

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

Monday, November 14, 2022

I. CALL TO ORDER

The special monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Monday, November 14, 2022. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 8:32 a.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair) (via Zoom), Commissioner Regina Elmi (via zoom) and Commissioner TerryLynn Stewart (via Zoom).

Excused: Commissioner John Welch

III. PUBLIC COMMENT

Resident Cindy Ference gave public comment.

Resident Tashena Sullivan gave public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – October 10, 2022

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved the October 10, 2022 Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved the October 10, 2022 hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Report for September 2022

B. **Resolution No. 5733** – Authorizing the Executive Director to Grant a General Revenue Pledge to Secure a Recoverable Grant for the Illahee Apartments Rental Housing Project.

- C. **Resolution No. 5734** – A Resolution of the Housing Authority of the County of King Authorizing the Executive Director/CEO to Extend or Amend the Employment Contract of Daniel Watson.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved the October 10, 2022 hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

- A. **Resolution No. 5735** – Recognizing the Dedicated Service of Commissioner Susan Palmer Throughout her Tenure on the Board of Commissioners of the King County Housing Authority from 2012 through 2022 and Expressing the Appreciation of Board Members and Staff of the Housing Authority

Dan Watson, Advisor to the Executive Director, read Resolution 5735 in its entirety for Commissioner Susan Palmer to show her gratitude of service as a Commissioner.

Comments of Commissioners were made.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5735.

- B. **Resolution No. 5736** – Resolution Rescinding the Waivers of Internal Policies and Procedures due to the Ending of the State of Emergency due to COVID-19

Robin Walls, Executive Director/CEO explained the reasoning that the Board needing to rescind the Waivers of Internal Policies and Procedures due to Resolution 5732.

Questions of Commissioners were answered.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5736.

- C. **Resolution No. 5737** – ACOP Change on Max rents

Judi Jones, Senior Program Compliance Manager explained the changes.

Questions of Commissioners were answered.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5737.

VIII. BRIEFINGS & REPORTS

A. Native American or Indigenous Heritage Month

Scarleth Lever Ortiz, Senior Director of Equity, Diversity and Inclusion reported the events happening this month.

Courageous Spaces – happening on November 30th at 11am is a virtual event to celebrate diverse cultures, traditions and history. The presentation will provide an opportunity to raise general awareness about the unique challenges that Indigenous or Native people have faced and the ways that we can honor and support as a Nation.

B. Housing Management Eviction Moratorium Update

Anneliese Gryta, Deputy Executive Director for Housing Assistance Programs gave an update of the Eviction Moratorium and Rental Assistance Program.

- 3/18/2020 – Gov. Inslee Enacts Eviction Moratorium
- 9/4/2020 - U.S. CDC Issues National Eviction Moratorium
- 12/27/2020 – U.S. Congress – Emergency Rental Assistance 1 (ERA1) Enacted
- 3/11/2021 – U.S. Congress – Emergency Rental Assistance 2 (ERA2) Enacted
- 4/22/2021 – State of Washington – SB 5160 Tenant Protections Enacted
- 6/29/2021 – Gov. Inslee Issues Bridge Moratorium
- 11/1/2021 – Eviction Moratorium Ends
- 5/31/2022 – King County Eviction Prevention and Rent Assistance Program (EPRAP) Concludes

Rental assistance programs and tenant protections enacted during the pandemic are having a long-lasting benefit.

KCHA does not anticipate a large spike in evictions in Property Management or terminations in the Housing Choice Voucher Program post-pandemic.

Questions of Commissioners were answered.

C. Third Quarter CY 22 Write-Off Report

Craig Violante, Interim Deputy Executive Director – Chief Administrative Officer presented the report.

D. 2023 Budget Briefing

Craig Violante, Interim Deputy Executive Director – Chief Administrative Officer presented the Budget Briefing for the Board.

The annual budget is prepared using the Mission and Guided Principals from the Board.

MISSION STATEMENT

As a national leader in affordable housing, King County Housing Authority serves to provide innovative, effective and equitable housing solutions so that all people and communities can prosper.

Our vision is that all residents of King County have quality, affordable and equitable housing.

GUIDED PRINCIPALS

- Expand and Preserve the Supply of Affordable Housing
- Help the Region End Homelessness
- Promote Economic Self-sufficiency for Residents
- Strengthening the internal infrastructure of KCHA to support the mission

IX. EXECUTIVE DIRECTOR REPORT

Executive Director Robin Walls gave news updates.

- Notice of 100 VASH Vouchers
- We have been celebrating our continued success with respect to Emergency Housing Vouchers, commending the efforts of Kristy Johnson and the social impact team as well as Pam Taylor and the HCV team and their collaborative effort. There is a news release from HUD that specifically speaks to KCHA's efforts in addition to Seattle Housing Authority. As a region, we have stood out amongst all of the Emergency Housing Vouchers. There are a few of us flying out to Washington D.C. today, as we have meetings with the entire Congressional Delegation as a joint collaborative effort with Seattle Housing Authority and King County Regional Homelessness Authority to advocate for additional vouchers and highlighting our collective efforts.
- We will have a soft lobby opening that we will be seeing clients in our 700 building on December 13, 2022.
- On November 4, 2022, we held a Staff Recognition Event for employees that have been employed with us for 10+ years. We have had some staff that have been here for 40 years.
- If you log into our website, you will see features that we have launched meet KCHA, introducing us to each other and to the community. We have featured Pam Taylor and today we have Timothy Lacenski. KCHA properties are in fantastic state and remarkable.

- On Saturday, November 12th, we participated in the inaugural Somali Excellence Award Gala. There was a KCHA contingency there and we were recognized with a community partner award. We were happy to participate.

X. KCHA IN THE NEWS

None.

XI. COMMISSIONER COMMENTS

None.

XII. EXECUTIVE SESSION

A. (To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency (RCW 42.30.110 (1) (i)) and to review the performance of public employees (RCW 42.30.110 (1) (g)).


10:11am – Board meeting was suspended.


10:45am – Board meeting was re-convened.

XIII. ADJOURNMENT

Chair Barnes adjourned the meeting at 10:46 a.m.

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


DOUGLAS J. BARNES, Chair
Board of Commissioners


ROBIN WALLS
Secretary

