

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

Tuesday, January 17, 2023

I. CALL TO ORDER

The special monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Tuesday, January 17, 2023. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:00 p.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.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – December 19, 2022

B. Special Board Meeting Minutes – January 5, 2023

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved the December 19, 2022 and the January 5, 2023 Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved the January 17, 2023 hybrid Special Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for November 2022

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner John Welch, the Board unanimously approved the January 17, 2023 hybrid Special Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. **Resolution 5744** – Amending the Bylaws of the Housing Authority of the County of King.

Dan Watson, Special Advisor to the Executive Director explained the only changes are the time of the King County Housing Authority Board of Commissioner's Meeting to 3:00pm.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5744.

B. **Resolution No. 5745** – Authorizing the Acquisition of the Plum Court Apartments in Kirkland.

Tim Walter, Senior Director of Development and Asset Management gave details of the Acquisition of the Plum Court Apartments.

Comments of Commissioners were made.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5745.

VIII. BRIEFINGS & REPORTS

A. Fourth Quarter 2022 Procurement Report

Saeed Hajarizadeh, Deputy Executive Director – Chief Administrative Officer gave the summary of the report.

IX. EXECUTIVE DIRECTOR REPORT

Dan Watson, Advisor to the Executive Director and Anneliese Gryta, Deputy Executive Director of Housing Assistance Programs gave news updates.

- Recap of the 2023 Budget – The Safety and Security budget is three times larger than last year, showing the priority for our staff, residents, participants and community.
 - Increased personnel
 - Capital investments
 - Planning of future investments
 - New Technology – improvements
 - Inaugural Director of Safety and Security – this will bring in house the level of expertise to coordinate better internally.

- Recap of the security issue. We have the presence of an off duty Tukwila Police Officer and additional presence of three additional security officers as well as mobile patrols at our sites.
- Immediate Evictions are only when there is a clear threat to our staff or to our property. We have had an adverse ruling by applying the CARES act to say that even in a situation of violence or property damage, a 30 day notice is required to move forward. We do need to act quickly when there are threats, but they are very rare. We are appealing this decision. The CARES Act was intended for non-payment of rent, but we have to address the other.
- We have received 32 more Emergency Housing Vouchers from HUD, that we are very pleased with.
- There's quite a bit going on in Olympia related to affordable housing. We are working on our own piece of legislation that would allow for lending money and partnering with private entities. Right now we are pretty much restricted to working with non-profit's.
- The Governor is pushing towards additional funding for housing. Land use initiatives, allowing for duplex development in single family zones.

X. KCHA IN THE NEWS

None.

XI. COMMISSIONER COMMENTS

None.

XII. ADJOURNMENT

Chair Barnes adjourned the meeting at 3:59 p.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



ROBIN WALLS
Secretary