

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

Monday, July 18, 2022

I. CALL TO ORDER

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a special hybrid meeting on Monday, July 18, 2022. There being a quorum, the hybrid meeting was called to order by Vice-Chair Palmer at 8:35 a.m.

II. ROLL CALL

Present: Commissioner Susan Palmer (Vice-Chair) (via Zoom), Commissioner Regina Elmi (via phone) and Commissioner TerryLynn Stewart (via Zoom).

Excused: Commissioner Doug Barnes (Chair) and Commissioner John Welch

III. PUBLIC COMMENT

A. Resident Tashena Sullivan gave public comment.

B. Resident Cindy Ference gave public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – June 21, 2022

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved the June 21, 2022 Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved the July 18, 2022 hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Report for May 2022

B. **Resolution No. 5725** - Authorization to Submit Funding Applications for Rehab & Redevelopment of Kirkland Heights Apartments

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved the July 18, 2022 hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5726 – Authorizing Higher Payment Standards for the Housing Choice Voucher Program

Kristy Johnson, Senior Director for Policy, Research and Social Impact Initiatives
Tyler Shannon, Research and Data Analyst
Craig Violante, Interim Deputy Executive Director – Chief Administrative Officer

A comprehensive analysis of the effectiveness and impacts of KCHA's multi-tiered payment standards was presented to the Board.

A payment standard is the maximum amount that KCHA will pay to landlords on behalf of tenants participating in the Housing Choice Voucher program. For rental amounts that are within the payment standards, program participants pay a set portion of their income—generally around 30%—and the housing authority pays the balance. However, when rents exceed the payment standard, KCHA pays the landlord only up to the maximum payment standard amount, and the balance is the responsibility of the tenant.

Seventeen years ago, one of KCHA's first Moving to Work activities was to design a customized payment standard system to better meet the needs of residents. One of the goals was to increase affordability for tenants in high-opportunity neighborhoods, while insuring the efficient use of limited resources. This approach allows for the payment of enhanced subsidies in high-opportunity areas in the county, such as the eastside, while not leading the market in less expensive neighborhoods.

This proposal includes increases in all tiers and the movement of one zip code to a higher tier.

Mr. Violante provided some context as to the financial viability of the proposal.

Questions of Commissioners were answered.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5726.

B. Resolution No. 5727 – Changes to the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Tenant-based and Project-Based Administrative Plans (Ad Plans) relating to Family Eligibility

Judi Jones, Senior Program Compliance Manager gave a summary of the changes that were made.

Questions of Commissioners were answered.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner

Regina Elmi, the Board unanimously approved Resolution 5727.

VIII. BRIEFINGS & REPORTS

A. 2022 Mid-Year Financial Forecast

Windy Epps, Director of Finance, gave a presentation of the changes included in the revised forecast.

Questions of Commissioners were answered.

B. First Quarter Financials

Windy Epps, Director of Finance, gave a briefing on the financial results.

Questions of Commissioners were answered.

C. Second Quarter CY 2022 Procurement Report

Craig Violante, Interim Deputy Executive Director – Chief Administrative Officer, presented the report and highlighted two procurements.

Questions of Commissioners were answered.

D. KCHA Reopening Plans

Tonya Harlan, Director of Human Resources and Craig Violante, Interim Deputy Executive Director – Chief Administrative Officer gave a high level status update on KCHA's pandemic-related re-opening activities.

KCHA is still on track to re-open on September 6, 2022. This is the date employees will begin to return to the office on a limited basis, but the date of re-opening to the public has not yet been set.

Questions of Commissioners were answered.

VIII. EXECUTIVE DIRECTOR REPORT

Executive Director Robin Walls said she was glad to be here, excited and looking forward to continuing the great work of KCHA.

Dan Watson updated the Board on the status of the Federal budget for the next fiscal year, and reported no progress. The Federal government will likely be funded under a continuing resolution for an unknown period of time. The Biden Build Back Better proposal seems to be dead.

KCHA's Emergency Housing Voucher (EHV) leasing rates are among the best in the nation and are currently a bit over 70%. The higher payment standards should certainly play a key role in efforts to achieve 100% leasing.

Mr. Watson reminded the board of the Equity, Diversity and Inclusion retreat that will take place after the August Board meeting.

Mr. Watson gave a report on a KCHA-owned property in Burien called Sunnydale. It is a 16-unit complex and has been leased to a mental health provider for many years. MultiCare recently acquired the mental health provider and has decided to end their participation in the program. A search is underway to find an alternative provider, but the likelihood of success is unclear. The complex is in need of some upgrades.

IX. KCHA IN THE NEWS

None.

X. COMMISSIONER COMMENTS

None.

XI. ADJOURNMENT

Vice-Chair Palmer adjourned the meeting at 10:17 a.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



ROBIN WALLS
Secretary