

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

**Monday, September 19, 2016**

**I. CALL TO ORDER**

The regular meeting of the Board of Commissioners of the King County Housing Authority was held on Monday, September 19, 2016 at the King County Housing Authority, 700 Andover Park West, Tukwila, WA 98188. There being a quorum, the meeting was called to order by Commissioner Susan Palmer in accordance with KCHA By-laws, stating that in the absence of both the Chair and the Vice-Chair the most senior Commissioner present shall assume the duties of the Chair for that meeting.

**II. ROLL CALL**

**Present:** Commissioner Doug Barnes (joined via phone at 8:30 a.m.),  
Commissioner Susan Palmer, and Commissioner TerryLynn Stewart

**Excused:** Commissioner Michael Brown (Vice-Chair), Commissioner John Welch

**III. PUBLIC COMMENT**

Noke Phoumkeo, Resident, submitted a petition on behalf of the Residents of Wayland Arms to request replacement of old furniture in the common areas at the property located in downtown Auburn.

**IV. APPROVAL OF MINUTES**

On motion by Commissioner Stewart and seconded by Commissioner Barnes, the Board approved the minutes from the Board of Commissioners' meeting of August 18, 2016.

**V. APPROVAL OF AGENDA**

The following items were deferred:

**VII. B.** Resolution No. 5548: Approval of 2017–2021 Environmental Sustainability Plan

**VIII. B.** Calendar Year 2016 Mid Year Capital projects Report

**IX.** Study Session: King County Housing Authority Research Agenda

On motion by Commissioner Barnes and seconded by Commissioner Stewart, the Board approved the September 19, 2016 Board of Commissioners' meeting agenda as modified.

## **VI. CONSENT AGENDA**

### **A. Voucher Certification Reports for June and July 2016**

On motion by Commissioner Barnes, seconded by Commissioner Stewart, the Board approved the consent agenda.

## **VII. RESOLUTIONS FOR DISCUSSION AND POSSIBLE ACTION**

### **A. Resolution No. 5547: Authorizing the extension of the Moving to Work Agreement with the U.S. Department of Housing and Urban Development through Fiscal Year 2028**

Executive Director, Stephen Norman provided background information on the negotiations and execution of the extended MTW Agreement. Katie Escudero, Moving to Work Policy Analyst, explained the public process and outreach conducted with stakeholders to solicit feedback on the Agreement. Ms. Escudero mentioned that positive feedback was received from workgroups and stakeholders.

On behalf of the Resident Advisory Committee (RAC), Commissioner Stewart, thanked the Board and staff for an open public process that allowed them to provide feedback on the extended Agreement. The Committee was proud to participate and provide valuable feedback to staff.

Commissioner Barnes stated he is pleased to see this Resolution brought forward and commended staff efforts on the negotiations and execution of the Agreement.

On motion by Commissioner Stewart, seconded by Commissioner Barnes, the Board approved Resolution No. 5547.

### **C. Resolution No. 5549: Authorizing the Application for Federal Way CDBG Community Economic Revitalization Funding Program Year 2017**

Jennifer Ramirez-Robson, Director of Resident Services, presented Resolution No. 5549. Ms. Ramirez-Robson stated that approval of this Resolution would allow staff to apply for a Community Block Grant. Ms. Ramirez-Robson mentioned that the grant would fund the YWCA for case management services at Kings Court and Laurelwood Gardens would be utilized as sites to provide individual on-site training.

Commissioner Stewart spoke in favor of the adoption of Resolution No. 5549

On motion by Commissioner Barnes, seconded by Commissioner Stewart, the Board unanimously approved Resolution No. 5549.

## **VIII. BRIEFINGS & REPORTS**

### **A. CY 2017 Draft Moving to Work Plan**

Katie Escudero presented the draft Moving to Work Plan for the calendar year 2017. Ms. Escudero briefed the Board on the status of continued goals, new activities and the public process conducted. Ms. Escudero mentioned that the approval of the 2017 Moving to Work plan will be presented to the Board for consideration at the October meeting.

### **B. CY 2016 Second Quarter Financial Statements**

Craig Violante, Director of Finance, gave a briefing on the financials for the second quarter CY 2016. Mr. Violante discussed quarterly highlights. Mr. Violante also provided an update on cash and investments.

### **C. CY 2016 Second Quarter Executive Dashboard Report**

Megan Hyla, Director of Policy & Intergovernmental Affairs, provided an overview of the Executive Dashboard Report and discussed revenue to budget highlights.

## **X. EXECUTIVE DIRECTOR'S REPORT**

Stephen Norman provided a briefing on current real estate transactions and execution agreement on Highland Village. Mr. Norman also provided an overview on current activities and next steps.

In response to Commissioner Barnes inquiry, John Eliason updated the Board on current activities pertaining to lot sales under contract with Connor Homes.

## **XI. KCHA IN THE NEWS**

None.

## **XII. COMMISSIONER COMMENTS**

Commissioner Stewart mentioned some concerns brought forward by the Resident Advisory Committee in regard to upcoming development for new tenants that have mental health issues and/or categorized as hard to house. Residents

expressed concern about the future of community living and losing the levels of respect currently established within the community.

**XIII. ADJOURNMENT**

On motion by Commissioner Stewart, seconded by Commissioner Barnes, the Board adjourned the meeting at 9:16 a.m.

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

  
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**DOUGLAS BARNES**, Chair  
Board of Commissioners

  
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**STEPHEN J. NORMAN**  
Secretary