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

Monday, September 14, 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, September 14, 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 – July 20, 2026

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the July 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 September 14, 2026, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for July 2026

On motion by Commissioner Richard Jackson, and seconded by Commissioner Neal Black, the Board unanimously approved the September 14, 2026 hybrid Board of Commissioners' meeting consent agenda.

VII. BRIEFINGS AND REPORTS

A. Second Quarter 2026 Financials

Wendy Teh, Executive Vice President of Administration/Chief Administrative Officer gave a summary with financial highlights and statements in the report.

B. Second Quarter 2026 Procurement Report

Wendy Teh, Executive Vice President of Administration/Chief Administrative Officer included all activity from April through June 2026 that met the following criteria:

- New contracts with values of $100,000 or greater
- Change orders that resulted in revised contract values in excess of 110% of either the original value or the not-to-exceed contract amount
- Contracts with extensions or other foreseen changes

C. Asset Management Resident Survey

Emily Quinn, Social Impact Senior Program Manager and Kristin Pace, Assistant Vice President of Research, Evaluation and Program Development presented the Survey of residents living in Asset Management properties: Project update.

- KCHA has more than 65 Asset Managed Properties
- KCHA rents nearly 9,500 units at below-market rents. This is 70% of all KCHA-owned units.
- We know little about households living in these units because KCHA does not typically collect household-level data

Project status:

- Completed survey with 30 bond-financed properties in fall 2025
- Currently deploying the survey with 26 additional tax credit financed properties

VIII. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave updates:

- John Eliason, Vice President of Development will be retiring from KCHA at the end of this month after 24 years at KCHA. Dan Watson, Advisor to the President/CEO read a tribute for John Eliason and all of his accomplishments at KCHA.
- Last month was the groundbreaking for the Trailhead Apartments in Issaquah. This is our first ground up construction that KCHA has done in quite some time. In addition to the mayor and many representatives from the City of Issaquah, was also attended by Representative Kim Schreier. This property is in her district.

- We closed on our bond issuance for that development with a bond issuance rate of 5.03%. Congratulations to Lauren Mathisen and her team
- We closed for Trailhead as well.
- I have been invited by Shoreline City Council to discuss development opportunities. They requested that I attend, and we always like to engage with city councils, particularly within our jurisdiction, who are welcoming and strong partners for KCHA.
- We will also be at Ballinger Commons in November

IX. EXECUTIVE SESSION

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

Commissioner Lee announced that the Board will now go into Executive Session at 3:50pm and will reconvene at 4:10pm.

3:50pm – Board meeting was suspended.

4:13pm – Board was re-convened.

X. KCHA IN THE NEWS

XI. COMMISSIONER COMMENTS

None.

XII. ADJOURNMENT

Chair Lee adjourned the meeting at 4:14 p.m.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON

JERRY LEE, Chair
Board of Commissioners

ROBIN WALLS
President/CEO and Secretary-Treasurer