HOUSING AUTHORITY OF KITTITAS COUNTY

Board Meeting Agenda **December 17, 2025**

Place: Housing Authority Board Room (2nd Floor 107 W 11th Avenue; Ellensburg, WA 98926)
Also via Zoom link:

https://us02web.zoom.us/j/86991758793?pwd=T0Gnrx4dUMuEKs09aSIIRwMwvDIXQ2.1

Meeting ID: 869 9175 8793
Passcode: 007279
One tap mobile: 1-253-215-8782 and follow prompts, including entry of meeting ID (869 9175 8793)

Members & Staff Present: Guests:

___ Nicalee Smith, Commissioner
___ Carole Rhodes, Commissioner
___ John Littel, Vice Chairperson
___ Rob Perkins, Chairperson
___ Jennifer Ellis, Executive Director
___ Katie Haggin, Operations Supervisor

A. OPEN REGULAR MEETING AND INTRODUCTIONS

B. COMMENTS FROM THE PUBLIC AND GUEST

C. APPROVE MINUTES – November 19, 2025 regular meeting Tab 1

D. CONSENT AGENDA Tab 2

A. Approve November 2025 Vouchers
   a. HAKC Voucher for November 2025
   b. HAKC Alder Terrace Voucher for November 2025
   c. HAKC Kittitas RAD Voucher for November 2025

B. Approve November 2025 Project and Activity Status Reports
   a. Housing Status Report
   b. Turnover, Occupancy Rate and Delinquent Tenant Accounts Report
   c. Contract Status Report

E. October 2025 Final Financials Tab 3

F. RESOLUTIONS AND ACTION ITEMS Tab 4

a. RESOLUTION 25-1011 Resolution Adopting Operating Budget for the Housing Authority of Kittitas County for the 2026 Fiscal Year – January 1, 2026 through December 31, 2026 (HAKC);
b. RESOLUTION 25-1012 Resolution Adopting Write-Off for Tenants Vacated 01/01/2025-12/31/2025 Accounts Receivable Uncollectible Debts RAD LLLP & Alder Terrace LLLP;
c. RESOLUTION 25-1013 Resolution Authorizing Increase in Monthly Contribution to Housing Authority of Kittitas County Employee Insurance Pool

G. INFORMATION ITEMS:

- Chairperson Report
- Executive Director Report
- Commissioner Reports

H. Executive Session (if needed)

ADJOURN (Time_____AM)

Next Meeting: January 21, 2026, 7:00 A.M. Regular Meeting

Agenda items with an asterisk (*) indicate material will be provided at the meeting.