

**THE 971st MEETING  
BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY, CITY OF RENTON  
MONDAY, April 8th, 2019 at 9:00AM  
2900 NE 10<sup>th</sup> St. Renton, Washington 98056**

**AGENDA**

**1. ROLL CALL OF COMISSIONERS**

**2. APPROVAL OF THE MINUTES OF THE 970th BOARD MEETING, Monday, March 11<sup>th</sup>, 2019. [\*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 – March 2019
- 4.2. Checks Issued Report –March 2019

**5. FINANCIAL**

- 5.1. Financial Statements as of – February 2019 [\*ACTION]
- 5.2. Section 8 Utilization Update – March 2109

**6. OLD BUSINESS**

- 6.1. Bank Signers Update (Exhibit)
- 6.2. Sunset Court Update
- 6.3. Sunset Oaks Update (Exhibit)
- 6.4. Willowcrest Update (Exhibit)
- 6.5. Multi-Service Center Update (Exhibit)
- 6.6. Golden Cedars Update (Exhibit PowerPoint)
- 6.7. Renton Crest Update

6.7.1. **Resolution #2621-2019:** 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 \$[50,000,000], the proceeds of which will be used to make a loan to Renton Crest 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 six multifamily rental housing developments, 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 Banner Bank; 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.

6.7.2. **Resolution #2622-2019:** A RESOLUTION of the Board of Commissioners of the Housing Authority of the City of Renton authorizing the lease of Authority property to Renton Crest LLLP, authorizing loans to Renton Crest LLLP, approving the execution and delivery of documents relating to the acquisition, rehabilitation and operation of six affordable rental housing projects within the City of Renton, Washington, and determining related matters.

6.8. Admin Plan Update. (Exhibit)

## 7. NEW BUSINESS

7.1. **Resolution #2623-2019** Staff presents for Board adoption the 2019 Utility Allowance schedule derived from an energy audit and utility rates study completed by National Facility Consultants, with an effective date of July 1, 2019. The Public Housing and the Housing Choice Voucher utility allowances were demonstrated to have had changes of 10% or more, therefore causing a study to be conducted and utility allowances to be adjusted. The adjusted values as well as the NFC study are available for resident and public review and comment. (Exhibit)

7.2. **Resolution #2624-2019:** Requesting the approval of disposition of obsolete equipment and appliances in accordance with the RHA policies (Exhibit)

7.3. **MOTION:** to authorize John Poulsen to attend HUD financial management training May 1<sup>st</sup>-2<sup>nd</sup> following NAHRO conference April 29<sup>th</sup>-30<sup>th</sup>. Would need an additional two nights hotel stay.

## 8. EXECUTIVE DIRECTOR NOTEWORTHY MEETINGS AND ACTIVITIES

8.1. March 12, SECO/Housing Development Consortium, Hyatt Regency Lake Washington, 1053 Lake Washington Blvd N. Renton, WA 98056

8.2. March 12, 19, 26 RHA/Brawner Co, weekly development team meeting

8.3. March 12, Renton Regional Community Foundation, monthly Executive Committee meeting

8.4. March 13, Veterans, Compass Center, Salvation Army, RHA housing and services and connection to the Development Consortium

8.5. March 14, Divisional Advisory Organization Conference: Impact 2019, Salvation Army White Center Corps, 9050 16th Ave SW, Seattle

8.6. March 15, HDC Spring Quarterly Member Meeting, Mercy's Othello Plaza, 2nd Floor Community Room, 6940 Martin Luther King Jr Way S, Seattle, WA 98118

8.7. March 19, PIHA site and the Highlands Shopping Center redevelopment, JSH Properties Inc. and Toll Brothers, Construction Company

8.8. March 20, Neighborhood House, annual event, 113<sup>th</sup> Anniversary, WA State Convention Center

8.9. March 21, Salvation Army, Seattle King County Advisory Board monthly meeting of the whole, DHQ 111Queen Anne Ave. No. Seattle WA

8.10. March 22, BDO USA, LLP, Accounting, Jason Casterline and Craig Greenberg, 2018 Financials, with John Poulsen and Kellee

8.11. March 25, Salvation Army, Renton Corps, monthly Advisory Council meeting, 720 So. Tobin St. Renton WA 98057

- 8.12. March 25, Housing Development Consortium, policy advisory group, Anti-Displacement Strategy discussion
- 8.13. March 25, HDC executive committee monthly meeting
- 8.14. March 26, Housing and Community Development Summit, HDC, @ the Tukwila Community Center
- 8.15. March 26, Renton Regional Community Foundation, monthly Board Meeting of the whole
- 8.16. March 27, YARDI Software Co, consultant Lynn Berge, on boarding discussion
- 8.17. March 28, Homestead, CLT, homeownership development, Willowcrest team meeting
- 8.18. April 1, All Hands Legal Call-RHA Renton Crest
- 8.19. April 2, Sunset Area Transformation Plan Implementation Team, Renton City Hall
- 8.20. April 2, HUD, RAD Renton Crest transaction conference call
- 8.21. April 2, Costs Analysis Working Group, Housing Development Consortium of Seattle-King County
- 8.22. April 4, Harborview Hall Tour, Social Services Committee Tour, 326 Ninth Avenue, Seattle

## **9. INFORMATIONAL ITEMS**

- 9.1. Renton Housing Authority Brochure (Exhibit)
- 9.2. VISTA Update (Exhibit)
- 9.3. Senior Arts Program, in which RHA is a sponsor along with the City of Renton, each at \$6,500. (Exhibit)

## **10. UPCOMING EVENTS**

- 10.1. 2019 Annual Volunteer Appreciation Event, April 17<sup>th</sup>, 2019, Renton Pavilion Center, 5:30pm-7:30pm
- 10.2. The Housing Development Consortium annual event April 23, 2019, RHA and City of Renton Table sponsors
- 10.3. Special Meeting of the Board of Commissioners, for adopting the Admin Plan, Sections 18 & 19, April 25<sup>th</sup>, 2019, 9 AM
- 10.4. PNRC NAHRO, Portland, OR, April 28<sup>th</sup>-30<sup>th</sup>
- 10.5. HUD Financial Management Meeting May 1<sup>st</sup>-2<sup>nd</sup>, Portland, OR.
- 10.6. June 6<sup>th</sup>, 2019 Community Communication Network at the Renton Community Center

## **11. AUDIENCE COMMENT**

## **12. ADJOURN [\*ACTION]**