

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

Monday, April 21, 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, April 21, 2025. 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 Richard Jackson (via Zoom), Commissioner Tina Keys (via Zoom) and Commissioner Jerry Lee (via Zoom)

Excused: Commissioner Regina Elmi

III. PUBLIC COMMENT

Alex Tsimerman gave public comment.

IV. APPROVAL OF MINUTES

A. Board Meeting Minutes – March 17, 2025

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved the March 17, 2025 meeting minutes.

V. APPROVAL OF AGENDA

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved the April 21, 2025, hybrid Board of Commissioners' meeting agenda.

VI. CONSENT AGENDA

A. Voucher Certification Reports for January 2025

B. **Resolution 5790** - Changes to the Public Housing Admissions and Continued Occupancy Policy (ACOP) and Tenant-based and Project-based Administrative Plans (Admin Plans) relating to income and Assets

On motion by Commissioner Richard Jackson, and seconded by Commissioner Jerry Lee, the Board unanimously approved the April 21, 2025, hybrid Board of Commissioners' meeting consent agenda.

VII. RESOLUTIONS FOR DISCUSSION

A. **Resolution No. 5791** – Recognizing the Dedicated Service of Commissioner Doug Barnes throughout his Tenure on the Board of Commissioners of the King County Housing Authority from 2010 to 2025 and Expressing the Appreciation of Board Members and Staff of the Housing Authority.

Robin Walls, President/CEO read the Resolution in its entirety.

On motion by Commissioner Richard Jackson, and seconded by Commissioner Tina Keys, the Board unanimously approved Resolution 5791.

VIII. BRIEFINGS AND REPORTS

A. 2024 Year End Capital Report and 2025 Preview

JJ Jordan, Senior VP of Capital Construction and Weatherization gave a presentation on a summary of capital expenditures and planned work for 2025 that encompasses Capital Construction, Asset Management, Housing Management and Greenbridge.

These included: Building Envelope Upgrades, Infrastructure Upgrades, Sitework Improvements as well as Security Improvements.

B. 2024 Fourth Quarter Financial Report

Wendy Teh, Vice President of Finance gave a presentation with the financial highlights for the Board.

IX. PRESIDENT/CEO REPORT

Robin Walls, President/CEO gave news updates.

- We are monitoring a bill that is being considered at the State Level in Olympia - HB2127, it is proposing a cap on rent increases for all landlords. The original language in the bill was an increase in 7% for rental adjustments, there is now a movement to change the language to increase it to 10% rental increase cap and also considering costs for landlords that are tied to the consumer price index. We are monitoring that closely as it will impact the Voucher Program, as well as Workforce Housing.
- NY Times had an article on April 17th that indicated part of the current administration's agenda with respect to housing. The Administration is very much in favor of looking at term limits, as well as work requirements for housing programs. Term limits and work requirements for housing programs are not new. Housing Authorities have gone back and forth on both issues and as they have been implemented, and there is usually pullback because of economic impact. The average length of time for a family on our voucher program and public housing is close to 8 years. If term limits are five years, this would impact many families. There is a lot of natural attrition for families, as they are on the program a little longer, you see people graduate from the program. The way work requirements are normally implemented is HA's are required to monitor income for work. The Administration has not put anything in detail. There was also an regarding the concept of transferring the Housing Choice Voucher Program into a Block Grant Program for the States. That is very similar to how programs such as TANF – Temporary Assistance to Needy Families benefits, SNAP food stamps and Medicaid are currently administered. One of the risks in Block Grant Programs to the States, outside of States are not used to implementing Housing Programs, are

that the states utilize some of the funding for other projects, so that would be an immediate risk to families that are most vulnerable.

- The Washington Post had an article on April 15th regarding mixed families. HUD staff are working on a rule to ban mixed status households. These are households where some members are eligible citizens and other members do not have an eligible citizenship status, meaning that they are a non-citizen or permanent residents that are not able to receive certain benefits. Currently, we do a pro-ration, depending on the number of non-eligible members in the household, their rate is pro-rated. HUD is looking to completely ban mixed status households. We currently have around 130 families that are in this status. We will be looking at any changes in the HUD policy.
- Emergency Housing Vouchers (EHV) – We currently have around 660 families that have received EHV through the American Rescue Plan. The program has been fully utilized, and funds have been expended quicker than expected nationwide. Reasoning is rental costs have escalated at a higher level than when the program was first rolled out in 2021. There have been many calls in the budget process that is coming up to add additional funds for EHV. EHV's were given to the most vulnerable community members who were homeless, and/or experiencing domestic violence, or at risk for being homeless, generally through coordinated access.
- We are continuing to evaluate our budgeting, with the understanding that we will most likely be facing a reduction in funds and will look at fiscal year 2025 appropriations. We currently have 16 positions on hold, we strictly evaluate each position.

X. KCHA IN THE NEWS

None.

XI. COMMISSIONER COMMENTS

None.

XII. ADJOURNMENT

Chair Barnes adjourned the meeting at 3:52 p.m.

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



RICHARD JACKSON, Vice Chair
Board of Commissioners



ROBIN WALLS

President/CEO and Secretary-Treasurer