

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

**Monday, July 17, 2023**

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**I. CALL TO ORDER**

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Monday, July 17, 2023. There being a quorum, the hybrid meeting was called to order by Chairman Welch at 3:00 p.m.

**II. ROLL CALL**

**Present:** John Welch (Chairman) (via Zoom), Commissioner Regina Elmi (via zoom), Commissioner TerryLynn Stewart (via Zoom) and Commissioner Richard Jackson.

**Excused:** Commissioner Doug Barnes (Chair)

**III. PUBLIC COMMENT**

None.

**IV. APPROVAL OF MINUTES**

A. Board Meeting Minutes – June 29, 2023

On motion by Commissioner Regina Elmi, and seconded by Commissioner Richard Jackson, the Board unanimously approved the June 29, 2023 Meeting Minutes.

**V. APPROVAL OF AGENDA**

On motion by Commissioner Richard Jackson, and seconded by Commissioner Regina Elmi, the Board unanimously approved the July 17, 2023 hybrid Board of Commissioners' meeting agenda.

**VI. CONSENT AGENDA**

- A. Voucher Certification Reports for May 2023
- B. New Bank Accounts

On motion by Commissioner Richard Jackson, and seconded by Commissioner Regina Elmi, the Board unanimously approved the July 17, 2023 hybrid Board of Commissioners' meeting consent agenda.

## **VII. RESOLUTIONS FOR DISCUSSION**

### **A. Resolution No. 5753** – A Resolution Authorizing Conveyance of Vacant Property Located in Skyway to King County

Tim Walter, Senior Director of Development and Asset Management briefly explained the Resolution.

This Resolution authorizes KCHA to convey two vacant parcels of land located in Skyway (unincorporated King County) to King County for use as public green space by its Parks Department.

Questions of Commissioners were answered.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5753.

## **VIII. BRIEFINGS & REPORTS**

### **A. 2023 Mid-Year Financial Forecast**

Saeed Hajarizadeh, Deputy Executive Director - Chief Administrative Officer gave an Executive Summary of the Financial Forecast.

Questions of Commissioners were answered.

### **B. Housing Choice Voucher Program (HCV)**

Anneliese Gryta, Deputy Executive Director of Housing Assistance Programs and Pam Taylor, Director of Housing Choice Voucher Program both presented a high level overview of the department's activities.

- 60.7 of all households served at KCHA across all programs are served through the HCV Program.
- KCHA's HCV Program, Property Management and Asset Management all help to preserve and expand high quality affordable housing in King County.
- HCV Staff in 2022=104.5, in 2023=112 (+7.2%) with 15 vacant positions
- HCV National Utilization Rate is 85.31% - KCHA Rate is 101.55%
- Basic Types of HCV Subsidy
  - Tenant-Based vs. Project-Based
  - Block Grant vs. Non-Block Grant

- General Vouchers vs. Supportive Housing/Special Purpose Vouchers
- Veteran's Affairs Supportive Housing
- Housing Access & Services Program (HASP)
- Family Unification Program & Foster Youth to Independence
- Emergency Housing Vouchers (EHV)

Questions of Commissioners were answered.

### C. Payment Standards

Tyler Shannon - Senior Management Analyst, Pam Taylor - Director of Housing Choice Voucher Program and Eric Lane - Senior Administrative Program Manager gave the 2023 Mid-Year Payment Standards Review.

After analyzing the data over the past year and considering the impact of the previous increases, the conclusion was that raising our current payment standards is not necessary at this time. The current payment standards are already high enough to meet the needs of our voucher holders.

Questions of Commissioners were answered.

## **IX. EXECUTIVE SESSION**

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

4:01pm – Board meeting was suspended.

4:39pm – Board meeting was re-convened.

## **X. EXECUTIVE DIRECTOR REPORT**

Robin Walls, Executive Director/CEO gave news updates.

- Monday, July 10<sup>th</sup>, spoke at the Grand Opening of the Permanent Supportive Housing Development, Plymouth Crossing at Eastgate. Others that spoke were:
  - Karen Lee, Plymouth Housing CEO
  - Governor Jay Inslee
  - Congressman Adam Smith, Washington 9th Congressional District
  - Councilmember Claudia Balducci, King County
  - Mayor Lynne Robinson, City of Bellevue

Plymouth Crossing is the first Permanent Supportive Housing Property in East King County. Councilmember Claudi Balducci, as well as Mayor Lynn Roninson informed remarks on the challenges that they have had with working with them to get support.

KCHA commissioned with Plymouth Crossing that we will have a project based HAP contract with them, which will support 87 units and have a contract value of \$36M. 67 of the 87 will be mainstream vouchers and the others are project-based vouchers. Great work from the Social Impact and HCV Program teams.

- In August we will begin negotiations with the Seattle Building Trades on our Collective Bargaining Agreement. There should be an update in September.
- Upcoming MTW Agreement and MTW reserve issues. They are still ongoing and no new movement.
- Commissioner Elmi, myself and a couple of the members from EDIB attended the NAHRO Summer Symposium in Washington DC. HUD originally wanted implementation of INSPIRE and HOTMA, but HOTMA is now not required implementation until 2025. HUD has also pushed back dates of INSPIRE.
- Tax Credits: Texas to Washington State are all talking about Tax Credits. Most of the time Housing Authorities have to be competitive for tax credits with other low income housing providers like Plymouth Housing. What happens with competition is Housing Authorities are not able to compete with them so Tax Credits are a necessary tool for development or public housing, or new public housing developments that are coming on board. Senator Cantwell and Congressman Smith have been supporters of this for us.
- Update – Sedro Woolley Housing Authority Monitoring Report has come out. We have to respond to HUD by the end of this month on the issues from the report. Main issues are there is an outdated management contract between SWHA & KCHA. We agree it is outdated and was last updated in its entirety in 1971.
- Executive Director is serving as an officer of SWHA Board of Directors, which constitutes a conflict of interest. We disagree with this and have been working with legal council to address why we disagree.
- There is an unclear identification of some Sedro-Woolley Policies as opposed to KCHA Policies. Mentioning Procurement as well as contract administration in respect to those policies and then there are several policies not only on procurement but also inventory and disposition policies that need to be developed or updated and adopted by the board. The main concern is the procurement policy.

- First Annual EDIB Report will be mailed out to you.

**XI. KCHA IN THE NEWS**

None.

**XII. COMMISSIONER COMMENTS**


We do not have a Board meeting in August, but there will be an Executive Session in August.

**XIII. ADJOURNMENT**

Chairman Welch adjourned the meeting at 4:50 p.m.

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

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

  
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**ROBIN WALLS**  
Secretary