

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

Monday, September 19, 2022

I. CALL TO ORDER

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Monday, September 19, 2022. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 8:36 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 Regina Elmi (via phone) and Commissioner TerryLynn Stewart (via Zoom).

III. PUBLIC COMMENT

No Public Comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – August 15, 2022

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner John Welch, the Board unanimously approved the August 15, 2022 Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner TerryLynn Stewart with changes of order on the Second Quarter CY 2022 Executive Dashboard Report to be first in Briefings and Reports, and seconded by Commissioner John Welch, the Board unanimously approved the September 19, 2022 hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Report for July 2022

On motion by Commissioner John Welch, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the September 19, 2022 hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5730 – Authorizing Changes to the Administrative Plans (AD PLAN) for KCHA's Tenant-Based Voucher Program.

On motion by Commissioner John Welch, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution 5730.

VIII. BRIEFINGS & REPORTS

A. Community Indicators

Annie Pennucci, Director of Impact & Evaluation reported about the Community Indicators Dashboard that is intended to provide the Board with a broad backdrop of community trends to inform KCHA's program and policy design, resource allocation decisions, and approaches for measuring agency impact.

- Rent Burden
- Homelessness
- Racial Disparities in Poverty & Homelessness

Questions of Commissioners were answered.

B. Resident Characteristics Report

Anita Rocha, Data Manager for Policy, Research and Social Impact gave a summary of the annual analysis providing a snapshot of who KCHA serves under federally subsidized households.

- Introduction
- Households we serve
- Entries from homelessness
- Household incomes
- Opportunity area access and racial equity
- Exit outcomes
- New product

Questions of Commissioners were answered.

C. Second Quarter CY 2022 Financial Report

Windy Epps, Director of Finance gave a summary of the Financial Report.

D. Second Quarter CY 2022 Executive Dashboard Report

Andrew Calkins, Director of Policy & Intergovernmental Affairs gave a brief overview of the dashboard.

E. Trailhead Development Update

Dan Landes, Development Director gave an update of the acquisition of the TOD Site for the Trailhead Apartments.

Questions of Commissioners were answered.

VIII. EXECUTIVE DIRECTOR REPORT

Executive Director Robin Walls gave news updates.

On Friday, September 9, 2022, we had an all staff event at the museum of flight. It was the first KCHA event since the pandemic. It was a nice outdoor event that was very well attended. It also marked the beginning of the new alternative work schedule implementation which started on Monday, September 12, 2022. Staff who have selected are eligible to work a Hybrid schedule, some are working 60-80% of their time remotely but then having some presence at the KCHA Campus.

Awards

At the end of July, we received notification of an award of 50 mainstream vouchers (non-elderly disabled individuals or families who are also homeless).

In August, we received 56 fair share vouchers that are not special purpose vouchers, these are vouchers are an increase to our general voucher population pool. We remain fully utilized and we will be able to quickly lease up these vouchers.

We have recently submitted applications for Foster Youth to Independence (FYI) vouchers, these are vouchers that are for youth that have aged out or are aging out of the foster care system. We also applied for Veterans Affairs Supportive Housing (VASH) vouchers. We are hopefully waiting for the awards of those vouchers as well.

We selected a Deputy Executive Director, Saeed Hajarizadeh. He will start on October 31, 2022. He will have a couple of months with Craig Violante before he retires at the end of the year. He holds a similar role at the Vancouver Housing Authority. He has been very active with respect to advocacy work within Washington State and is also known nationally in the industry. We look forward to Saeed joining us.

Tomorrow, marks the first agency wide DEI Training initiative, it's a pilot that we call Inclusion Now that will be offered to all staff. We are proud to say that the sessions we offered this month are completely filled.

Our leasing remains robust with respect to Emergency Housing Vouchers and KCHA remains the largest of the 15th awards. From the HUD Dashboard we are at 82.55%, which for large housing authorities far exceeds what any large housing authority is doing nationwide. To put in perspective, Chicago is in the 70th percentile and NYCHA is at 17%. This was really a cross collaborative effort across many departments – HCV, Social Impact to Asset Management as well. Absolutely tremendous.

The HUD field office notified us of a technical assistance initiative that was requested by the King County Regional Homeless Authority. Essentially what is occurring is KCRHA is concerned about the continued number of encampments in Seattle and the homeless

approach. It's unclear of what the specific ask will be, but they have noted that there seems to be concerns of unutilized vouchers in the region. KCHA maintains full utilization on the voucher side. With any efforts on the homeless initiatives, we have had a very robust success. One area in need of technical assistance is around supportive services. A lot of service providers have had staffing issues. That cannot happen successfully without supportive services. We will stay informed with respect to that.

IX. KCHA IN THE NEWS

None.

X. COMMISSIONER COMMENTS

Reminder for Commissioners that staff have been working on our work session on EDIB. We have the October 10th Board meeting and this session will follow.

The March–August Highlight document that was in the Board packets was appreciated. It's great to read about what we are doing in the community and what we are doing with residents, out of school program, early learning and wellness for seniors. Appreciate folks that are checking in with seniors and making sure they are well.

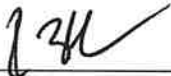
XI. ADJOURNMENT

Vice-Chair Palmer adjourned the meeting at 10:13 a.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



ROBIN WALLS
Secretary