

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

**Monday, April 17**

---

**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, April 17, 2023. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:03 p.m.

**II. ROLL CALL**

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

**Guest:** Richard Jackson

**III. PUBLIC COMMENT**

Resident Cindy Ference gave public comment.

Resident Maria Hudson gave public comment.

**IV. APPROVAL OF MINUTES**

A. Board Meeting Minutes – March 20, 2023

On motion by Commissioner Regina Elmi, and seconded by Commissioner John Welch, the Board unanimously approved the March 20, 2023 Meeting Minutes.

**V. APPROVAL OF AGENDA**

On motion by Commissioner John Welch, and seconded by Commissioner Regina Elmi, the Board unanimously approved the April 17, 2023 hybrid Board of Commissioners' meeting agenda.

**VI. CONSENT AGENDA**

A. Voucher Certification Reports for February 2023

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

## **VII. BRIEFINGS & REPORTS**

### **A. First Quarter 2023 Procurement Report**

Saeed Hajarizadeh, Deputy Executive Director – Chief Administrative Officer gave details of the report with highlights of changes.

Questions of Commissioners were answered.

### **B. Moving to Work (MTW) 2022 Report & Social Impact**

Kristy Johnson, Senior Director of Policy, Research and Social Impact Initiatives  
Annie Pennucci, Director of Impact & Evaluation  
Ted Dezember, Senior Resident Services Manager for Educational Initiatives

The above team members delivered information about the 2022 MTW Report & Social Impact Program Highlights, as well as Innovative Programing Supporting families at the Intersection of housing and education.

- Moving to Work (MTW) planning and reporting
- Programming to address homelessness
- Programming supporting student achievement
- Data management, research and evaluation
- New initiatives that advance access and equity

#### **KCHA Local Annual Goals**

- Support resident health, stability and well-being
- Increase the number of low income households we serve
- Streamline operations, policies and procedures
- Broaden geographic choice
- Advance racial equity and social justice
- Deepen educational partnerships
- Invest in federally-subsidized housing capital needs
- Leverage partnerships to address homelessness

#### **HUD Statutory Goals**

- Create Housing Choice
- Promote Self-Sufficiency
- Reduce costs and achieve greater cost effectiveness

Questions of Commissioners were answered.

#### C. Fourth Quarter 2022 Executive Dashboard

Andrew Calkins summarized the dashboard that has information up to December 2022 and noted new features like Focus Areas.

#### D. Kirkland Heights Tax Credit Redevelopment Plan

Sunnie Park, Development Manager gave a high level overview of Kirkland Heights Redevelopment project.

Dan Landes, Development Director  
Filly Dawit, Development Student Intern

This will be a background of Kirkland Heights and at the next Board meeting, we will come back asking the Board to approve Resolutions authorizing KCHA to move forward with financing and partnership closing.

Nikki Parrott, Director of Capital Construction and Weatherization

There are necessary improvements for the 600 building. These are preliminary plans and budgets for these plans. We are in an exploratory phase and will come back to the board once we have more details and costs.

Questions of Commissioners were answered.

### **VIII. EXECUTIVE DIRECTOR REPORT**

Robin Walls, Executive Director/CEO gave news updates.

- The final 2023 budget from HUD included 100% HAP proration and a significant inflation factor of 17%. HUD has fully funded the program and is 24 Million in terms of funding that we were not expecting. That is very supportive and generous. The President has shown a lot of support for domestic programs.
- There were several KCHA Staff that attending the Moving to Work (MTW) Conference last week, with a significant presence of the HUD staff. The message from HUD is about the MTW reserves for the voucher program. Nationwide, HUD has public facing dashboards that you can see financials. There is 3.7 billion in reserves for Housing Authorities. The MTW Housing Authorities have a disproportionate amount of reserves. The reason why is that we have done a significant in acquisitions. We are also showing full commitment with our vouchers. We will be up for renewal in 2028.

- We are in the middle of four HUD Audits:
  - There will be an agency review for Sedro-Woolley Housing Authority next week
  - We are currently in the Emergency Housing Vouchers (EHV) audit
  - EIV Review
  - HUD Financial Audit, we submitted last week
  
- Introduction of Ponha Lim, Director of Safety and Security. Next month we will do an update of Safety and Security.

**IX. EXECUTIVE SESSION**

A. To review the performance of a public employee (RCW 42.30.110 (1) (g))

**4:45pm** – Board meeting was suspended.

**5:15pm** – Board meeting was re-convened.

**X. KCHA IN THE NEWS**

None.

**XI. COMMISSIONER COMMENTS**

None.

**XII. ADJOURNMENT**

Chair Barnes adjourned the meeting at 5:17 p.m.

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



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



---

**ROBIN WALLS**  
Secretary