

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

Monday, May 20, 2024

I. CALL TO ORDER

The Annual monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Monday, May 20, 2024. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:01 p.m.

II. ROLL CALL

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

Excused: Commissioner Richard Harmon

III. PUBLIC COMMENT

Cindy Ference gave public comment.

IV. ELECTION OF OFFICERS

- A. Chairperson – Doug Barnes
- B. Vice-Chair – Richard Jackson
- C. Secretary – Robin Walls

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Richard Jackson, the Board unanimously approved the election of officers.

V. APPROVAL OF MINUTES

- A. Board Meeting Minutes – April 15, 2024

On motion by Commissioner Richard Jackson, and seconded by Commissioner Regina Elmi, the Board unanimously approved the April 15, 2024, Meeting Minutes.

VI. APPROVAL OF AGENDA

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Richard Jackson, the Board unanimously approved the May 20, 2024, hybrid Annual Board of Commissioners' meeting agenda.

VII. CONSENT AGENDA

A. Voucher Certification Reports for March 2024

On motion by Commissioner Richard Jackson, and seconded by Commissioner Regina Elmi, the Board unanimously approved the May 20, 2024, hybrid Annual Board of Commissioners' meeting consent agenda.

VIII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5765 – Revised KCHA Bylaws

Robin Walls, President/CEO explained the changes in the Bylaws.

On motion by Commissioner Regina Elmi, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5765.

IX. BRIEFINGS & REPORTS

A. Resident Services Housing Choice Voucher Support Presentation

Shawli Hathaway, Vice President of Resident Services provided an overview of the Resident Services department's support of Housing Choice Voucher clients.

Overview of Resident Services at KCHA

- Transportation
- Child Care
- Health Services
- Educational Programs
- Internships & Apprenticeships
- Counseling
- Employment Services
- Vocational Training
- Drug or Alcohol Treatment
- Homeownership Counseling
- Financial Education
- Family Self Sufficiency (FSS)
- Resident Opportunity and Self-Sufficiency (ROSS)
- Workforce Development
- Moving Services
- Housing Stability Fund
- Senior Services
- Decluttering
- HCV Subsidy Retention

- Reasonable Accommodations
- Financial Health Initiatives
- Relocations for when Construction projects require tenant relocation and moving services support
- Certified hearing officer team to conduct applicant hearings
- Resident Advisory Committee

More attention for HCV clients from Resident Services is needed. What if we intervened before a client was in crisis? Doing more of what we know is needed and what we know works.

Upcoming Resident Services HCV Innovations:

- Program Structure
- Enhanced Services
 - Hoarding Behaviors/High Clutter Intervention Pilot Project
 - Housing Navigation for ALL
 - VASH Designated Service Provider (DSP)

B. 2023 Moving to Work (MTW) Annual Report

Grace Wood, Moving to Work Program Manager gave an overview of the key highlights of the MTW Annual Report.

- Two decades of participating in the MTW program has allowed KCHA to go above and beyond HUD's statutory goals.
- In 2023 KCHA served 12,013 MTW Households
 - Support Services with a Lasting Impact
 - Expansion & Preservation of Affordable Housing Solutions
 - Promoting Opportunities for Economic Mobility
 - Building Strong Community Partnerships

C. First Quarter 2024 Financial Report

Saeed Hajarizadeh, Executive Vice President of Administration/Chief Administrative Officer and Tesh Assefa, Financial Reporting Manager gave a summary of the First Quarter Financial Report with highlights from Federal Programs, Local Programs and Development.

D. First Quarter 2024 Write-Off Report

Anneliese Gryta, Executive Vice President of Housing Operations/Chief Operations Officer gave a brief summary of the report.

Write-offs usually happen when a tenant leaves and still owes money. We have had families that leave for homeownership, market value rents and some have passed away.

X. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave news updates.

- We received a notice from HUD – The inflation factor is 2.8% which is dramatically lower than funding from last year. The FMR was 8% for this area, lower than last year. Historically, when we have a lower FMR, we have conducted a survey for the area and challenged HUD's methodology. The Seattle area has shown a decrease in rents, and this has gone back five to six months. The only other region that was lower was in California in the Bay area.
- Last month Ponha Lim, Anneliese Gryta, Andrew Calkins and I met with Kent Mayor Randolf and Police Chief Padilla. This was a follow up conversation with the city of Kent around safety and security. Kent is one of our more challenging areas with respect to crime statistics. We are asking the city for an additional presence to our high-profile properties, so we can have more police presence as school is out of session. The Kent PD staff decreased during the pandemic and are still having staffing challenges so this will be continued.
- Congressman Adam Smith held an Affordable Housing roundtable. He hosts these annually with participants from Seattle HA, Renton HA and KCHA. Smith has a particular interest in affordable housing and has been a champion in the development of tax credits. His interests are if there are any barriers. Volatility to congress and particularly the threat of government shutdowns, as well as the delayed impact of funding. We are seven months into the federal fiscal year, and we just received our notification of funding two weeks ago. This is a repetitive challenge that he understands.
- We have two major operating system migrations. Housing Management Software YARDI and Dayforce for the Human Resources Information Software. We have a go live date for the HRIS System as January 1, 2025. Yardi is tentatively to go live in Spring of 2025. These are critical times moving forward with the implementation that involves not only our HR Staff, but also support from our finance staff as well.
- We received preliminary information regarding the point in time annual count that is lead by KCRHA that attempts to determine the number of homeless individuals by a sampling methodology community wide. The count has shown a 23% increase in King County from last year with respect to individuals as well as families that are reporting homelessness. Dismaying numbers and particularly in light of the fact that all of the resources that have collectively been targeted towards the continuing and ongoing fight for homelessness.
- Housing Is conference in DC that is Council for Large Housing Authorities (CLPHA). Housing Is, a conference that really hits at the nexus of a lot of the information that Shawli Hathaway presented this afternoon in terms of the intersectionality between housing and a lot of the community innovations. One of the things that is important on our focus on the youth aging out of foster care is the extension of that program is one of the biggest populations that is most vulnerable and has seen a tremendous increase in homelessness in the past decade, that population as well as the population of LGBTQIA individuals, which

has a lot of intersectionality with youth in foster care, particularly because sometimes families will displace those youth. With us being able to extend and pilot, keeping that population vulnerable, long term we hope to continue to address one of the biggest risk populations.

- There was a homicide yesterday at Ballinger Homes in Shoreline. We have been asked to provide support by the Shoreline School District, similar to what happened when we had another homicide in February. This is the second homicide we have had that has impacted the Ballinger Homes Community. This group will be providing support with respect to the schools; Penny Bradley, staff in the North Region, Caprice Witherspoon, Candace Sullers and Ponha Lim have also been on hand as well. This just emphasizes the real challenges that we have in some of our communities.

XI. KCHA IN THE NEWS

None.

XII. COMMISSIONER COMMENTS

None.

XIII. ADJOURNMENT

Chair Barnes adjourned the meeting at 4:27 p.m.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON



DOUGLAS J. BARNES, Chair
Board of Commissioners



ROBIN WALLS
Secretary

