

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

**Monday, May 18, 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, May 18, 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**

No public comment.

**IV. APPROVAL OF MINUTES**

A. Board Meeting Minutes – April 20, 2026

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved the April 20, 2026 meeting minutes.

**V. APPROVAL OF AGENDA**

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the May 18, 2026, hybrid Board of Commissioners' meeting agenda.

**VI. CONSENT AGENDA**

A. Voucher Certification Reports for March 2026

B. Resolution No 5826 – Authorization Changes to the Public Housing Admission and Continued Occupancy Policy

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved the May 18, 2026 hybrid Board of Commissioners' meeting consent agenda.

## **VII. RESOLUTIONS FOR DISCUSSION**

### **A. Resolution No. 5827 – A Resolution authorizing the Authority to issue bonds for the Trailhead Apartments Development**

On motion by Commissioner Richard Jackson, and seconded by Commissioner Tina Keys, the Board unanimously approved Resolution 5827.

### **B. Resolution No. 5828 – A Resolution Authorizing the Financing and Development of the Trailhead Apartments Mixed-use rental housing project**

On motion by Commissioner Richard Jackson, and seconded by Commissioner Tina Keys, the Board unanimously approved Resolution 5828.

Lauren Mathisen, Executive VP of Development & Asset Management introduced the Resolutions. Nate Kraus, Development Manager gave the details of the project while Dan Landes, Vice President of Development gave the project funding proposals.

The Trailhead Apartments is a proposed development located in Central Issaquah that will be a part of a larger mixed-income, mixed-use Transit Oriented Development project next door to the Issaquah Transit Center. King County Housing Authority is partnering with Avalon Bay Communities, Inc. and the City of Issaquah on the larger TOD Project. The Trailhead will including 154 units of workforce housing owned by KCHA targeting households at 40% and 60% of Area Median Income. The development will be financed with funding from KCHA, the Washington State Housing Trust Funds, King County TOD funds, ARCH Funding, 4% Low Income Housing Tax Credits and Tax-Exempt Bond Financing.

The project schedule is to have construction completed by June of 2028.

The proposed Trailhead Apartments include 156 units and in the following unit mix: 6 studio units with one bath, 62 one-bedroom units with one bath, 50 two-bedroom units with one bath and 38 three-bedroom units with two baths

## **VIII. BRIEFINGS AND REPORTS**

### **A. Keys to Homeownership Program**

Sandeep Kamoh, Interim Social Impact Program Manager and Kristin Pace, Assistant VP of Research, Evaluation & Program Development gave the detailed presentation of the Program Update.

Dream to Keys – was launched in July 2025.

Housing Choice Voucher Homeownership Program that allows participants to use a voucher to pay for a part of their monthly mortgage.

### **B. Bond & Acquisition Program Overview**

Dave Allan, Senior Vice President of Asset Management gave a full report and explanation of how Asset Management is structured as well as the portfolio.

C. 2026 Legislative Session

Jessica de Barros, Vice President of Policy & Intergovernmental Affairs gave the summary of what is currently happening in legislature

D. RAD Conversion Update

Chris Clevenger, Housing Initiatives Officer gave the Rental Assistance Demonstration (RAD) program update of repositioning KCHA's public housing portfolio to the Section 8 program.

Repositioning our public housing units to the Section 8 program through RAD conversion would provide greater assurance of long-term funding stability while preserving deep rental subsidies for residents.

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

Robin Walls, President/CEO gave updates:

- Earlier this month we received our fiscal year 2026 funding from HUD and our MTW block grant funding was 99.6%.
- Feel Good news events – Earlier this month, KCHA was recognized by Kirkland City Council for Affordable Housing Week. The Kirkland City Council was gracious around the support of affordable housing. Neal Black is Vice Chair for Kirkland City Council. We appreciate the recognition of that work with one of our important partners.
- The Grand Opening of Kirkland Heights is scheduled next month.
- June 4<sup>th</sup>, we will recognize and celebrate graduates from Highline College. We have a partnership with Highline through our while in School program (WISH) for students that are at risk of homelessness. There are approximately 120 vouchers. We have been able to receive funding from the Rankin Foundation to help those students where they are receiving a cash assistance grant. Where students are pursuing their higher education goals, sometimes things are beyond their control that interrupts.
- June 7<sup>th</sup>, we will have our first graduates from College Unbound. College Unbound is a program that offers a BA in Human Services and really takes life skills/experience as part of the curriculum. We have two cohorts of KCHA Staff as well as SHA staff that are participating in College Unbound. Fanisha Terry will be our first graduate. We are really happy to see her finish this milestone. Springtime is a great time to have positive stories.
- KCHA received recognition from the Bellevue Boys and Girls Club over the weekend at their annual fundraiser. KCHA staff attended and KCHA was recognized many times.

- Legislatively, HUD sent out an abrupt notice to HA's noting the end of the restore, rebuild, which was formerly called Faircloth. It preserved the right for HA's to designate a certain number of their units that were taken offline and redevelop those units at a future time. We have certain properties, that we have preserved the usage for public housing. One was purchased in the last five years, servicing families that would be homeless. All of these families are under 30% of the AMI. That is an example of use in a modern era.

## **XI. KCHA in the News**

## **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