

**THE 966th MEETING
BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY, CITY OF RENTON**

Tuesday, November 13, 2018 at 9:00AM
2900 NE 10th St. Renton, Washington 98056

AGENDA

1. ROLL CALL OF COMISSIONERS

2. APPROVAL OF THE MINUTES OF THE 965th BOARD MEETING, Monday, October 8th, 2018. [*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 2018

4.2. Checks Issued Report –October 2018

5. FINANCIAL

5.1. Financial Statements as of – September 2018 [*ACTION]

5.2. Section 8 Utilization Update – October 2018

5.2.1. **Resolution #2610-2018:** Requesting Board Approval to transfer \$150k from unrestricted funds to cover the projected shortfall in the HCV Program’s Admin Fee Equity Balance (Unrestricted Net Assets...UNA). This amount will cover the anticipated shortfall for the remainder of the year and brings the total 2018 contribution to \$250k which is on par with 2017. The funds will be contributed from the surplus generated by PHA 12 (Local Fund).

6. OLD BUSINESS

6.1. Golden Cedars Update (Exhibit)

6.2. Sunset Court Update (Exhibit)

6.3. Renton Crest Update (Exhibit)

6.3.1. Board affirming motion: In order to ensure the fiscal sustainability of Houser Terrace, in accordance with the major modernization and remodel upgrades as part of Renton Crest under the Low-income Housing Tax Credit program, rents at this property for newly admitted tenant lease-ups will increase to \$_1,002_ per month for a 1 BR, effective 11/01/2018 and continue to increase by \$25-\$27 each year starting in 2020. Additionally, in order that newly admitted tenants not become financially over-extend and risk eviction and homeless, RHA will establish a household projected gross income minimum of 50% relative to the cost for rent and utilities, established by unit size and type. For example, if rent is \$1,040 and utility allowance \$60, then $\$1,100 * 12 / 50\% = \$26,400$ per year, or a minimum gross monthly income of \$2,200. For current tenants, otherwise eligible to remain in

residency in one of these properties, existing rent and income considerations will generally remain as previously enacted. (Exhibit)

6.4. Suncrest Homes Update (Exhibit)

6.5. Software Update

6.5.1. Yardi Update

6.5.2. Payroll Software – Paychex (Exhibit)

7. NEW BUSINESS

7.1. **Resolution #2611-2018:** Requesting authorization from the Board of Commissioners to renew the employee benefit plan with no changes in benefits from the 2018 plan. The basic health coverage will remain with Kaiser Permanente with a \$3,000 deductible offset with a company sponsored contribution of up to \$3,000 per employee toward a “flex spend” plan to cover qualified out of pocket medical costs up to \$3,000. Dental insurance will remain with MetLife. Vision insurance will remain with VSP. Life and Disability insurance will remain with Lincoln Life insurance. The overall increase in premium is 4.6% annually. Staff also requests an annual COLA (Cost of Living Adjustment) of 3% to mirror the City of Renton’s “non-union” employee compensation plan for 2019.

7.1.1. Staffing Update – NEW Hires

7.2. **Resolution #2612-2018:** Requesting Board approval to write-off RHA’s bad debts. (Exhibit)

7.3. **Resolution #2613-2018:** Requesting the approval of disposition of obsolete equipment and appliances in accordance with the RHA policies (Exhibit)

7.4. **MOTION** to approve Executive Director and Commissioner(s) to attend annual PHADA Commissioners’ Conference to be held in Florida, January 6-9, 2019. (Exhibit)

8. EXECUTIVE DIRECTOR NOTEWORTHY MEETINGS AND ACTIVITIES

8.1. October 9, Renton Regional Community Foundation, executive committee meeting

8.2. October/November, Weekly Development Team meeting with Brawner and staff, project progress review

8.3. October 11, Senator Murray’s King County staff, Chelsea Clayton and Stasha Espinosa

8.4. October 12, Washington Low Income Housing Alliance, Legislative priorities discussion

8.5. October 16, Renton Regional Community Foundation, Nominating Committee

8.6. October 18, Salvation Army, King County Advisory Board, 111 Queen Anne Ave. No, Seattle

8.7. October 19, King County, Focus Strategies interview, homelessness and housing

8.8. October 23, Renton Regional Community Foundation, Board meeting of whole

8.9. October 24, State Auditor, regarding audit update

8.10. October 24, Regional Affordable Housing Task Force Meeting @ Puget Sound Regional Council

8.11. October 25, Salvation Army, divisional property committee

8.12. October 29, Yardi Software, implementation planning kick-off meeting

8.13. October 29, Housing Development Consortium, executive committee

8.14. October 30, Renton Regional Community Foundation board, Giving Practice workshop, First Financial Savings Bank NW, Renton 98057

8.15. November 6, Sunset Area Transformation Plan Implementation Team, Renton City Hall - Sixth Floor, Conference Room 621

9. UPCOMING EVENTS

9.1. Annual PHADA Commissioners' Conference to be held in Miami, Florida, January 6-9, 2019

10. AUDIENCE COMMENT

11. ADJOURN [*ACTION]