

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

Monday, November 18, 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, November 18, 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 Richard Jackson (via Zoom), Commissioner Tina Keys (via Zoom) and Commissioner Jerry Lee (via Zoom)

Excused: Commissioner Regina Elmi

III. PUBLIC COMMENT

Cindy Ference gave public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – October 21, 2024

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved the October 21, 2024, meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved the November 18, 2024, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for September 2024

B. **Resolution 5777** – Acquisition of Investor Interests in Green River Homes 2 LLC

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved the November 18, 2024, hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. **Resolution No. 5778** – Approving KCHA's Moving to Work Annual Plan for Fiscal Year 2025

Grace Wood, MTW Program Manager summarized the Annual Plan that she had brought forward in detail last month.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved Resolution 5778.

B. Resolution No. 5779 – Appointment of Auditing Officers for the Purpose of Certifying Obligations of the Authority in Accordance with RCW 42.24

Saeed Hajarizadeh, Executive Vice President of Administration brought forth this resolution to update with correct names and titles.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved Resolution 5779.

C. Resolution No. 5780 – Resolution Authorizing Investment of Housing Authority of the County of King Monies in the Local Government Investment Pool

Saeed Hajarizadeh, Executive Vice President of Administration brought forth this resolution to update with correct names and titles.

On motion by Commissioner Jerry Lee, and seconded by Commissioner Richard Jackson, the Board unanimously approved Resolution 5780.

D. Resolution No. 5781 – Issaquah Site Property Disposition

Daniel Landes, VP of Development gave a summary of this resolution.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved Resolution 5781.

E. Resolution No. 5782 – Authorizing Changes to the Public Housing Admission and Continued Occupancy Policy (ACOP) Relating to Waiting List and Application Administration

Anneliese Gryta, Executive Vice President of Housing Operations/Chief Operating Officer explained what these changes mean.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved Resolution 5782.

VIII. BRIEFINGS & REPORTS

A. Safety and Security Report

Anneliese Gryta, Executive Vice President of Housing Operations/Chief Operating Officer and Ponha Lim, Vice President of Safety and Security gave an update for Safety and Security.

- KCHA Safety and Security Personnel
- Safety and Security Data and Trends
- 2024 Initiatives - Update

B. Third Quarter 2024 Write-Off Report

Penny Bradley, Assistant VP of Property Management – Administration, gave a summary of the report.

IX. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave news updates.

- Results of the election and transition are top of mind. Whomever the president will nominate as the HUD Secretary has yet to be named.
- Cabinet appointments are waiting Senate confirmation hearing.
- Funding is received via continuing Resolution and this has an expiration date of December 21, 2024. There has been a bipartisan agreement to extend the continuing resolution to past the inauguration. One is March and one is September. September marks the end of the fiscal year and March would be a half year. There are pros and cons for both.
- Anticipating items that are important for the incoming administration could be focusing on deregulation. Deregulation might have a focus on increasing housing supply.
- Would like to reflect on the week of the election. Attended the World Urban Forum in Cairo, Egypt along with 20,000 other attendees, represented nations all over the world. Focus was sustainability and housing development. One of the takeaways was a deep appreciation at the conference of an election that was open, that isn't always what happens in other countries. Thoughtful that we have a path forward, KCHA is a non-partisan organization and will work with either administration.

X. EXECUTIVE SESSION

- A. (To discuss with legal counsel representing the agency matters relating to agency enforcement actions, or to discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency (RCW 42.30.110 (1) (i)).) and to receive and evaluate complaints or charges brought against
- and to receive and evaluate complaints or charges brought against a public officer or employee (RCW 42.30.110 (1) (f)) and to review the performance of a public employees (RCW 42.30.110 (1) (g)).

3:55pm – Board meeting was suspended.

4:55pm – Board meeting was re-convened.

XI. KCHA IN THE NEWS

None.

XII. COMMISSIONER COMMENTS

None.

XIII. ADJOURNMENT

Chair Barnes adjourned the meeting at 5:00 p.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



ROBIN WALLS
Secretary