

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

**Monday, September 15, 2025**

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**I. CALL TO ORDER**

The monthly meeting of the King County Housing Authority Board of Commissioners was held as a special hybrid meeting on Monday, September 15, 2025. There being a quorum, the hybrid meeting was called to order by Vice-Chair Jackson at 3:03 p.m.

**II. ROLL CALL**

**Present:** Commissioner Richard Jackson (Vice-Chair) (via Zoom), Commissioner Tina Keys (via Zoom), Commissioner Jerry Lee and Commissioner Neal Black (via Zoom)

**Absent:** Commissioner Regina Elmi

**III. PUBLIC COMMENT**

Written Public Comment was given from Tetiana Mandziuk.  
Written public Comment was given from Trinaann Busch.  
Public Comment was given from Enjoli Waller and Lineusia Sabe.

3:16pm – Board meeting was suspended due to disruption.

3:18pm – Board meeting was re-convened.

**IV. ELECTION OF OFFICERS**

- A. Chairperson – Jerry Lee
- B. Vice-Chair – Richard Jackson
- C. Secretary – Robin Walls

Motion to nominate Commissioner Jerry Lee as Chairperson by Commissioner Tina Keys, and seconded by Commissioner Richard Jackson, the Board unanimously approved Commissioner Jerry Lee to be the KCHA Board of Commissioners Chairperson.

Motion to nominate Commissioner Richard Jackson as Vice-Chair by Commissioner Tina Keys, and seconded by Commissioner Jerry Lee, the Board unanimously approved Commissioner Richard Jackson to be the KCHA Board of Commissioners Vice-Chair.

## **V. APPROVAL OF MINUTES**

### **D. Board Meeting Minutes – July 21, 2025**

On motion by Commissioner Neal Black, and seconded by Commissioner Jerry Lee, the Board unanimously approved the July 21, 2025 meeting minutes.

## **VI. APPROVAL OF AGENDA**

On motion by Commissioner Tina Keys, and seconded by Commissioner Jerry Lee, the Board unanimously approved the September 15, 2025, hybrid Board of Commissioners' meeting agenda.

## **VII. CONSENT AGENDA**

- A. Voucher Certification Reports for June 2025 and July 2025
- B. Resolution 5800 – Authorizing Lauren Mathisen as Alternative Contracting Officer for the Purpose of Executing Essential Legal Documents.
- C. Resolution 5801 – Authorizing the submission of funding Applications in conjunction with the development of the Trailhead development at 1550 Newport Way NW, Issaquah, Washington.

On motion by Commissioner Neal Black, and seconded by Commissioner Jerry Lee, the Board unanimously approved the September 15, 2025, hybrid Board of Commissioners' meeting consent agenda.

## **VIII. RESOLUTIONS FOR DISCUSSION**

- A. Resolution No. 5802** – Authorizing changes to the Calculation of Total Tenant Payment in Public Housing and Housing Choice Voucher Programs.

Pam Taylor, Senior VP of HCVP and Penny Bradley, Assistant VP of Property Management gave an explanation of why this is needed and how this will work for tenants.

Changes to rent calculations due to Reduced Federal Funding.

KCHA's goal is to keep people housed. KCHA uses federal funding to provide affordable housing to more than 17,000 households.

- Federal funding does not cover the full cost of housing assistance for everybody.
  - HUD is ending funding for Emergency Housing Vouchers (EHV)
  - This is 650 households at a cost of \$17 million/year
- KCHA is raising the Total Tenant Payment (TTP) calculation from about 28% to about 31%
  - Aligns with local and national standards for housing authorities

On motion by Commissioner Jerry Lee, and seconded by Commissioner Neal Black, the Board unanimously approved Resolution 5802.

## **IX. BRIEFINGS AND REPORTS**

### **A. 2025 Second Quarter Financial Report**

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

### **B. Young Adult Prosperity Program (YAPP) Update**

Shawli Hathaway, VP of Resident Services and Grace Adriano, Senior Resident Services Manager

The foster system in Washington state has alarming statistics.

Outcomes – What happens after foster youth leave the system in WA state?

- 44% of youth who experienced foster care also experienced homelessness before the age of 17
- 8% of adults who experienced foster care earned a college degree
- 1 in 4 youth experiencing foster care will be arrested for allegedly committing a crime by the age of 17
- Up to 80% of children and youth w/ experience in foster care suffer from a mental health disorder
- 1 in 4 foster care alumni will have a child by the age of 21
- Youth who experienced at least one placement in a group home or institution while in foster care are 2.5 x's more likely to face incarceration

Outcomes can be different for KCHA participants.

#### **Core Competencies**

- Life Skills
- Training and Education
- Employment
- Financial Wellness

C. Increasing 2025 Going Beyond Payment Standards – TABLED until the October KCHA Board meeting due to time.

D. Asset Management Resident Survey

Emily Quinn, Senior Manager of Research & Evaluation, Social Impact Department, gave a detailed presentation of the survey and why it is needed.

- Survey of residents living in Asset Management properties. The purpose of the project is to improve KCHA's understanding of residents living in Asset Management properties.
- KCHA serves many people without federal subsidies.
  - KCHA has 9,148 units of Asset Managed housing across more than 60 properties purchased using non-federal subsidies.
  - Makes up 70% of KCHA's housing units

## **X. EXECUTIVE SESSION**

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

Vice-Chair Commissioner Jackson announced that the Board of Commissioners will be going into Executive Session for approximately fifteen minutes, starting at 4:57pm.

4:57pm – Board meeting was suspended.

5:31pm – Board meeting was re-convened.

## **XI. PRESIDENT/CEO REPORT**

Robin Walls, President/CEO gave news updates.

- In June, the Urbanist, an online newspaper, presented an article regarding the use of Flock cameras at KCHA properties. They called out that the cameras may be targeted to police and patrol undocumented individuals. We had a conversation with a city councilmember and continued discussions. We are now looking at a different position than I took in July. We started using these cameras at the beginning of this year as one version of our tools in terms of safety and security. They are license plate readers and information is transmitted to law enforcement agencies. We have had outcomes where there have been 45 hits where they were primarily involved stolen vehicles or protection orders. Our concern is we are in a different environment than it was at the beginning of the year. We do not have control over how Flock shares their data. They are a private company so they could share with entities that we have not agreed to, particularly with respect to

Customs and Border Patrol. We are leaning into cancelling our contract with Flock. It was a pilot program, we have a renewal option at the end of this year.

- Anticipating a government shutdown. The federal fiscal year ends on September 30<sup>th</sup>. Congress has returned from their summer recess, there has not been movement with the congressional budget. Each of the threats have gone till the last minute. We don't anticipate hearing anything until Sept 30<sup>th</sup>.

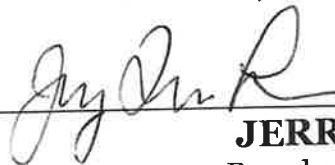
## **XII. COMMISSIONER COMMENTS**

None.

## **XIII. ADJOURNMENT**

Vice Chair Jackson adjourned the meeting at 5:34 p.m.

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



**JERRY LEE**, Chair  
Board of Commissioners



**ROBIN WALLS**

President/CEO and Secretary-Treasurer

