



**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	Commissioner Koren Smith
Vice-Chair Benjamin Young	
Commissioner George Perez, Jr.	

**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 39<sup>th</sup> 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 39<sup>th</sup> 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 39<sup>th</sup> 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.

  
Allison Warren-Barbour (Apr 9, 2021 13:06 PDT)

Chair, Board of Commissioners

ATTEST:



Secretary