

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

Monday, October 20, 2025

I. CALL TO ORDER

The regular monthly meeting of the King County Housing Authority Board of Commissioners was held as a special hybrid meeting on Monday, October 20, 2025. There being a quorum, the hybrid meeting was called to order by Chair Lee at 3:01 p.m.

II. ROLL CALL

Present: Commissioner Jerry Lee (Chair), Richard Jackson (Vice-Chair) (via Zoom), Commissioner Tina Keys (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 – September 15, 2025

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the September 15, 2025 meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved the October 20, 2025, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for August 2025

B. Resolution 5803 – Acquisition of Investor Interests' in Vantage Point Apartments LLC

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the October 20, 2025, hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5804 – Approving KCHA’s Moving to Work Annual Plan for Fiscal Year 2026

Jessica de Barros, VP of Policy & Intergovernmental Affairs and Andria Lazaga, VP of Compliance & Policy explained the reasoning and why it’s so important.

KCHA was designated a Moving to Work housing authority by HUD in 2003. KCHA was one of the first 39 agencies.

2026 Focus Areas

- Promote self-sufficiency
- Shape policies through evaluation
- Help people stay housed
- Support resident health, stability and well-being
- Leverage partnerships to address homelessness
- Deepen partnerships to improve educational outcomes
- Adapt operations & policies to support efficient program administration
- Invest in capital repair

On motion by Commissioner Tina Keys, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5804.

B. Resolution No. 5805 – Haven Apartments Acquisition Authorization

Lauren Mathisen, Executive VP of Real Estate Development described the location and context of the complex.

- 246 units, built in 1981
 - 32 Studios
 - 35 – 1 Bedroom
 - 151 – 2 Bedroom
 - 28 – 3 Bedroom
- Existing tenants will remain in place
- Workforce housing

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5805.

C. Resolution No. 5806 – Bank of America Revolving Tax-Exempt and Taxable Line of Credit

Lauren Mathisen, Executive VP of Real Estate Development explained the reasoning and plan.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved Resolution 5806.

D. Resolution No. 5807 – Authorizing an Increase in the Pay Schedules for Administrative and Building Trades Employees of 2.5% Effective November 1, 2025

Tonya Harlan, Executive VP of People and Culture presented the resolution to the Commissioners.

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5807.

VIII. BRIEFINGS AND REPORTS

A. Increasing 2025 Going Beyond Payment Standards

Pam Taylor, Senior VP of HCVP presented about KCHA's goal to improve shopping success rates for HCV Program Participants.

B. Second Quarter 2025 Executive Dashboard

Jessica de Barros, VP of Policy and Intergovernmental Affairs gave a brief summary of the households served as of June 2025.

C. 2024 Single Audit Report

Saeed Hajarizadeh, Executive VP of Administration gave a summary of the audit. KCHA is required to have an audit performed each year. The financial information represents the financial health of the housing authority.

IX. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave news updates.

- We are still in the Government Shutdown. As far as the impact, HUD received advanced funding in October, so they will be funded through December.
- The Senate passed the Road to Housing bill. Many elements of that bill have provisions for MTW authorities. There are some wins, including the expansion of more MTW housing authorities into an additional cohort that would allow for more housing authorities to experience some of the flexibilities around MTW provisions. There are also certain challenges with respect to this, the report requires a certain amount of reporting from HUD or housing authorities for MTW authorities and some of these things are not easy to monitor. It will also attempt

to cap spending for local non-traditional programming. If there was a cap, we would some of our most innovative work would not be able to accomplish it.

- Next Wednesday, there will be some staff including myself, Jessica de Barros, Andria Lazaga and Commissioner Keys that will be doing Hill visits in Washington DC with respect to our congressional delegation. We have visits scheduled with Senators Murray and Cantwell, congressional representative Adam Smith and Kim Schrier. Washington State's Congressional delegations has been the strongest and most supportive in terms of providing access and being champions of affordable housing. I will report back next month in terms of the conversations from our Hill visits. A lot of the focus will be on emergency housing vouchers. That's particularly challenging for us as a housing authority and while they will impact us in 2027, the preparations start now.
- Locally, we have our special purpose voucher categories where we are oversubscribed. For our mainstream – vouchers that are not elderly disabled individuals. On our regular voucher program, our MTW block grant vouchers, are funded separately. We have applied for shortfall funding because we have expended all of the funds. In 2025, HUD prorated mainstream to 92% of funding opposed to 100%. Our only challenge is we are over \$2 million spent. HUD takes all the funds and when programs are in shortfall, they recapture all the reserves and spread them out to housing authorities that need them.

X. COMMISSIONER COMMENTS

None.

XI. ADJOURNMENT

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

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON



JERRY LEE, Chair
Board of Commissioners



ROBIN WALLS

President/CEO and Secretary-Treasurer