

**THE 946th MEETING
BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY, CITY OF RENTON
MONDAY, March 13th 2017 at 9:00AM
2900 NE 10th St. Renton, Washington 98056**

AGENDA

- 1. ROLL CALL OF COMISSIONERS**
- 2. APPROVAL OF THE MINUTES OF THE 945th BOARD MEETING, Monday, February 13th, 2017. [*ACTION]**
- 3. AUDIENCE COMMENT**

(Speakers must sign up prior to the Housing Meeting). Each speaker is allowed five minutes. The comment period is limited to one-half hour. The second audience comment period later in the agenda allows five minutes for each person, and total comment sessions must follow constraints of the Board.
- 4. CONSENT AGENDA.**
 - 4.1. Local Government Investment Pool – February 2017 (One month prior)
 - 4.2. Checks Issued Report –February 2017 [*ACTION] (One month prior)
- 5. FINANCIAL**
 - 5.1. Financial Statements as of – January 2017 [*ACTION] (two months prior)
 - 5.2. Section 8 Utilization Update – February 2017 (One month prior)
- 6. OLD BUSINESS**
 - 6.1. Sunset Court and Golden Cedars Discussion Update
 - 6.1.1. First Look at LIHTC Financing Architecture (Exhibit)
- 7. NEW BUSINESS**
 - 7.1. **Resolution #2566-2017:** Requesting Board approval of the 2017 operating budget. The budget assumes the addition of 3 new positions including an accounting technician, maintenance administrative assistant, and a new Section 8 occupancy specialist. The budget also includes a 2.5% COLA. For simplicity, the budget compares 2017 forecast with 2016 actual data and does not attempt to include the LITC partnerships for Sunset Court and Golden Cedars. The LITC projections are shown separately and have been produced by the Brawner Company and are subject to change based on market volatility related to Low Income Tax Credit market. The 2017 operating budget assumes an operating surplus of \$226k with a cash flow of \$965k. (Exhibit)
 - 7.2. Motion to sponsor one table to the 2017 Renton State of the City Event, held at RTC, March 30th, 2017 (Exhibit)
 - 7.3. Motion to send Kellee Rodriguez and another Commissioner(s) to the Annual PHADA Convention, held in Chicago, April 30th -May 3rd, 2107, discussing legislative, budgetary, and regulatory matters affecting housing authorities as well as the association's own policy agenda for the 115th Congress. (Exhibit)

8. EXECUTIVE DIRECTOR NOTEWORTHY MEETINGS AND ACTIVITIES

- 8.1. February 15, Renton Technical College, 2017 Student Success Breakfast, Bronze table sponsor
- 8.2. February 15, YWCA, Jefferson NE 4-plex partnership discussion and inspection of units
- 8.3. February 16, Seattle/King County Salvation Army Advisory Board monthly meeting, DHQ 111Queen Anne Ave. No. Seattle WA
- 8.4. February 21, Meeting HUD Region X staff, Sunset Area Transformation Plan, Sunset Area Community Revitalization, Renton City Hall - 7th Floor Conferencing Center
- 8.5. February 22, Renton Community Foundation, finance committee meeting
- 8.6. February 22, Roundtable Office of Housing Counseling, US Department of Housing and Urban Development, 909 First Avenue, Rm 135C, Seattle
- 8.7. February 23, Sunset Court project development _ Cedar Park, Golden Pines, Cedar River Terrace LIHTC syndication process, weekly team meeting
- 8.8. February 23, HDC Finance Committee meeting, Review December/Year-end 2016 dashboard and books
- 8.9. February 27, RHA Office space remodel and position discussion, supervisors and team leads
- 8.10. February 27, Renton Salvation Army Corps, Advisory Council, Monthly meeting
- 8.11. February 27, Sunset Court, Architect and Development Team, last design decisions workshop, Schemata, Brawner, RHA
- 8.12. February 28, Renton Community Foundation, Board meeting as a Whole
- 8.13. March 2, Sunset Court project development _ Cedar Park, Golden Pines, Cedar River Terrace LIHTC syndication process, weekly team meeting
- 8.14. March 2, Affordable Homeownership program partnership planning meeting, Homestead, RHA
- 8.15. March 2, Veteran and Human Services, Levy Task Force Meeting, HDC, County, teleconference
- 8.16. March 2, Safe & Healthy Housing (mandatory landlord business licensing and rental inspection), Renton Public Meeting, City Council Chambers
- 8.17. March 2, 2017 Sunset Area Transformation Resource Council Quarterly Meetings, RHA OneStop
- 8.18. March 7, Sunset Area Transformation Plan Implementation Team, City Hall
- 8.19. March 7, Housing Development Consortium, annual event, Ally table sponsor, Washington State Convention Center
- 8.20. March 7, Sunset Court LLLP Legal Meeting, Foster Pepper, 1111 Third Avenue, Seattle, Brawner, Insee Best, RHA
- 8.21. March 9, Sunset Court project development _ Cedar Park, Golden Pines, Cedar River Terrace LIHTC syndication process, weekly team

9. INFORMATIONAL ITEMS

- 9.1. Sunset Area Projects (Exhibit)
- 9.2. Sunset Neighborhood Park Support Letter (Exhibit)
- 9.3. Tukwila Income Discrimination Ordinance (Exhibit)
- 9.4. Resident Newsletter (Exhibit)

10. UPCOMING EVENTS

10.1. 2017 State of the City, March 30th, 2017; RTC; 7:30a

10.2. 2017 PNRN-NAHRO Annual Conference, April 23-25, Portland, OR

11. AUDIENCE COMMENT

12. ADJOURN [*ACTION]