

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

Monday, December 9, 2024

I. CALL TO ORDER

The special monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Monday, December 9, 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 Richard Jackson (via Zoom), Commissioner Tina Keys (via Zoom) and Commissioner Jerry Lee (via Zoom)

Excused: Commissioner Regina Elmi

III. PUBLIC COMMENT

No public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – November 18, 2024

On motion by Commissioner Richard Jackson, and seconded by Commissioner Tina Keys, the Board unanimously approved the November 18, 2024, meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved the November 18, 2024, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for October 2024

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved the November 18, 2024, hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. **Resolution No. 5783** – Authorizing Approval of the Comprehensive Operating and Capital Budgets for Calendar Year Beginning January 1, 2025

Wendy Teh, Vice President of Finance gave the presentation of the detailed summary of the budgets.

On motion by Commissioner Jerry Lee, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5783.

B. **Resolution No. 5784** – Authorizing Higher Payment Standards for the Housing Choice Voucher Program.

Pam Taylor, Senior Vice President of HCV explained the process and how the decision came about for requesting an increase.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved Resolution 5784.

VIII. BRIEFINGS & REPORTS

A. Third Quarter 2024 Executive Dashboard

Grace Wood, Moving to Work Program Manager, gave an update for the Executive Dashboard.

B. Third Quarter Financial Report

Wendy Teh, Vice President of Finance, gave a summary of the report.

C. Affirmative Action Plan

Tonya Harlan, Executive Vice President of Human Resources gave a detailed report of the AAP for KCHA.

- Annual analysis required by federal employers to increase representation of historically underrepresented groups
- Subject to oversight by the Office of Federal Contract Compliance Programs
- Ensure employers provide equal employment opportunities regardless of gender, race, disability or veteran status
- Reporting is used to set workplan goals, implement outreach efforts and monitor progress

IX. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave updates.

- We received information from Standard & Poor's that they have confirmed their AA issue credit rating and affirm the AA rating on previously issued general revenue deck. This really impacts our borrowing, particularly for some of our asset managed properties, like the work that is being done at Kirkland Heights. The rating and the fact that we are looked at as being reliable to our debt payments. This enables us to take on such a massive undertaking for a project like Kirkland Heights. We will be sending out the report.
- We had our KCHA All Staff on December 4, 2024. The theme of the meeting was belonging. One of the things that the supervisory staff at KCHA has been engaged in since 2023 has been a series of inclusive leadership workshops. One of the inclusive leadership workshops, part of the series was owning your own story - connecting and having discussions around what unites us, particularly around our values. We had wonderful participation by KCHA staff who led some of the group activities. We had outside guest speakers including Darnisha Bowman, Black Coffee Northwest and Juliana Sanchez, In and Out Plumbing, alongside Lisa Herrera, that participated in a panel discussion regarding their experiences as outsiders working in non-traditional fields. We also had the federal outlook and updates on HUD policy from Eric Oberdorfer from the National Association of Housing and Redevelopment Officials

(NAHRO), as well as Mark Thiele. NAHRO is the largest of the industry groups, in terms of advocacy and policy, and really connects us and helps us stay connected to Washington, D.C. and for our federal programs.

- In November and through this month, we have had and are concluding a series of workshops that staff are participating in, including the Empowering Action Workshops that are being led by our EDIB Team. This is really one of the in-depth programming that we have done on our EDIB initiatives and by the time they finish, majority of staff will have gone through the Empowering Action workshops.
- We also had two workshops for Beyond Diversity, hosted by Courageous Conversations, about Race that were laid out for our Property Management staff as well as our Housing Choice Voucher Program team. This will help guide us as we move forward into 2025, with our EDIB Initiative and efforts that have been so important to KCHA.
- With respect to the Presidential transition, we've already spoken about the funding uncertainty. We started out with what we assume to be a conservative proration at 99.5%, as the last three or four years the proration has been 100%. In the course of a week, we had estimates of 98% proration and then on Friday, a 97.5% proration. This will be the policymakers in DC of some version of tightening the belt that is going to take place with respect to incoming administration and being a little bit proactive in terms of what that looks like.

Other things we are anticipating – Proposals for term limits for assisted housing programs without discrimination, meaning in the past it has usually excluded elderly as well as disabled participants in federal programs. These term limits are rumored to just be straight term limits. There is also language in some of the documents, as well as in Project 2025 regarding the elimination of supportive services for homeless programs. An example would be the housing navigators that Wendy mentioned in her presentation. They are employed by the housing authority that we pilot with the King County Veteran's Program, that has been really successful. They understand what the residents are looking for and then help navigate with landlords and can do everything from helping folks acquire necessary personal identifying documents to providing transportation services. For populations that are most vulnerable, supportive services are really what makes the challenges of supporting some of our most vulnerable residents impactful. Not everyone has a car, not every place in King County has accessible public transportation. That can really limit people's accessibility to housing.

Reducing or eliminating the fair housing rules, particularly the affirmative furthering fair housing. AFFH guidelines have been bounced around since the Obama Administration. They were originally implemented towards the end of the Obama Administration and were mothballed during the first Trump Presidency. When Biden became President, HUD wanted to implement them and there was a challenge with the timing because the rules are complex and then this was during the pandemic. HUD was trying to roll out a lot of regulations on Housing Authorities all at once. We are now at the end of the Administration and it looks like it's been a decade long project in updating the fair housing rules.

Finally, there looks to be an expansion of the public charge rule. This impact immigrants. One of the determinations is if there is an expectation that a family

would be or someone with an immigrant status would be self-supporting or would need to rely on public assistance. Public assistance is usually defined as Social Security disability assistance payments, TANF -temporary assistance to needy families, and general assistance for States that still have general assistance payments. Housing payments such as those for the Housing Choice Voucher Program have specifically been excluded from public charge. It specifically laid out that housing assistance payments are excluded. In the previous Trump Administration, there were efforts towards the end to start and have a new definition of public charge that would include housing payments. What this potentially can mean is that for mixed families, where there's a combination of eligible citizens, as well as non-citizens and where we already pay a prorated amount. Because the families are receiving housing assistance payments, they may be considered as being part of the public charge and that may count against their immigration status and their ability to stay. We will see with the Executive Orders, if there is a change to the public charge rule and how that may impact our families.

- Thank you to all the Commissioners for your contributions this year and participation in the Board meetings. I wish everyone a happy and safe holiday season.

XI. KCHA IN THE NEWS

None.

XII. COMMISSIONER COMMENTS

Happy Holidays to all.

XIII. ADJOURNMENT

Chair Barnes adjourned the meeting at 4:30 p.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



ROBIN WALLS
Secretary