

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

**Monday, May 19, 2025**

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**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 19, 2025. There being a quorum, the hybrid meeting was called to order by Vice-Chair Jackson at 3:09 p.m.

**II. ROLL CALL**

**Present:** Commissioner Richard Jackson (Vice-Chair) (via Zoom), Commissioner Tina Keys (via Zoom) and Commissioner Jerry Lee (via Zoom)

**Absent:** Commissioner Regina Elmi

**III. PUBLIC COMMENT**

Alex Tsimerman gave public comment.

Cindy Ference gave public comment.

**IV. APPROVAL OF MINUTES**

A. Board Meeting Minutes – April 21, 2025

On motion by Commissioner Jerry Lee, and seconded by Commissioner Tina Keys, the Board unanimously approved the April 21, 2025 meeting minutes.

**V. APPROVAL OF AGENDA**

On motion by Commissioner Tina Keys, and seconded by Commissioner Jerry Lee, the Board unanimously approved the May 19, 2025, hybrid Board of Commissioners' meeting agenda.

**VI. CONSENT AGENDA**

A. Voucher Certification Reports for March 2025

On motion by Commissioner Jerry Lee, and seconded by Commissioner Tina Keys, the Board unanimously approved the May 19, 2025, hybrid Board of Commissioners' meeting consent agenda.

## VII. RESOLUTIONS FOR DISCUSSION

- A. Resolution No. 5792** – A Resolution authorizing the Authority's participation in the development, financing and operation of a manufactured housing community in Skyway.

Tim Walter, Senior Vice President of Development and Asset Management presented the Skway West-Hill neighborhood to the Board of Commissioners.

KCHA will develop the site (parcel C) in partnership with MHCP. There will be 30 new lots of single family manufactured homes. 4-two-bedroom, 18-three-bedroom and 8-four-bedroom homes. Each to have a covered carport, shed and private off-street parking. The park will include a guest parking area and a children's playground/recreation space.

On motion by Commissioner Jerry Lee, and seconded by Commissioner Tina Keys, the Board unanimously approved Resolution 5792.

- B. Resolution No. 5793** – Application for HUD's Rental Assistance Demonstration (RAD) Program

Chris Clevenger, Housing Initiatives Officer, presented the RAD Conversion changes since the last presentation.

- Properties included in first RAD conversion
- Scope of Work
- Portfolio Award
- Timeline

On motion by Commissioner Jerry Lee, and seconded by Commissioner Tina Keys, the Board unanimously approved Resolution 5793.

- C. Resolution No. 5794** – Authorizing the Housing Authority to Establish Homeownership Option Under Its Tenant-Based Housing Choice Voucher Program.

Kristy Johnson, Senior Vice President of Policy, Research & Social Impact Initiatives  
Kristin Pace, Assistant VP of Research, Evaluation and Program Development  
Sandeep Kamoh, Homeownership Program Manager

The group collaboratively presented Dream to Keys – HCV Homeownership Program. As a national leader in affordable housing, King County Housing Authority serves to provide innovative, effective and equitable housing solutions so that all people and communities can prosper.

On motion by Commissioner Jerry Lee, and seconded by Commissioner Tina Keys, the Board unanimously approved Resolution 5794.

**D. Resolution No. 5795** – Acquisition of the Highlander House Apartments in Shoreline

Tim Walter, Senior Vice President of Development and Asset Management presented the request to acquire Highlander House Apartments in Shoreline.

- Existing 23-unit apartment complex with 4-one-bedroom and 19-two bedrooms

On motion by Commissioner Jerry Lee, and seconded by Commissioner Tina Keys, the Board unanimously approved Resolution 5795.

## **VIII. EXECUTIVE SESSION**

- A. To review the performance of public employees (RCW 42.30.110 (1) (g)).

Vice-Chair Commissioner Jackson announced that the Board of Commissioners will be going into Executive Session for approximately 20 minutes starting at 4:19pm.

4:19pm – Board meeting was suspended.

4:35pm – Board meeting was re-convened.

**Resolution No. 5796** – A Resolution of the King County Housing Authority Approving the President and Chief Executive Officer Employment Contract

Vice-Chair Commissioner Jackson read Resolution 5796.

On motion by Commissioner Tina Keys, and seconded by Commissioner Jerry Lee, the Board unanimously approved Resolution 5796.

## **IX. PRESIDENT/CEO REPORT**

Robin Walls, President/CEO gave news updates.

- Public Housing Authorities Directors Association – PHADA had their annual conference in Seattle last week and was invited to give the welcome address along with the CEO of Seattle Housing Authority, Rod Brandon. The emphasis of the conference was the expansion of MTW HA's and advocacy of the expansion of those housing authorities. There was also a focus on the policy issues related to the administration. It was good to interface with industry colleagues and welcome them to Seattle.
- RAD process of repositioning Public Housing and moving transitioning to some other assistance is .That program has been in existence for approximately a decade. Both Housing Authorities and HUD have learned some lessons with

respect to RAD. Rent Levels for properties, that converted earlier, were not at a level that were operationally sustainable. This is in part of the reason that KCHA made the decision to delay and not convert. HUD does not fund public housing at the same levels that it previously did decades ago. This administration has given an indication that it will speed up the process of divesting HUD from public housing in a way that is more aggressive.

- Just because we convert the portfolio to RAD and now it becomes project-based vouchers, residents are not required to move. They may remain at the property for as long as they choose to remain at the property. While they would be eligible for tenant-based vouchers, they also can remain at the property.
- There now may be a change in plans for the Seattle HUD field office. Originally it was slated for closure, supposedly it will now remain open.
- We just hired our new VP for Policy and Intergovernmental Affairs, Jessica de Barros. This position will be highly important working with each of the jurisdictions that we are in. Now that we are in the beginning of appropriations it will be important to keep in contact with congressional delegations.
- A major credit reporting agency, Moody's has downgraded the credit rating for the US Government. We at KCHA receive our credit rating certification from Standard and Poor's. Standard and Poor's had already downgraded the US Government from AAA to AA.

**X. KCHA IN THE NEWS**

None.

**XI. COMMISSIONER COMMENTS**

None.

**XII. ADJOURNMENT**

Vice-Chair Jackson adjourned the meeting at 4:22 p.m.

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



**RICHARD JACKSON**, Vice Chair  
Board of Commissioners



**ROBIN WALLS**

President/CEO and Secretary-Treasurer