

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

Monday, July 21, 2025

I. CALL TO ORDER

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a special hybrid meeting on Monday, July 21, 2025. There being a quorum, the hybrid meeting was called to order by Vice Chair Jackson at 3:00 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

No public comment

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – June 30, 2025

On motion by Commissioner Tina Keys, and seconded by Commissioner Jerry Lee, the Board unanimously approved the June 30, 2025 meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Neal Black, and seconded by Commissioner Jerry Lee, the Board unanimously approved the July 21, 2025, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for May 2025

B. First Quarter 2025 Executive Dashboard

On motion by Commissioner Neal Black, and seconded by Commissioner Jerry Lee, the Board unanimously approved the July 21, 2025, hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5799 – Moving to Work Plan Amendment

Jessica de Barros, Vice President of Policy explained that this Amendment adds two new activities and to clarify KCHA's intent to make changes to the implementation of ongoing approved initiatives projected to occur during the fiscal year.

On motion by Commissioner Neal Black, and seconded by Commissioner Jerry Lee, the Board unanimously approved Resolution 5799.

VIII. BRIEFINGS AND REPORTS

A. 2025 Midyear Budget

Shannon Nicholas, Financial Reporting Manager explained that the Midyear Financial Forecast includes revised assumptions and new information not part of the original budget process.

B. Safety and Security Updates

Pohna Lim, Vice President for Safety and Security gave a detailed presentation of Flock cameras.

He also clarified misconceptions regarding media misrepresentation along with the facts from Johnson County Sheriff's Office.

C. People and Culture: EDIB Update

Tonya Harlan, Executive VP of People and Culture and Ebane Mainor, EDIB Program Manager presented the update.

Strategic Alignment for People and Culture. People and Culture is made up of Human Resources, Learning and Development and Equity, Diversity, Inclusion and Belonging (EDIB). This creates a holistic employee experience that not only ensures compliance and operational efficiency but also drives engagement, inclusion and professional growth across KCHA.

Development and Implementation of Inclusive Practices:

- Demographic Dashboards
- Equity Lens Tool Development

IX. EXECUTIVE SESSION

- A. To evaluate the qualifications of an applicant for public employment or to review the performance of a public employee. However, subject to RCW [42.30.140\(4\)](#), discussion by a governing body of salaries, wages, and other conditions of employment to be generally applied within the agency shall occur in a meeting open to the public, and when a governing body elects to take final action hiring, setting the salary of an individual employee or class of employees, or discharging or disciplining an employee, that action shall be taken in a meeting open to the public (g); and to discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency (i).

Vice-Chair Commissioner Jackson announced that the Board of Commissioners will be going into Executive Session for approximately one hour starting at 4:00pm.

4:00pm – Board meeting was suspended.

5:01pm – Board meeting was re-convened.

X. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave news updates.

- We received confirmation from Standard and Poors of maintaining our AA bond status with respect to our rating.
- Several staff including myself attended the NAHRO Summer Symposium in New York City last week. NAHRO is National Association of Housing and Redevelopment Officials. The focus was looking at the Federal landscape.
- We are hearing that there is an expectation that when the continued Resolution expires on Sept 30th, that there will be another continuing Resolution. Congress will go into their congressional recess for summer break. Passage of HR1 that then leads to appropriations, and there will be multiple phases as far as the appropriation process.
 - There's a proposal for some cuts, some of the HUD cuts are not as drastic as the cuts that are expected for some of the other programs, such as Medicaid and food stamps. We are expecting deep cuts at Housing Authorities for Public Housing Funds, both operating and capital funds, as well as reductions of HCV Administrative Fees.
 - EHV's will be transitioned into tenant protection vouchers, this doesn't restore funding it transfers from one voucher type to another, but doesn't come with additional funding so they are not renewed vouchers. We expect to continue receiving funding until December 2026. January 2027 is where

we will not receive the additional funding, this will leave an anticipated gap of \$20 million dollars.

- Expansion of the tax credits. They are most important tool for creation and development for affordable housing.
- Anticipating that work requirements will most likely happen.
- Term limits are still being talked about. It's unclear of if this will be an aggressive amount of time, such as three years or less or a generous amount of time.
- There could be an Executive Order that will clarify rules towards mixed families. Mixed households that have a combination of immigrants that some may have undocumented status will impact those families. We have 130-140 families that are in this status.
- There was a sanitation strike in Kent that has concluded, services have returned to normal.
- We have hired Lauren Mathisen as the Executive Vice President of Real Estate Development/Chief Development Officer. She will be over Development and Asset Management.

XI. KCHA IN THE NEWS

None.

XII. COMMISSIONER COMMENTS

None.

XIII. ADJOURNMENT

Vice Chair Jackson adjourned the meeting at 5:04 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