

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

Monday, March 17, 2025

I. CALL TO ORDER

The special monthly meeting of the King County Housing Authority Board of Commissioners was held as a special hybrid meeting on Monday, March 17, 2025. 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 Regina Elmi (via Zoom), Commissioner Richard Jackson (via Zoom), Commissioner Tina Keys (via Zoom) and Commissioner Jerry Lee

III. PUBLIC COMMENT

Cindy Ference gave written comments.

Alex Tsimerman gave public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – February 18, 2025

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved the February 18, 2025 meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved the March 17, 2025, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for January 2025

On motion by Commissioner Jerry Lee, and seconded by Commissioner Richard Jackson, the Board unanimously approved the March 17, 2025, hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. Resolution No. 5789 –

A Resolution providing for the issuance of revenue and refunding revenue bonds of the Authority in the aggregate principal amount not to exceed [110,000,000.00] for purposes which may include refunding certain outstanding obligations and financing the acquisition of one or more housing projects of the Authority, and determining related matters.

Tim Walter, Senior VP of Development and Asset Management explained that they want to finance this development by using the 4% low-income tax credits.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved Resolution 5789.

VIII. BRIEFINGS AND REPORTS

A. Fourth Quarter 2024 Executive Dashboard

Grace Wood, MTW Program Manager gave a summary of changes.

B. Fourth Quarter 2024 Write-Off Report

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

IX. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave news updates.

- Acknowledging the Public Comment that was submitted by Cindy Ference. It is appreciated that she noticed that these are challenging times for staff. There are many staff that have reached out and have expressed their concerns and apprehensions around some of the funding uncertainty.
- We have closed the management review for the Sedro-Woolley Housing Authority. That review has resulted in KCHA establishing a new management agreement for the Sedro-Woolley Housing Authority, as well as submitting and moving forward with the application for extending our MTW regionalization authority to Sedro-Woolley Housing Authority. That review has taken us 18 months to close out all of the open items. Appreciate all of the hard work of staff that have contributed to that. It really is one of Anneliese Gryta's last acts with us. Anneliese Gryta's last day is Friday. She has been here since 2021 and has been instrumental in helping move forward our housing operations. Her work has resulted in a new Safety and Security approach to safety and security to strengthening the management team and our operations. It's been a real pleasure working with her. She will be greatly missed and we wish her well.

- Last week several KCHA staff, as well as Commissioner Keys attended the National Association of Housing and Redevelopment Officials (NAHRO) Washington Legislative Conference in Washington DC. The focus was HUD Funding in respect to the continued Resolution. The continued Resolution was extended to September 30th, the end of the Fiscal Year. The day after the Resolution, there were five additional program cuts, these are programs that were appropriated, so that doesn't mean that there won't be additional cuts. We remain alert and active.
- We received approval for our initial HUD reserve request and we have a second reserve request for Birchcreek that will be submitted this week. There will be deep cuts in the Seattle HUD field office. They are due to close in May of this year. Last month we presented our intent to reposition part of our public housing portfolio through a process called RAD – Rental Assistance Demonstration Project. There has long been a backlog at HUD so we will move forward with the process.

X. KCHA IN THE NEWS

None.

XI. COMMISSIONER COMMENTS

None.

XII. ADJOURNMENT

Chair Barnes adjourned the meeting at 3:37 p.m.

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



DOUGLAS J. BARNES, Chair
Board of Commissioners



ROBIN WALLS
President/CEO and Secretary-Treasurer