

**THE 954th MEETING
BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY, CITY OF RENTON**
MONDAY, November 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 953rd BOARD MEETING, Monday, October 9th, 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 – October 2017
- 4.2. Checks Issued Report –October 2017

5. FINANCIAL

- 5.1. Financial Statements as of – September 2017 [*ACTION]
- 5.2. Section 8 Utilization Update – October 2017

6. OLD BUSINESS

- 6.1. Kirkland Ave. Townhomes Update (Exhibit)
- 6.2. Sunset Terrace Redevelopment Update (Exhibit)
- 6.3. Sunset Court Update (Exhibit)
- 6.4. Golden Cedars Update
 - 6.4.1. Golden Cedar’s Signature Card – US Bank Account Set Up
 - 6.4.2. **Resolution #2583-2017:** A RESOLUTION authorizing a lease of Authority property to Golden Cedars LLLP, authorizing loans to Golden Cedars LLLP, approving the execution and delivery of documents relating to the acquisition, rehabilitation and operation of three affordable housing rental projects within the City of Renton, Washington, and determining related matters. (Exhibit)
 - 6.4.3. **Resolution #2584-2017:** A RESOLUTION of the Board of Commissioners of the Housing Authority of the City of Renton providing for the issuance of a revenue bond in the principal amount of not to exceed \$58,000,000, the proceeds of which will be used to make a loan to Golden Cedars 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 acquisition and rehabilitation of three apartment complexes, to provide housing for low income persons in the City of Renton, Washington, and to pay costs of issuing the bond; determining the form and terms of the bond; authorizing the execution and delivery of a loan agreement providing for the repayment of the loan, a regulatory agreement governing the use

of the project and other bond and loan documents; providing for the sale and delivery of the bond to JPMorgan Chase Bank, N.A.; and authorizing and directing appropriate officers of the Authority to execute such other documents as are useful or necessary to the purposes of this resolution. (Exhibit)

6.5. Multiservice and Career Center Update (Exhibit)

6.6. PIHA Update (Exhibit)

7. NEW BUSINESS

7.1. **Resolution #2585-2017:** Requesting Board approval for the 2018 Employee Benefit package. The 2018 plan includes a slight increase in cost of 4.42% annually and provides the same basic coverage as the 2017 plan with the following exceptions: The maximum out of pocket per employee increase from \$4,500 annually to \$5,000. RHA will continue to contribute up to \$3,000 per employee for eligible expenses using the HRA account to offset the deductible. Kaiser Permanente will continue to provide medical coverage. VSP will continue to provide vision coverage. MetLife will continue to provide dental coverage. Lincoln Life insurance will continue to provide Life Insurance and Disability coverage. PacificSource will continue to maintain the HRA/Flex Spend accounts for each employee. RHA will add the option for employees to add LifeLock to the benefits for \$8.49/month. (Exhibit)

7.2. **First Look:** 2018 Budget Draft (Exhibit)

7.3. **Resolution #2586-2017:** A RESOLUTION of the Housing Authority of the City of Renton declaring its intention to close and update all waitlists; ensuring applicants are interested and responsive or alternatively removed, through the course of 2018 in accordance with the enclosed ACOP Policies.

7.4. AmeriCorps VISTA (Exhibit)

7.5. Motion to approve Executive Director and Commissioner(s) to attend annual PHADA Commissioners' Conference to be held in San Diego, January 7-10, 2018. (Exhibit)

8. EXECUTIVE DIRECTOR NOTEWORTHY MEETINGS AND ACTIVITIES

8.1. October 10, Sunset Area Transformation Plan Implementation Team, monthly meeting, City Hall

8.2. October 10, Golden Cedars, Sunset Court LLLPs investor relations meetings and area tour, Royal Bank of Canada, Nationwide, Brawner/RHA

8.3. October 11, Housing Development Consortium, finance committee meeting, 2018 Budget final draft

8.4. Thursdays, standing weekly development meetings, Sunset Court, Homestead Community Land Trust homeownership, & Sunset Multiservice center

8.5. October 16, Enterprise Foundation, community lending partners, M.A. Leonard VP, to discuss housing developed with early childhood learning centers

8.6. October 17, JP Morgan Chase, philanthropic division, meeting and facility tour _ Sunset Multi-Service & Career Development Center capital campaign, seed money & operating funds

8.7. October 17, Bill&Melinda Gates Foundation, Kollin Min, senior program officer, meeting and facility tour _ Sunset Redevelopment and the Sunset Multiservices & Career Development Center, private funding opportunities

8.8. October 18, HUB International, RHA benefit renewal bid results and provider selections

- 8.9. October 19, HUD FPM Assistant Deputy Secretary Matthew Hunter visit and tour of Renton Sunset Area and RHA development initiatives, Region X HUD staff, City, Brawner
- 8.10. October 23, Salvation Army, Renton Corps, Advisory Council, monthly meeting at Renton Corps building, 720 So. Tobin St.
- 8.11. October 24, South King Council of Human Services, Veterans, Seniors, and Human Services Levy Implementation plan, 560 Naches Ave SW Suite 110, Renton, WA 98057
- 8.12. October 24, Renton Community Foundation, monthly Board meeting, Liberty Park building
- 8.13. October 25, Golden Cedars LLLP, Tax Equity and Fiscal Responsibility Act (TEFRA), public hearing to sanction RHA's exercise up to \$58M in public bonds to redevelop Golden Pines, Cedar Riv4er Terrace, and Cedar Park multifamily apartment complexes
- 8.14. October 26, Renton Rotary, Maplewood Golf Course, presentation to, on the Sunset Area Redevelopment plan and progress
- 8.15. October 30, LifeWire, formerly East Side Domestic Violence Program, site visit in dual capacity, RHA director, and board member Renton Community Foundation
- 8.16. October 31, HDC Human Resources & Equity Symposium, Centilia Cultural Center, PRM, 1660 S Roberto Maestas Festival Street, Seattle WA 98144
- 8.17. October 31, Regional Affordable Housing Task Force, standing task force member, to the King County Council, Bethaday Learning Center 605 SW 108th St, Seattle, WA 98146
- 8.18. November 1, KCHA meeting with director Stephen Norman, dual PHA partnership roles, potential to confer Move to Work authority, and Acquisition Rehab Tax Credit financing strategies
- 8.19. November 2, transaction finalization meeting, Piha purchase and sale agreement, development and legal team
- 8.20. November 7, Sunset Area Transformation Plan Implementation Team, monthly meeting, City Hall
- 8.21. November 7, REACH, Lakeridge Lutheran, 7465 S. 112th St., Seattle, WA
- 8.22. November 8, Investment Roundtable, Renton Community Foundation, funders, board members, and US Bank cash manager, hosted at RHA
- 8.23. November 8, HDC State Legislative Taskforce Planning Meeting, Vance Building, 1402 3rd Avenue, Conference Room 630, Seattle
- 8.24. November 9, Colpitts Development, City of Renton, Sunset Terrace market rate development discussion

9. INFORMATIONAL ITEMS

- 9.1. Statement of Concern Regarding House GOP's Tax Plan (Exhibit)
- 9.2. HUD FPM Assistant Deputy Secretary Matthey Hunter Visit to Renton Sunset Area (Exhibit)
- 9.3. 10/16 Council approval of NEPA Environmental Review Fee Waiver for RHA (Exhibit)
- 9.4. Lifewire, First Financial Northwest Foundation Fund Grant Application, Renton Community Foundation (Exhibit)

10. UPCOMING EVENTS

10.1. PHADA, Commissioner's Conference, January 7-10, 2018

11. AUDIENCE COMMENT

12. ADJOURN [*ACTION]