

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

Monday, April 20, 2026

I. CALL TO ORDER

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a virtual meeting on Monday, April 20, 2026. 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) (via Zoom), Richard Jackson (Vice-Chair) (via Zoom), Commissioner Neal Black (via Zoom) and Commissioner Tina Keys (via Zoom).

Absent: Commissioner Regina Elmi

III. PUBLIC COMMENT

Cindy Ference gave public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – March 16, 2026

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the March 16, 2026 meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the April 20, 2026, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for February 2026

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the April 20, 2026 hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5823 – Authorizing Changes to the Public Housing Admission and Continued Occupancy Policy Related to the Tenant Charge Schedule and Grievance Procedure

Judi Jones, Compliance Senior Strategic Advisor presented to the board the changes that were being requested.

Purpose of the Tenant Charge Schedule details maintenance costs and other amounts charged to tenants such as those for damages beyond normal wear and tear.

- Streamlined Repair Categories
- Time and Materials Billing
- Labor Billing Increments
- Updated Flat Rates for Specific Services

Questions of Commissioners were answered.

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5823.

B. Resolution No. 5825 – Adoption of Revised Capital Asset Policy

Wendy Teh, VP of Finance and Joanie Monaghan, VP CSG Advisors presented the Capital Asset Policy and explained it and why the revision is needed.

Establishes clear and consistent rules for how KCHA acquires, records, depreciates, safeguards and disposes of long-term assets. Helps ensure accurate financial reporting, better ratings outcomes, strong controls and clearer decision-making.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved Resolution 5825.

VIII. BRIEFINGS AND REPORTS

A. Safety and Security Update

Ponha Lim, VP of Safety and Security gave the board an update of what has been done in 2025 and the strategic planning for 2026.

Questions of Commissioners were answered.

B. Capital Construction Report

JJ Jordan, VP of Construction, Maintenance & Weatherization gave key highlights in 2025 as well as what's to come for 2026.

Questions of Commissioners were answered.

C. 2025 Fourth Quarter Financial Report

Wendy Teh, VP of Finance gave a recap for the fourth quarter 2025 and the outlook for 2026.

Year end results showed key performance indicators exceeded expectations. A SWOT Analysis was done, showing strengths, weaknesses Opportunities and Threats.

D. Tax Credit Overview

Dan Landes, VP of Development gave a presentation showing the overview and history of low-income housing tax credits.

IX. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave updates:

- Moving to Work (MTW) Collaborative conference was in Washington DC in early April. Multiple KCHA staff had presentations and Resident Services were spotlighted. KCHA was well represented and the HUD Secretary also attended.
- We have had two closings in our Homeownership program. Next month Sandeep Kamoh will present for the program. It's a new program for us, noticed we didn't have that program when I came on. We are excited with the early success.
- Last week, the Housing Development Consortium (HDC) featured Rod Brandon, Executive Director from Seattle Housing Authority and myself for housing authorities. It was a well attended event.
- There was a March Town Hall featuring the Pay Plan Policy that is being implemented and a feature from our Toastmasters.
- President's budget – skinny bill. Policy wise, it wasn't as aggressive for 2027. This year, the bill of highlight would authorize the HUD Secretary would be able to implement, not just recommend.
- Mixed Status – KCHA will be submitting formal comments to HUD.

XI. KCHA in the News

None.

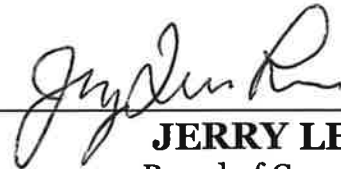
XII. COMMISSIONER COMMENTS

None.

XIII. ADJOURNMENT

Chair Lee adjourned the meeting at 5:04 p.m.

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



JERRY LEE, Chair
Board of Commissioners



ROBIN WALLS

President/CEO and Secretary-Treasurer