

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

June 7, 2012

I. CALL TO ORDER

The special meeting of the Board of Commissioners of the King County Housing Authority was called to order at 8:40 am on Thursday, June 7, 2012 in the New Futures Community Room at Windsor Heights Apartments, 17229 32nd Avenue, South in SeaTac, Washington.

II. ROLL CALL

Present: Commissioner Nancy Holland-Young, Chair; Commissioner Terry McLlarky, Commissioner Michael Brown, Vice-Chair and Commissioner Doug Barnes (arriving at 9:00 am)

Excused: Commissioner Richard Mitchell

Staff: Stephen Norman, Dan Watson, Connie Davis, Tessa Martin, Mike Reilly, Craig Violante, Judi Jones, Rhonda Rosenberg, Linda Weedman, Kristin Winkel, Tim Locke, Tim Walter, Bill Cook, Aran Church and Sean Heron

Guests: Jenn Ramirez Robson, Executive Director of New Futures; Allied Property Management staff, Sam Bellomio and Alex Zimmerman

III. WELCOMING REMARKS

Jenn Ramirez Robson, Executive Director of New Futures, briefed the Board of Commissioners on New Futures and distributed handouts to the Board on the programs the agency offers to both Housing Authority residents and the community.

Tim Walter introduced Allied Property Management staff responsible for property management at Windsor Heights. Also introduced was KCHA staff member, Aran Church, Asset Manager for Windsor Heights as well as eleven other properties in his portfolio. Mr. Walter further briefed the Board on the Windsor Heights Apartments.

IV. PUBLIC COMMENT

Chair Holland-Young announced that members of the public in attendance at the meeting would have five minutes to speak before the Board of Commissioners.

Mr. Sam Bellomio, representing StandUp America, voiced his complaints about the Housing Authority.

Mr. Alex Zimmerman, also representing StandUp America, addressed the Board with complaints about KCHA's management and operations.

V. CONSENT AGENDA

There being no requests for removal of items from the Consent Agenda, Commissioner McLarky moved for approval of the following Consent Agenda items:

April 2012 Voucher Reports

General Properties: Bank Wires/ACH Withdrawals for \$6,703,827.83; Accounts Payable checks #224551-225151 for \$6,256,468.90; Payroll vouchers, computer checks numbered #82137-82176 for \$37,430.56; Payroll direct deposit for \$1,062,306.45; Section 8 Program vouchers, ACH withdrawals #194222-197255 for \$8,000,660.45, computer run checks #589078-590075 for \$674,651.65; purchase card/ACH withdrawals \$167,881.39. Total for April 2012 for the General Properties was \$22,903,227.23.

Bond Properties: \$1,529,799.84 related to 20 different properties.

Resolution No. 5384: Authorizing KCHA to Transact Business with the Federal Home Loan Bank of Seattle

Resolution No. 5385: Approving a Technical Amendment to KCHA's FY 2012 Moving To Work (MTW) Annual Plan

Commissioner Barnes seconded the motion to approve the Consent Agenda and the motion unanimously passed.

VI. FINANCIAL REPORT

First Quarter Financial Report

Presented by: Craig Violante

Craig Violante briefed the Board of Commissioners on the First Quarter 2012 Financial Statements as were contained in the meeting packets. Mr. Violante's briefing focused on a summary and overview of the first quarter, an operating revenue and expense analyses, as well as key quarterly activities. The comprehensive memorandum further detailing the financial statements is appended to the meeting records and statements.

Clarifying questions on the Financial Statements and state of the budget posed by Commissioners were answered by Stephen Norman, Dan Watson and Mr. Violante. Mr. Violante also reported that the July Board meeting will include a presentation on mid-year budget revisions.

VII. BRIEFINGS

Public Process for Transition to Non-smoking Units

Presented by: Mike Reilly and Bill Cook

Bill Cook briefed the Board of Commissioners on the background of KCHA's non-smoking initiative and progress to date including implementing the initiative at three pilot sites that has been successful. At the August Board of Commissioners' meeting, staff will seek approval from the Board for the conversion of all remaining HUD subsidized properties to non-smoking.

Mike Reilly noted that public hearing meetings will be held to solicit comments and feedback from residents on the non-smoking initiative, including two Resident Advisory Committee meetings and a public hearing at the July Board of Commissioners' meeting. Public comments are also being solicited on KCHA's web site, via phone, in writing or in person. Notices were posted in multiple locations throughout the mixed population buildings and under each resident's door. At family development properties, notices were posted on site, where possible, and sent by registered mailed to all residents.

Mr. Reilly noted that smoking will not be permitted in individual apartment homes or the common spaces. At senior/disabled properties smoking will only be permitted in areas outside the building that are a minimum of 25 feet away from the building and will not be permitted with 25 feet of any community park, playground or garden area. At family development properties, smoking will only be permitted in areas outside the buildings. Residents would be free to smoke on their patio and/or unit entrance area. Smoking again would not be permitted anywhere that is within 25 feet of any community park, playground or garden area on the property.

Commissioner Brown asked if there is more information that can be given to residents about the proposed policy in addition to the public hearings that have been held to basically reinforce the policy and answer questions. Mike Reilly responded that staff will be meeting with residents on site to answer any questions they may have about the initiative. Chair Holland-Young noted that a Resolution will come before the Board at the August meeting for consideration; and the July Board meeting will include a public hearing on the policy which will give the Commissioners more time to hear comments and discuss the issue. Following questions from the Board, Commissioners thanked Mr. Cook and Mr. Reilly for their presentation.

Tax-Credit Financed Workforce Housing Portfolio

Presented by: Tim Walter

Tim Walter briefed the Board of Commissioners on the Low-income Housing Tax Credit (LIHTC) program and how the Housing Authority uses tax credits to provide affordable housing. A copy of Mr. Walter's PowerPoint presentation is appended to the meeting records.

VIII. EXECUTIVE DIRECTOR'S REPORT

Stephen Norman noted that the Board of Commissioners had previously received his monthly Executive Director's Report via e-mail. There were no questions on the Executive Director's report from the Commissioners.

IX. EXECUTIVE SESSION

A motion was made by Commissioner Barnes to adjourn to Executive Session at 10:15 am for approximately twenty minutes to discuss the performance of a public employee as authorized by RCW 42.30.110(1)(g). Commissioner McLlarky seconded the motion and the motion unanimously passed.

At 10:35 am, a motion was made to return to the regular Board of Commissioners' meeting by Commissioner Barnes, seconded by Commissioner McLlarky and unanimously passed. No action was taken during the Executive Session.


X. ADJOURNMENT

There being no further business the meeting was officially adjourned at 10:45 am.

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



NANCY HOLLAND-YOUNG, Chair
Board of Commissioners



STEPHEN J. NORMAN
Secretary