

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

**Monday, August 15, 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, August 15, 2022. There being a quorum, the hybrid meeting was called to order by Chair 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) and Commissioner TerryLynn Stewart (via Zoom).

**Excused:** Commissioner Regina Elmi.

**III. PUBLIC COMMENT**

No Public Comment.

**IV. APPROVAL OF MINUTES**

A. Board Meeting Minutes – July 18, 2022

On motion by Commissioner Susan Palmer, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the July 18, 2022 Meeting Minutes.

**V. APPROVAL OF AGENDA**

On motion by Commissioner John Welch, and seconded by Commissioner Susan Palmer, the Board unanimously approved the August 15, 2022 hybrid Board of Commissioners' meeting agenda.

**VI. CONSENT AGENDA**

A. Voucher Certification Report for June 2022

B. **Resolution No. 5728** – A Resolution providing for the formation a limited liability limited partnership in connection with the rehabilitation of Kirkland Heights Apartments, declaring the Authority's intention to sell tax-exempt obligations to finance the Kirkland Heights Apartments, and providing for other related matters

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Susan Palmer, the Board unanimously approved the August 15, 2022 hybrid Board of Commissioners' meeting consent agenda.

## **VII. RESOLUTIONS FOR DISCUSSION**

**A. Resolution No. 5729** – Authorizing a Change in the Pay Schedules for Administrative and Building Trade Employees of 6.4% Effective September 10, 2022.

Craig Violante explained the change for this year's COLA and the date.

Normally, the COLA is given at the first full pay period in November. This year we have recommended that it start earlier as the high rate of inflation in the area. The percent is 6.4%, as it was 8.6% and we gave 2.2% a year ago, early for employees.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Susan Palmer, the Board unanimously approved Resolution 5728.

## **VIII. BRIEFINGS & REPORTS**

**A. Second Quarter CY 2022 Write-Offs**

Bill Cook, Director of Property Management gave a summary of the report.

The amounts have gone down, we are clear of the rental assistance programs that were instituted during the pandemic and we have fallen below our amounts pre-pandemic.

The rental assistance program in King County has worked really well and helped a lot of our residents get current with their rent.

Questions of Commissioners were answered.

## **VIII. EXECUTIVE DIRECTOR REPORT**

Executive Director Robin Walls gave National and Local level news updates.

National Level:

- HUD is considering a new methodology for calculating fair market rents. The new proposed methodology will consider the Consumer Price Index (CPI) similar to ones we use to calculate our increases as well as other private market sources. Last month we had a Resolution increasing our payment standards which are a factor of the fair market rents. KCHA has always had to contest HUD's Methodology.
- Inflation Reduction Act is focused on climate as well as tax components and does not have a strongly featured housing component.

Local News:

- We have had some community concerns at Aspen Ridge. Dan and Executive Director Walls have met with Council Member Zahilay as well as local residents. They have follow up items to address their concerns, such as increase in crime. There are site

base issues that Tim and Wen are aggressively following up on. We will have a follow up discussion with this group around late September/early October.

- We are beginning our first round of interviews for the Deputy Executive Director/Chief Administrative Office position for Administration. Craig is retiring at the end of the year. We have contracted with a National Search Firm.
- Executive Director Walls will be holding an all staff meeting in a Town Hall format on Thursday, August 25<sup>th</sup>. She will be inviting staff to submit questions and will talk about her impressions of KCHA in terms of her first 30 days.
- Reminder – We will have the All Staff Meet and Greet at the Museum of Flight on Friday, September 9, 2022.

**IX. KCHA IN THE NEWS**

None.

**X. COMMISSIONER COMMENTS**

Federal Level – Are we thinking about a trip to DC? Yes, we are thinking of a spring trip.

**XI. ADJOURNMENT**

Vice-Chair Palmer adjourned the meeting at 8:53 a.m.

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



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



**ROBIN WALLS**  
Secretary

