

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

Thursday, June 29, 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 Thursday, June 29, 2023. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 1:00 p.m.

II. ROLL CALL

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

III. PUBLIC COMMENT

None.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – May 22, 2023

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Richard Jackson, the Board unanimously approved the May 22, 2023 Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner John Welch, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the June 29, 2023 hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

- A. Voucher Certification Reports for April 2023
- B. Resolution No. 5750 – Acquisition of Investor Limited Partners' Interests in Fairwood Apartments LLLP.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Richard Jackson, the Board unanimously approved the June 29, 2023 hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5751 – Resolution Authorizing the Limited Redemption of Accrued Vacation Leave in Excess of Current Maximum Annual Carryover Limits, and Further Authorizing a Change in the Maximum Annual Vacation Carryover Limits and Related Payouts of Accrued Vacation Upon Separation from Employment

Tonya Harlan, Director of Human Resources explained the Resolution and the changes it's asking for approval on.

This Resolution seeks authorization in two areas. First, the ability for staff with accrued annual leave balances above the carryover limit to cash out a portion of this excess leave. Second, a change to the policy formally increasing the annual leave accrued maximum carry over limit.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5751.

B. Resolution No. 5752 – A Resolution of the Housing Authority of the County of King, Recognizing Daniel Watson for over 46 Years of Service to the Residents and Communities of King County and to the King County Housing Authority.

Robin Walls, Executive Director/CEO read through the Resolution in its entirety.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner John Welch, the Board unanimously approved Resolution 5752.

VIII. BRIEFINGS & REPORTS

A. 2022 KCHA Resident Characteristics Report Highlights

Annie Pennucci, Director of Impact and Evaluation reported to the Board on our learnings about Resident needs and trends.

There are 1.5 million people in our jurisdiction. Out of that, there are 200,000 that are extremely low income.

- KCHA continues to expand access to housing assistance with access increasing 3% each year, and 20% over 7 years to 18,5000 households.
- Average size of household is 2.3 people.
- New entries to housing outpace exits; the median length of time that a household is on subsidy is seven years.
- Elderly households are KCHA's fastest growing household type.
- KCHA's diverse population reflects communities most impacted by poverty and homelessness.
- There are 59 different languages represented among KCHA households.
- Household incomes are low and not keeping pace with the cost of living. \$13,266 is the median income overall. For those on SSI and SSP, the median income is \$10,551.
- Over half of KCHA households exit for either aging/health-related or neutral reasons.

B. Family Self-Sufficiency Program (FSS)

Shawli Hathaway, Director of Resident Services and Grace Adriano, Senior Resident Services Manager presented the program of FSS to the Board and explained how it all works – Increasing Family Economic Independence.

The purpose of the program is goal-oriented. For five years, the program helps families increase their earned income and helps them coordinate other services.

C. First Quarter 2023 Executive Dashboard

Andrew Calkins, Director of Policy and Intergovernmental Affairs summarized the Dashboard.

This dashboard runs through the end of March. We are a bit below budget but expecting those numbers to even out as we get further in the year.

D. State Legislative Update

Andrew Calkins, Director of Policy and Intergovernmental Affairs

Key priorities during the 2023 legislative session:

- Child Welfare Housing Collaboration

- Expanding PHA Financing Opportunities
- \$400 million invested in the Housing Trust Fund
- 8.7 million invested to support housing authority partnerships with the child welfare system (FUP and FYI vouchers)
- Passage of legislation enabling greater flexibility for housing authorities to pursue public-private development partnerships
- Passage of the Covenant Homeownership Program, which will provide over \$100 million per year in financial support for Washingtonians previously excluded from homeownership due to racially restrictive covenants.

IX. EXECUTIVE DIRECTOR REPORT

Robin Walls, Executive Director/CEO gave news updates.

- In mid-June, Robin attended the Council for Large Public Housing Authorities (CLPHA) mid-year session in Cleveland, OH. One of HUD's focus areas is on reserves for MTW HA's. HUD Secretary Marcia Fudge made it clear that for MTW HA's, and particularly for the 39 original MTW HA's of which KCHA is a part, HUD has a concern regarding the use of Housing Assistance Payments (HAP) reserves. There were originally 39 MTW HA's and over the past five years, that number has expanded to 139 MTW HA's.

The original 39 have a lot more flexibility than the newer MTW HA's with respect to fungibility of funds. Fungibility has allowed the HA's to utilize their funding for things that were not originally intended by HUD.

HAP reserves traditionally were to be used to fund the Housing Voucher Program in the form of Housing Choice Voucher Payments. However, HAS have been allowed to carry reserves over to multiple years and to not use them exclusively for Housing Assistance Payments.

MTW HA's represent 3-4% of HA's in the country. MTW HA's have an outsized amount of reserves. HUD has a public facing dashboard and as of Dec 31, 2022 (the last time the dashboard was open and presented to the public), it showed total reserves of all HA's across the country as \$1.9 Billion, and of those reserves, \$1.79 Billion were controlled by MTW HA's. So, 80% of the reserves of all HA's are held by MTW HA's. Usually, when agencies do not use funding, HUD recapture the funds and then re-allocate them to HA's that have short falls.

KCHA's MTW Contract will be up for renewal in 2028.

- This month, on Juneteenth, the Racial Equity, Diversity and Inclusion (REDI) committee hosted a joint event with the Asian American Pacific Islander (AAPI) committee, as a courageous spaces event. It was open to all KCHA staff and outside guest speakers were brought in. The speakers were the owners of the Seattle Superhawks professional basketball team. We held a joint event which created multiple synergies. The Seattle Superhawks are potentially future NBA players. The couple that owns the Seattle Superhawks is the first couple where the woman is Asian American (one of the only Asian American owners of a professional sports team in the US) and her husband is African American. One of their themes, as Team Owners, is a focus on development of their players. For example, they require all of their players to go through financial counseling in order to ensure good transmission of social capital (such as how to navigate professional systems and financial systems), so this can be passed down to community members.

X. KCHA IN THE NEWS

None.

XI. COMMISSIONER COMMENTS

None.

XII. ADJOURNMENT

Chair Barnes adjourned the meeting at 3:00 p.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



ROBIN WALLS
Secretary