

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

Tuesday, February 22, 2022

I. CALL TO ORDER

The special meeting of the King County Housing Authority Board of Commissioners was held virtually on Tuesday, February 22, 2022. There being a quorum, the virtual meeting was called to order by Vice-Chair Palmer at 8:31 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 (via Zoom).

III. PUBLIC COMMENT

No Public Comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – January 18, 2022

On motion by Commissioner John Welch, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the January 18, 2022 Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner John Welch, and seconded by Commissioner Terry Stewart, the Board unanimously approved the February 22, 2022 virtual Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Report for December 2021

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Doug Barnes, the Board unanimously approved the February 22, 2022 virtual Board of Commissioners' meeting consent agenda.

VII. BRIEFINGS AND REPORTS

A. Housing Choice Voucher Program Overview & Update

Anneliese Gryta, Deputy Executive Director of Housing Assistance Programs, gave a high-level overview of the KCHA Housing Choice Voucher Program, focusing on areas such as voucher types and funding, participant demographics, and program challenges and opportunities.

Questions of Commissioners were answered.

B. 2021 Year End Capital Expenditure Report and 2022 Planned Projects

Nikki Parrott, Director of Capital Construction and Weatherization, presented the Capital Construction Activity Year End Review with the 2021 Results and the 2022 Budget.

The report encompassed activity from four separate departments: Capital Construction, Hope VI, Asset Management, and Property Management.

Questions of Commissioners were answered.

C. Greenbridge Brief History and Update

John Eliason, Development Director for HOPE VI, and Kevin Preston, Senior Development Manager, presented a history of the Greenbridge site, starting when it was formerly known as Park Lakes Homes, and walking through the dramatic transformation to what it is today.

D. 2021 Year End Investment Report

Craig Violante, Interim Deputy Executive Director/Chief Administrative Officer gave a recap of the 2021 investment results and the strategy for 2022. Mr. Violante reported that his intention is for this to be the final annual investment report, with quarterly updates taking its place beginning in 2022.

Questions of Commissioners were answered.

E. Fourth Quarter 2020 Summary Write-off Report

Bill Cook, Director of Property Management, gave a brief update regarding the Fourth Quarter Write-Off Report and the current state of overall delinquent accounts.

VIII. EXECUTIVE DIRECTOR REPORT

Interim Executive Director Dan Watson reported that although employees are concerned about the vaccination mandate, it is believed that the vast majority of staff have either complied with the mandate or have received exemptions based on medical or religious grounds. It is projected that two employees will be leaving KCHA. The deadline for vaccinations is February 28, 2022.

Mr. Watson praised the hard work of the entire HR team, with special thanks to Tonya Harlan and Therese Ross.

Federal Update

- The Federal Government is still operating under a Continuing Resolution, although Mr. Watson expressed confidence that Congress will eventually adopt an annual budget.
- The proposed Build Back Better legislation is still stalled and ultimate passage is now in serious doubt.

State Update

- **HB 1643 - Real Estate Excise Tax (REET) Exemption for Affordable Housing**
HB 1643 provides a statutory exemption from the REET on transfers of property to public housing authorities, non-profit organizations, and local governments who will use the property for affordable housing. This bill has passed out of the House, moved through Senate Committees, and is ready for a full vote in the Senate.
- **HB 1975-Property Management Companies and Public Housing Authorities**
This bill clarifies that when routine maintenance work is funded by tenant rents at unsubsidized workforce housing properties, the work is not subject to public work requirements. This bill is moving through the process and is ready for a vote before the full Senate.

Both bills had amendments added in the Senate, and the House will need to “concur” with these amendments before they go to the Governor for his signature.

Mr. Watson thanked Andrew Calkins, Director of Policy and Intergovernmental Affairs, for his hard work on moving these pieces of legislation forward.

IX. KCHA in the News

None.

X. COMMISSIONER COMMENTS

Thanked everyone for the presentations, very educational.

XI. ADJOURNMENT

Vice-Chair Palmer adjourned the meeting at 10:28 a.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



DANIEL WATSON
Secretary