

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

Tuesday, February 21, 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, February 21, 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.

Resident Tashena Sullivan gave public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – January 17, 2023

On motion by Commissioner Regina Elmi, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the January 17, 2023 Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Regina Elmi, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the February 21, 2023 hybrid Special Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for December 2022

On motion by Commissioner Regina Elmi, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the February 21, 2023 hybrid Special Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. **Resolution 5746** – Selection of Independent Third-Party Certified Public Accounting Firm.

Windy Epps, Director of Finance explained the process of selection. We have obtained three bids from accounting firms to conduct our 2022 Federal Single and financial state audit. The State Auditor's office will continue to conduct our accountability audit. They will have to review and accept the other audit as well.

On motion by Commissioner Regina Elmi, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution 5746.

VIII. BRIEFINGS & REPORTS

A. Fourth Quarter 2022 Write-Off Report

Bill Cook, Director of Property Management gave a brief summary.

B. 2022 Year End Capital Expenditure & Planned Projects

Nikki Parrott, Director of Capital Construction and Weatherization explained that this report shows what we have accomplished the prior year and a brief look of what is planned for the current year. Capital Construction are not the only ones that complete work in this program. A special thanks to the following for information that is in the summary memo or presentation.

- Patrick Kaapana, Capital Construction Program Manager
Greenbridge
- John Eliason, Development Director
- Kevin Preston, Senior Development Director
Development and Asset Management
- Darrell Westlake, Capital Construction Program Manager
- Dan Landes, Development Director
Housing Management
- Bill Cook, Director of Property Management
- Matt Peterson, Maintenance Manager

C. 2022 Year End Investment Report

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

D. Asset Management Overview Report

Dan Landes, Development Director gave a walk-through of KCHA's History after its public housing years.

KCHA was formed in 1939 specifically for developing public housing. Starting in the 60's and 70's the Federal Government turned more towards the private sector and away from public housing to address housing needs in the country.

Starting in the 90's, KCHA was able to preserve Federally Assisted Housing.

IX. EXECUTIVE DIRECTOR REPORT

Robin Walls, Executive Director gave news updates.

We have a new Commissioner, Richard Jackson, we are waiting on his final confirmation from King County Council. King County Executive's office has confirmed our recommendation. He has spent a lot of his career working at Boeing and then at the Aerospace Machinist Union as the district Secretary and Treasurer. We are looking forward to working with him, replacing Commissioner Susan Palmer.

Anneliese Gryta, Deputy Executive Director for Housing Programs responded to the public comment. We would like to address in Housing Management that there has been some significant breakdowns of trash removal, snow and ice mitigation, and customer service elements. We do take these challenges very seriously. We have had a series of meetings to address with the new Regional Manager and the full site team about expectations and accountability.

At next month's board meeting, we will be presenting our full list of 2022 goals and our 2023 Goals which we have been meeting and starting to have conversations about as a team.

Key pieces of the legislation is HB1046 – Expanding housing supply by supporting the ability of public housing authorities to finance affordable housing developments by rebenchmarking area median income limits. That bill received unanimous support and sits now in the Senate. Great work from Andrew Calkins, Dan Watson and Tim Walter.

In January, we rolled out an employee housing access program. Which allows KCHA employees to have access to some of our KCHA owned units. This is important to us with regards to retention particularly to our property management staff. If employees are working at an Eastside property, but live in the Southern King County, this has been a challenge. We have received tremendous response.

X. KCHA IN THE NEWS

None.

XI. COMMISSIONER COMMENTS

Microsoft and other large tech companies are due to have layoffs. Bellevue School district is scheduled to close three elementary schools. More folks are moving towards the South vs. Eastside. We need to look at the South end.

Making sure that we are giving communities opportunities, sustaining diverse communities. The fallback of Covid, a lot of families changed to homeschooling so a lot of districts had a lower number of students coming back.

XII. EXECUTIVE SESSION

(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)).)

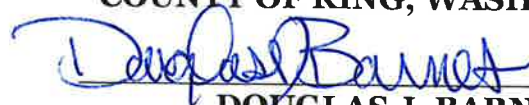
4:50 p.m. – Board meeting was suspended for the Executive Session

5:51 p.m. – Board meeting was re-convened

XIII. ADJOURNMENT

Chair Barnes adjourned the meeting at 5:52 p.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



ROBIN WALLS
Secretary