

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

Monday, June 18, 2018

I. CALL TO ORDER

The meeting of the King County Housing Authority Board of Commissioners was held on Monday, June 18, 2018 at the King County Housing Authority, located at 600 Andover Park West, Tukwila WA. There being a quorum, the meeting was called to order by Chair Doug Barnes at 8:30 a.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair), Commissioner TerryLynn Stewart, Commissioner Susan Palmer, and Commissioner John Welch

Excused: Commissioner Michael Brown (Vice-Chair)

III. Public Comment

Resident Lillie Clinton provided public comment and provided a handout.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – May 21, 2018

On motion by Commissioner Welch and seconded by Commissioner Palmer, the Board unanimously approved the May 21, 2018 Board of Commissioners' Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Stewart and seconded by Commissioner Palmer, the Board unanimously approved the May 21, 2018 Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for April 2018

GENERAL PROPERTIES

Bank Wires / ACH Withdrawals

50,965,494.24

Subtotal

50,965,494.24

Accounts Payable Vouchers

Key Bank Checks #315516 - #316007	4,731,507.22
Tenant Accounting Checks #10586 - #10603	3,799.51
Commerce Bank Direct Payment	90,629.85
<i>Subtotal</i>	<u>4,825,936.58</u>
Payroll Vouchers	
Checks - #90855 - # 90890	42,827.83
Direct Deposit	1,451,501.48
<i>Subtotal</i>	<u>1,494,329.31</u>
Section 8 Program Vouchers	
Checks - #621218 - #621535	241,631.88
ACH - #412809-#415529	12,792,749.77
<i>Subtotal</i>	<u>13,034,378.65</u>
Purchase Card / ACH Withdrawal	214,502.96
<i>Subtotal</i>	<u>214,502.96</u>
GRAND	
TOTAL	70,534,641.74

BOND PROPERTIES
 Bond Properties Total (37 different properties) **\$3,003,257.14**

B. Resolution No. 5598: A Resolution of the Housing Authority of the County of King authorizing the Executive Director to submit an application for funding under the Washington State Department of Commerce Housing Preservation Program to finance capital improvements to Nike Manor

On motion by Commissioner Palmer and seconded by Commissioner Stewart, the Board unanimously approved the consent agenda.

VII. RESOLUTIONS FOR DISCUSSION & POSSIBLE ACTION

A. Resolution No. 5599: Authorizing Higher Payment Standards for the Housing Choice Voucher Program

Andrew Calkins, Senior Program Manager presented Resolution No. 5599, and provided background information on the current Payment Standards structure. Mr. Calkins explained the proposed recommendation to change the 2018 Payment Standards and its financial impact as a result thereof.

On motion by Commissioner Stewart and seconded by Commissioner Palmer, the Board unanimously approved Resolution No. 5599.

VIII. EXECUTIVE SESSION

To consider the selection of a site or the acquisition of real estate by lease, or purchase when public knowledge regarding such consideration would cause a likelihood of increased price (RCW 42.30.110 (1) (b))

Chair Barnes announced the start of the Executive Session at 8:59 a.m.

The meeting of the Board of Commissioners was reconvened at 9:34 a.m. by Chair Barnes.

IX. RESOLUTIONS FOR DISCUSSION & POSSIBLE ACTION (CONT.)

A. Resolution No. 5600: Authorizing acquisition of the Howe Property located in Redmond, Washington

Tim Walter, Senior Director of Acquisition and Asset Management provided an overview of the proposed acquisition of the Howe Property, in Redmond. Mr. Walter explained the current status of the acquisition and mentioned that final purchase of the property would occur at the beginning of 2019.

On motion by Commissioner Welch and seconded by Commissioner Stewart, the Board unanimously approved Resolution No. 5600.

X. BRIEFINGS AND REPORTS

A. New Bank Accounts

Craig Violante, Director of Finance, mentioned that KCHA opened four (4) new bank accounts with Northwest Bank, in relation to the Auburn Square, Carriage House, Cascadian, and Fairwood properties.

B. 2018 Midyear Federal Revenue Update

Mr. Violante also briefed the Board on the federal funding outlook, as well as provided an overview of the adjustments to the 2018 budget projections.

A report on KCHA's Resident Characteristics was provided by Alexis Warth, Senior Management Analyst, and included a summary of the 2017 analysis of KCHA households

XI. EXECUTIVE DIRECTOR'S REPORT

Stephen Norman, Executive Director provided an update on legislative affairs and noted the issuance of three Notices of Funding Availability (NOFAs) for new vouchers by the U.S. Department of Housing and Urban (HUD). KCHA is

submitting applications in response to all three funding opportunities and will keep the Board informed as to the results. Mr. Norman also announced that KCHA, in collaboration with the Seattle Housing Authority, has received grant funding from the Council for Large Public Housing Authorities (CLPHA) and the Corporation for Supportive Housing (CSH) to work with United Health, one of the region's largest managed care organizations, to explore potential partnership approaches to improving health care delivery and health outcomes for KCHA residents.

X. KCHA IN THE NEWS

None.

XI. COMMISSIONER COMMENTS

Commissioner Welch gave his remarks on the KCHA Employee Service Award Luncheon.

Commissioner Stewart commended staff and commented on the luncheon held in recognition of outgoing Deputy Executive Director, Connie Davis.

XII. ADJOURNMENT

Chair Barnes adjourned the meeting at 10:00 a.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



STEPHEN J. NORMAN
Secretary