

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

Monday, October 23, 2023

I. CALL TO ORDER

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Monday, October 23, 2023. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:07 p.m.

II. ROLL CALL

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

III. PUBLIC COMMENT

Resident Cindy Ference gave public comment in writing.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – September 18, 2023

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the September 18, 2023 Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the October 23, 2023 hybrid Board of Commissioners' meeting agenda in a rearranged order.

VI. CONSENT AGENDA

A. Voucher Certification Reports for July 2023

On motion by Commissioner John Welch, and seconded by Commissioner Richard Jackson, the Board unanimously approved the October 23, 2023 hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5757 – Approving KCHA's Moving to Work Annual Plan for Fiscal Year 2024.

Andrew Calkins, VP of Policy & Intergovernmental Affairs summarized the MTW plan and what the changes are.

KCHA is proposing two new MTW activities, waiting list policy updates and the continued use of flexibilities to ensure the agency has the ability to continue to support residents and expand access to affordable housing in the coming year.

Questions of Commissioners were answered.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5757.

B. Resolution No. 5758 – A Resolution Authorizing Acquisition of the Sterling Ridge Apartments.

Tim Walter, Senior VP of Development & Asset Management gave the details of a new property.

Questions of Commissioners were answered.

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5758.

C. Resolution No. 5759 – Acknowledging Receipt of Financial Statement Audit Examinations and Attestations for the Period January 1, 2022 through December 31, 2022.

Saeed Hajarizadeh, Executive VP of Administration/Chief Administrative Officer presented the financial audit.

KCHA selected a private CPA firm to conduct the audit. There were no findings.

Questions of Commissioners were answered.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Regina Elmi, the Board unanimously approved Resolution 5759.

VIII. BRIEFINGS & REPORTS

A. Briefing on Local Homeownership Program

Andrew Calkins, VP of Policy & Intergovernmental Affairs gave a briefing on the Local Homeownership Program.

Public policies and practices, including racially restrictive covenants, zoning practices, redlining and property assessments, have contributed over time to racial disparities in access to homeownership.

Local and State Momentum to Accelerate Affordable Homeownership.

- “Missing Middle” Housing Legislation
- Covenant Homeownership Program
- Black Home Initiative Network
- Condominium Liability Laws
- Interest Rates, Evolving Federal Policies

Questions of Commissioners were answered.

IX. EXECUTIVE DIRECTOR REPORT

Robin Walls, President/CEO gave news updates.

- On October 5, 2023, KCHA was in attendance at the National Association of Housing and Redevelopment Officials (NAHRO) 2023 National Conference. It's the largest Association for public housing authorities. KCHA was recognized with an Award of Merit for the Neighborhood Early Learning Connectors Program. Cari Ianni received the award for KCHA. Congratulations to Social Impact for this award. Commissioner Jackson was also in attendance.
- We are looking at properties that meet the criteria/need. We have met with Shoreline City officials and KCHA is interested in acquiring properties in Shoreline. Shoreline has a number of smaller properties so we are looking to expand there.
- CEO Walls has concluded the listening sessions with property management in four regions. In 2024, Executive Management will be having discussions that we will bring to the Board on consolidating and realigning property management and field staff.

X. EXECUTIVE SESSION

- A. This special meeting in executive session is held to receive and evaluate complaints or charges brought against a public officer or employee (RCW 42.30.110 (1) (f)) and to review the performance of a public employee (RCW 42.30.110 (1) (g)). and
- B. Under RCW 42.30.110 (1) (f)) (i), 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.

4:13pm – Board meeting was suspended.

5:28pm – Board meeting was re-convened.

XII. KCHA IN THE NEWS

None.

XIII. COMMISSIONER COMMENTS

None.

XIV. ADJOURNMENT

Chair Barnes adjourned the meeting at 5:29 p.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



ROBIN WALLS
Secretary