

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

Monday, April 19, 2021

I. CALL TO ORDER

The Special meeting of the King County Housing Authority Board of Commissioners was held virtually on Monday, April 19, 2021. There being a quorum, the virtual meeting was called to order by Chair Doug Barnes at 8:31 a.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair) (via Zoom), Commissioner Susan Palmer (Vice-Chair) (via Zoom), Commissioner Michael Brown (via Zoom) and Commissioner TerryLynn Stewart (via Zoom).

Excused: Commissioner John Welch.

III. Public Comment

Ms. Maria Hudson submitted Public Comment. This will be distributed to the Board of Commissioners for review.

IV. APPROVAL OF MINUTES

- A. Board Meeting Minutes – March 15, 2021
- B. Board Meeting Minutes – March 18, 2021 – Executive Session
- C. Board Meeting Minutes – March 26, 2021 – Executive Session
- D. Board Meeting Minutes – March 30, 2021 – Executive Session
- E. Board Meeting Minutes – April 5, 2021 – Executive Session

On motion by Commissioner Michael Brown, and seconded by Commissioner Susan Palmer the Board unanimously approved the March 15, 2021, March 18, 2021 Executive Session, March 26, 2021 Executive Session, March 30, 2021 Executive Session and April 5, 2021 Executive Session Board of Commissioners' Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Michael Brown, the Board unanimously approved the April 19, 2021 virtual Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

On motion by Commissioner Susan Palmer, and seconded by Commissioner Michael Brown, the Board unanimously approved the April 19, 2021 virtual Special Board of Commissioners' meeting consent agenda.

VII. RESOLUTION FOR DISCUSSION AND POSSIBLE ACTION

A. Resolution No. 5683 – Authorizing Changes to the Public Housing Admissions and Continued Occupancy Plan (ACOP).

Bill Cook – Director of Property Management explained the changes of the three policies in the ACOP.

The following Exhibits are contained in the policy.

- **Exhibit J: Dwelling Lease**
New residents sign this when they move in. Updating the document with changes in federal regulations and changes in state laws. Language was simplified.
- **Exhibit I: Grievance Procedure**
Residents have access to this policy to have a grievance resolved. These changes simplified language and aligned with HUD guidance.
- **Exhibit O: Schedule of Maintenance Charges/Charge Policy**
Clarification of charges that would be assessed in the event of resident caused damage.

There was a lot of outreach with residents, staff, grievance hearing officers and the REDI Team to review these policy changes. Many thanks to Chris Clevenger, as he was the main driver to get these changes communicated out to staff and residents as well as writing the changes.

Questions of Commissioners were answered.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Susan Palmer, the Board unanimously approved Resolution 5683.

VIII. BRIEFINGS AND REPORTS

A. 2020 MTW Report

Andrew Calkins, Manager of Policy and Legislative Affairs, summarized the highlights for the Moving to Work report.

The Moving to Work (MTW) Report was submitted to HUD on March 31, 2021. MTW status provides us with the flexibility to design and implement community specific approaches to serve our lowest income residents.

MTW challenges us to do things differently, more efficiently and to breakdown barriers for households that have not traditionally been able to access federally housing support and to measure our impact.

During 2020, MTW flexibility shaped how we responded to the pandemic, allowing staff to quickly streamline programs and processes to offer services in new and innovative ways. KCHA also grew the number of households served in 2020 through property acquisitions, continued overleasing, and 461 newly awarded vouchers. Additional themes in the report included the continued development of partnerships with non-profits and other local governments to address the unique needs of people experiencing homelessness, as well as the emphasis on ensuring children living in KCHA housing had the food, internet, and other supports to continue learning remotely during the pandemic.

Questions of Commissioners were answered.

B. First Quarter 2021 Procurement Report

Craig Violante, Interim Deputy Executive Dir-Chief Administrative Officer summarized the First Quarter 2021 Procurement Report.

- 14 new contracts
- 14 change orders in construction projects
- 11 contract extentions

Questions of Commissioners were answered.

IX. EXECUTIVE SESSION

- A. To receive and evaluate complaints or charges brought against a public officer or employee (RCW 42.30.110 (1) (f)) and to review the performance of public employees (RCW 42.30.110 (1) (g)).

9:03 a.m. – Board meeting was suspended for the Executive Session.

9:48 a.m. – Board meeting was re-convened.

X. EXECUTIVE DIRECTOR REPORT

Executive Director Norman reported that the Biden/Harris Administration has proposed an infrastructure bill that includes a \$213 billion investment in affordable housing. The details were not disclosed other than a \$40 billion line item for recapitalizing the public housing inventory. The proposal now moves over to Congress, where it is anticipated that there will be extensive negotiations.

The proposal includes the expansion of the Low Income Tax Credit program, a critical source of funding for both new construction and the acquisition/rehab of affordable housing. Significant funding is also proposed, in alignment with the Biden/Harris Administration's focus on climate change, for the weatherization of affordable housing. Some of these funds will likely flow into the local weatherization programs that KCHA administers.

The Administration also released a "Skinny Budget" this month, providing a high-level overview of its priorities for the 2022 appropriation process. The budget proposes a 15% increase in funding for HUD, including expansion of the Housing Choice Voucher program by 200,000 vouchers. This is a significant investment, a first step in turning housing choice vouchers into a universal benefit for extremely low-income households. The proposed expansion of the voucher program reflects the growing acknowledgement of the private sector's inability to provide sufficient affordable housing and just how essential this housing is to the success of key national priorities regarding racial justice, education, health, household wealth and economic mobility.

The Section 8 leadership team is working to position KCHA to rapidly deploy the emergency vouchers authorized by Congress last month. We expect to know by May 10th how many vouchers we will be receiving. Additional incremental vouchers are anticipated under the 2021 HUD budget and potentially from the proposed expansion of the program in 2022. We are looking at staffing, technology and organizational structure in anticipation of this major influx of rental assistance. This is all very exciting news.

KCHA had its exit conference with the State Auditor's office this month. Special thanks to Commissioner Barnes and Stewart for sitting in on the briefing. The Auditor reported a completely clean audit. Kudos to everyone but a special acknowledgement to Craig and Windy and the Finance team.

KCHA has re-estimated its projected HUD revenues for this year. Total anticipated revenues are now \$10.7 million above the estimate provided to the Board in December. Following standard practice, the December budget utilized conservative projections regarding the final outcome of congressional budget negotiations. HUD's line item prorations, the 2021 rental inflation factor, capital fund allocations and assumed public housing tenant rent payments were all unknown variables at the end of 2020. We come into 2021 well positioned to ride out continuing pandemic related challenges and to ramp up for the anticipated expansion of the Housing Choice Voucher program.

On the broader financial front, KCHA is benefiting from the current interest rate environment. The refinancing of existing debt has resulted in significant interest cost savings. Director Norman congratulated Tim Walter, Dan Watson, Wen Xu and entire Asset Management team for their work in keeping debt costs as low as possible, managing accounts receivable and working with residents around flexible repayment plans for rent arrears. KCHA is committed to making sure that no one housed by the housing authority loses their home because of financial difficulties caused by the pandemic.

Director Norman also announced the commencement of a pilot initiative with the Veterans Administration and King County to use local service providers to support VASH voucher holders. This pilot is the first in the nation to use local partnerships in lieu of VA staff and is an attempt to fast track issuance of these vouchers in order to get more veterans off the street.

XI. KCHA IN THE NEWS

None.

XII. COMMISSIONER COMMENTS

None.

XIII. 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