

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

Monday, April 15, 2024

I. CALL TO ORDER

The special monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Monday, April 15, 2024. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:00 p.m.

II. ROLL CALL

Present: Commissioner Doug Barnes (Chair) (via Zoom), Commissioner TerryLynn Stewart (via Zoom), Commissioner Richard Jackson (via Zoom) and Commissioner Regina Elmi (via Zoom)

Excused: Commissioner Richard Harmon

III. PUBLIC COMMENT

Cindy Ference gave public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – March 18, 2024

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the March 18, 2024 Meeting Minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner TerryLynn Stewart, and seconded by Commissioner Richard Jackson, the Board unanimously approved the April 15, 2024, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for February 2024

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the April 15, 2024, hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5764 – Adoption of the 2024 CEO Goals

Tonya Harlan, VP of HR presented the Resolution to the Board and Robin Walls, President/CEO explained the Goals.

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution 5764.

VIII. BRIEFINGS & REPORTS

A. 2023 Year End Capital Report and 2024 Preview

Nikki Parrott, Vice President of Capital Construction and Weatherization gave details of the report.

Special thanks to the following for help with this presentation from:

- Patrick Kaapana, Capital Construction Program Manager
- John Eliason, VP of Development
- Darrell Westlake, Capital Construction Program Manager
- Al Khalaf, Temp Assistant VP of Property Management - Maintenance
- Matt Peterson, Maintenance Manager

Capital Activity in four different departments of the Housing Authority

- Capital Construction and Weatherization
- Greenbridge
- Asset Management/Development
- Housing Management

B. Safety and Security Update

Anneliese Gryta, Executive Vice President of Housing Operations and Ponha Lim, Vice President of Safety and Security, gave the presentation to the Board.

- KCHA Safety & Security Personnel
 - Joshua Stottlemeyer, Senior Security Manager
- Safety & Security Data & Trends

- 2024 Safety and Security Initiatives
 - Data Driven Investment: Mobile Security Trailers
 - Communication Tool Expanded
 - Relations Deepen with Public Safety Departments
 - Security Integrator Project
 - Security Guard & Law Enforcement Contracts
 - Safety and Security Training at NEOP
 - Security Improvements to Central Campus

C. EDIB Goals

Robin Walls, President/CEO and Ebane Mainor, EDIB Program Manager presented the EDIB Goals for KCHA.

- Section 3 Report
- EDIB Eco-System
- Empowering Action
- Definitions Informing Metrics

D. 2023 Year End Investment Report

Saeed Hajarizadeh, Executive VP of Administration/Chief Administrative Officer and Tesh Assefa, Financial Reporting Manager gave a summary of the Financial Report for the year.

IX. EXECUTIVE DIRECTOR REPORT

Robin Walls, President/CEO gave news updates.

- KCHA received the NAHRO award of excellence for our Neighborhood Early Learners. Cara Ianni, Ted Dezember and Robin Walls all attended the conference. Congratulations to that group and Social Impact.
- HUD is close to finalizing the budget. We are 6 months into the fiscal year. The inflation factor will be 7%, stronger than expected. They have not finished finalizing the budget, but we are hoping to have it in the next few weeks.
- MTW extension to 2038
- In response to the repairs – office improvements presented to the Board with respect to the lobby and bathrooms in the 600 building - these repairs have been long delayed with an estimate that there have not been upgrades since we purchased the building, 30 years ago. Some repairs are esthetic, as we have furniture that is weathered in age and couches that are cracking. Others are far more serious in nature, like employees that sit near the lobby, they are exposed to the weather. Routinely, they sit with coats in the winter. Security staff sit in an archway underneath the stairs, we need to fully protect ourselves.

The repairs will be in a more professional and responsive manner, so our employees are not exposed to security issues like the incident in Jan 2023, when someone came to our campus and attempted to attack us.

This is a 30-year-old building that has not been repaired. There is a level of dignity and respect that we expect to have staff operate in. Investments that we host for our residents and the amount that we make for our residential public housing as well as our asset management recipients compared to the 600 building. KCHA invests \$12M dollars that comes from our funding for capital repairs. We are literally doubling the funding that we receive from HUD. Over 60% of our units in the past 12 years have been upgraded. This is KCHA making investments as people move.

Also, we are referring to commercial grade bathrooms, they have a different price range and level of investment. It's important to keep in mind that it's been long delayed and longer than any of our residents experience.

X. KCHA IN THE NEWS

None.

XI. COMMISSIONER COMMENTS

None.

XII. ADJOURNMENT

Chair Barnes adjourned the meeting at 4:57 p.m.

THE HOUSING AUTHORITY OF THE COUNTY OF KING, WASHINGTON



DOUGLAS J. BARNES, Chair
Board of Commissioners



ROBIN WALLS
Secretary