

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

Monday, August 19, 2024

I. CALL TO ORDER

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Monday, August 19, 2024. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:04 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

None.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – July 22, 2024

On motion by Commissioner Richard Jackson, and seconded by Commissioner Regina Elmi, the Board unanimously approved the July 22, 2024, meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Richard Jackson, and seconded by Commissioner Regina Elmi, the Board unanimously approved the August 19, 2024, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for June 2024

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the August 19, 2024, hybrid Board of Commissioners' meeting consent agenda.

VII. BRIEFINGS AND REPORTS

A. 2023 Resident Characteristics Presentation

Emily Quinn, Senior Manager of Research and Evaluation gave highlights of the analysis.

- New entries outpace exits; the median time on subsidy is 8 years.
- Elderly households continue to be KCHA's largest and fastest growing household type.

- KCHA's population reflects communities impacted by poverty; nearly 2/3 of recent entries have experienced homelessness.
- Household incomes are low and not keeping pace with inflation.
- Over half of households exit for aging/health-related and neutral reasons; more than 1/3 do so for negative reasons.
- There are notable differences in characteristics by subsidy type.

B. Fourth Quarter 2023 Procurement Report

Saeed Hajarizadeh, Executive Vice President of Administration gave the report.

The report includes all activity from April through June 2024 that met one of the following criteria:

- New contracts with values of \$100,000 or greater.
- Changes orders that resulted in revised contract values in excess of 110% of either the original value or the not-to-exceed contract amount.
- Contracts with extensions or other foreseen changes.

It is a best practice to keep KCHA's governing body informed of all significant procurement activity.

C. Moving to Work Plan Update

Grace Wood, MTW Program Manager briefly explained the changes.

KCHA has received an extension to submit our 2025 MTW plan in November.

2025 Plan Highlights

- Direct Rental Assistance
- Policy Updates & Proposals
 - Flexible Rental Assistance
 - MTW Regionalization
 - Continued process improvement evaluation and streamlining
- Programming & Initiatives
 - Youth Violence Prevention Programming
 - Digital Equity Initiatives

VIII. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave news updates.

- Last week, Grace Wood and I attended a meeting with Representative Shrier who is proposing an affordable program for homeownership. They want to have a special homeownership program where there is an income restriction. As homeowners participate in this program, there would be a covenant locking in affordability that would be attached to the home. It was a good meeting in making connections. As we are expanding our homeownership program, there are future partnerships there.
- We have been meeting with each of the regions with property management staff. Around safety and security and training around mental health and supportive services. They are on the front lines as we have residents with multiple needs. Those needs can range from mental health to the challenge with residents as they age in place. We have been exploring additional skill sets that we have not potentially hired for with supportive services in mental health. We will continue to explore that in 2025.
- We have had continued police activity at Cascade and Riverton Terrace. It's unclear exactly what has happened.
- We concluded the interview process for the Executive Vice President for Human Resources, Chief People Officer and we selected Tonya Harlan.

IX. KCHA IN THE NEWS

None.

X. COMMISSIONER COMMENTS

None.

XI. ADJOURNMENT

Chair Barnes adjourned the meeting at 4:29 p.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



ROBIN WALLS
Secretary