

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

**Monday, July 19, 2021**

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**I. CALL TO ORDER**

The Annual meeting of the King County Housing Authority Board of Commissioners was held virtually on Monday, July 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 John Welch (via Zoom), Commissioner Michael Brown (via Zoom) and Commissioner TerryLynn Stewart (via Zoom).

Introductions:

**Regina Elmi** will be joining the KCHA Board soon. She is a parent, a community member and a non-profit executive with a strong voice and passion for supporting parents in their children's education and for changing systems and Institutions. In 2017 she co-founded a non-profit which and today is known as the Somali Parents Education Board.

Her organization provides workshops and trainings to inform parents about educational policy changes, how to navigate educational systems, and how to work closely with schools and districts to develop culturally-responsive practices to engage families.

She also serves on the Community Leadership Team for the Roadmap Project, a collective impact initiative in Seattle and South King County aimed at improving outcomes for students of color, with an emphasis on immigrant and refugee students.

She is a true champion of community leadership, placing parents in leadership roles, and giving parents a voice at the table.

Regina was welcomed to the Board.

Timeline – Although Regina has been appointed by the King County Executive, ratification by the King County Council is still pending. Efforts will be made to have as a full voting member in September.

**Scarleth Lever Ortiz** will be serving as KCHA's first Senior Director of Equity, Diversity and Inclusion. This is a critical role of the Housing Authority's ongoing journey towards becoming an anti-racist organization. She will be focusing on Authority issues, both internal and external, centered on equity, diversity and social justice.

**III. PUBLIC COMMENT**

No public comment.

#### IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – June 21, 2021

B. Board Meeting Minutes – July 12, 2021 – Executive Session

On motion by Commissioner Susan Palmer, and seconded by Commissioner Michael Brown, the Board unanimously approved the June 21, 2021 and July 12, 2021 Executive Session Board of Commissioners' Meeting Minutes.

#### V. APPROVAL OF AGENDA

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

#### VI. CONSENT AGENDA

A. Voucher Certification Report for May 2021

**B. Resolution No. 5696** - A Resolution of the Housing Authority of the County of King authorizing the Executive Director to grant a general revenue pledge relating to the State Loan Documents for the Highland Village rental housing project.

Questions of Commissioners were answered.

On motion by Commissioner John Welch, and seconded by Commissioner Michael Brown, the Board unanimously approved the July 19, 2021 virtual Board of Commissioners' meeting consent agenda.

#### VII. RESOLUTION FOR DISCUSSION AND POSSIBLE ACTION

**A. Resolution No. 5697** – Authorizing providing for the issuance of the Authority's Workforce Housing Preservation Pooled Refunding Revenue Bonds, 2021 in the aggregate principal amount of not to exceed \$63,000,000, for the purpose of providing all or part of the funds with which to effect the current refunding of certain outstanding obligations of the Authority, and to pay costs of issuing the bonds and the administrative costs of such refunding's, and determining related matters.

This represents the final step of the financing package for the Amazon properties portfolio. The Housing Authority is working with Amazon, who is providing the Housing Authority with below-market financing, plus some grant funds, allowing KCHA to fill the financing gap of the newly-acquired multifamily housing. This partnership allowed KCHA to acquire 1080 units, a bit beyond the agreed-upon target of 1000 units.

Questions of Commissioners were answered.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Susan Palmer, the Board unanimously approved Resolution 5697.

## **VIII. BRIEFINGS AND REPORTS**

### **A. 2021 Midyear Financial Forecast**

Craig Violante, Interim Deputy Executive Director-Chief Administrative Officer presented the details of the forecast which included the effects of revised assumptions and new information not part of the original budget process.

Questions of Commissioners were answered.

### **B. First Quarter 2021 Financial Results**

Windy Epps, Interim Director of Finance, reviewed the results for Commissioners.

First quarter 2021 revenue performance met expectations while expenditures were 10% below budgeted forecasts. Operating revenue was close to target.

Questions of Commissioners were answered.

### **C. New Bank Accounts**

Craig Violante, Interim Deputy Executive Director-Chief Administrative Officer reported that two new bank accounts were opened last month.

### **D. 2020 Annual Resource Conservation Report**

Patrick Malloy, Environmental Sustainability Program Manager and Scott Percival, Sustainability Management Analyst, both presented the various aspects of the 2020 annual Resource Conservation Report.

### **E. Skyway Property Donation**

Dan Watson, Deputy Executive Director/Chief Development Officer updated the Board on the details.

Mr. Watson introduced Ryan Quiglar, Executive Director for Renton Innovation Zone Partnership, who commented that this initiative is something that the community has been wanting for years. This is an amazing opportunity and will strengthens KCHA's presence in Skyway.

KCHA was approached by representatives of King County and the Renton Innovation Zone Partnership about accepting a donation of property from US Bank located right in the core business area of Skyway.

The donation agreement calls for the acceptance of the donated property around the end of August. It will be some time before the Community Center will be built and operational. If the project doesn't move forward within three years, KCHA would be free to use it for other potential Community purposes, such as affordable housing. There is an emphasis on King County reinvesting in Skyway with private and public investments.

KCHA's role is to be the fiscal agent for competitive grants, and to offer technical assistance in financing, development, leasing and operations as needed to move this project forward.

## **IX. STUDY SESSION**

### **A. 2020 Resident Characteristics Report**

Anita Rocha, Data Manager for Social Impact, presented the report.

The Resident Characteristics Report is annual analysis providing detailed demographic information of KCHA residents. The focus of the report is residents in Federally-subsidized housing living within KCHA's geographic boundaries.

Questions of Commissioners were answered.

## **XI. EXECUTIVE DIRECTOR REPORT**

Executive Director Norman echoed the comments from the Board in appreciation of the staff work and presentations today.

There have been three property transactions since the June Board meeting. Two involved the last acquisitions funded through KCHA's partnership with the Amazon Company, bringing total acquisitions under this initiative to seven properties with 1,084 units. Six of the seven properties are in Bellevue and the seventh is adjacent to a planned light rail station in Federal Way. These are strategic purchases that respond to gentrification and projected growth patterns in the region and support our commitment to housing equity and opportunity.

One of these properties is the Illahee, a 36 unit complex on the Bel-Red corridor which we intend to convert to public housing. We have reserved a number of existing vacancies at this property for homeless students in the Bellevue school system and their families. Director Norman thanked Dan Watson for working through an agreement with the Bellevue School District and Youth Eastside to make this possible. We are currently moving families with students who have been identified as homeless into these units. This partnership reflects our longstanding partnership with both the City of Bellevue and the Bellevue School District.

The third transaction this month was the transfer of the Oaks to Catholic Community Services (CCS). KCHA purchased the Oaks, a mothballed nursing facility, at the request of the County and the City of Shoreline. Since KCHA purchased the property it has been operated by Lake City Partners, a local non-profit service provider, as a COVID appropriate men's shelter. Catholic Community Services was subsequently selected by the County to develop the property

as a permanent supportive housing site once the shelter closes. The terms of the acquisition by CCS paid KCHA back fully for its acquisition and holding costs. Tim Walter and Beth Pearson did a tremendous job of working through both the purchase and sale of this property,

Director Norman congratulated the Property Management and Asset Management staff for an uneventful Fourth of July with no fire incidents.

A pressing issue for both the region and the Housing Authority is the looming expiration of Washington State's eviction moratorium. This will be happening in phases and we are closely watching the impact on housing stability for both subsidized and un-subsidized renters and the possibility of a significant growth in homelessness in this housing market.

While we can address this threat effectively in the properties we control, there is real concern regarding subsidized households renting from private landlords. We are messaging tenants and landlords, taking advantage of the Emergency Rental Assistance Funds that the county is just now starting to disburse, and working to facilitate realistic arrearage payment plans.

We are also looking at how the market responds once the prohibition on rent increases expires. There may be a significant jump in rents - which will increase our subsidy costs. KCHA has contracted with Washington State University to survey the market over the next few months. In the event that we see a significant spike in rental costs and this spike is not captured by HUD in next year's Fair Market Rent analysis, we will have the data on hand to challenge the region's HCV inflation factor

Another important focus at the moment is on launching the Emergency Housing Voucher Program in partnership with the Regional Homeless Authority. We anticipate having a signed MOU with the Homeless Authority by the end of the month and receiving our first referrals in August. Kudo's to Kristy Johnson and Pam Taylor for overseeing this process.

On the DC front, there has been a lot of activity this month.

This morning the House Appropriations Committee approved the Sub-Committee's mark-up of the T-HUD bill. It has several provisions of direct interest to us:

- The Administration's proposed language providing the HUD Secretary with discretion to reallocate MTW working capital was not included in the bill.
- The bill calls for 129,000 additional HCV vouchers to be funded next year. This was reduced from the 200,000 additional vouchers initially proposed by the Biden/Harris administration, but is still a very significant increase.
- The bill also calls for a 10% increase in the combined Public Housing operating and capital budget lines.

The Senate has not yet released its schedule for advancing T-HUD appropriations, most likely in late summer or early fall. We are in close contact with Senator Murray's and Senator Cantwell's offices regarding budget particulars.

A second big legislative issue involves the infrastructure bill. The proposal initially floated by the Administration included a \$40 billion capital infusion into the public housing inventory as well as a number of additional housing provisions: expanding the Low Income Housing Tax Credit Program and providing other funds for affordable housing production. All of these housing provisions were stripped out of the bipartisan version of the infrastructure bill. The hope is that these housing provisions will be put into a second "human infrastructure" bill that the administration is proposing to advance through the budget reconciliation process. Our understanding is that there is a commitment by Senate leadership to include housing as part of this package.

**XII. KCHA IN THE NEWS**

None.

**XIII. COMMISSIONER COMMENTS**

None.

**XIV. ADJOURNMENT**

Chair Barnes adjourned the meeting at 10:28 a.m.

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

  
**DOUGLAS J. BARNES**, Chair  
Board of Commissioners

  
**STEPHEN J. NORMAN**  
Secretary