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

Monday, June 15, 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, June 15, 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), 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 – May 18, 2026

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the May 18, 2026 meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the June 15, 2026, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for April 2026

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 consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5829 – Authorizing the Submission of Rental Assistance Demonstration (RAD) Program Applications for All Public Housing Units in Seven Properties (Cohort 3)

Chris Clevenger, Housing Initiatives Officer, gave the updates of the RAD program and what has been done since the last time he presented at the Board.

We have a Cohort group that we are focusing on for conversion. We have continued to move forward with our four Cohorts. Our conversion plan is to work through six Cohorts. Some are subsidy only that will only include required repairs. The construction blends will include some level of construction.

RAD Cohort 3

- RAD/Section 18 Blend – Construction Blend
- 5 Properties
    - Case Juanita, Kirkland
    - College Place, Bellevue
    - Forest Glen, Redmond
    - Northlake House, Bothell
    - Westminster Manor, Shoreline
- 265 Units

Questions of Commissioners were answered.

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5829.

B. Resolution No. 5830 – Authorizing the President/CEO to enter into an Interlocal Agreement with Philadelphia Housing Authority in Order to Acquire Management Consulting Services

Robin Walls, President/CEO gave the explanation of why we need this Interlocal Agreement with Philadelphia Housing Authority.

Questions of Commissioners were answered.

On motion by Commissioner Neal Black, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5830.

VIII. BRIEFINGS AND REPORTS

A. Amendment to MTW Plan Briefing

Grace Wood, MTW Program Manager gave an overview of the MTW Amendment.

MTW is a HUD demonstration program that gives housing authorities flexibility to use federal funds as a single block grant and test innovative policies that improve housing outcomes. It allows KCHA to design local solutions, expand housing choice, and operate more efficiently.

The MTW Plan Amendment is a mid-year update when we need to add or modify the activity after the plan has already been approved.

B. First Quarter 2026 Executive Dashboard

Jessica de Barros, VP of Policy and Intergovernmental Affairs, gave the summary of the Executive Dashboard.

C. First Quarter Financial Report

Wendy Teh, Executive VP of Finance summarized the financials for KCHA.

D. First Quarter Procurement Report

Wendy Teh, Executive VP of Finance summarized the Procurement Activity.

IX. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave updates:

- Dan Watson recognized retirements for Wen Xu and Dan Landes.
- Last week was a big event for KCHA – While In School Housing (WISH), in partnership with Highline College, we celebrated graduates in partnership with the Rankin Foundation. There were 15 graduates. These are students who were formally homeless. KCHA provides the vouchers. The graduates talked about the support they have received.
- College Unbound. We have two cohorts and we just saw our first graduate utilize some of their work experience. It has been very well received and we are excited with the success. We will be rolling this out to residents.

X. EXECUTIVE SESSION

A. To review the performance of a public employee (RCW 42.30.110 (1)(g)).

Chair Lee announced that the Board of Commissioners will go into Executive Session to review the performance of a public employee and will reconvene the meeting at 5:00pm.

4:17pm – Board meeting was suspended.

4:52pm – Board meeting was re-convened.

XI. KCHA in the News

None.

XII. COMMISSIONER COMMENTS

None.

XIII. ADJOURNMENT

Chair Lee adjourned the meeting at 4:54 p.m.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

JERRY LEE, Chair
Board of Commissioners

ROBIN WALLS
President/CEO and Secretary-Treasurer