

**THE 949th MEETING
BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY, CITY OF RENTON**
MONDAY, June 12th, 2017 at 9:00AM
2900 NE 10th St. Renton, Washington 98056

AGENDA

1. ROLL CALL OF COMISSIONERS

2. APPROVAL OF THE MINUTES OF THE 948th BOARD MEETING, Monday, May 8th, 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. [*ACTION]

4.1. Local Government Investment Pool – May 2017

4.2. Checks Issued Report –May 2017

5. FINANCIAL

5.1. Financial Statements as of – April 2017 [*ACTION]

5.2. Section 8 Utilization Update – May 2017

6. OLD BUSINESS

6.1. Sunset Court Update

6.1.1. **Bond Resolution #2570-2017:** A RESOLUTION of the Board of Commissioners of the Housing Authority of the City of Renton providing for the issuance of revenue bonds in an aggregate principal amount of not to exceed \$11,500,000, the proceeds of which will be used to make a loan to Sunset Court LLLP, a Washington limited liability limited partnership of which the Authority is the sole general partner, to provide part of the funds with which to finance the construction of an approximately 50-unit apartment complex, to provide housing for low income persons in the City of Renton, Washington, and to pay costs of issuing the bonds; determining the forms, terms and covenants of the bonds; authorizing the execution and delivery of a loan agreement providing for repayment of the loan, a regulatory agreement governing the use of the facility and other bond and loan documents; providing for the sale and delivery of the bonds to Banner Bank; authorizing and directing appropriate officers of the Authority to execute such other documents as are useful or necessary to the purposes of this resolution; and adopting amended and restated post issuance compliance policies and procedures for tax-exempt obligations. (Exhibit)[*ACTION]

6.1.2. **Omnibus Resolution #2571-2017:** A RESOLUTION authorizing a lease of Authority property to Sunset Court LLLP, authorizing loans to Sunset Court LLLP, approving the execution and delivery of documents relating to the Authority's

Sunset Court development project, and determining related matters.
(Exhibit)[*ACTION]

6.2. Golden Cedars Update (Exhibit)

6.3. Homeownership Update

6.3.1. **Resolution #2572-2017:** Requesting Board approval to execute a sales transaction agreement with Homestead CLT (HCLT) for a portion of the Edmonds site sufficient for the development of up to 12 homeownership units; however, that portion being limited in size, so as to allow RHA to develop the remaining portion with a multifamily project on the order of 100 units in accordance with City zoning and land use rules; whereas RHA has previously selected HCLT as its development partner to work collaboratively towards promoting more affordable homeownership opportunities in the Sunset Area. (Exhibit)[*ACTION]

6.4. Sunset Multiservice and Career Development Center Update

6.5. Sunset Terrace Demolition, Sunset Lane Realignment, Park Development, and Colpitts Development Update

6.6. Staff Changes Update

6.6.1. **Resolution #2573-2017:** Requesting Board approval to reallocate the administrative payroll salaries based on the recently adopted organizational structure (Exhibit)[*ACTION]

6.7. Other Updates

6.7.1. **Resolution #2574-2017:** Requesting Board approval to adopt the revised RHA Employee Handbook, which includes a new Social Media Policy.
(Exhibit)[*ACTION]

6.7.2. **Resolution #2575-2017:** Requesting Board approval to write-off RHA's bad debts.
(Exhibit)[*ACTION]

6.7.3. **Resolution #2576-2017:** Requesting the approval of disposition of obsolete equipment and appliances in accordance with the RHA policies
(Exhibit)[*ACTION]

7. NEW BUSINESS

7.1. Motion to send Executive Director, Mark Gropper and interested Commissioner(s) to participate with out of town travel and hotel plus expenses coverage for this year's Housing Washington, to be held October 2-4, 2017 in Spokane, WA (Exhibit)

7.2. Money Damages Owed To Your Housing Authority (Exhibit)

8. EXECUTIVE DIRECTOR NOTEWORTHY MEETINGS AND ACTIVITIES

8.1. May 9, Sunset Area Transformation Community Revitalization Implementation Team, City Hall

8.2. May 11, Renton Affordable Homeownership Program partnership meeting, Homestead Community Land Trust

8.3. May 11, Veterans and Humans Services Consortium, Bellevue Community College, sponsored by City of Bellevue

8.4. May 12, Sunset Court, Golden Cedars, tax credit management plan, operating procedures discussion, Brawner Co.

8.5. May 15, Affordable Housing Week 2017 Kick-off, hosted by HDC and Local SEIU 775, at 215 Columbia Street, Seattle WA 98104

- 8.6. May 15, Renton City Council Meeting, accepting Mayor's Proclamation establishing Affordable Housing Week as recognized by King County and the City of Renton
- 8.7. May 16, Mayor Denis Law, Jay Covington, Chip Vincent, meeting with RHA executive to discuss the City priorities and resources for affordable housing and delivery of social services, namely in the Sunset Area
- 8.8. May 17, Sunset Multiservices Center Capital Campaign Planning, Neighborhood House and City of Renton
- 8.9. May 17, Faith based community connections, @ Harambee Renton
- 8.10. May 17, SMR Architects, 117 South Main Street · Suite 400 · Seattle, WA 98104, 2017 AIA/HUD Secretary's Award for Creating Community Connection, vis-à-vis the Plaza Roberto Maestas
- 8.11. May 18, Sunset Court and Golden Cedars weekly development planning and progress meeting, Brawner Co.
- 8.12. May 18, Seattle/King County Salvation Army, Advisory Board monthly meeting, DHQ 111 Queen Anne Ave. No. Seattle WA
- 8.13. May 22, Attorney Katherine Weber, Inslee Best, Employee accommodation and performance workshop for supervisors in the RHA ½ Stop
- 8.14. May 22, Renton Corps, Salvation Army, Advisory Council, monthly meeting
- 8.15. May 23, Seattle King County Public Health Dept. debriefing on the Flint, Michigan domestic water supply contamination Emergency Response, Tukwila Community Center - 12424 42nd Ave S - Tukwila, WA 98168
- 8.16. May 23, Attorney Katherine Weber, Inslee Best, Info Session on ADA/Disability Accommodations for clients and employees, All staff in the ½ Stop
- 8.17. May 23, Renton Community Foundation, monthly board meeting
- 8.18. May 24, Royal Bank of Canada, Sunset Court tax credit syndication site visit and tour
- 8.19. May 25, Sunset Court and Golden Cedars weekly development planning and progress meeting, Brawner Co.
- 8.20. May 25, Renton Affordable Homeownership Program partnership meeting, Homestead Community Land Trust
- 8.21. May 25, Housing Development Consortium, monthly finance committee conference call
- 8.22. May 26, Sunset Court, Foster Pepper, PLLC and Inslee, Best, Doezie & Ryder, PS, Brawner Co., Limited Partnership Agreement draft review and editing session
- 8.23. May 26, Housing Development Consortium, executive director review and appraisal committee, conference call
- 8.24. May 31, All Staff meeting, in the ½ Stop – to include honoring Jackie Kusske in retirement
- 8.25. June 1, Sunset Court and Golden Cedars weekly development planning and progress meeting, Brawner Co.
- 8.26. June 1, Sunset Multiservices Center v. Maintenance Facility, construction Permit PreApp meeting with City of Renton building and fire department
- 8.27. June 1, College scholarship award event, Renton Community Foundation, at the new Renton Highlands Library
- 8.28. June 1, 2017 Sunset Area Transformation Resource Council Quarterly Meeting, in the RHA ½ Stop
- 8.29. June 5, Sunset Court, Management Plan and Budget Finalization, Brawner Co.

- 8.30. June 6, Sunset Area Transformation Community Revitalization Implementation Team, City Hall
- 8.31. June 6, Housing Development Consortium, executive director review and appraisal committee, final draft review
- 8.32. June 7, HUD Region X support for Sunset Area Transformation Plan; update & next steps, hosted by City of Renton
- 8.33. June 7, Cedar Park and Cedar River Terrace, environmental review, soils studies result and remediation conference call, PBS Engineering and Environmental Inc.
- 8.34. June 8, Sunset Court and Golden Cedars weekly development planning and progress meeting, Brawner Co.
- 8.35. June 8, Tax Credit management and compliance agent fact finding meeting with Allied Residential – 1601 East Valley Rd Suite 180 Renton, WA 98057
- 8.36. June 8, Renton Affordable Homeownership Program partnership conference call, Homestead Community Land Trust
- 8.37. June 8, Quarterly HDC member’s business meeting, plus public funders panel (w/ HUD Region X), WSHFC, 28th Floor Board Room, 1000 2nd Ave, Seattle, WA 98104
- 8.38. June 8, Veterans and Human Services, Levy Task Force meeting, Vance Building, 1402 3rd Ave Rm 630, Seattle, WA

9. INFORMATIONAL ITEMS

- 9.1. Seniors, Vets, and Human Services Levy_King County (Exhibit)
- 9.2. Affordable Housing Week – Proclamation (Exhibit)
- 9.3. Renton City News Update (Exhibit)

10. UPCOMING EVENTS

- 10.1. Tax, Equity and Financial Responsibility Act (TEFRA) hearing regarding the imminent issuance of bonds and tax credits for the Sunset Court Townhomes and Apartments, to be held on June 13 or 14, 2900 NE 10th Street, Renton WA 98056
- 10.2. RHA Agency Plan Meeting, Hillcrest Community Hall, July 11th @ 1:00p
- 10.3. Housing Washington Conference, Spokane Convention Center, Oct 2-4, 2017

11. AUDIENCE COMMENT

12. ADJOURN [*ACTION]