2023	\$ 13,975.08	AP & Payroll & OCR & Management fee	
RAINIER VIEW I	09/28/2023	\$ 3,271.96	AP	
RAINIER VIEW II	09/28/2023	\$ 2,139.69	AP	
SALISH	09/28/2023	\$ 55,749.62	AP & Payroll & OCR & Management fee	
Sandpiper East	09/28/2023	\$ 18,021.00	AP & Payroll & OCR & Management fee	
SI VIEW	09/28/2023	\$ 5,096.99	AP	
SOUTHWOOD SQUARE	09/28/2023	\$ 17,411.93	AP & Payroll & OCR & Management fee	
Tall Cedars	09/28/2023	\$ 19,845.30	AP & Payroll & OCR & Management fee	
Timberwood	09/28/2023	\$ 57,476.72	AP & Payroll & OCR & Management fee	
Vashon Terrace	09/28/2023	\$ 2,021.12	AP	
Walnut Park	09/28/2023	\$ 46,410.38	AP & Payroll & OCR & Management fee	
WINDSOR HEIGHTS	09/28/2023	\$ 56,160.81	AP & Payroll & OCR & Management fee	
Woodridge Park	09/28/2023	\$ 25,780.27	AP & Payroll & OCR & Management fee	
<b>Total</b>	<b>205 Wires</b>	<b>\$ 17,199,728.64</b>		

# T A B N U M B E R

3



**To:** Board of Commissioners

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

**Date:** November 7, 2023

**Re:** **Resolution No. 5760:** A Resolution authorizing the acquisition of Henry House Apartments.

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Resolution No. 5760 authorizes the Housing Authority to purchase the Henry House Apartments, an existing 54 unit apartment complex located in the Richmond Highlands neighborhood of Shoreline.

The Henry House Apartments were built in 1968 and consist of two buildings with 12 - one bedroom, 36 - two bedroom units and 6 - three bedroom units. The property is situated at 345-351 NW Richmond Beach Road in Shoreline on a single 1.5 acre parcel. The 3-story garden style apartments were built for residential use, consistent with current zoning. The property is located less than one mile west of the Housing Authority's Meadowbrook Apartments.

Henry House is a strategic acquisition for the Housing Authority because, with repayment of the FHA-insured financing, the HAP contract in place at the property can now be terminated. There are 39 Section 8-supported households residing at the property (72% of the units) who would be at risk of displacement if the contract were to be terminated. If acquired by a private investor, it is possible this property would be lost as a low income housing asset for the County. A full Project Profile is attached which outlines the strategic rationale for the acquisition, describes the property and proposed financing options, and analyzes risks and risk mitigations associated with the transaction. Staff will provide an overview of the property and proposed transaction at the November Board of Commissioner's meeting.

Staff recommends approval of Resolution No. 5760.

# **Henry House Apartments Project Profile**

The Henry House Apartments (“Henry House”) is a 54-unit multifamily apartment community located in the Richmond Highlands neighborhood of Shoreline in north King County. The property is situated on a 1.5 acre parcel of land, on NW Richmond Beach Road, about one mile west of Aurora Avenue (Highway 99) and about two miles north of Shoreline Community College. The complex is surrounded by single family homes and apartment communities, as well as numerous parks, restaurants and businesses and excellent transit options. 39 of the 54 units are currently under a Section 8 Housing Assistance Payment contract with HUD which is to be assigned to KCHA as part of purchase of the property.

## **Purchase Status**

The property is owned by a private individual whose family has owned and operated the property for close to 50 years. If acquisition of the property is authorized by KCHA’s Board of Commissioners, the final decision to acquire will be dependent upon the Executive Director’s satisfaction with the results of KCHA’s full due diligence assessment.

The sale terms include a purchase price of \$9,950,000 (\$184,260 per unit) and a 40-day due diligence inspection period which is sufficient to allow KCHA time to complete a comprehensive review of title, survey, the environmental and physical condition of the structures, and overall feasibility of the project. Earnest money, in the amount of \$300,000, will be deposited into escrow within 3 days of a mutually executed purchase and sale agreement. Per the terms of the proposed purchase and sale agreement, the closing date is to be on or before mid-March, 2024.

## **Due Diligence Status**

KCHA will order and review an appraisal, survey, Phase I environmental assessment, zoning and title review and HUD required physical capital needs assessment prepared by third party consultants. KCHA intends to complete the review of its initial due diligence work by mid-December, providing time to address any concerns that have been identified prior to the due diligence waiver date. KCHA will also work closely with the seller and his property management company (Coast Property Management who also provides third-party property management services for KCHA) to ensure all necessary materials are submitted promptly to HUD to facilitate its review and approval of the transfer of the HAP contract to KCHA.

## **Property Description**

Henry House Apartments is situated at 345-351 NW Richmond Beach Road in Shoreline on a single 1.5 acre parcel and is comprised of 54 dwelling units located within two 3-story wood frame buildings. The garden style apartments were built in 1968 for residential use, consistent with current zoning. The property features 12 - one bedroom units, 36 - two bedroom units and 6 - three bedroom units. Each unit comes with a balcony or patio.

There are approximately 54 uncovered surface parking spaces available for resident use (1 space per unit). Property amenities include a small leasing office adjacent to the on-site manager’s unit, common laundry rooms, and two small grassy play areas at the southern end of the property.

The King County Department of Assessments rates the buildings in average condition, but KCHA will be assessing the property condition through its own independent due diligence inspections.

### **Unit Configuration**

The unit mix includes (square footage based on information listed in Apartment Insights records):

- 12 one-bedroom, one bath units of approximately 745 square feet each,
- 36 two-bedroom, one bath units of approximately 925 square feet,
- 6 three-bedroom, one bath units of approximately 1,090 square feet.

### **Neighborhood Description**

Henry House is situated in the Richmond Highlands neighborhood of Shoreline less than a mile east of KCHA's Meadowbrook Apartments workforce housing community. The site is surrounded by residential homes, small apartment complexes and some commercial development. Three other KCHA federally assisted properties are located a little over a mile to the east: Briarwood Apartments (70 units), Lake House (69 units), and Echo Cove (4 condominium units). Two Metro bus stops are located at a 4-minute walk just east of the site – one connects south to Shoreline Community College and one connects east to Aurora Avenue, where the “E” RapidRide carries people to downtown Seattle or north to Lynnwood or Edmonds. Henry House is located within a one mile radius of a number of large and small parks, including sports courts located a couple blocks north at Hillwood Park, two parks (Richmond Beach Saltwater Park and Innis Arden Reserve Park) located on Puget Sound, and to the north, the 88-acre Shoreview and Boeing Creek Park, with outdoor walking trails playground equipment, dog park and soccer and baseball fields.

Immediately adjoining Henry House on the north and east are multifamily apartment complexes constructed approximately at the time Henry House was built. On the south side of the site are single family homes and sharing the west boundary line is a small commercial facility currently under construction. Within a few minutes walking distance are a drugstore, bakery and the Richmond Village Shopping Center which contains a QFC shopping center, bank, primary care clinic, Starbucks, and restaurants.

Henry House lies within the Shoreline School District. Local schools for children living at the Henry House include Syre Elementary School, the highly-rated Einstein Middle School and Shorewood High School.

Two Metro bus stops are located on NE Richmond Beach Road one and two blocks east of Henry House Apartments serving Routes 348 and 331, respectively. Route 348 provide access to the Shoreline Community College, while Route 331 heads east to Aurora Avenue, providing rapid travel to downtown Seattle (via the “E” RapidRide line).

### **Strategic Rationale for Acquisition**

Henry House Apartments has been operating since 1993 under a Housing Assistance Payment contract that support 39 Section 8 apartments (or 72% of the property's units). Of the 39 assisted units, ten are 1-bedroom units, twenty-seven are 2-bedroom units and two are 3-bedroom units. While the property was originally financed with a FHA-insured mortgage, that loan has been repaid and the related HAP contract is terminable. As rents in north King County rise, sites like Henry House are popular investments by the private market which are able to make superficial repairs (paint, carpet and appliances) while boosting rent significantly to extract profit. If Henry House



were to be acquired by a private investor, it is possible for the HAP contract to be terminated in which case the existing subsidized residents would be at risk of displacement and this low income residential property would be lost as a long term housing asset to the community.

The cost of new construction in our region continues to escalate. The price per unit at Henry House is about \$185,000 per unit and significantly below what it would cost to acquire land and construct an equal number of units of similar quality and size in Shoreline. Based on County records for land value (\$2,768,000) and gross building sq. ft., the acquisition cost of the building improvements at Henry House is equal to approximately \$143/foot. This is well below replacement cost and represents a price of 25-30% of what it would cost KCHA on a square foot basis to build a similar property in this area today.

The Henry House Apartments has been identified as a strategic acquisition under these criteria. The purchase of this property by KCHA will preserve 54 units of well situated rental housing, with a significant number of HUD subsidized units, as an ongoing affordable housing resource for individuals and families in the face of increasing market pressures in this particular submarket.

### **Proposed Financing**

**Interim Financing** – Similar to Sterling Ridge, this acquisition would be financed in the short term using KCHA’s line of credit with KeyBank. Because of the inverted yield curve with short-term (30-day) interest rates currently higher than 2 – 5 year interest rates, KCHA will evaluate the feasibility of using an interim short-term fixed interest rate loan to bridge the time between acquisition and when we will enter into a permanent financing structure for the property. Based on current rates, the projected interest rate on our KeyBank line of credit will be approximately 6.25% at closing.

**Permanent Financing** – Permanent financing for the property will likely include a public sale of municipal bonds in the full amount of the interim financing backed by a general revenue pledge of KCHA. Because the net operating income of the property will be able to support between 50% - 60% of its acquisition price, net income from KCHA’s existing workforce housing portfolio will be used to finance the balance of the purchase. This financing structure would also rely on KCHA’s AA credit rating from Standards & Poor’s. The financing terms for the loan assumes a 30-year to 35 year amortizing facility with a 20-year maturity and an interest rate of 5%.

### **Sources & Uses**

#### **USES**

Acquisition	\$9,950,000
Closing Costs	\$50,000
TOTAL	<u>\$10,000,000</u>

#### **SOURCES**

KeyBank Line of Credit	\$9,950,000
KCHA Cash	\$50,000
TOTAL	<u>\$10,000,000</u>

### **Risks & Mitigation**

### Acquisition Risks & Mitigation

- (Risk) The condition of the property has title or physical defects unforeseen/unknown.
- (Mitigation) KCHA will obtain a full title report from a title insurance company and will conducted extensive site and environmental due diligence on the property. KCHA will ensure that, upon closing, KCHA will be able to obtain a full owner's policy insuring clean title with extended coverage. KCHA will be conducting a Phase 1 environmental assessment and an ALTA survey of the property.

### Financing Risk & Mitigation

- (Risk) Short-term/Long-term interest rates.
- (Mitigation) KCHA expects to refinance the interim acquisition financing with either mid- or long term financing within the next 6 - 12 months to reduce interest rate expense and interest rate volatility exposure. A mid-term financing strategy utilizing a 2 – 4 year fixed rate loan with an option for early termination, would position KCHA to take advantage of a future lower interest rate environment should one materialize. Alternatively, if interest rates swing more widely in the short term or don't appear to be likely to soften over the mid-term, KCHA could proceed to lock in a long-term financing structure immediately.

### Rehab Risk & Mitigation

- (Risk) Additional repair and improvement costs are needed beyond what is visible from due diligence inspections.
- (Mitigation) KCHA will be engaging a third party to complete a site and physical needs inspection of the property. The firm conducting the physical capital needs inspection is an experienced firm who specializes in inspecting HUD assisted properties. Staff initial estimates are that the property will require between \$100,000 - \$200,000 in short-term repairs (6 month – 2 years). Unforeseen repairs not able to be paid for from property operations could also be funded from additional draws on a KCHA line of credit or from KCHA reserves. KCHA has extensive experience in assessing this type of property and in undertaking needed repairs and upgrades.

### Balance Sheet Impact

- (Risk) The net operating income of the property will cover only a portion of its required debt service, with cash flow from KCHA's existing workforce housing portfolio being necessary to cover the financing gap. Reduction in net operating income from KCHA's workforce housing portfolio would have a corresponding reduction in KCHA's corporate debt service coverage ratio which is monitored by KeyBank, KCHA's line of credit provider, as well as the corporate earnings and liquidity analyses conducted by Standard and Poor's.
- (Mitigation) While the additional debt will incrementally impact the debt service coverage ratio, KCHA's DSCR remains significantly above the 1.1 required ratio and the additional debt will not impact KCHA's ability to meet this covenant. KCHA has also been in discussion with Standard and Poor's regarding their rating criteria and given that their rating criteria equally weights financial performance and mission driven activity (which includes the acquisition and preservation of workforce housing), no change in KCHA's rating is expected from the increase in KCHA's debt related to this transaction.

# Henry House Apartments

345 NW Richmond Beach Road, Shoreline, WA 98177



Picture: Westlake Associates, Inc.



# Henry House Apartments

345 NW Richmond Beach Road, Shoreline, WA 98177



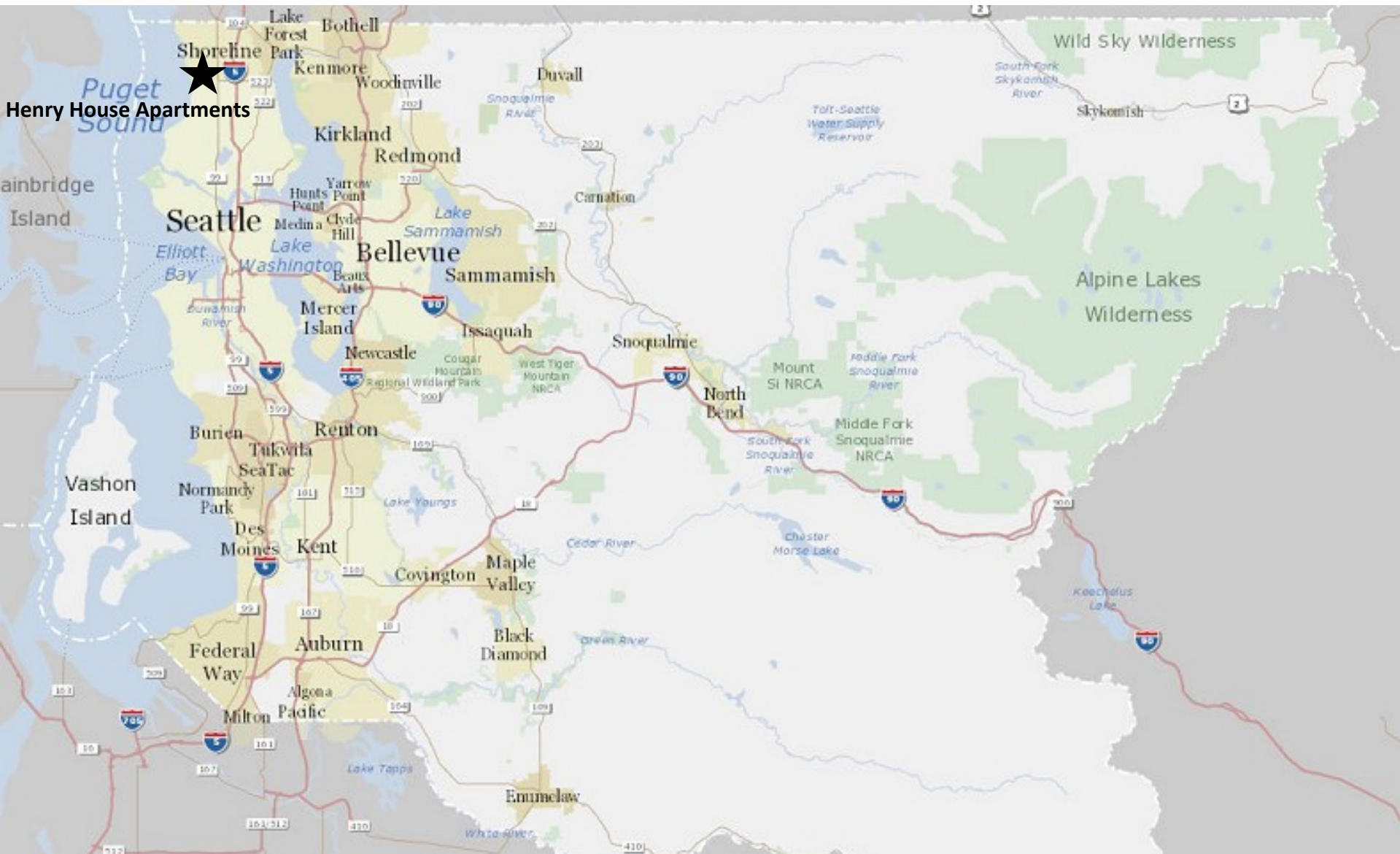
Pictures: Westlake Associates, Inc.

# Location Map

## Henry House Apartments

# Location Map

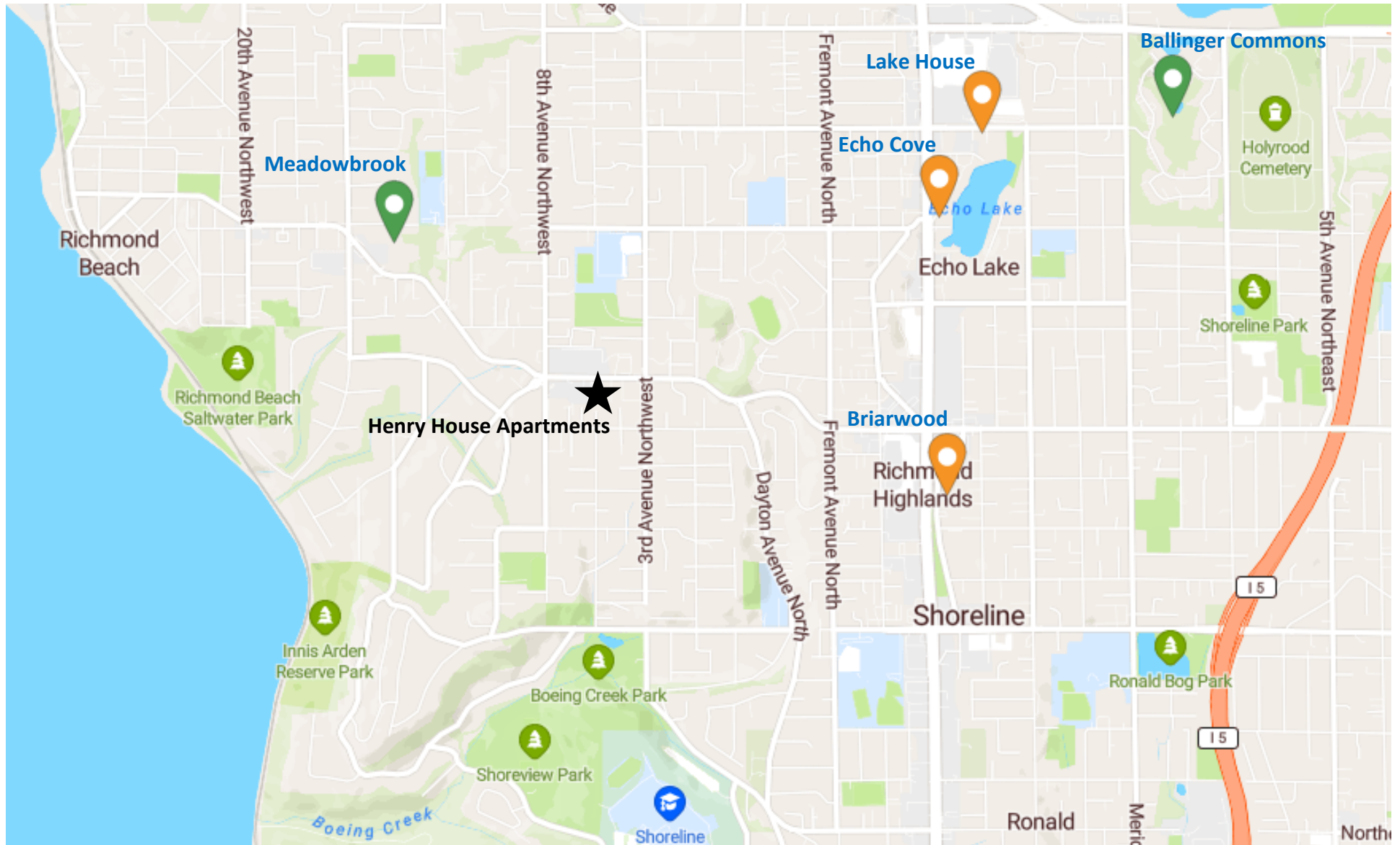
## Henry House Apartments





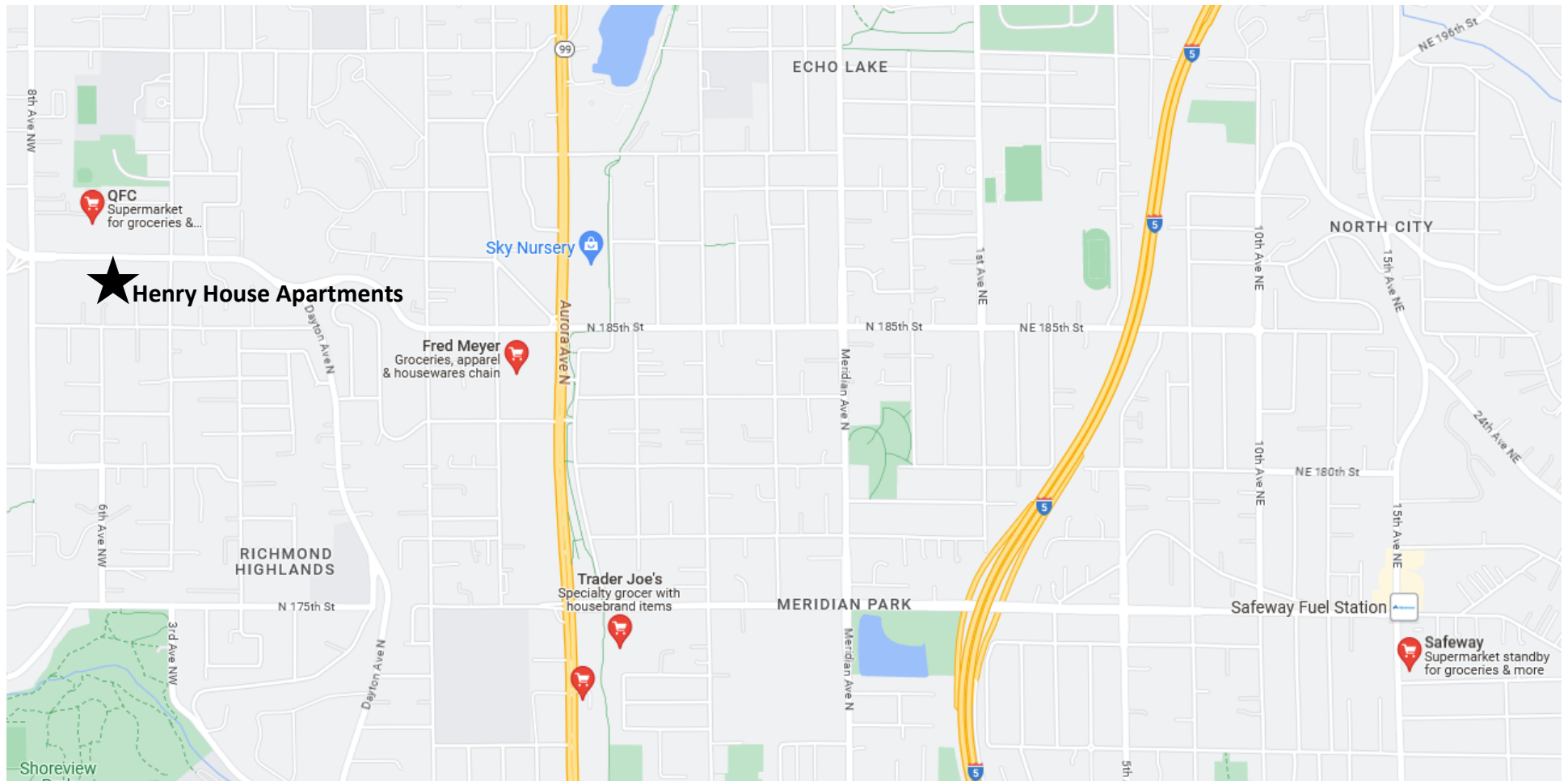
# KCHA Nearby Properties

## Henry House Apartments



# Food Access

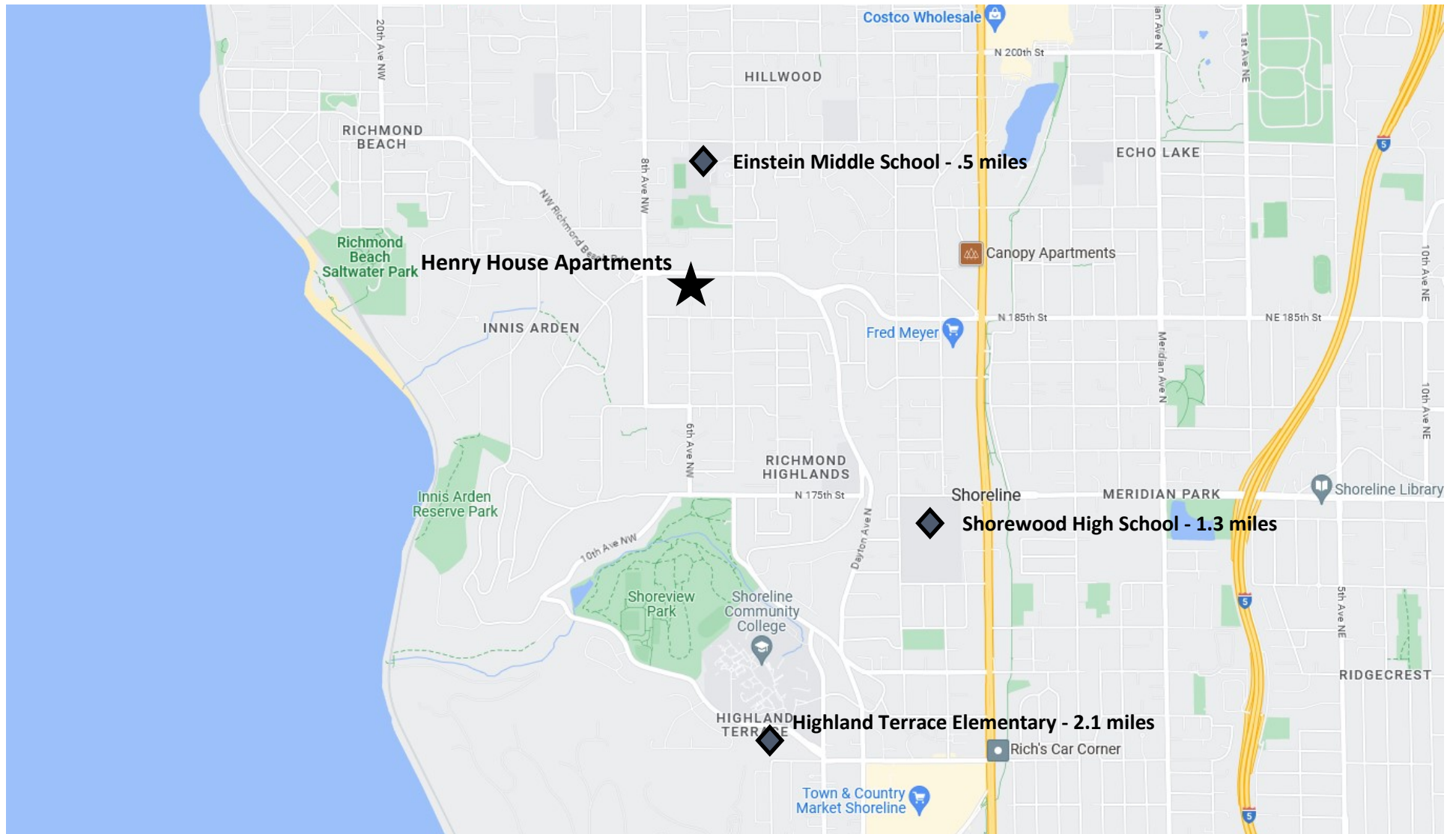
## Henry House Apartments



Google Maps

# Shoreline School District

## Henry House Apartments





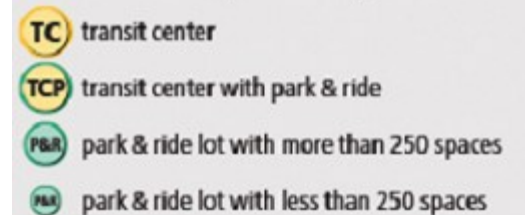
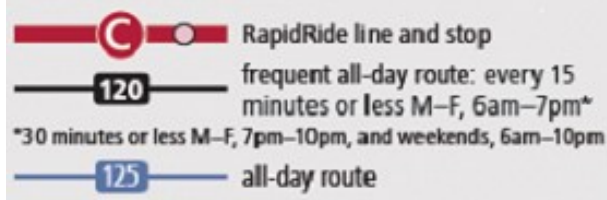
# Transit Map

## Henry House Apartments



Henry House Apartments

### Bus Routes and Facilities



**THE HOUSING AUTHORITY OF THE COUNTY OF KING**

**RESOLUTION NO. 5760**

**A RESOLUTION AUTHORIZING ACQUISITION OF  
THE HENRY HOUSE APARTMENTS**

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**WHEREAS**, there is an increasingly serious shortage of affordable housing in King County, which the King County Housing Authority (“Housing Authority”) is charged with addressing pursuant to its mission of providing quality affordable housing opportunities equitably distributed within King County; and

**WHEREAS**, it is a goal of local government and the Housing Authority to further fair housing in the region affirmatively, in part through preservation of existing affordable housing opportunities; and

**WHEREAS**, the Henry House Apartments (the “Property”) is a 54-unit apartment complex located at 345 - 351 NW Richmond Beach Road, Shoreline, Washington, supported by federal subsidy under a Housing Assistance Payments contract with HUD serving extremely low income persons; and

**WHEREAS**, there is a growing loss of affordable housing with ready access to public transportation, and access to reliable public transportation is a critical resource for low-income households, providing access to work, services, school, shopping, cultural and other activities for these residents; and

**WHEREAS**, the Property has ready access to public transportation in an area of King County where rents are increasingly unaffordable to low-income households; and

**WHEREAS**, RCW 35.82.070(2) provides, in part, that a housing authority shall have the power to acquire housing projects within its area of operations, and RCW

35.82.070(5) authorizes a housing authority to acquire real property by exercise of the power of eminent domain or by purchase in lieu of exercise of the power of eminent domain; and

**WHEREAS**, acquisition of the Property by the Housing Authority will serve the mission of the Housing Authority and the housing goals of the region by preserving a low-income, federally-assisted property with ready access to public transportation through an approach that is considerably less expensive than constructing the same number of new housing units ; and

**WHEREAS**, the Property is a vital housing resource for extremely low-income households, the preservation of which is necessary to preserve and provide housing for low-income persons within the community.

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

**Section 1:** Acquisition of the Property by the Housing Authority is necessary to preserve and provide housing for persons of low income, which housing is equitably distributed in various areas of the Housing Authority's operations and in areas of escalating rents and ready access to public transit in particular.

**Section 2:** The Board of Commissioners hereby authorizes the President / Chief Executive Officer (i) to give notice to the current owner of the Property of the Housing Authority's intention to acquire the Property and to acquire by eminent domain if it is unsuccessful in acquiring the Property on satisfactory terms through negotiation and purchase in lieu of condemnation; and (ii) to acquire the Property by condemnation through

exercise of the Housing Authority's power of eminent domain, if it is unsuccessful in acquiring the Property on satisfactory terms through negotiation with and purchase from the owner in lieu of condemnation.

**Section 3:** The President / Chief Executive Officer, Robin Walls, is hereby vested with the authority, and with discretion in the exercise of such authority, to make a final determination after reviewing the results of inspection of the Property as to whether to proceed with the purchase of the Property if she deems it in the best interest of the Housing Authority and the region's housing goals to do so. If the President / Chief Executive Officer makes a final determination to proceed, the Board of Commissioners hereby further authorizes the President / Chief Executive Officer to take any and all actions necessary to acquire the Property, and authorizes, approves and/or ratifies the execution of a purchase and sale agreement at a price equal to Nine Million Nine Hundred Fifty Thousand Dollars (\$9,950,000). Notwithstanding the foregoing, the President / Chief Executive Officer is authorized, in her discretion, to determine a different purchase price, provided that such price does not exceed 105% of the appraised value of the Property pursuant to an appraisal completed by a Washington State licensed MAI appraiser.

**Section 4:** If the President / Chief Executive Officer is successful in negotiation of the purchase of the Property from the owner in lieu of condemnation for the price authorized above, then the President / Chief Executive Officer is hereby authorized to acquire the Property on such terms and conditions as are customary in such transactions and as are deemed by the President / Chief Executive Officer to be in the best interests of the Housing Authority.

**Section 5:** The Board of Commissioners hereby authorizes the President / Chief Executive Officer to execute any and all applications, agreements, certifications or other documents in connection with the submission of various funding and financing applications, in order to provide all or part of the interim and/or permanent financing of the acquisition of the Property pursuant to this Resolution.

**Section 6:** The Board of Commissioners hereby authorizes each of the following to execute on behalf of the Housing Authority any and all contracts, agreements, certifications or other documents in connection with the Housing Authority's acquisition and financing of the Property pursuant to this Resolution: the President / Chief Executive Officer, Robin Walls; Executive Vice President of Administration / Chief Administrative Officer, Saeed Hajarizadeh; or Senior Vice President of Development & Asset Management, Tim Walter.

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

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE HOUSING  
AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING  
THIS 13TH DAY OF NOVEMBER 2023.**

**THE HOUSING AUTHORITY OF THE  
COUNTY OF KING**

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**DOUGLAS J. BARNES, Chair**  
Board of Commissioners

Attest:

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**ROBIN WALLS,**  
President / Chief Executive Officer, and  
Secretary-Treasurer

## CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting President / Chief Executive Officer, 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 foregoing Resolution No. 5760 (the “Resolution”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a special meeting of the Authority held at the Authority’s principal location on November 13, 2023 (the “Meeting”), and duly recorded in the minute books of the Authority;

2. That in accordance with RCW 42.30.080, the public was notified of the Meeting via the Authority’s website and email to stakeholders;

3. That in accordance with RCW 42.30.030(2), in addition to allowing in-person attendance and participation, one or more options were provided for the public to attend and participate in the Meeting remotely through real-time telephonic, electronic, internet, or other readily available means of remote access that do not require an additional cost to access the Meeting; and

4. That 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, 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 \_\_\_\_ day of \_\_\_\_\_ 2023.

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**Robin Walls**

President / Chief Executive Officer, and  
Secretary-Treasurer of the Authority

# T A B N U M B E R





**TO:** Board of Commissioners

**FROM:** Mary Osier, Accounting Manager

**DATE:** November 6, 2023

**RE:** 3rd Quarter 2023 Summary Write-Offs

During the third quarter of 2023, tenant accounts totaling \$31,144 were deemed uncollectable and written off. This represents a 46.4% decrease from the previous quarter. Two former residents accounted for \$24,935 or 80% of the total written off. Both accounts were offered assistance on multiple occasions by the KCHA Resident Services Department, and one was offered assistance through the Dispute Resolution Center. Both chose not to avail themselves of these resources. Overall, past due rents owed to KCHA accounted for \$25,826 (83%) of the total and cleaning/damage charges accounted for \$5,318 (17%) of the total. Security deposits in the amount of \$1,525 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. A total of \$531 was recovered by the collection agency during the third quarter for payments to accounts that were previously sent to the collection agency.

	<b>Total WRITE-OFFS</b>	<b>YTD WRITE-OFFS</b>
Rent Balance Forward to Vacate Month	\$ 23,839	\$ 73,485
Retro Rent Write-offs	\$ -	\$ 4,721
<b><u>VACATE CHARGES:</u></b>		
Rent Delinquent in Vacate Month	\$ 1,987	\$ 4,682
Cleaning & Damages	\$ 5,318	\$ 17,166
Paper Service & Court Costs	\$ -	\$ -
Miscellaneous Charges	\$ -	\$ 81
Total Charges	<u>\$ 7,305</u>	<u>\$ 21,929</u>
Total All Charges	<u>\$ 31,144</u>	<u>\$ 100,135</u>
<b><u>CREDITS:</u></b>		
Security Deposits	\$ (1,525)	\$ (4,440)
Miscellaneous Payments & Credits	\$ (301)	\$ (2,433)
Total Credits	<u>\$ (1,826)</u>	<u>\$ (6,873)</u>
<b>Total Net Write-offs</b>	<b><u>\$ 29,318</u></b>	<b><u>\$ 93,262</u></b>
<b>Net Write-offs by Portfolio</b>		
KCHA	\$ 29,244	\$ 62,739
Green River II	\$ -	\$ -
Soosette Creek	\$ -	\$ 25,912
Zephyr	\$ -	\$ -
Fairwind	\$ 75	\$ 75
Vantage Point	\$ -	\$ -
Spiritwood Manor	\$ -	\$ 4,536
	<b><u>\$ 29,318</u></b>	<b><u>\$ 93,262</u></b>

**Write-off and Collection Summary  
2021 - 2023**

<b>NET WRITE-OFFS</b>			
	<b>2021</b>	<b>2022</b>	<b>2023</b>
January to March	12,833	13,230	9,529
April to June	10,694	7,699	54,415
July to September	10,130	10,587	29,318
October to December	22,867	11,390	
<b>TOTAL</b>	<b>56,523</b>	<b>42,906</b>	<b>93,262</b>

<b>NET COLLECTIONS</b>			
	<b>2021</b>	<b>2022</b>	<b>2023</b>
January to March	827	3,256	2,310
April to June	283	466	465
July to September	2,803	982	531
October to December	1,558	361	
<b>TOTAL</b>	<b>5,470</b>	<b>5,065</b>	<b>3,306</b>

# T A B N U M B E R

5



# **KCHA IN THE NEWS**

**November 13, 2023**



## NEWS

### Auburn Food Bank still short on money for new home

By [Robert Whale](#) • November 1, 2023 3:50 pm



Up Next - Kiermaier on free agency, more



File photo Debbie Christian and Leticia Brito of the Auburn Food Bank.



Its anticipated 6,600-square-foot future home and the city of Auburn's associated overnight shelter were happy topics at the Auburn Food Bank and in the corridors of City Hall, well before the COVID pandemic hit in 2020.

Indeed, that same air of excitement was there last January when the food bank's contractor began work.

But since about mid-year, concern has replaced a lot of the excitement, as the building that should be housing the new digs by now — the onetime Sports Page Tavern at 2802 Auburn Way North — remains silent, dark, and unfinished.

"We are short of funds, and we have to pay the contractor before we can get in," explained Auburn Food Bank Director Debbie Christian. "We need about \$800,000 more."

Among the items that unexpectedly added to the cost was a fire system for the overnight shelter and earthwork, the latter constituting almost \$100,000 by itself.

"Other businesses probably wouldn't have to have the fire hydrant, but with people sleeping there overnight, they have to be protected," Christian said.

With the passing of each day, time is running out, as the Auburn Food Bank (AFB) Board told the King County Housing Authority some time ago it would soon vacate its long-standing home in the Burndale Homes complex. While the housing authority has not applied any pressure, the day will definitely come when it needs the space back. The rent is month to month.

"No, they are not pressuring us, but they are still here to let us know they need the building," Christian said.

If the situation is not righted, the AFB could one day be out of a home with nowhere set to go.

Christian concedes that the AFB knew last January it did not have all the money in hand that it would need to finish the job. Banking on past successes, however, the AFB anticipated the funds would come in by the end of the year. Unfortunately, in this economy, owing to the lingering effects of COVID and the sharp increase in prices, that didn't happen. Indeed, the usual donations fell off.

"Everyone just tightened up," Christian said.

Although the AFB applied for a small bank loan, it soon learned that the remodeling of an existing building didn't include enough collateral, which the bank required to secure that loan. Today the agency is working with another local bank.

"Again," Christian said, "it's just getting promises from individuals that they would be willing to support the food bank for the next three years to help sustain that bank loan.

"We've had keys to the property for three years," Christian said. "We are paying rent on a place we cannot even use. At some point we'll have to say we need to go from here now."

The food bank has been at 920 8th Place Northeast in the Burndale Housing Complex in north Auburn for decades, but it's relocating because it's in a small space without room to grow.

Indeed, the food bank has been maxed out of capacity for many years, Christian said, and the move will give it about five times as much space, with the capacity to receive larger donations of food and added room to serve more people.

The projected cost of work from the contractor was \$1.6 million, but as the food bank is short on the money,, it's been busy on the fundraising side.

Plans show the total improved area in that part of the complex will constitute 14,631 square feet, divided between 6,899 square feet for the food bank at the south end (where the tavern was) and the newly combined resource center and night shelter, with 3,741 square feet and 3,991 square feet, respectively, on the other side of the food bank's north wall, but accessible to it. The night shelter will accommodate 45 cots. The crisis has led to sharp questioning of the AFB's decision making.

"I get that. But (those people) are not in our shoes, and they don't understand the decisions that were made. It's kind of what non-profits have to do. You don't always have that luxury of knowing what your income stream is going to look like," Christian said.

"Do I have moments of panic about it. Yes. Do I think about it a lot? Yes, Am I losing sleep over it? Probably. Am I praying a lot? Yes, non-stop. Am I begging, yes. And begging isn't one of my fortes. I am a person who kind of feels I can take care of everything myself and things will come my way when I need them. So what do you say when you're in a spot where you, I, say 'I can't do it alone.'"

The Auburn Food Bank accepts donations. Learn more at [www.theauburnfoodbank.org](http://www.theauburnfoodbank.org).

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[< Previous](#)

[King County deputy pleads not guilty to assault charge](#)

Up Next - Kiermaier on free agency, more

Ad 1 of 1 (9:26)

[Knife-wielding robber](#)

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