

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

**Monday, November 17, 2025**

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**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, November 17, 2025. There being a quorum, the hybrid meeting was called to order by Chair Lee at 3:00 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 – October 20, 2025

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved the October 20, 2025 meeting minutes.

**V. APPROVAL OF AGENDA**

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the November 17, 2025, hybrid Board of Commissioners' meeting agenda.

**VI. CONSENT AGENDA**

A. Voucher Certification Reports for September 2025

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the November 17, 2025, hybrid Board of Commissioners' meeting consent agenda.

## **VII. RESOLUTIONS FOR DISCUSSION**

### **A. Resolution No. 5808 – Payment Standards**

Pam Taylor, Senior VP of HCVP and Tyler Shannon, Senior Management Analyst presented the Payment Standards Annual Review for 2026.

The Voucher Payment Standard is the maximum subsidy a housing authority can pay on behalf of a family.

Payment standards are typically established based on HUD Fair Market Rents, however KCHA has local autonomy in setting its payment standards due to its Moving to Work status.

Questions of Commissioners were answered.

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5808.

### **B. Resolution No. 5809 – Authorizing the Submission of Rental Assistance Demonstration (RAD) Program Applications for All Public Housing Units in Cohort 2.**

Chris Clevenger, Housing Initiatives Officer presented the details of Cohort 2.

Seven public housing properties are included in Cohort 2:

- Boulevard Manor
- Burndale Homes
- Eastside Terrace
- Firwood Circle
- Paramount House
- Southridge House
- Valli Kee

Questions of Commissioners were answered.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved Resolution 5809.

## **VIII. BRIEFINGS AND REPORTS**

### **A. 2024 Resident Characteristics Report**

Emilee Quinn, Senior Administrative Program Manager for Social Impact explained the descriptive characteristics of federally subsidized households served by KCHA.

The number of households KCHA serves continues to increase each year.

KCHA administers three federal subsidy types:

- Tenant-based vouchers 70%
- Project-based vouchers 16%
- Public Housing 14%

Nearly 1/3 of federally subsidized households lived in properties owned by KCHA.

2024 Highlights

- Number served
- Household composition
- Household income
- Time on subsidy
- Exiting Assistance

B. Second Quarter 2025 Write-Off Report

Penny Bradley, Senior VP of Housing and Community Services gave a detailed report.

Questions of Commissioners were answered.

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

Robin Walls, President/CEO gave news updates.

- Summary of DC visit in late October. Commissioner Keys, myself, Andria Lazaga, VP for Compliance and Jessica de Barros, VP for Policy and Intergovernmental Affairs met with our Senators, as well as a couple of Representatives from KCHA's jurisdiction. Our in person meetings were with Senator Murray and Senator Cantwell. For the Senator Cantwell meeting, we were joined by Tacoma Housing Authority. We also met with Representative Smith and Kim Schrier. Topics we covered were Emergency Housing Voucher funding, Road to Housing as well as Tax Credits.
- Locally, elections were held last week. There is now a new King County Executive, Girmay Zahilay. We have a long-term relationship with him and look forward to continuing that relationship. Congratulations to Neal Black on his re-election for Kirkland City Council.
- The government shutdown ended last week. There is a continuing Resolution through Jan 30<sup>th</sup>. It is our understanding that the THUD bill will receive priority. THUD bill is tied in with the Dept of Transportation. We have the funding for TSA which was greatly impacted.
- We are looking for a response for our special purpose vouchers from HUD. We are in a shortfall status. We expect to receive a follow up for additional funding, to continue to house families.

- Commissioners, you will also receive an email from Kami regarding training. We are also scheduling our annual training and we will begin next month.

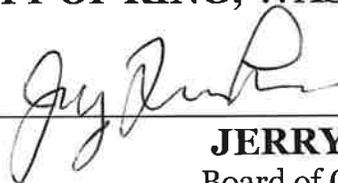
**X. COMMISSIONER COMMENTS**

None.

**XI. ADJOURNMENT**

Chair Lee adjourned the meeting at 4:10 p.m.

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



**JERRY LEE**, Chair  
Board of Commissioners



**ROBIN WALLS**

President/CEO and Secretary-Treasurer