

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

Monday, June 30, 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 Monday, June 30, 2025. There being a quorum, the hybrid meeting was called to order by Vice Chair Jackson at 3:03 p.m.

II. ROLL CALL

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

Absent: Commissioner Regina Elmi

III. PUBLIC COMMENT

Alex Tsimerman gave public comment.

Guillermo Rivera gave a written public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – May 19, 2025

On motion by Commissioner Tina Keys, and seconded by Commissioner Jerry Lee, the Board unanimously approved the May 19, 2025, meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Jerry Lee, and seconded by Commissioner Tina Key, the Board unanimously approved the June 30, 2025, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for April 2025

B. **Resolution 5797** - Resolution No. 5797 Supersedes and replaces Resolution No. 5795 authorizing the Authority's participation in the development, financing and operation of a manufactured housing community.

On motion by Commissioner Jerry Lee, and seconded by Commissioner Tina Keys, the Board unanimously approved the June 30, 2025, hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5798 – A Resolution of the Board of Commissioners of the Housing Authority of the County of King relating to governance and open public meetings, amending and restating the Authority's Bylaws and adopting revised policies on public meeting protocols.

Robin Walls, President/CEO explained the need for the updates.

On motion by Commissioner Jerry Lee, and seconded by Commissioner Neal Black, the Board unanimously approved Resolution 5798.

VIII. BRIEFINGS AND REPORTS

A. First Quarter 2025 Financial Report

Wendy Teh, Vice President of Finance gave a presentation with the financial highlights for the Board.

B. First Quarter 2025 Write-Off Report

Penny Bradley, Assistant VP of Property Management – Administrative, gave a summary of the report to the Board.

C. KCHA Goals

Robin Walls, President/CEO, gave a presentation on the 2025 KCHA Goals. We will continue to report on the Goals at future meetings.

- Support the development of equitable, inclusive and anti-racist practices across the organization.
- Develop and enhance workforce programming to attract, retain and develop KCHA staff to improve business practices and promote an inclusive workplace culture.
- Continuing to Upgrade and Expand KCHA's Affordable Housing Inventory.
- Continue to Reduce KCHA's Environmental Footprint and promote Environmental Justice.
- Improve KCHA Operational Experience for Internal and External Customers.

D. KCHA Digital Equity Update

Steven Hellyer, Executive VP of Technology/Chief Technology Officer and
Jamie Robbins, Digital Equity Coordinator

KCHA believes that every person, regardless of age, background, income, or experience, should have the tools they need to actively engage in the economy, society, and democracy, including:

- Affordable high-speed internet;
- Affordable computers, laptops, and devices; and
- Opportunities to learn practical skills.

Digital equity for those on KCHA assistance: The capacity for all residents living at KCHA-owned housing sites and utilizing a tenant-based voucher to have access to (1) affordable high-speed internet, (2) low-cost computing devices, and (3) digital literacy skills to fully utilize devices and internet is a condition KCHA will strive to achieve. KCHA will also take steps to ensure it is not widening the digital divide with each technology initiative impacting the community we serve.

IX. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave news updates

- We will be going over the packets for the next few months. We have given you the Digital Equity update, we will be going over additional updates. We will focus on KCHA operational experience, increasing access to units for voucher holders. Housing Choice Voucher Program has decreased utilization nationwide. We will also look at Developing and Enhancing Workforce Programming to support an inclusive workplace, we will focus on the pay equity issue. We have a lot of data to share with the Board.
- Saeed Hajarizadeh, Chief Administrative Officer presented on an International Social Housing Conference that he and Robin participated in at the beginning of June in Dublin, Ireland and to provide an update on how some of us are partnering with Housing Europe on our shared issues with respect to affordable housing. This was a self-funded trip, no KCHA or government funds were used. KCHA is a member of NAHRO, National Association of Housing and Redevelopment Officials. There are about 3500 housing authorities in the country. They have a committee called the International Research and Global Exchange Committee, which both Saeed and Robin are members of. This event happens every two years and is put together by Housing Europe. An organization like NAHRO. They represent 31 European countries encompassing 25 million dwellings and in Europe, roughly 11% of housing is social housing. There were 2000 members at the conference. Saeed also shared photos from the trip. Social housing in Europe is a term used in Europe to indicate housing that is less expensive and generally funded and assisted by local and national forms of government. Social housing plays a crucial role in providing affordable housing spaces. In Ireland, they consider housing a human right guaranteed by its national

government. They provide financial assistance through a similar mechanism to our HCV Program. Help is immediate and universal so there's no wait to receive housing assistance as long as you can find a unit, and that has been a problem, even in Ireland. This housing is guaranteed for life, and you pay depending on income. Social housing is heavily subsidized by the government, and created a lot of housing for the poor. Our public housing is for housing the poor but we stopped adding housing since the 1990's and most has been from the private sector. In Dublin, the challenges are similar to Seattle. They have done tax incentives, and the issues are the same Housing is a human right, rent controls to end landlord power sign. We have just passed a version of rent controls as well.

- HUD Budget Update – There is a critical stage for us with respect to the federal budget. The understanding of the budget process for 2026 and the emergency housing vouchers. We are at a point where we have to take serious budget actions to prepare for the EHV's running out in 2026.

Emergency Housing Vouchers Background

- 752 EHV's awarded to KCHA via the American Rescue Plan (2021)
- Funding for vouchers anticipated through September 30, 2030
- Approx 60,000 vouchers funded nationwide
- \$5 Billion budgeted for the program
- Priorities for families are:
 - Homeless
 - At risk of homelessness
 - Fleeing or attempting to flee DV, dating violence and sexual assault
- Due to historic increases in rental prices, sufficient funding to cover EHV's through CY 2026
- PIH Notice 2025-19, issued on 6/20/25 provided instruction for HA's to transition EHV families into their HCV Programs
- We have 743 EHV utilization (95.5%)
- Annual costs of \$12.31 Million
- Options per the PIH Notice are:
 - Transfer families via a waitlist preference
 - Transition families eligible to certain special purpose vouchers i.e. mainstream to vacancies
 - Terminate assistance for families

EHV funding/HUD Funding

- The reconciliation bill, "big, beautiful, bill" does not determine HUD FY 26 Funding
- HUD funding is determined by the Appropriates Committees
- Reportedly 100+ legislators are pushing for continued funding for EHV's
- Depending upon the final ruling by the Supreme Court on Birthright Citizenship, housing authorities may also be forced to take action on mixed families.

KCHA has already taken multiple steps in preparation for 2026. We have already slowed hiring in anticipation of cuts. We have also looked at the household share of the rent. We have a family share at 28%, which is no longer a feasible or sustainable long-term strategy. Increasing family share to 31% allows HAP cost

savings. We will be updating the MTW Plan to allow for the change, including holding public meetings in July. We anticipate bringing the MTW Update to the board for approval in July or Sept 2025.

- Dan Watson gave a tribute to Tim Walter, Senior VP of Development and Asset Management, who is retiring today, after 32 years at KCHA.

X. KCHA IN THE NEWS

None.

XI. COMMISSIONER COMMENTS

None.

XII. ADJOURNMENT

Vice Chair Jackson adjourned the meeting at 4:33 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