

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

**Monday, October 21, 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, October 21, 2024. There being a quorum, the hybrid meeting was called to order by Chair Barnes at 3:04 p.m.

**II. ROLL CALL**

**Present:** Commissioner Doug Barnes (Chair) (via Zoom), Commissioner Regina Elmi (via Zoom), Commissioner Richard Jackson (via Zoom), Commissioner Tina Keys (via Zoom), Commissioner TerryLynn Stewart and Commissioner Jerry Lee

**III. PUBLIC COMMENT**

Cindy Ference gave public comment.

**IV. APPROVAL OF MINUTES**

A. Board Meeting Minutes – September 16, 2024

On motion by Commissioner Richard Jackson, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved the September 16, 2024, meeting minutes.

**V. APPROVAL OF AGENDA**

On motion by Commissioner Richard Jackson, and seconded by Commissioner Regina Elmi, the Board unanimously approved the October 21, 2024, hybrid Board of Commissioners' meeting agenda.

**VI. CONSENT AGENDA**

A. Voucher Certification Reports for August 2024

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved the October 21, 2024, hybrid Board of Commissioners' meeting consent agenda.

**VII. RESOLUTIONS FOR DISCUSSION**

**A. Resolution No. 5775 – A Resolution Authorizing Acquisition of Brier Woods Apartments**

Tim Walter, Senior Vice President of Development and Asset Management

Brier Woods Apartments is a 136 unit property with 1-2-3 bedroom's located in Federal Way. This property was built in 1989. Each unit comes equipped with a washer/dryer, dishwasher, storage room and balcony or patio. The complex is about a 4-5 minute walk to the Federal Way Transit Center. The complex contains a large number of 2-3 bedroom units for families and has amenities such as shared clubhouse, fitness center and outdoor playground area.

KCHA will complete the review of its initial due diligence work by mid-November, providing time to address any concerns that have been identified.

On motion by Commissioner Regina Elmi, with correction of 1.5 million on page 1, and seconded by Commissioner TerryLynn Stewart, the Board unanimously approved Resolution 5775.

- B. **Resolution No. 5776** – Recognizing the Dedicated Service of Commissioner TerryLynn Stewart throughout her Tenure on the Board of Commissioners of the King County Housing Authority from 2014 through 2024 and Expressing the Appreciation of Board Members and Staff of the Housing Authority.

Chair Barnes read Resolution 5776 in its entirety.

On motion by Commissioner Regina Elmi, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5776.

## VIII. BRIEFINGS & REPORTS

### A. KCHA Board Goals

Robin Walls, President/CEO gave a brief summary of the KCHA Board Goals.

- EDIB Practices
- Inclusive Culture
- Housing Inventory
- Environment
- KCHA Operations

### B. Holiday Closure Plan

Anneliese Gryta, Executive Vice President of Housing Operations brought forward to the Board the Holiday Public Office Closure Plan.

The offices will be closed to the public December 25, 2024 through January 1, 2025. This closure will include the HCVP Lobby as well as our Property Management

portfolio offices. KCHA staff will continue working during regular business days, using time to focus on administrative tasks and internal operations.

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

Robin Walls, President/CEO gave news updates.

- Last month at NAHRO – National Association of Housing and Redevelopment Officials, KCHA was recognized with an award of Merit for the Social Impact Department - While In-School Housing (WISH) Program. Recognition and Congratulations to Social Impact and Kristy Johnson's team with respect to the award of merit.
- At the same conference, we did a Housing Navigation presentation with Seattle Housing Authority. Allison Menendez was the main panelist on our presentation.
- Presented at the Affordable Housing Panel a couple of weeks ago with the Seattle Business Journal where there was a combination of city officials as well as other affordable housing providers. One of the takeaways from the panel is the ongoing challenges that some landlords are facing with respect to eviction challenges in the court system.
- Our Moving to Work (MTW) plan is still in the comment period. We asked for additional time since we are looking at exploring the direct rental assistance program that HUD has said that MTW authorities are able to pursue. It is a voucher-like subsidy, however, the rental assistance will be paid directly to the tenant. We participated with Anneliese Gryta, Grace Wood, Emilee Quinn from our MTW office in the planning sessions with MDRC, who will be conducting the research for this initiative. We will be participating in the design phase for 2025 as we don't anticipate this program will start until 2026.
- Meeting with Skyway Coalition around a couple of properties that Commissioner Elmi put us in contact with, in respect to some safety and security concerns. These were also brought to our attention by Commissioner Welch, who was mentioned earlier. The discussions are ongoing and will have follow up with a couple of the larger properties in that community as well as the Skyway Coalition.
- We are updating our KCHA logo and will be bringing a new logo forth next month.
- Finally, we welcome our new Vice President of Capital Construction and Weatherization, JJ Jordan. He comes to us from the Port of Seattle.

## **X. KCHA IN THE NEWS**

None.

## **XI. COMMISSIONER COMMENTS**

None.

## **XII. ADJOURNMENT**

Chair Barnes adjourned the meeting at 4:06 p.m.

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



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



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**ROBIN WALLS**  
Secretary