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Special Meeting of the Board of Commissioners

Date: Friday, April 9, 2021

Time: Noon

The meeting will be held via Zoom videoconference as an emergency measure to decrease the spread of the COVID-19 coronavirus. Please use the following information to access the meeting:

To login using your computer's audio, please click on this link:

<https://us02web.zoom.us/j/673982739?pwd=WDVWK2FFVXNZOVRwaVJkbkszNUcxzd09>

OR

If you prefer to call into the meeting, please dial: (253) 215-8782. Then use meeting code **673-982-739** and password *514202*. There are no participant IDs so please press # to enter the meeting.

-NOTE: Due to the high volume of remote work/meetings, there could be a chance that the phone number is busy. Please be patient and call again after a few seconds.

Since many people will be on this remote meeting, we'd like everyone to follow two guidelines:

1. Put your phone or microphone on mute if you are not talking.
2. When you speak, please introduce yourself every time.

Roll Call

Item for Individual Consideration

Approval of the Minutes of the Special Meeting Held on April 1, 2021

Adjournment

Everett Housing Authority does not discriminate on the basis of disability in the administration of, or access to, its programs or activities. Requests for assistance or accommodations can be arranged by contacting Chris Neblett at (425) 303-1186, or chrisn@evha.org.



**Minutes of the Special Meeting
of the Board of Commissioners of the
Housing Authority of the City of Everett**

April 1, 2021

Meeting Called to Order

The Special Meeting of the Board of Commissioners of the Housing Authority of the City of Everett was called to order by Chair Allison Warren-Barbour at 12:01 p.m. on Monday, April 1, 2021. This meeting was held via Zoom videoconference as an emergency measure to prevent the spread of the COVID coronavirus.

Commissioners Present at Roll Call:

Chair Allison Warren-Barbour
Vice-Chair Benjamin Young
Commissioner George Perez, Jr.
Commissioner Koren Smith

Commissioners Absent:

Commissioner Chip Burgess
Commissioner Tammy Williamson

Also in attendance were:

Staff:

Ashley Lommers-Johnson, Executive Director
Wendy Blain, Director of Finance
Jason Morrow, Director of Development
Linda Manning, Director of Human Resources and Administration
Wendy Westby, HCV Program Director
Steve Yago, Deputy Director of Development
Kristen Cane, Director of Asset Management
Janinna Attick, Senior Policy Analyst
Chris Neblett, Hearing Officer/Administrative Coordinator
Jaysen Garcia, Executive Assistant

Item for Individual Consideration

Motion Authorizing the Executive Director to Execute a Purchase and Sale Agreement for Real Property

By way of introduction, Executive Director Lommers-Johnson said this proposed acquisition aligned with the Board’s directive to increase the Housing Authority’s inventory of affordable housing by 1,500 new units over the next 10 years, with a focus on homeless families with children and the growing elderly population. He said the property under consideration, 1311 39th Street, was situated adjacent to the recently purchased site at 3826 Rucker. By combining these two parcels, the Housing Authority intended to build additional units on a site planned for senior housing. Following these introductory remarks, the Executive Director turned the floor over to Director of Development Jason Morrow to provide further information about the proposed acquisition.

Director Morrow noted this proposed acquisition was a strategic move, as it will increase the financial and physical feasibilities (i.e., additional space for site improvements) for future development of the Rucker parcel. The property at 1311 39th Street consisted of a two-bedroom house on an approximately 3,000 square foot lot. Terms of the proposed purchase and sale agreement included a purchase price of \$400,000, a \$50,000 earnest money deposit, and 15 days to close.

Responding to a question from the Board regarding the circumstances that led to this proposed acquisition, the Executive Director said management had been looking into the possibility of acquiring the properties adjacent to 3826 Rucker since it was acquired. He said the property under consideration came on the market less than a week ago, and the owner accepted the Housing Authority’s offer of cash at slightly above the asking price relatively quickly. In response to a commissioner’s question about whether the decision to designate the Rucker development as senior housing signaled a shift away from a commitment to develop housing for families with children, the Executive Director said future development plans would place equal emphasis on both populations.

There was no further discussion, and Board Chair Warren Barbour called for a motion to authorize the Executive Director to execute a purchase and sale agreement for the property located at 1311 39th Street, Everett, WA. Commissioner Perez motioned as requested, Commissioner Young seconded, and the motion passed unanimously.

Adjournment

There being no further business, Chair Warren-Barbour adjourned the meeting at 12:14 p.m.

Chair, Board of Commissioners

ATTEST:

Secretary