

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

Monday, October 11, 2021

I. CALL TO ORDER

The special meeting of the King County Housing Authority Board of Commissioners was held virtually on Monday, October 11, 2021. There being a quorum, the virtual meeting was called to order by Chair Barnes at 8:32 a.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair), Commissioner Susan Palmer (Vice-Chair) (via Zoom), Commissioner John Welch (via Zoom), Commissioner TerryLynn Stewart (via Zoom) and Commissioner Regina Elmi (Zoom).

III. PUBLIC COMMENT

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

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – September 20, 2021

On motion by Commissioner Susan Palmer, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the September 20, 2021 Meeting Minutes with the change of Commissioner TerryLynn Stewart attended via Zoom.

V. APPROVAL OF AGENDA

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Susan Palmer, the Board unanimously approved the October 11, 2021 virtual Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Report for July 2021

On motion by Commissioner Susan Palmer, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the October 11, 2021 virtual Board of Commissioners' meeting consent agenda.

VII. RESOLUTION FOR DISCUSSION AND POSSIBLE ACTION

A. Resolution No. 5700 – Approving KCHA’s Moving to Work Annual Plan for Fiscal Year 2022.

Andrew Calkins, Manager of Policy & Legislative Affairs and Nikki Parrott, Director of Capital Construction and Weatherization, gave an overview of final plan changes a summary the entire plan.

The 2022 plan is similar to what is found 2021 plan. In the short term, the plan focuses on insuring residents have the support they need for the remainder of the pandemic. The policy flexibility is in place to be nimble in our response and help us to return to normal operations in the near future all while continuing to focus on expanding the supply of affordable housing across King County.

There was a discussion about the public process and associated comments

- Advertising the plan’s availability
- Holding a Virtual Public Hearing
- Presenting the plan to the Resident Advisory Committee (RAC)

Safety Protocols for construction sites were explained

The plan must be submitted to HUD by the end of the week.

Questions of Commissioners were answered.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Susan Palmer, the Board unanimously approved Resolution 5700.

B. Resolution No. 5701 – Authorizing a Change in the Pay Schedules for Administrative Employees of 5.5% Effective November 6, 2021.

Craig Violante, Interim Deputy Executive Director of Chief Administrative Officer, explained the intricacies of the CPI Index normally used and why staff was proposing the innovative approach of awarding some of the 2022 COLA early and giving it to staff in 2021.

The resolution applies only to non-represented staff as union negotiations are ongoing.

On motion by Commissioner John Welch, and seconded by Commissioner Susan Palmer, the Board unanimously approved Resolution 5701.

VIII. BRIEFINGS AND REPORTS

A. Community Indicators

Annie Pennucci, Director of Impact and Evaluation, briefed the Board on the context of the Indicators.

There are three areas of focus on the dashboard:

- 1) Rent Burden-Extremely low income households consistently experience severe rent burdens, paying more than 50% of their income on rent.
- 2) Homelessness-The number of unsheltered individuals in King County remains high and is two and a half times greater than in 2007. Statewide, student homelessness dropped sharply between 2019-20 and 2020-21 (by 27%), outpacing a likely pandemic-related 4% decrease in overall student enrollment.
- 3) Racial Disparities-People of color are disproportionately represented among people experiencing poverty and homelessness.

Questions of Commissioners were answered.

IX. STUDY SESSION

A. REDI Team

- Scarleth Lever Ortiz, Senior Director of Equity, Diversity & Inclusion
- Ken Nsimbi, Youth Programs Coordinator
- Channie Butler, Applications Development Specialist
- Camie Whidden, Administrative Program Manager/Training Program Manager
- REDI Milestones/Board of Commissioner Goals – Progress Update
- Equity, Diversity and Inclusion Forecasted Milestones for 2021
- Championing Diversity – Shape and Educate
- Training Curriculum (Alignment to REDI)
- Courageous Spaced –Theory into Practice
- Events and Commemorations

X. EXECUTIVE DIRECTOR REPORT

Executive Director Norman complimented staff on the range of projects and presentations discussed at today's Board meeting. He noted that this was the first joint presentation by the REDI Team and KCHA's new Senior Director of EDI – and he looked forward to on-going conversations with the Board on this important topic.

Director Norman also acknowledged that today is The Indigenous People's Day and noted that KCHA's Communications Department had published a statement on our website acknowledging the Coast Salish peoples, the original inhabitants of the Puget Sound region.

Executive Director Search Update – the Board received an updated executive search timeline with an estimated hiring date of mid-March.

He also called the Board’s attention to a recent article in Crosscut included in the Board Book regarding an opinion piece in The Seattle Times that misrepresented KCHA’s eviction record.

The Board was updated on the current status of negotiations with leadership of the Building Trades Council regarding our Collective Bargaining Agreement with represented employees.

Director Norman reported that the Authority is starting to see referrals of homeless households from the coordinated entry system under the Emergency Housing Voucher initiative. KCHA has contracted with a number of community-based organizations to provide housing navigation services in order to assure that these new voucher holders are successful in finding housing.

COVID Challenges – Director Norman noted that staff continue to perform magnificently. By the end of the third quarter 2021, KCHA had distributed 118,000 meals to our residents. Staff are also gearing up, in partnership with local fire districts, to sponsor booster clinics for seniors and other medically vulnerable residents in our senior buildings.

Currently KCHA is moving to reopen more of its public-facing operations, including re-instituting inspections and addressing routine work orders that have been deferred. A careful balance of safety precautions and essential service delivery is necessary. He noted that KCHA is having an all-staff discussion regarding vaccine mandates this week and invited Board members to attend.

XI. KCHA in the News

None.

XII. COMMISSIONER COMMENTS

Residents are asking about when the inspections are starting.

It was a great informational meeting today. Good sharing and serious discussions that we need to have in the future. Thank you everybody.

Today was a great meeting, seeing the annual MTW plan to come to completion to the creativity to the COLA. A deeper dive on our indicators and knowing we’re having a bigger conversation down the road. The evolution with our REDI work, well done to everyone.

XII. ADJOURNMENT

Chair Barnes adjourned the meeting at 10:39 a.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



STEPHEN J. NORMAN
Secretary