

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

Tuesday, February 18, 2025

I. CALL TO ORDER

The special monthly meeting of the King County Housing Authority Board of Commissioners was held as a special hybrid meeting on Tuesday, February 18, 2025. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:00 p.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair) (via Zoom), Commissioner Regina Elmi (via Zoom), Commissioner Richard Jackson (via Zoom), Commissioner Tina Keys (via Zoom) and Commissioner Jerry Lee

III. PUBLIC COMMENT

Kathleen Smith gave public comment.

Alex Tsimmerman gave public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – January 21, 2025

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved the January 21, 2025 meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Richard Jackson, and seconded by Commissioner Regina Elmi, the Board unanimously approved the February 18, 2025, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for December 2024

On motion by Commissioner Regina Elmi, and seconded by Commissioner Jerry Lee, the Board unanimously approved the February 18, 2025, hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5785 – A Resolution declaring the Authority's intention to sell tax-exempt obligations to finance the Trailhead Apartments.

Daniel Landes, VP of Development explained that they want to finance this development by using the 4% low-income tax credits.

take place in May. Most of the Senior Leadership at HUD have announced their resignations, so we are expecting changes.

- March 14th, the continuing resolution that funds the current government will expire. It's our expectation that we will be facing a government shutdown. The US Government will reach its debt limit and no longer be able to incur any spending. We have taken proactive steps. For our housing assistance payments to landlords, we spend close to \$20 million a month on average for our voucher programs. We have reserves, some of which are held with HUD, we have taken steps to getting those reserves released directly to us, and they will allow us to continue to fund the voucher program payments for at least two months. We are not in a position where we would need to reduce staff, but we have taken steps to slow our hiring. The last time there was a full government shutdown was during the first Trump Administration, and it went for 30 days. We have received our finding notice from HUD for March and April. For May and June, we would potentially use reserves. If a shutdown went all the way until July, we would be impacted with respect to payments to landlords for July 2025. We've never seen a shutdown that has gone that extended period of time, going close to 90 days. That would be truly extraordinary.
- We will continue to take steps in the case if there is a budget resolution that has a reduction in funding. Right now, we are currently funded at 99.5% with respect to housing assistance payments. Worst case scenario is if we actually had to terminate housing assistance, housing subsidies, but we are far from that. We are continuing to look at the current funding that's going through with respect to Congress, and we've been doing a lot of financial modeling around various scenarios.

X. KCHA IN THE NEWS

None.

XI. COMMISSIONER COMMENTS

None.

XII. ADJOURNMENT

Chair Barnes adjourned the meeting at 4:07 p.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



ROBIN WALLS
Secretary