

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

**Monday, September 16, 2024**

**I. CALL TO ORDER**

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a hybrid meeting on Monday, August 19, 2024. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:01 p.m.

**II. ROLL CALL**

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

**Excused:** Commissioner Richard Jackson

**III. PUBLIC COMMENT**

None.

**IV. APPROVAL OF MINUTES**

A. Board Meeting Minutes – August 19, 2024

On motion by Commissioner Regina Elmi, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the August 19, 2024, meeting minutes.

**V. APPROVAL OF AGENDA**

On motion by Commissioner Regina Elmi, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the September 16, 2024, hybrid Board of Commissioners' meeting agenda.

**VI. CONSENT AGENDA**

A. Voucher Certification Reports for July 2024

On motion by Commissioner Regina Elmi, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the September 16, 2024, hybrid Board of Commissioners' meeting consent agenda.

## **VII. RESOLUTIONS FOR DISCUSSION**

- A. Resolution No. 5774** – Authorizing an approximate \$1.5 million loan to an affiliate of Gardner Global for development of the Skyway Town Center project in Skyway.

Tim Walter, Senior Vice President of Development and Asset Management gave an overview of the project as well as presented a picture to show a map of where this is.

On motion by Commissioner Regina Elmi, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution 5774.

## **VIII. BRIEFINGS & REPORTS**

### **A. Increasing Voucher Program Participant Success**

- Pam Taylor, Senior Vice President of Housing Choice Voucher Programs
- Tyler Shannon, Senior Research & Data Analyst
- Eric Lane, Senior Administrative Program Manager

The team gave insights of what KCHA does currently and what they are planning to do next to look at a holistic analysis to gain deeper insights on how to move the needle around participant success.

### **B. Asset Management Overview Report**

- Tim Walter, Senior VP of Development and Asset Management
- Wen Xu, Senior VP of Asset Management
- Aran Church, Senior Asset Manager (Bond& HOP)
- Mary Gonzalez-Hansen, Asset Manager (HOP)
- Dave Allan, Senior Asset Manager (Tax Credit)
- Darrell Westlake, Capital Construction Program Manager (Capital Improvements)

#### Asset Management Divisions

- Bond & Home Ownership
- Tax Credit
- Capital Improvements

The team gave an introduction of what they do and how Asset Management works together.

### **C. Second Quarter Executive Dashboard**

Grace Wood, MTW Program Manager briefly stated the changes from the last report.

D. Second Quarter Financial Report

Wendy Teh, Vice President of Finance gave a summary of the report.

E. Second Quarter Write-Off Report

Anneliese Gryta, Executive Vice President of Housing Operations summarized the report.

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

Robin Walls, President/CEO gave news updates.

- Councilmember Zahilay has been working on an initiative for housing development and this would be through bond funding that King County has the authority to approve. There were meetings at King County Council last week, where it was tabled, but will be back at Council next week. Zahilay is asking for our support for this particular bond initiative.
- Dan Watson attended a press conference in support of this last Tuesday and spoke at the conference.
- With respect to security issues, we have had challenges earlier in the summer. It has died down and the families that were residing in Ballinger and Shoreline have since left which has calmed things down as well as it being the start of fall.
- HUD came to visit at the end of August with the focus on our Ross Grant. This is the cousin to our Family Self Sufficiency Program (FFS) and it's operated at specific sites. The focus for the HUD visit had an emphasis on digital equity and was hosted by Resident Services, Digital Equity as well as our Policy Team. Firwood Circle, Plaza 17 with a wrap up at the Central Office. HUD was very enthusiastic of our digital equity initiatives.
- Nikki Parrott is retiring at the end of this month. Her replacement, John Jordon. We thank Nikki for her dedicated years of service.

## **X. EXECUTIVE SESSION**

A. To receive and evaluate complaints or charges brought against a public officer or employee (RCW 42.30.110 (1) (f))

4:29pm – Board meeting was suspended.

4:49pm – Board meeting was re-convened.

**XI. KCHA IN THE NEWS**

None.

**XII. COMMISSIONER COMMENTS**

None.

**XIII. ADJOURNMENT**

Chair Barnes adjourned the meeting at 4:58 p.m.

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



**DOUGLAS J. BARNES**, Chair  
Board of Commissioners



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**ROBIN WALLS**  
Secretary