



HYBRID MEETING OF THE BOARD OF COMMISSIONERS

**Monday, October 21, 2024
3:00 pm**

Webinar Meeting:

<https://kcha-org.zoom.us/j/89098690917>

Webinar ID: 890 9869 0917

Phone: (253) 215-8782



HYBRID MEETING OF THE BOARD OF COMMISSIONERS AGENDA

Monday, October 21, 2024 - 3:00 p.m.

King County Housing Authority - Snoqualmie Conference Room
700 Andover Park West, Tukwila, WA 98188

- I. Call to Order**
- II. Roll Call**
- III. Public Comment**
- IV. Approval of Minutes** **1**
 - A. Board Meeting Minutes – September 16, 2024
- V. Approval of Agenda**
- VI. Consent Agenda** **2**
 - A. Voucher Certification Reports for July 2024
- VII. Resolutions for Discussion**
 - A. Resolution 5775 – **3**
 - A Resolution Authorizing Acquisition of Briar Woods Apartments
- VIII. Briefings & Reports**
 - A. KCHA Board Goals **4**
 - B. Holiday Closure Plan **5**
- IX. President/CEO Report**
- X. KCHA in the News** **6**
- XI. Commissioner Comments**
- XII. Adjournment**

Members of the public who wish to give public comment: We are now accepting public comment during the meeting or written comments. Please send your requests for public comment to the Board Coordinator via email to kamir@kcha.org prior to the meeting date. If you have questions, please call 206-574-1206.

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**MEETING MINUTES OF THE
KING COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS
HYBRID MEETING**

Monday, September 16, 2024

I. CALL TO ORDER

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Monday, August 19, 2024. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:01 p.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair) (via Zoom), Commissioner TerryLynn Stewart (via Zoom) and Commissioner Regina Elmi (via Zoom)

Excused: Commissioner Richard Jackson

III. PUBLIC COMMENT

None.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – August 19, 2024

On motion by Commissioner Regina Elmi, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the August 19, 2024, meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Regina Elmi, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the September 16, 2024, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for July 2024

On motion by Commissioner Regina Elmi, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the September 16, 2024, hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5774 – Authorizing an approximate \$1.5 million loan to an affiliate of Gardner Global for development of the Skyway Town Center project in Skyway.

Tim Walter, Senior Vice President of Development and Asset Management gave an overview of the project as well as presented a picture to show a map of where this is.

On motion by Commissioner Regina Elmi, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution 5774.

VIII. BRIEFINGS & REPORTS

A. Increasing Voucher Program Participant Success

- Pam Taylor, Senior Vice President of Housing Choice Voucher Programs
- Tyler Shannon, Senior Research & Data Analyst
- Eric Lane, Senior Administrative Program Manager

The team gave insights of what KCHA does currently and what they are planning to do next to look at a holistic analysis to gain deeper insights on how to move the needle around participant success.

B. Asset Management Overview Report

- Tim Walter, Senior VP of Development and Asset Management
- Wen Xu, Senior VP of Asset Management
- Aran Church, Senior Asset Manager (Bond& HOP)
- Mary Gonzalez-Hansen, Asset Manager (HOP)
- Dave Allan, Senior Asset Manager (Tax Credit)
- Darrell Westlake, Capital Construction Program Manager (Capital Improvements)

Asset Management Divisions

- Bond & Home Ownership
- Tax Credit
- Capital Improvements

The team gave an introduction of what they do and how Asset Management works together.

C. Second Quarter Executive Dashboard

Grace Wood, MTW Program Manager briefly stated the changes from the last report.

D. Second Quarter Financial Report

Wendy Teh, Vice President of Finance gave a summary of the report.

E. Second Quarter Write-Off Report

Anneliese Gryta, Executive Vice President of Housing Operations summarized the report.

IX. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave news updates.

- Councilmember Zahilay has been working on an initiative for housing development and this would be through bond funding that King County has the authority to approve. There were meetings at King County Council last week, where it was tabled, but will be back at Council next week. Zahilay is asking for our support for this particular bond initiative.
- Dan Watson attended a press conference in support of this last Tuesday and spoke at the conference.
- With respect to security issues, we have had challenges earlier in the summer. It has died down and the families that were residing in Ballinger and Shoreline have since left which has calmed things down as well as it being the start of fall.
- HUD came to visit at the end of August with the focus on our Ross Grant. This is the cousin to our Family Self Sufficiency Program (FFS) and it's operated at specific sites. The focus for the HUD visit had an emphasis on digital equity and was hosted by Resident Services, Digital Equity as well as our Policy Team. Firwood Circle, Plaza 17 with a wrap up at the Central Office. HUD was very enthusiastic of our digital equity initiatives.
- Nikki Parrott is retiring at the end of this month. Her replacement, John Jordon. We thank Nikki for her dedicated years of service.

X. EXECUTIVE SESSION

A. To receive and evaluate complaints or charges brought against a public officer or employee (RCW 42.30.110 (1) (f))

4:29pm – Board meeting was suspended.

4:49pm – Board meeting was re-convened.

XI. KCHA IN THE NEWS

None.

XII. COMMISSIONER COMMENTS

None.

XIII. ADJOURNMENT

Chair Barnes adjourned the meeting at 4:58 p.m.

**THE HOUSING AUTHORITY OF THE
COUNTY OF KING, WASHINGTON**

DOUGLAS J. BARNES, Chair
Board of Commissioners

ROBIN WALLS
Secretary

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To: Board of Commissioners
From: Mary Osier, Accounting Manager
Date: October 4, 2024
Re: **VOUCHER CERTIFICATION FOR AUGUST 2024**

I, Mary Osier, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, and that the claims represented by the vouchers listed below were just obligations of the Housing Authority of the County of King, and that I am authorized to authenticate and certify said claims.

 Mary Osier
 Accounting Manager
 October 4, 2024

Bank Wires / ACH Withdrawals		7,361,003.60
	<i>Subtotal</i>	7,361,003.60
Accounts Payable Vouchers		
Key Bank Checks - #352868-353395		6,964,937.14
Tenant Accounting Checks - #12217-12245		8,232.32
	<i>Subtotal</i>	6,973,169.46
Payroll Vouchers		
Checks - #93906-93958		80,877.77
Direct Deposit		3,906,068.85
	<i>Subtotal</i>	3,986,946.62
Section 8 Program Vouchers		
Checks - #650793-651311		568,082.90
ACH - #617985-620556		22,318,701.14
	<i>Subtotal</i>	22,886,784.04
Purchase Card / ACH Withdrawal		383,381.12
	<i>Subtotal</i>	383,381.12
	GRAND TOTAL	\$ 41,591,284.84

TO: THE BOARD OF COMMISSIONERS, HOUSING AUTHORITY OF
THE COUNTY OF KING, WASHINGTON

FROM: Wen Xu, Director of Asset Management

I, Wen Xu, do hereby certify under penalty of perjury that the claims represented by the wire transactions below were just, due, and unpaid obligations against the Housing Authority, and that I, and my designees, are authorized to authenticate and certify said claims.

Wen Xu

Date

Property	Wired to Operating Account for Obligations of Property			Notes:
	Date	Wire Transaction	Claim	
ALPINE RIDGE	08/01/2024	8,129.60	AP & Payroll & OCR	
ARBOR HEIGHTS	08/01/2024	19,922.91	AP & Payroll & OCR	
Aspen Ridge	08/01/2024	7,265.20	AP & Payroll & OCR	
Auburn Square	08/01/2024	39,861.55	AP & Payroll & OCR	
Carriage House	08/01/2024	43,727.86	AP & Payroll & OCR	
Carrington	08/01/2024	16,322.19	AP & Payroll & OCR	
CASCADIAN	08/01/2024	36,810.60	AP & Payroll & OCR	
Colonial Gardens	08/01/2024	19,213.06	AP & Payroll & OCR	
Cottonwood	08/01/2024	20,747.18	AP & Payroll & OCR	
Cove East	08/01/2024	53,595.88	AP & Payroll & OCR	
FAIRWOOD	08/01/2024	63,462.33	AP & Payroll & OCR	
Henry House	08/01/2024	11,068.73	AP & Payroll & OCR	
HERITAGE PARK	08/01/2024	16,240.42	AP & Payroll & OCR	
Juanita View	08/01/2024	23,323.13	AP & Payroll & OCR	
LAURELWOOD	08/01/2024	17,678.80	AP & Payroll & OCR	
Meadows	08/01/2024	19,247.85	AP & Payroll & OCR	
Newporter	08/01/2024	61,652.92	AP & Payroll & OCR	
NIA APARTMENTS LLC	08/01/2024	12,363.25	AP & Payroll & OCR	
OVERLAKE	08/01/2024	57,934.02	AP & Payroll & OCR	
Parkwood	08/01/2024	16,989.71	AP & Payroll & OCR	
Pinewood Village	08/01/2024	22,160.18	AP & Payroll & OCR	
Plum Court	08/01/2024	15,153.79	AP & Payroll & OCR	
RAINIER VIEW I	08/01/2024	1,744.54	AP	
RAINIER VIEW II	08/01/2024	521.50	AP	
Salish	08/01/2024	26,007.22	AP & Payroll & OCR	
SALMON CREEK HOUSING	08/01/2024	30,688.36	AP & Payroll & OCR	
Sandpiper East	08/01/2024	54,532.91	AP & Payroll & OCR	
SEOLA CROSSING LLC	08/01/2024	33,394.85	AP & Payroll & OCR	

SEOLA CROSSING LLC	08/01/2024	33,389.20	AP & Payroll & OCR
SI VIEW	08/01/2024	2,771.90	AP
SOUTHWOOD SQUARE	08/01/2024	19,197.06	AP & Payroll & OCR
Sterling Ridge	08/01/2024	29,999.81	AP & Payroll & OCR
Timberwood	08/01/2024	89,048.51	AP & Payroll & OCR
Vashon Terrace	08/01/2024	2,852.27	AP
Walnut Park	08/01/2024	39,334.14	AP & Payroll & OCR
WINDSOR HEIGHTS	08/01/2024	49,005.48	AP & Payroll & OCR
Woodridge Park	08/01/2024	43,473.46	AP & Payroll & OCR
OVERLAKE	08/06/2024	277,371.30	AP
Bellepark	08/07/2024	23,336.94	AP & Payroll
Hampton Greens	08/07/2024	70,249.16	AP & Payroll
Kendall Ridge	08/07/2024	39,719.59	AP & Payroll
Landmark	08/07/2024	31,010.17	AP & Payroll
Riverstone	08/07/2024	93,391.72	AP & Payroll
SALMON CREEK HOUSING	08/07/2024	9,168.28	Monthly Banking Fees
SALMON CREEK HOUSING	08/07/2024	2,440.99	Monthly Banking Fees
Woodside East	08/07/2024	29,757.61	AP & Payroll
ALPINE RIDGE	08/08/2024	8,128.86	AP
ARBOR HEIGHTS	08/08/2024	4,613.00	AP
ARBOR HEIGHTS	08/08/2024	5,588.64	AP
Aspen Ridge	08/08/2024	9,692.89	AP
Auburn Square	08/08/2024	17,441.63	AP
Carriage House	08/08/2024	6,748.50	AP
Carrington	08/08/2024	70,983.99	AP
CASCADIAN	08/08/2024	12,821.26	AP
Colonial Gardens	08/08/2024	10,416.75	AP
Corinthian	08/08/2024	100,383.00	AP
FAIRWOOD	08/08/2024	9,802.31	AP
HERITAGE PARK	08/08/2024	19,281.09	AP
LAURELWOOD	08/08/2024	6,221.60	AP
Meadows	08/08/2024	6,590.08	AP
Newporter	08/08/2024	10,171.29	AP
OVERLAKE	08/08/2024	152,837.86	AP
Parkwood	08/08/2024	3,275.40	AP
Pinewood Village	08/08/2024	199,227.35	AP
Plum Court	08/08/2024	9,250.34	AP
RAINIER VIEW I	08/08/2024	26,375.92	AP
RAINIER VIEW II	08/08/2024	17,289.22	AP
Salish	08/08/2024	3,262.30	AP

Sandpiper East	08/08/2024	39,077.81	AP
SI VIEW	08/08/2024	13,421.20	AP
SOUTHWOOD SQUARE	08/08/2024	1,395.22	AP
Sterling Ridge	08/08/2024	5,722.60	AP
Tall Cedars	08/08/2024	10,481.90	AP
Timberwood	08/08/2024	4,266.68	AP
Vashon Terrace	08/08/2024	6,360.23	AP
Walnut Park	08/08/2024	8,949.41	AP
WINDSOR HEIGHTS	08/08/2024	20,666.16	AP
Woodridge Park	08/08/2024	6,480.30	AP
Argyle	08/14/2024	112,833.24	AP & Payroll
Ballinger Commons	08/14/2024	254,863.63	AP & Payroll
Bellepark	08/14/2024	10,776.19	AP
Emerson	08/14/2024	58,103.11	AP & Payroll
GILMAN SQUARE	08/14/2024	38,085.15	AP & Payroll
Hampton Greens	08/14/2024	44,997.36	AP
Kendall Ridge	08/14/2024	37,621.51	AP
Landmark	08/14/2024	9,999.94	AP
Meadowbrook	08/14/2024	38,729.35	AP & Payroll
Riverstone	08/14/2024	41,866.60	AP
Surrey Downs	08/14/2024	83,015.26	AP & Payroll
Villages at South Station	08/14/2024	58,886.77	AP & Payroll
Woodside East	08/14/2024	2,379.43	AP
ALPINE RIDGE	08/15/2024	8,142.43	AP & Payroll
ARBOR HEIGHTS	08/15/2024	20,881.23	AP & Payroll
Aspen Ridge	08/15/2024	38,936.78	AP & Payroll
Auburn Square	08/15/2024	19,457.97	AP & Payroll
Carriage House	08/15/2024	21,974.12	AP & Payroll
Carrington	08/15/2024	54,391.92	AP & Payroll
CASCADIAN	08/15/2024	35,806.55	AP & Payroll
Colonial Gardens	08/15/2024	7,535.26	AP & Payroll
Cottonwood	08/15/2024	19,927.79	AP & Payroll & OCR
Cove East	08/15/2024	42,263.18	AP & Payroll & OCR
FAIRWOOD	08/15/2024	42,243.30	AP & Payroll
Henry House	08/15/2024	27,530.88	AP & Payroll & OCR
HERITAGE PARK	08/15/2024	20,974.22	AP & Payroll
Juanita View	08/15/2024	27,745.71	AP & Payroll & OCR
LAURELWOOD	08/15/2024	34,700.28	AP & Payroll
Meadows	08/15/2024	19,506.54	AP & Payroll
Newporter	08/15/2024	25,574.52	AP & Payroll

NIA APARTMENTS LLC	08/15/2024	43,257.23	AP & Payroll & OCR
OVERLAKE	08/15/2024	69,657.24	AP & Payroll
Parkwood	08/15/2024	29,027.94	AP & Payroll
Pinewood Village	08/15/2024	19,493.36	AP & Payroll
Plum Court	08/15/2024	23,865.37	AP & Payroll
RAINIER VIEW I	08/15/2024	8,282.88	AP
RAINIER VIEW II	08/15/2024	6,594.52	AP
Salish	08/15/2024	23,382.35	AP & Payroll
SALMON CREEK HOUSING	08/15/2024	25,964.92	AP & Payroll & OCR
Sandpiper East	08/15/2024	67,874.76	AP & Payroll
SEOLA CROSSING LLC	08/15/2024	59,112.55	AP & Payroll & OCR
SEOLA CROSSING LLC	08/15/2024	31,159.66	AP & Payroll & OCR
SI VIEW	08/15/2024	460.00	AP
SOUTHWOOD SQUARE	08/15/2024	24,759.33	AP & Payroll
Sterling Ridge	08/15/2024	38,779.75	AP & Payroll
Tall Cedars	08/15/2024	6,308.09	AP & Payroll
Timberwood	08/15/2024	44,755.18	AP & Payroll
Vashon Terrace	08/15/2024	2,176.41	AP
Walnut Park	08/15/2024	38,811.44	AP & Payroll
WINDSOR HEIGHTS	08/15/2024	77,626.91	AP & Payroll
Woodridge Park	08/15/2024	54,281.13	AP & Payroll
Bellepark	08/21/2024	16,183.10	AP & Payroll
Hampton Greens	08/21/2024	32,273.35	AP & Payroll
Kendall Ridge	08/21/2024	34,840.08	AP & Payroll
Landmark	08/21/2024	17,886.12	AP & Payroll
Riverstone	08/21/2024	60,888.70	AP & Payroll
Woodside East	08/21/2024	52,348.60	AP & Payroll
ALPINE RIDGE	08/22/2024	12,101.45	AP
ARBOR HEIGHTS	08/22/2024	21,893.44	AP
Aspen Ridge	08/22/2024	6,254.52	AP
Auburn Square	08/22/2024	12,525.94	AP
Carriage House	08/22/2024	4,601.19	AP
Carrington	08/22/2024	1,485.25	AP
CASCADIAN	08/22/2024	476,428.87	AP
Colonial Gardens	08/22/2024	21,619.42	AP
FAIRWOOD	08/22/2024	4,907.03	AP
HERITAGE PARK	08/22/2024	1,667.31	AP
LAURELWOOD	08/22/2024	2,230.87	AP
Meadows	08/22/2024	2,500.16	AP
Newporter	08/22/2024	6,263.61	AP

OVERLAKE	08/22/2024	9,715.40	AP	
Parkwood	08/22/2024	5,603.05	AP	
Pinewood Village	08/22/2024	13,520.56	AP	
Plum Court	08/22/2024	999.50	AP	
RAINIER VIEW I	08/22/2024	201.90	AP	
RAINIER VIEW II	08/22/2024	1,439.77	AP	
Salish	08/22/2024	13,082.54	AP	
Sandpiper East	08/22/2024	70,339.34	AP	
SI VIEW	08/22/2024	4,654.91	AP	
SOUTHWOOD SQUARE	08/22/2024	2,438.41	AP	
Sterling Ridge	08/22/2024	29,158.14	AP	
Timberwood	08/22/2024	41,326.03	AP	
Vashon Terrace	08/22/2024	230.47	AP	
Walnut Park	08/22/2024	9,907.69	AP	
WINDSOR HEIGHTS	08/22/2024	16,534.03	AP	
Woodridge Park	08/22/2024	10,645.72	AP	
Tall Cedars	08/23/2024	16,124.12	AP	
Argyle	08/28/2024	57,147.59	AP & Payroll	
Ballinger Commons	08/28/2024	96,365.31	AP & Payroll	
Bellepark	08/28/2024	5,437.46	AP	
Emerson	08/28/2024	39,773.98	AP & Payroll	
GILMAN SQUARE	08/28/2024	81,456.75	AP & Payroll	
Hampton Greens	08/28/2024	114,546.30	AP	
Kendall Ridge	08/28/2024	23,300.72	AP	
Landmark	08/28/2024	3,668.40	AP	
Meadowbrook	08/28/2024	34,509.83	AP & Payroll	
Riverstone	08/28/2024	14,907.14	AP	
Surrey Downs	08/28/2024	59,723.65	AP & Payroll	
Villages at South Station	08/28/2024	68,358.15	AP & Payroll	
Woodside East	08/28/2024	6,236.78	AP	
ALPINE RIDGE	08/29/2024	10,539.33	AP & Payroll & OCR	
ARBOR HEIGHTS	08/29/2024	10,749.41	AP & Payroll & OCR	
Aspen Ridge	08/29/2024	6,091.47	AP & Payroll & OCR	
Auburn Square	08/29/2024	59,811.08	AP & Payroll & OCR	
Ballinger Commons	08/29/2024	24,045.30	AP	
Carriage House	08/29/2024	26,126.97	AP & Payroll & OCR	
Carrington	08/29/2024	15,517.35	AP & Payroll & OCR	
CASCADIAN	08/29/2024	60,248.94	AP & Payroll & OCR	
Colonial Gardens	08/29/2024	17,911.54	AP & Payroll & OCR	
Cottonwood	08/29/2024	12,628.75	AP & Payroll & OCR	

Cove East	08/29/2024	21,358.26	AP & Payroll & OCR	
FAIRWOOD	08/29/2024	11,159.27	AP & Payroll & OCR	
Henry House	08/29/2024	10,154.84	AP & Payroll & OCR	
HERITAGE PARK	08/29/2024	16,950.69	AP & Payroll & OCR	
Juanita View	08/29/2024	21,174.45	AP & Payroll & OCR	
LAURELWOOD	08/29/2024	24,953.80	AP & Payroll & OCR	
Meadows	08/29/2024	26,716.51	AP & Payroll & OCR	
Newporter	08/29/2024	18,362.10	AP & Payroll & OCR	
NIA APARTMENTS LLC	08/29/2024	41,113.19	AP & Payroll & OCR	
OVERLAKE	08/29/2024	142,329.11	AP & Payroll & OCR	
Parkwood	08/29/2024	20,082.27	AP & Payroll & OCR	
Pinewood Village	08/29/2024	25,318.20	AP & Payroll & OCR	
Plum Court	08/29/2024	17,740.54	AP & Payroll & OCR	
Salish	08/29/2024	22,063.29	AP & Payroll & OCR	
SALMON CREEK HOUSING	08/29/2024	35,729.43	AP & Payroll & OCR	
Sandpiper East	08/29/2024	51,555.72	AP & Payroll & OCR	
SEOLA CROSSING LLC	08/29/2024	36,226.01	AP & Payroll & OCR	
SEOLA CROSSING LLC	08/29/2024	25,550.24	AP & Payroll & OCR	
SOUTHWOOD SQUARE	08/29/2024	11,766.43	AP & Payroll & OCR	
Sterling Ridge	08/29/2024	43,441.34	AP & Payroll & OCR	
Timberwood	08/29/2024	40,038.97	AP & Payroll & OCR	
Walnut Park	08/29/2024	30,640.41	AP & Payroll & OCR	
WINDSOR HEIGHTS	08/29/2024	46,381.45	AP & Payroll & OCR	
Woodridge Park	08/29/2024	49,506.26	AP & Payroll & OCR	
FAIRWOOD	08/30/2024	10,459.68	OCR	
Total	212 Wires	\$ 7,102,579.41		

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To: Board of Commissioners

From: Tim Walter, Sr. VP of Development & Asset Management

Date: October 14, 2024

Re: **Resolution No. 5775:** A Resolution authorizing the acquisition of Brier Woods Apartments located in Federal Way

Resolution No. 5775 authorizes the Housing Authority to purchase the Brier Woods Apartments, an existing 136-unit apartment complex located in the Steel Lake area of Federal Way.

The Brier Woods Apartments was built in 1989 and consists of eleven residential buildings with 52 - one bedroom/one bath, 63 - two bedroom/two bath and 21 - three bedroom/two bath units and one community building consisting of a leasing office, fitness center and recreation space. The property is situated at 31224 20th Avenue S. in Federal Way on a single 4-acre parcel. The garden style apartments were built for residential use, consistent with current zoning. The property is located approximately ¼ mile due north of the Federal Way Downtown Light Rail Station (320th St) which is scheduled to open in spring of 2026.

A full Project Profile for the property is attached which describes the property, the strategic rationale for acquiring the property, the proposed financing plan and the risks and risk mitigations associated with the acquisition. Staff will provide an overview of the property at the October 21st Board of Commissioners' meeting

Staff recommends approval of Resolution No. 5775.

Brier Woods Apartments Project Profile

Brier Woods Apartments (“Brier Woods”) is a 136-unit multifamily apartment community located in Federal Way in south King County. The property is situated on a single four-acre parcel, on Pete Von Reichbauer Way S., about 1/2 mile north of S. 320th Street, one of Federal Way’s main transit routes, and less than a mile west of I-5 and a ¼ mile east of Highway 99 (Pacific Highway). The complex is about a 4-to-5-minute walk from the Federal Way Transit Center, which includes the Federal Way Light Rail station and Park and Ride garage. The complex contains a large number of 2 and 3-bedroom units appropriate for families, and includes numerous amenities such as a shared clubhouse, fitness center and outdoor playground area.

Purchase Status

The property is owned by FSC Realty LLC, a large California based real estate investment and management firm. If acquisition of the property is authorized by KCHA’s Board of Commissioners, the final determination to acquire the property will be made by KCHA’s President/CEO, depending on her satisfaction with the results of KCHA’s full due diligence assessment.

The proposed terms include a purchase price of \$40,800,000 (\$300,000 per unit) and a 30-day due diligence and inspection period. The inspection period is sufficient to allow KCHA time to complete a comprehensive review of title, an ALTA survey, a review of the environmental and physical condition of the structures, and the overall feasibility of the project. If this transaction is approved by the Board of Commissioners, earnest money, in the amount of \$750,000, will be deposited into escrow within three business days of the mutual execution of a purchase and sale agreement. Upon removal of the due diligence contingencies, an additional \$750,000 will be placed into escrow, with the entire escrow amount, \$1.5 million, becoming nonrefundable in the unlikely event KCHA is unable to close the purchase. Per the terms of the proposed purchase, the closing date is to be on or before February 28, 2025, with an option for the seller to extend the agreement for up to two consecutive one-month periods (through April 30, 2025).

Due Diligence Status

KCHA will be ordering an appraisal, an ALTA survey, a Phase I environmental assessment, and a zoning and title review from third party consultants, as well as having a capital needs assessment performed by both KCHA’s construction staff and a third-party inspector. KCHA will complete the review of its initial due diligence work by early-to-mid November, providing time to address any concerns that have been identified prior to the due diligence waiver date.

Property Description

Brier Woods Apartments is situated at 31224 Pete Von Reichbauer Way S. in Federal Way on a single 4-acre parcel with 136 dwelling units comprised within eleven two and three-story wood frame buildings. The garden style apartments were built in 1989 for residential use, consistent with current zoning. Each unit comes equipped with a washer/dryer, dishwasher, storage room and balcony or patio.

There are 64 covered surface parking spaces and more than 120 additional uncovered parking

spaces available for resident and guest use (1.4 spaces per unit). Property amenities include a separate building that contains a leasing office, clubhouse, fitness center, and outdoor picnic/play area.

The King County Department of Assessments rates the buildings in average/good condition, but KCHA will be assessing the property condition through its own independent due diligence inspections.

Unit Configuration

The unit mix includes (square footage based on information listed in Apartment Insights and King County records):

- 52 one-bedroom, one bath units of approximately 674 square feet each
- 63 two-bedroom, two bath units of approximately 970 square feet
- 21 three-bedroom, two bath units of approximately 1,098 square feet

Neighborhood Description

Brier Woods is situated in the Steel Lake neighborhood of Federal Way, bordered by residential apartments on the east, with single family homes on the north, and commercial developments to the west and to the south. Two blocks north of S. 312th Street lies Steel Lake Park which adjoins Steel Lake and includes a swimming beach, tennis courts, and numerous trails, play areas and off-leash dog spaces. Town Square Park located directly to the south of Brier Woods is a three-minute walk from the property. Within a mile of the property are numerous restaurants, churches, and health and other services, including Wal-Mart (which is immediately adjacent to the east of Brier Woods and less than a .1 mile walk from the property) and large full-service shopping centers at Gateway Center and the Commons at Federal Way.

Brier Woods is surrounded on two sides by residential condominiums and rental developments, including the Steel Lake Plaza Apartments directly to the west, and is situated within a three-mile radius of seven KCHA apartment communities: Argyle, Cove East, Laurelwood Gardens, Kings Court, Campus Green, Southridge House and Evergreen Court.

The property lies within the Federal Way School District. Local schools for children living at the Brier Woods include Wildwood Elementary School, Sacajawea Middle School and Federal Way High School. The Boys & Girls Club's Ron Sandwith Teen Center, the Internet Academy - Truman (which is a suburban public school that is part of Federal Way Public Schools serving 485 students in K - 12 campus) and the Federal Way Head Start programs are co-located on Federal Way School district property less than 3/4 mile east of the property.

The Federal Way schools located near Brier Woods report over 60% participation in free/reduced lunch programs. This participation rate is higher than King County schools in general. There is also a higher prevalence of homeless students in this district than in many other parts of the County and over 80% of the Wildwood Elementary School's enrollment in 2023-2024 were low income and 85% were reported as BIPOC.

Brier Woods Apartments is located on or near a number of Metro bus routes and is about 4-to-5-minute walk from the Federal Way Transit Center with the recently-opened Federal Way Transit Center light rail station. The Transit Center will be the primary central Federal Way stop on the light rail, offering access to SeaTac airport, the Eastside, Seattle and cities in between.

Strategic Rationale for Acquisition

Housing co-located adjacent or proximate to the new light rail stations has seen disproportionate increases in rent relative to other housing in the same sub-markets. As rents increase in these locations, lower and moderate-income households find it harder and harder to find affordable housing close to high-capacity transit stations and their adjacent transit centers.

KCHA's Board of Commissioners has prioritized the acquisition and development of affordable housing located near or adjacent to transit (transit-oriented development "TOD") as an important strategy in addressing a shortage of affordable housing, by providing lower income households with easy access to reliable public transportation. Brier Woods is one of the closest workforce housing apartment complexes in Federal Way to the planned Federal Way Transit Light Rail station. The Federal Way Transit Light Rail Station is behind schedule in its construction and is currently anticipated to commence operation in the spring of 2026.

Rents charged by existing rental complexes located adjacent to planned light rail stations in South King County have been climbing steeply. The purchase of this property by KCHA will preserve 136 high quality, family sized, housing units at relatively affordable rents that will help to address the ever-increasing market pressures in South King County, particularly those submarkets that are well situated near business and transit centers.

Another important strategic consideration is the relatively large number of family size units and the property's excellent location near neighborhood amenities. Other apartment complexes frequently consist of only studio, one bedroom and some two-bedroom units. By contrast, Brier Woods contains a large number of two-bedroom units (63 two-bedroom/two bath units which average almost 970 sq. ft./unit) and also has 21 three-bedroom/two bath units (which average approximately 1,098 sq. ft.). While there is growing pressure overall on rents in South King County, these pressures are particularly acute in the case of larger bedroom apartments, reflecting the overall shortage of units that can accommodate large families in the region. There is a concern that escalating rents on this site will increase housing instability and potentially displace existing lower income residents. The local elementary school and middle school report higher than King County average rates of homelessness and poverty among students and student families. Housing instability is widely recognized as a contributing factor in poor academic performance. KCHA's acquisition of the Brier Woods Apartments will help ensure long-term stability and affordability for families currently living in this community.

There are currently only three Section 8 Housing Choice Voucher (HCV) households residing at the property. KCHA's workforce housing properties provide reduced screening criteria compared to most other landlords and provide rents that do not exceed KCHA's Section 8 payment standard for its HCV participants, ensuring no HCV household will pay more than 30% of their income to reside at a KCHA property. KCHA's acquisition will help to provide KCHA's HCV participants with access to housing opportunities that they otherwise would not have had. Between 10% - 15% of the units in KCHA's workforce housing properties are typically occupied by HCV households within 12 - 24 months of acquisition. KCHA's acquisition of Brier Woods will help to preserve well located family size housing units at affordable rents and ensure access for a much larger number of extremely low-income households with housing vouchers.

An additional consideration is that the cost of new construction in our region continues to escalate. The price per unit at Brier Woods is about \$300,000 per unit which is significantly below what it would cost to acquire land and construct an equal number of units of similar quality and size. Based on County records for land value (\$6,308,100) and gross building sq. ft. (122,144), the acquisition cost of the building improvements at Brier Woods is well below replacement cost and represents a price that is 50% of what it would cost KCHA, on a square foot basis, to build a similar property in this area today.

Brier Woods Apartments has been identified as a strategic acquisition under these criteria. The purchase of this property by KCHA will preserve 136 units of well-situated rental housing close to transit, with a significant number of larger units, as an ongoing affordable housing resource for individuals and families in the face of increasing market pressures in this submarket.

Proposed Financing

Interim Financing – This acquisition would be financed in the short-term using KCHA’s line of credit with KeyBank. Based on current rates, the projected interest rate on our KeyBank line of credit will be approximately 5.35% at closing.

Permanent Financing – Permanent financing for the property will likely include a public sale of municipal bonds in the full amount of the interim financing backed by a general revenue pledge of KCHA. Because the net operating income of the property will be able to support between 50% - 60% of its acquisition price, net cashflow from KCHA’s existing workforce housing portfolio will be used to finance the balance of the purchase. This financing structure would also rely on KCHA’s AA credit rating from Standards & Poor’s. The financing terms for the loan assumes a 30-year to 35-year amortizing facility with a 20-year maturity and an interest rate of 5%.

Sources & Uses

USES

Acquisition	\$40,800,000
Closing Costs	\$80,000
TOTAL	\$40,880,000

SOURCES

KeyBank Line of Credit	\$40,800,000
KCHA Cash	\$80,000
TOTAL	\$40,880,000

Risks & Mitigation

Acquisition Risks & Mitigation

- (Risk) The condition of the property has title or physical defects unforeseen/unknown.
- (Mitigation) KCHA will obtain a full title report from a title insurance company and will conduct extensive site and environmental due diligence on the property. KCHA will ensure that, upon closing, KCHA will be able to obtain a full owner’s policy insuring clean title with extended coverage. KCHA is conducting a Phase 1 environmental assessment and an ALTA survey of the property.

Financing Risk & Mitigation

- (Risk) Short-term/Long-term interest rates.

- (Mitigation) KCHA expects to refinance the interim acquisition financing with long term financing within the next 6 -8months to reduce interest rate expense and interest rate volatility exposure. It is not anticipated that interest rates will increase significantly over the next 6 – 8 months and if inflation continues to moderate, interest rates could continue to decrease slightly by mid-2025.

Rehab Risk & Mitigation

- (Risk) Additional repair and improvement costs are needed beyond what is visible from due diligence inspections.
- (Mitigation) KCHA has completed its site inspection of the property. The current owner has made a significant number of improvements over the last 1 – 3 years although many of the structural components of the buildings are still part of the original construction. Initial estimates by staff are that the property will require between \$50,000 - \$300,000 in short-term repairs (6 month – 2 years). In this case, on-going routine repairs and replacements can be paid for through net cash flow from property operations. Unforeseen repairs that cannot be paid from property operations could also be funded from additional draws on a KCHA line of credit or from KCHA reserves. KCHA has extensive experience in assessing this type of property and in undertaking needed repairs and upgrades.

Balance Sheet Impact

- (Risk) The net operating income of the property will cover only a portion of its required debt service, with cash flow from KCHA's existing workforce housing portfolio being necessary to cover the financing gap. Reduction in net operating income from KCHA's workforce housing portfolio would have a corresponding reduction in KCHA's corporate debt service coverage ratio, which is monitored by KeyBank, KCHA's line of credit provider, as well as the corporate earnings and liquidity analyses conducted by Standard and Poor's.
- (Mitigation) While the additional debt will incrementally impact the debt service coverage ratio, KCHA's DSCR remains significantly above the 1.1 required ratio and the additional debt will not impact KCHA's ability to meet this covenant. KCHA has also been in discussion with Standard and Poor's regarding their rating criteria and given that their rating criteria equally weights financial performance and mission driven activity (which includes the acquisition and preservation of workforce housing), no change in KCHA's bond rating is expected from the increase in KCHA's debt related to this transaction.

Brier Woods Apartments

31224 Pete von Reichbauer Way S., Federal Way, WA 98003



Community Amenities

Brier Woods Apartments



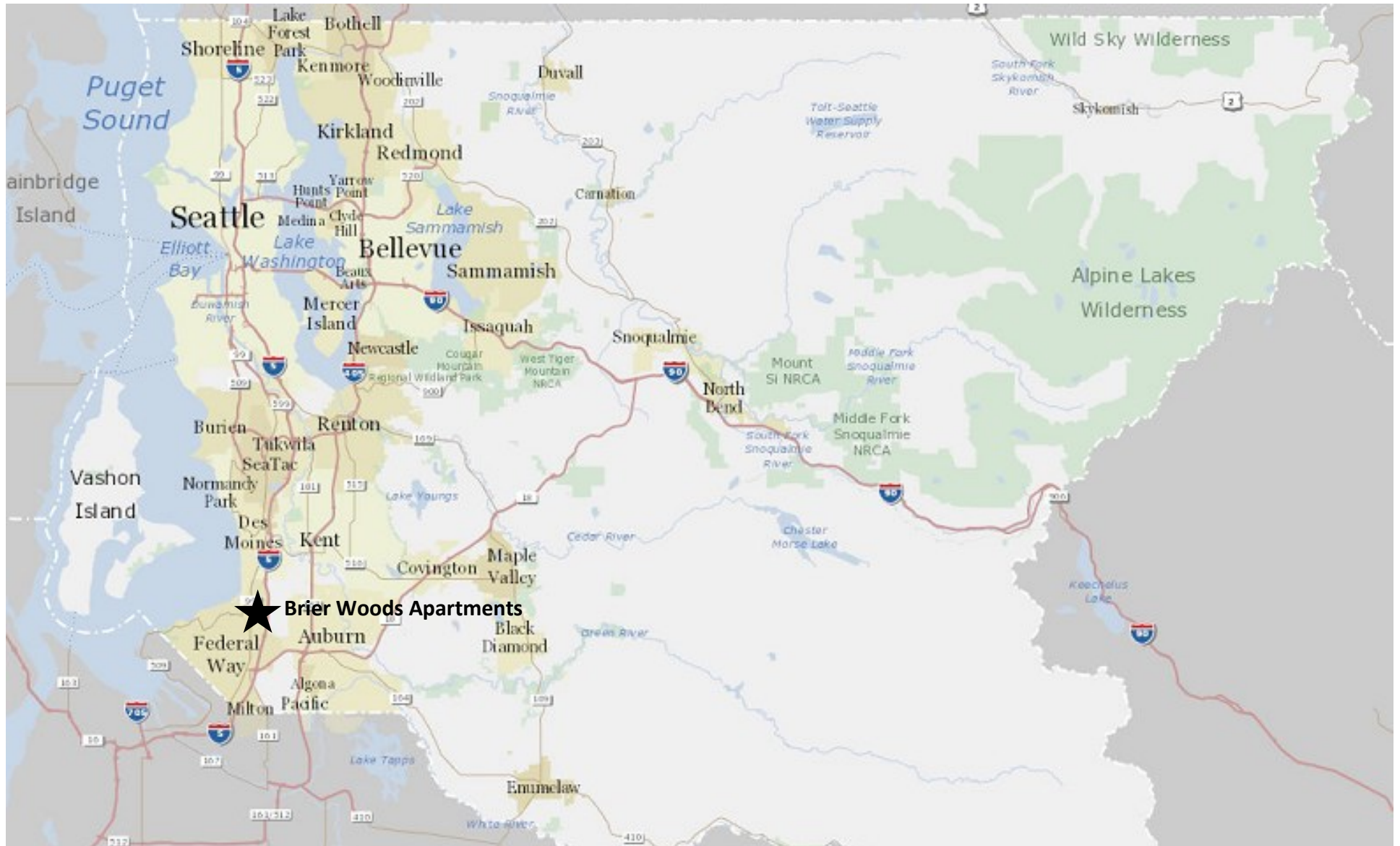
Unit Finishes

Brier Woods Apartments



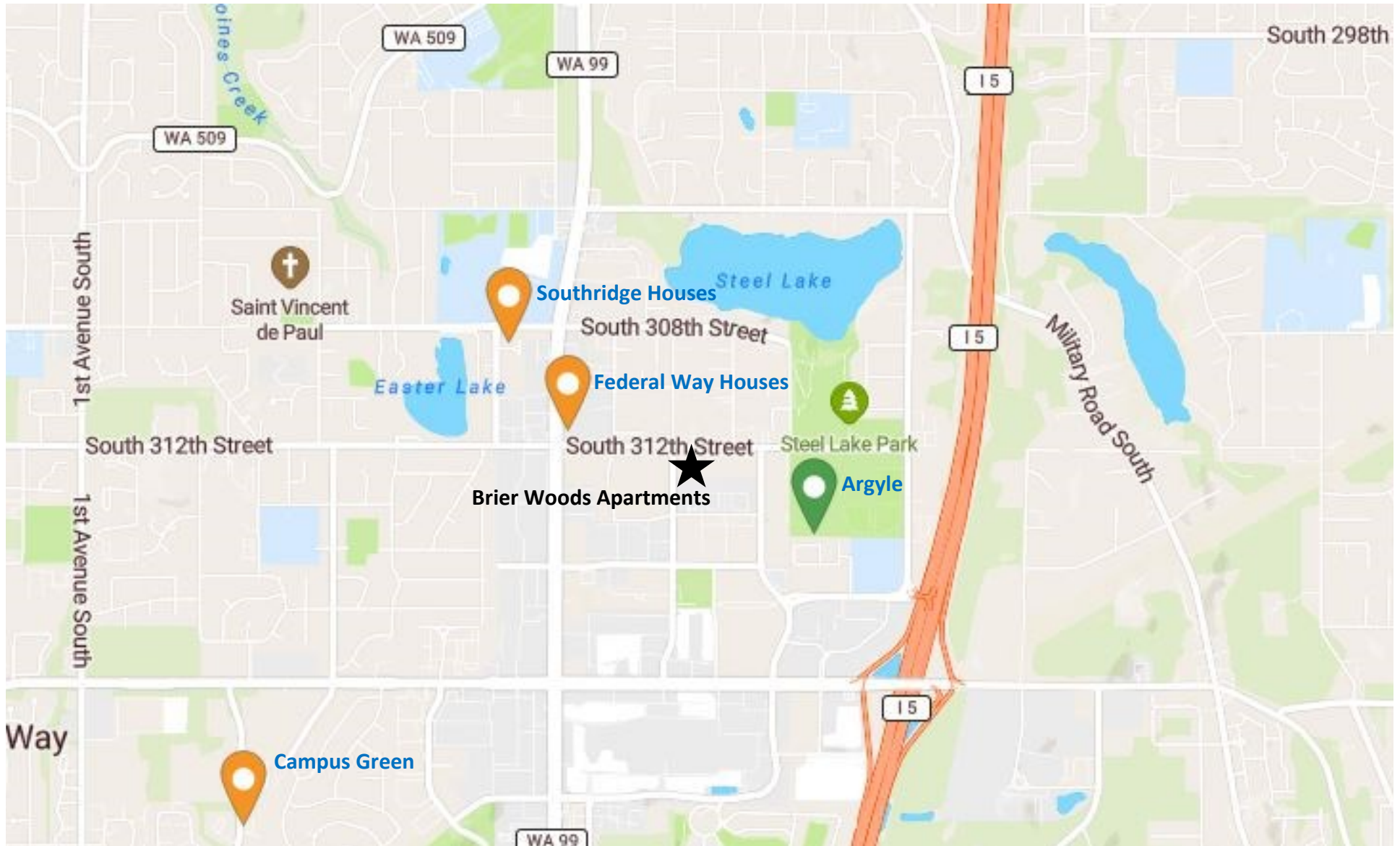
Location Map

Brier Woods Apartments



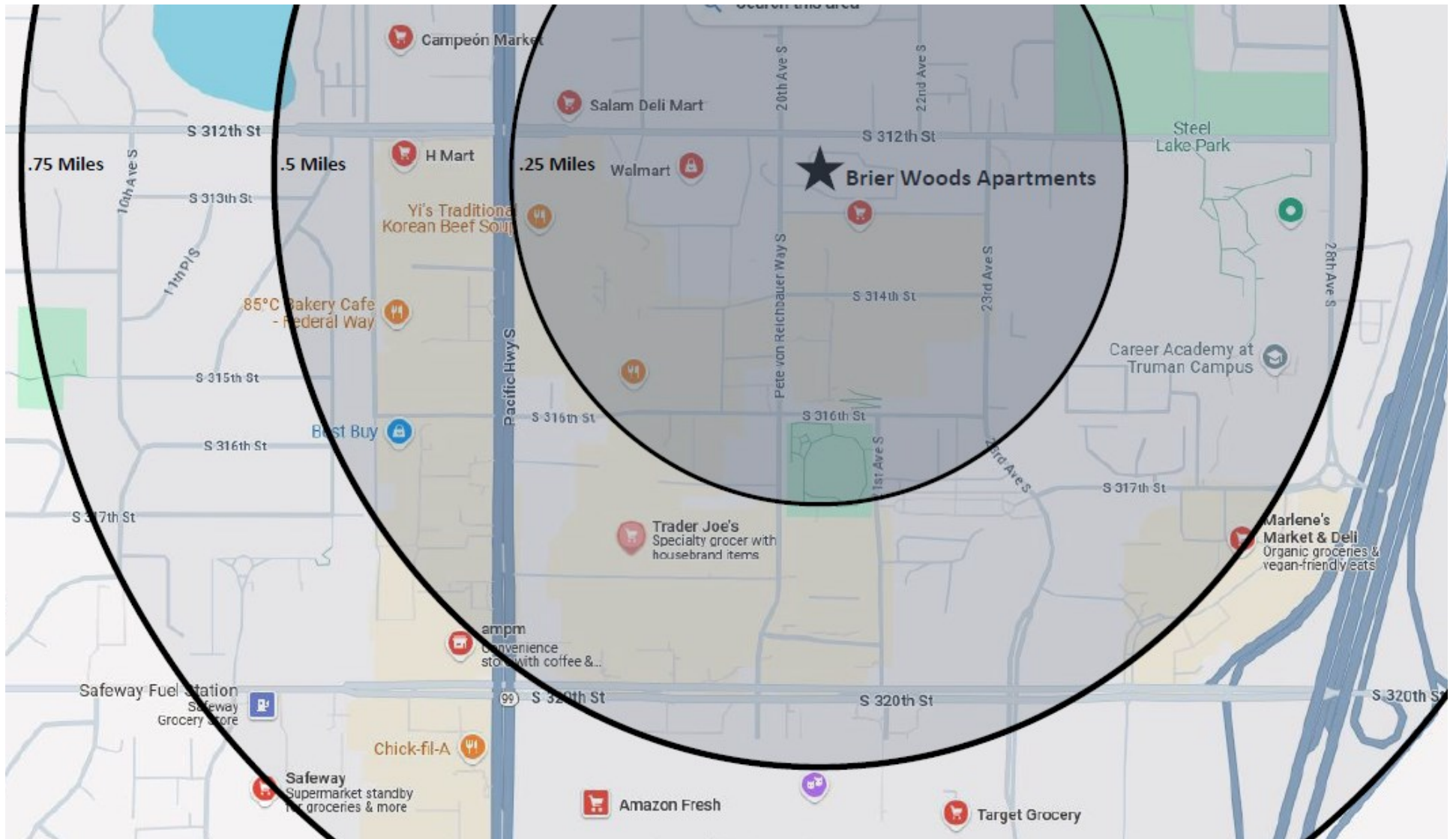
KCHA Nearby Properties

Brier Woods Apartments



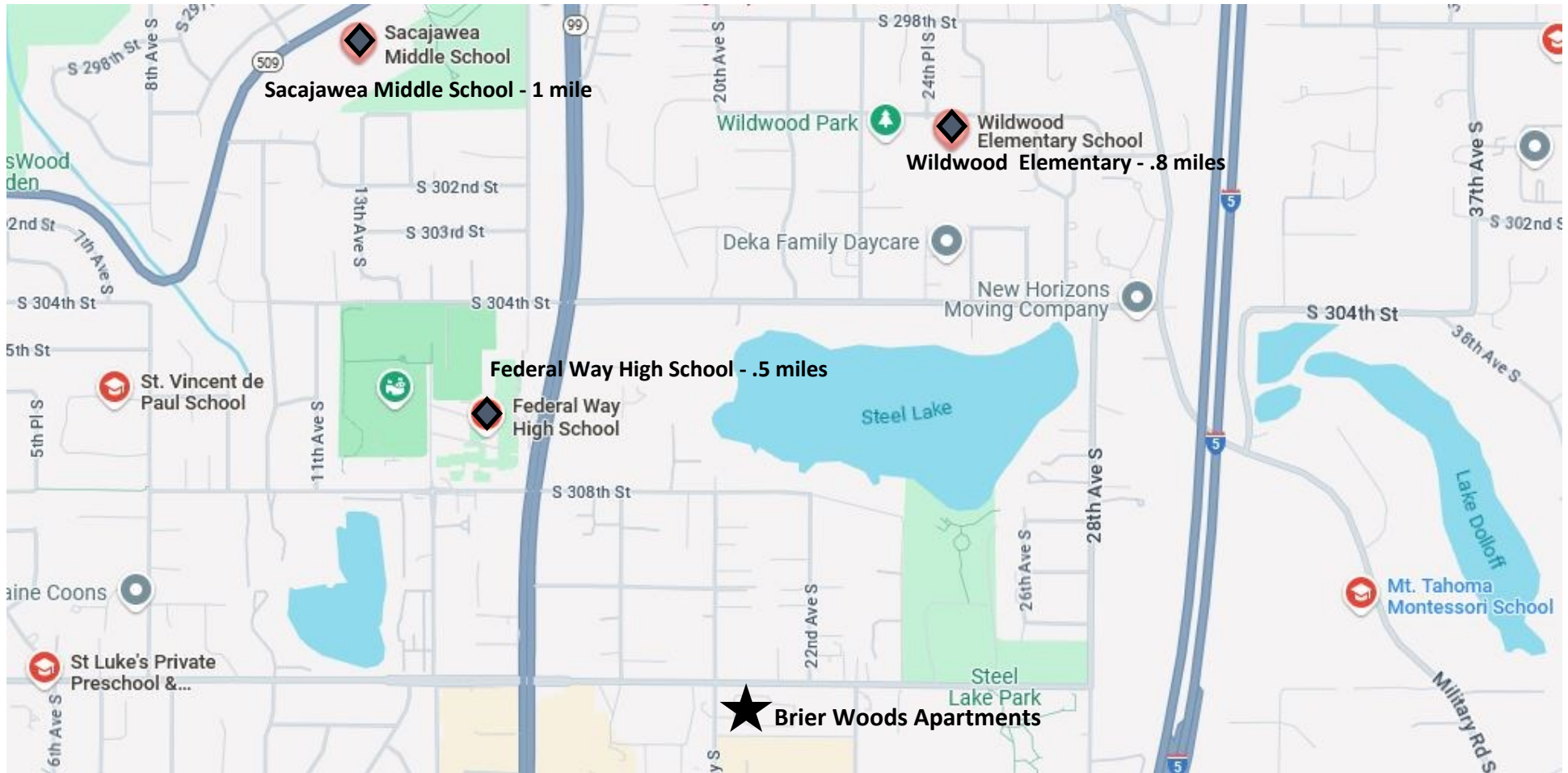
Food Access

Brier Woods Apartments



Federal Way School District

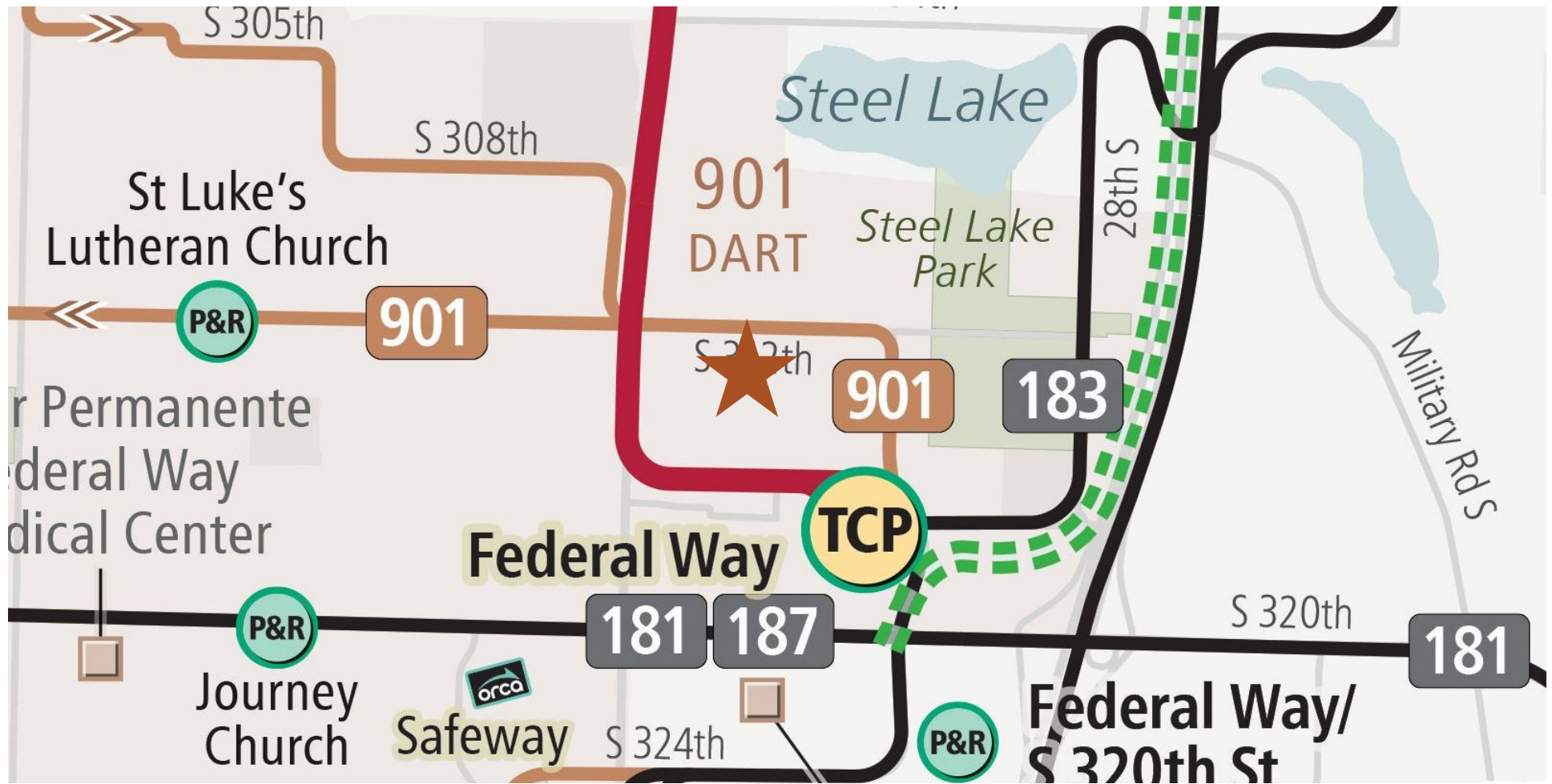
Brier Woods Apartments




Google Maps




Transit Map





Brier Woods Apartments



 Brier Woods Apartments

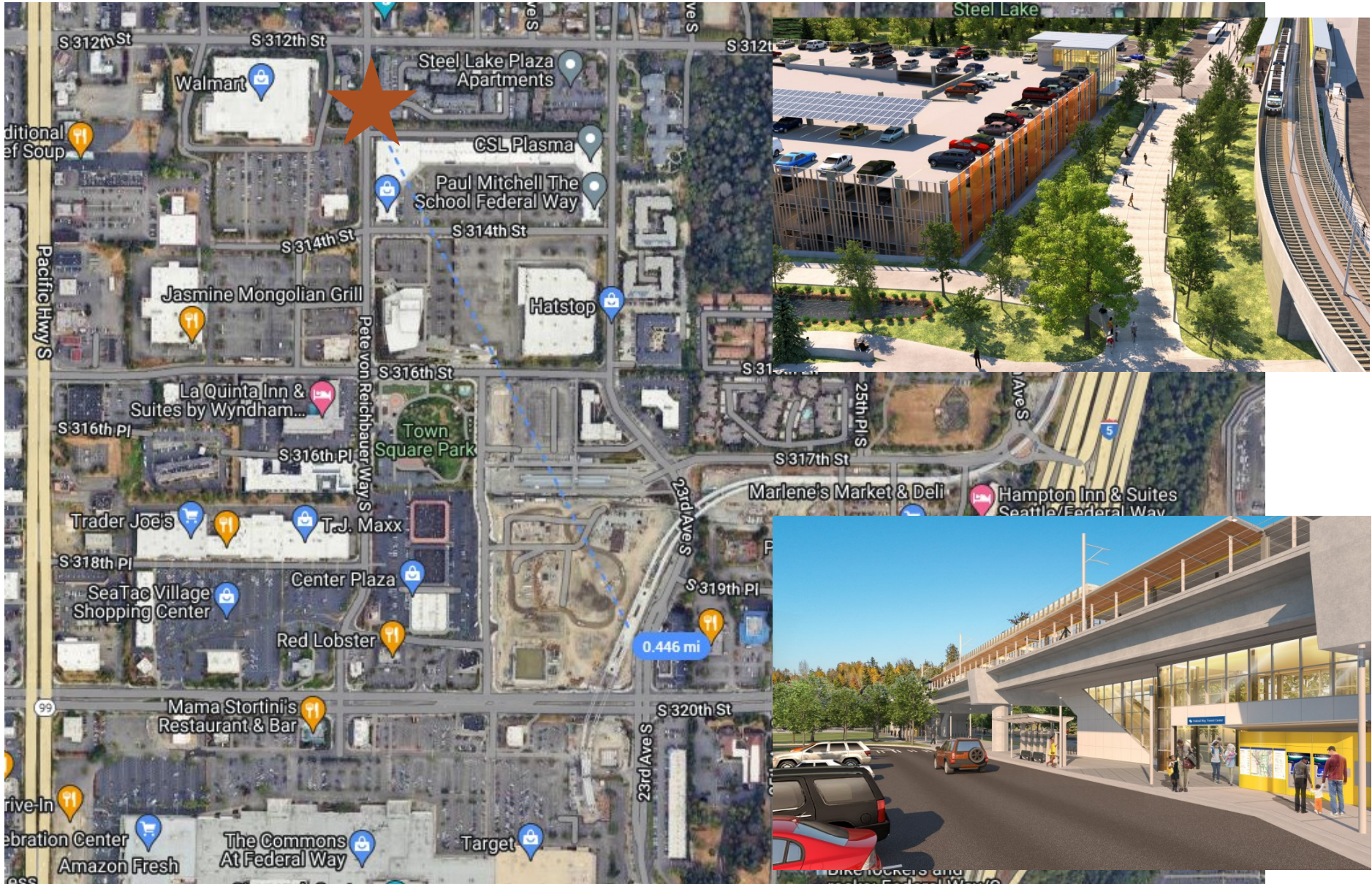
Bus Routes and Facilities

-  RapidRide line and stop
-  frequent all-day route: every 15 minutes or less M-F, 6am-7pm*
*30 minutes or less M-F, 7pm-10pm, and weekends, 6am-10pm
-  all-day route

-  TC transit center
-  TCP transit center with park & ride
-  P&R park & ride lot with more than 250 spaces
-  P&R park & ride lot with less than 250 spaces

New Light Rail (2026) and Park & Ride

Brier Woods Apartments



HOUSING AUTHORITY OF THE COUNTY OF KING

RESOLUTION NO. 5775

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AUTHORIZING ACQUISITION OF THE BRIER WOODS APARTMENTS BY CONDEMNATION OR BY PURCHASE IN LIEU THEREOF, APPROVING THE EXECUTION AND DELIVERY OF DOCUMENTS RELATED TO THE ACQUISITION, AND DETERMINING RELATED MATTERS.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING, as follows:

Section 1. **Recitals and Findings.** The Board of Commissioners (the “Board”) of the Housing Authority of the County of King (the “Authority”) finds and determines that:

(a) **Statutory Authorization.** The Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) “[w]ithin its area of operation...acquire...housing projects” (RCW 35.82.070(2)); (ii) “acquire by the exercise of the power of eminent domain any real property any real property which it may deem necessary for its purposes under [the Housing Authorities Law]” (RCW 35.82.110, 35.82.070(5)); (iii) “purchase...any real...property or any interest therein” (RCW 35.82.070(5)); and (iv) “make and execute contracts and other instruments” (RCW 35.82.070(1)).

(b) **Shortage of Affordable Housing.** There is an increasingly serious shortage of affordable housing in King County, which the Authority is charged with addressing pursuant to its mission of providing quality affordable housing opportunities within King County.

(c) **The Property.** The Brier Woods Apartments (the “Property”) is a 136-unit apartment complex located at 31224 Pete Von Reichbauer Way S, Federal Way, Washington (King County Parcel Number 092104-9018). The Property is located approximately 0.4 miles from the Federal Way Transit Center, currently a bus station/hub and future Link light rail station. The Property has ready access to public transportation in an area of King County where rents are increasingly unaffordable to low-income households.

(d) **The Need for Transit-Oriented Housing.** There is a growing loss of affordable housing with ready access to public transportation, and access to reliable public transportation is a critical resource for low-income households, providing access to work, services, school, shopping, cultural and other activities for these residents.

(e) Housing for Families. The County faces an increasing shortage of affordable housing for families as recent multifamily construction within King County comprises predominantly studio and one-bedroom units, and the Property contains 62 two-bedroom/two-bathroom units and 21 three-bedroom/two-bathroom units, which can be used to provide affordable housing for families.

(f) Preservation of Existing Housing. Acquisition of the Property by the Authority will serve the mission of the Authority and the housing goals of the region through an approach that is considerably less expensive than constructing the same number of new housing units with equivalent amenities.

(g) Additional Findings. It is a goal of local government and the Authority to further fair housing in the region affirmatively, in part through acquisition of equitably distributed affordable housing.

Section 2. Authorization to Purchase by Purchase or by Condemnation. The Board hereby authorizes the President / Chief Executive Officer (i) to give notice to the current owner of the Property of the Authority's intention to acquire the Property and to acquire by eminent domain if it is unsuccessful in acquiring the Property on satisfactory terms through negotiation and purchase in lieu of condemnation; and (ii) to acquire the Property by condemnation through exercise of the Authority's power of eminent domain, if it is unsuccessful in acquiring the Property on satisfactory terms through negotiation with and purchase from the owner in lieu of condemnation.

Section 3. Authorization to Make Final Determination for Purchase. The President / Chief Executive Officer is hereby vested with the authority, and with discretion in the exercise of such authority, to make a final determination after reviewing the results of inspection of the Property as to whether to proceed with the purchase of the Property if the President / Chief Executive Officer deems it in the best interest of the Authority and the region's housing goals to do so. If the President / Chief Executive Officer makes a final determination to proceed, the Board hereby further authorizes the President / Chief Executive Officer to take any and all actions necessary to acquire the Property, and authorizes, approves and/or ratifies the execution of a purchase and sale agreement at a price equal to Forty Million Eight Hundred Thousand Dollars (\$40,800,000.00). Notwithstanding the foregoing, the President / Chief Executive Officer is authorized, in her discretion, to determine a different purchase price, provided that such price does not exceed 105% of the appraised value of the Property pursuant to an appraisal completed by a Washington State licensed MAI appraiser.

Section 4. Authorization to Execute Purchase Documents. If the President / Chief Executive Officer is successful in negotiation of the purchase of the Property from the owner in lieu of condemnation for the price authorized above, then the President / Chief Executive Officer is hereby authorized to acquire the Property on such terms and conditions as are customary in such transactions and as are deemed by the President / Chief Executive Officer to be in the best interests of the Authority. The foregoing includes, without

limitation, all contracts, agreements, certifications or other documents in connection with the Authority's acquisition of the Property pursuant to this Resolution.

Section 5. Interim and Permanent Financing Authorization. The Board hereby authorizes the President / Chief Executive Officer to execute any and all applications, agreements, certifications or other documents in connection with the submission of various funding and financing applications, in order to provide all or part of the interim and/or permanent financing of the acquisition of the Property pursuant to this Resolution.

Section 6. Acting Officers Authorized. The Board of Commissioners hereby authorizes each of the following, in addition to the President / Chief Executive Officer, to execute on behalf of the Authority any and all contracts, agreements, certifications or other documents in connection with the Authority's acquisition and financing of the Property pursuant to this Resolution: Executive Vice President of Administration / Chief Administrative Officer, Saeed Hajarizadeh; or Senior Vice President of Development & Asset Management, Tim Walter.

Section 7. Ratification. All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.

Section 8. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED AT A REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF KING AT AN OPEN PUBLIC MEETING THIS 21ST DAY OF OCTOBER, 2024.

**HOUSING AUTHORITY OF THE
COUNTY OF KING, WASHINGTON**

DOUGLAS J. BARNES, Chair
Board of Commissioners

ATTEST:

ROBIN WALLS,
President / CEO and Secretary-Treasurer

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting President / Chief Executive Officer and Secretary-Treasurer of the Housing Authority of the County of King (the “Authority”) and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution No. 5775 (the “Resolution”) is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a regular meeting of the Authority held at the Authority’s regular meeting place on October 21, 2024 (the “Meeting”), and duly recorded in the minute books of the Authority;

2. That the public was notified of access options for remote participation the Meeting [via the Authority’s website]; and;

3. That the Meeting was duly convened, held, and included an opportunity for public comment, in all respects in accordance with law, and to the extent required by law, due and proper notice of the Meeting was given; that a quorum was present throughout the Meeting, and a majority of the members of the Board of Commissioners of the Authority present at the Meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of October 2024.

Robin Walls
Secretary-Treasurer and President / Chief Executive
Officer of the Authority

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KCHA 2024 Goals

EDIB Practices

- Support the development and implementation of equitable, inclusive and anti-racist practices across the organization
 - The foundation of many activities supporting this goal stems from the June 2020 Proclamation of Solidarity

Inclusive Culture

- Develop and enhance workforce programming to attract, retain and develop KCHA staff to improve business practices and promote an inclusive workplace culture.
 - There is a strong focus on training and conducting ongoing analysis of KCHA's compensation practices through an equity lens in support of this goal

Housing Inventory

- Continue to Upgrade and Expand KCHA's Affordable Housing Inventory
 - Capital investments in its existing portfolio and
 - Expansion of KCHA's private market units

Environment

- Continue to Reduce KCHA's Environmental Footprint (particularly by decarbonizing) and to promote Environmental Justice
 - Housing Authorities are paper heavy environments
 - Also analyzing the environmental impact of our properties

KCHA Operations

- Improve KCHA Operational Experience for Internal and External Customers

Environment

- Continue to Reduce KCHA's Environmental Footprint (particularly by decarbonizing) and to promote Environmental Justice

Multi Year Initiatives

- Honor the commitments of the June 2020 Day of Solidarity Proclamation
- Implementation of an agency wide revised Performance Evaluation and Equity evaluation system
- Successful Implementation of transformational softwares:
 - Yardi for core operating systems
 - Ceridian for Human Resources

Multi Year Initiatives

- Kirkland Heights expansion of 96 units
 - \$120 mil total commitment for construction costs
- Trail Head Issaquah Development
 - 350 units

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To: Board of Commissioners

From: Anneliese Gryta, Executive Vice President of Housing Operations

Date: October 4, 2024

Re: Holiday Public Office Closure Plan

We are writing to inform you that all client-facing public offices, including the Housing Choice Voucher (HCV) Program Lobby at 700 Andover Park West, Tukwila, WA, will be closed to the public the days between Christmas and New Year's (December 25, 2024 – January 1, 2025). This closure will also include our Property Management portfolio offices. The 600 building lobby will remain open during this period. KCHA will extend security guard vendor hours at the KCHA Central Campus for this period to improve overall security during a time of lower business traffic in the Tukwila area.

Please note that while the offices will be closed to the public, KCHA staff will continue working during regular business days, using the time to focus on administrative tasks and internal operations. Pre-scheduled appointments and deliveries will still take place.

To ensure that residents, program participants, landlords and the general public are well-informed, we have developed a comprehensive communication plan, which includes:

1. Electronic Notice: Posting notices on our website and social media platforms several weeks in advance.
2. Signage: Displaying signage at all portfolio office and lobby entrances, in the month of December prior to the closure, informing recipients of the upcoming office hours.
3. E-mail Signature Message: Adding a special email signature message to all staff emails in the month of December prior to the closure, informing recipients of the upcoming office hours.
4. Resident Communications: Additional communication to residents of KCHA Property Management communities:
 - a. Providing a mailer in the November rent statements informing of the office closures and alternate communication methods.
 - b. Using KCHA's text-message system, ResiDesk, to residents that have provided their mobile phone numbers for communications.
 - c. Providing clear instructions on how the public and residents can reach staff during regular business hours, via email and phone.
 - d. Communicating to residents how to contact staff for after-hours emergencies through KCHA's standard after-hours contact numbers for each property.

All communications will remind residents, landlords and the public that paperwork drop boxes are available at all office locations, which can be used during the closure for document submissions.

This plan ensures that service interruptions are minimal and that the public can still access necessary resources and support during this period.

Thank you for your attention and support.

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KCHA IN THE NEWS

October 21, 2024

Zahilay Announces Plan for \$1 Billion Regional Workforce Housing Initiative

Press Conference Scheduled for September 10th to Discuss Innovative Housing Legislation

September 5, 2024

King County Councilmember Girmay Zahilay announced on Thursday a plan to create a \$1 billion Regional Workforce Housing Initiative, a bold step forward in addressing the region's housing crisis. This motion directs King County to develop an implementation plan that utilizes the county's excess debt capacity to partner with housing agencies and developers in creating permanently rent-restricted, multiple-unit housing for the region's workforce.

"This initiative is about ensuring that the people who power our economy can afford to live near where they work," said Councilmember Zahilay. "By leveraging King County's financial resources and partnering with both public and private entities, I believe we can create sustainable, affordable housing solutions for thousands of workers around the region."

The Regional Workforce Housing Initiative is designed to combat displacement and provide affordable housing to moderate-income households across King County. The initiative will focus on using at least \$1 billion in excess debt capacity to build and maintain rent-restricted housing units, with rents set to reflect the true cost of development and operation. The motion also prioritizes fair labor practices, including prevailing wage rates and the utilization of King County's priority hire community workforce agreement program.

"Workforce housing is a vital part of addressing King County's pressing housing needs," said Patience Malaba, Executive Director of the Housing Development Consortium. "By leveraging public-private partnerships and focusing on permanently rent-restricted homes, this initiative paves the way for sustainable and inclusive development that meets the diverse needs of our workforce. It recognizes the importance of proximity to jobs, which is crucial for both reducing housing instability and supporting economic growth. As housing providers and developers, we are committed to working alongside King County to create affordable housing solutions that ensure our communities remain vibrant and accessible to all."

"Affordable, quality workforce housing is a critical need in King County," said Heather Kurtenbach of

Ironworkers Local 86. “This motion has the potential to bring hundreds of jobs to our region and help union members afford to live close to where they work. By supporting ironworkers and others who are pivotal to our workforce and daily life, we can build stronger and more vibrant communities for all. We appreciate the opportunity to work with Councilmember Zahilay on this proposal and hope to see support grow for his legislation.”

“The King County Housing Authority is strongly in support of this motion requesting that Executive Constantine increase the excess debt capacity to increase the supply of workforce housing,” said Robin Walls, President and CEO of the King County Housing Authority. “KCHA has been deeply appreciative of the support of King County council in our shared ongoing efforts to increase housing supply, as one of the main mechanisms for addressing the ongoing housing affordability challenges facing the residents of King County.”

The motion will be formally heard in the King County Council’s Budget and Fiscal Management Committee on Wednesday, September 11, 2024, at 9:30 AM. The full text of the legislation can be found [here](#).

To further discuss this initiative, Councilmember Zahilay will host a press conference on Tuesday, September 10, 2024, at 10:15 AM at IBEW Local 46, 19802 62nd Ave S #105, Kent, WA 98032. The press conference will feature key stakeholders, including Councilmember Rod Dembowski and representatives from Nitze-Stagen, IBEW Local 46, the Seattle Chamber of Commerce, and the King County Housing Authority, among others.

Members of the media are invited to attend this press conference, where they will hear firsthand from the leaders and advocates who are driving this initiative forward.

Quotes:

Councilmember Rod Dembowski: “We need more housing to increase affordability. As interest rates have risen, projects have stalled or been shelved. Similar to the successful revolving fund models launched in recent years by the private sector, King County can and should use our financial strength and low-cost borrowing capacity to massively boost the production of housing in our region. We have done so before in partnership with the King County Housing Authority, with great success. This proposal offers the potential for a game-changing level of investment by King County, at a time when it’s needed more than ever.”

Peter Nitze, Nitze-Stagen: “As local developers focused on delivering attainably priced multi-family housing to underserved communities in King County, we strongly support Councilmember Zahilay’s motion to establish a regional workforce housing initiative. The County continues to suffer from a lack of housing affordable to residents earning 80% or less of the area median income (AMI); and current market conditions – specifically, elevated cost of borrowing, historically high operating costs, shrinking housing subsidies, and declining revenues due to economic vacancies – have led to a dramatic reduction in new development, further exacerbating this crisis. Now is the time for the County to leverage its strong credit and \$9 billion of debt capacity by partnering with mission-aligned developers who, with that support, can provide sorely needed workforce housing rapidly and cost effectively.”

Nicole Grant, IBEW Local 46: “We need bold and urgent solutions to make sure that working people in King County have access to affordable housing. Councilmember Zahilay’s plan will help support our working families by providing a blueprint for sustainable and affordable workforce housing that allows

us to live in the comfort, dignity, and stability that we all deserve. IBEW is proud to support this legislation, and we need this investment in our workforce now more than ever."

————— “ —————

This initiative is about ensuring that the people who power our economy can afford to live near where they work.

GIRMAY ZAHILAY
King County Councilmember

Press Conference:

- **Date:** Tuesday, September 10, 2024
- **Time:** 10:15 AM
- **Location:** IBEW Local 46, 19802 62nd Ave S #105, Kent, WA 98032

Budget and Fiscal Management Committee Hearing:

- **Date:** Wednesday, September 11, 2024
- **Time:** 9:30 AM

For more information or to RSVP for the press conference, please contact David Shurtleff at (206) 954-2368 or david.shurtleff@kingcounty.gov.

About Councilmember Girmay Zahilay:

Girmay Zahilay serves as a King County Councilmember, representing District 2. He is the Chair of the Council's Budget and Fiscal Management Committee.

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