

The Special Meeting of the Board of Commissioners was convened at 12:09 pm on Wednesday, March 9, 2005 at the Housing Authority of Snohomish County.

Present: Commissioner Anderson
Commissioner Boyle
Commissioner Davis
Commissioner Goulet
Commissioner Lewis
Commissioner Vander Lugt

Excused: Commissioner Emeritus Gese

Staff: Bob Davis, Executive Director
Pete Grodt, Policy and Programs Special Assistant
Rickie Bates, Director of Administrative Services
Steve Kehler, Director of Asset Management
Duane Leonard, Finance Director
Manu Morgan, Tenant Based Assistance Director
Ann Schroeder-Osterberg, Director of Development, Construction and Maintenance
Cathy Schindler, Lead Resident Resources Coordinator
Val Sutherland, Housing Rehab Manager
Jenisa Story, Administrative Assistant

Counsel: Faith Pettis, Preston, Gates & Ellis

CONSENT ITEMS

Commissioner Boyle moved for approval of consent items. Commissioner Vander Lugt seconded and the motion passed unanimously to adopt the following:

Item B. – Approve Agenda for the March 9, 2004 Special Meeting

Item C. – Action on Minutes of the February 16, 2005 Regular Meeting

Item D. – Resolution No. 1538 Authorizing Payment of February 2005 Expenditures

Following the approval of the consent items, Bob Davis announced that this will be Commissioner Ralph Davis' last meeting as his term has expired. The Board will hold a special event later in the spring to celebrate Ralph's fifteen years as a commissioner.

ACTION ITEMS

E. Resolution No. 1539 Adopting the Five Year Public Housing Agency Plan

Ralph Davis conducted a public hearing on March 7th regarding the agency plan. Pete Grodt provided notes from the meeting as well as staff response to the concerns addressed by those who had attended. No concerns were registered by housing advocacy groups. Snohomish County Legal Services provided a letter raising concerns about how the agency plan could affect housing for low income families. Pete addressed each one of the concerns. They are opposed to the vouchering out of Public Housing because of the perceived threat that this change would lower the number of assisted families. Pete explained that the Housing Authority would only voucher out Public Housing if HUD provided an additional 253 vouchers to replace the number of Public Housing units. Concerns were also raised about the loss of services at Public Housing complexes. The Housing Authority plans on retaining all services currently at Public Housing complexes even if the program is vouchered out. Legal Services is concerned about assisted residents losing some of their due process protections with the Section 8 program. The Housing Authority feels this concern is unfounded. Both the Section 8 and Public Housing programs have informal hearing processes. Public housing also offers a formal hearing process. Ed Petersen, the Director of Housing Hope, also attended the hearing. He asked that the agency plan contain a goal of continued support to the Sound Families Initiative. Pete reviewed the agency plan PowerPoint with the Board.

Commissioner Goulet moved to approve the resolution. Commissioner Boyle seconded and the motion was unanimously approved.

F. Resolution No. 1540 Authorization to Apply to Washington State Housing Trust Fund for Fairview and East Terrace Transitional Housing Units

G. Resolution No. 1541 Authorization to Apply to Federal Home Loan Bank Affordable Housing Program for Fairview and East Terrace Transitional Housing Units

H. Resolution No. 1542 Authorization to Apply to the Gates Foundation Sound Families Program for Fairview and East Terrace Transitional Housing Units

Ann Schroeder-Osterberg explained that Resolutions 1540 through 1542 all relate to the same development project. The Housing Authority is applying for funding to build additional units at Fairview in Monroe and East Terrace in Mountlake Terrace. The Board approved an application to the County for funding at a prior meeting. State funding will be the hardest to get. Currently, there are requests totaling \$53 million for \$12 million in funds.

Commissioner Boyle moved to approve the resolutions. Commissioner Lewis seconded and the motion was unanimously approved.

I. Resolution No. 1543 Authorization to Apply to the Gates Foundation Sound Families Program for the Snohomish County Health District First Steps III

This application is being submitted on behalf of the Snohomish County Health District to establish an additional five units at Whispering Pines and Westwood Crossing for the First Steps program. This program assists young families with small children.

Commissioner Anderson moved to approve the resolution. Commissioner Boyle seconded and the motion was unanimously approved.

J. Resolution No. 1544 Authorization for Assignment and Assumption Agreement with Washington State and HomeSight for Assignment of Funding Contracts and Loans for the First-Time Homebuyer Revolving Loan Fund

K. Resolution No. 1545 Authorization for Assignment and Assumption Agreement with Snohomish County and HomeSight for Assignment of Funding Contracts and Loans for the First-Time Homebuyer Revolving Loan Fund

Resolutions 1544 and 1545 both relate to the Board decision two years ago to transfer first time homebuyer loans to HomeSight. This transfer was endorsed by the local advisory committee for home ownership.

Commissioner Boyle moved to approve the resolutions. Commissioner Lewis seconded and the motion was unanimously approved.

L. Resolution No. 1546 Authorizing Proposed Change in Policy for Deferred-Payment Loans for Non-Elderly Non-Disabled Households for Single-Family Rehabilitation Loan Program

The demand for rehabilitation loans for non-elderly, non-disabled working families has risen significantly, but many of these families do not meet the stringent loan criteria. The current policy in place allows emergency deferred payment loans for health and safety needs for those who do not normally meet the criteria, but staff rarely uses this policy. Staff would like the Board to approve a change in policy to allow these types of loans.

Commissioner Boyle moved to approve the resolution. Commissioner Lewis seconded and the motion was unanimously approved.

ADJOURNMENT

Before adjournment, Bob reported to the Board about new developments in the Troy Ott foreclosure action. Mr. Ott sent a check for the full amount due immediately after the last Board meeting. Bob also informed the Board that the County Council has confirmed Marilyn Komnick as the next commissioner.

There being no further business to come before the Board, Commissioner Lewis moved to adjourn the meeting. Commissioner Goulet seconded and the motion passed unanimously. The meeting adjourned at 12:50 pm.

Chairperson

SEAL

ATTEST:

Secretary