



TACOMA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING MINUTES REGULAR MINUTES WEDNESDAY, March 25, 2009

The Commissioners of the Housing Authority of the City of Tacoma met in Regular Session at 602 S Wright Street, Tacoma, WA at 4:10 PM on Wednesday, March 25, 2009.

1. CALL TO ORDER

Chairman Miller called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 4:10 PM.

2. ROLL CALL

Upon roll call, those present and absent were as follows:

PRESENT	ABSENT
Commissioners Ken Miller, Chairman	Arthur Banks, Vice Chair (arrived at 4:40 PM) Janis Flauding, Commissioner
Greg Mowat, Commissioner Stanley Rumbaugh, Commissioner	
Staff Michael Mirra, Executive Director Christine Wilson, Executive Administrator Janet Rice, Deputy Executive Director Ken Shalik, Finance and Administration Director Barbara Tanbara, Human Resources Director Roy Sowerby, Real Estate Management and Housing Services Nancy Vignec, Interim Community Services Director Eric Erland, PH Property Manager Pat Patterson, TC Property Manager Julie Foss, Rental Assistance Manager Lisa Zahn, Salishan Interim Community Assoc. Manager	

Chairman Miller declared there was a quorum present @ 4:11 and proceeded.

3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Chairman Miller asked for any corrections to or discussion of minutes for the meeting of Wednesday, February 25, 2009. Chairman Miller called for a motion to approve the minutes as presented. Commissioner Mowat moved to adopt the minutes. Commissioner Rumbaugh seconded. Upon roll call, the vote was as follows:

AYES: 3
NAYS: None
Abstain: None
Absent: 2

Motion approved.

4. GUEST COMMENTS

Ms. Sheryl Randle and Ms. Porsha Walker attended the meeting and discussed their concerns related to Ms. Walker's rent payments to Orchard Terrace Apartments. They reported on their dispute with their landlord over whether Ms. Walker had paid her rent. Chair Miller asked ED Mirra what THA's role is in this issue, ED Mirra explained that our role is limited; however, we can mediate disputes and remind the parties of their responsibilities. ED Mirra will put Ms. Randle and Ms. Walker in contact with the City of Tacoma's Human Rights Department as well as an attorney to assist with their concerns.

5. COMMITTEE REPORTS

HOPE VI Community Task Force – Commissioner Banks

Commissioner Banks asked Deputy ED Rice to reconvene the Task Force.

Finance Committee – Commissioner Mowat

Commissioner Mowat had met with Director Shalik. In recounting the meeting, Commissioner Mowat thanked Director Shalik for his good work. Commissioner Mowat also requested the Commissioners to let Director Shalik know if there is information not currently presented in the reports that they would like to see in future reports.

6. ADMINISTRATION REPORTS

Finance and Administration

Commissioner Rumbaugh moved to ratify the payment of cash disbursements totaling \$13,753,842 for the month of February, 2009. Commissioner Mowat seconded the motion.

Upon roll call, the vote was as follows:

AYES: 4
NAYS: None
Abstain: None
Absent: 1

Motion carried

Director Shalik noted the budget shortfall in the HAP funds for the Voucher program. Director Shalik explained that HUD restricts the payouts to ensure they do not overpay from the national pool. Director Shalik explained that he has been assured by HUD that we will be paid 100% of the HAPP Funds. He will continue to monitor and report back to the board. Director Shalik also discussed a recent letter THA received from Heritage Bank regarding changes with the Public Deposit Protection Commission that requires public depositories to take all measures necessary to fully collateralize its uninsured public deposits by June 30, 2009. This will make it more expensive for banks to receive deposits of public money. This, in turn, will decrease the interest that public depositors will receive. Discussion ensued.

Real Estate Management and Housing Services

Director Sowerby touched briefly on the 5 year Plan public hearing this past Monday; there were no attendees or public comments on the plan. He also presented the plan to the Hilltop Actoin Coalition, which provided no comments. Interim Director Vignec added that we are applying for the HOPE VI grant that is due in July. Commissioner Rumbaugh suggested we discuss this grant with our congressional delegation. Director Sowerby touched briefly on the recent HUD inspection of Hillside 1800 and 2500. We received a good physical inspection score. Deputy ED Rice added that a good score for Hillside could impede our chances for a HOPE VI grant to demolish those properties since the competitiveness of those grants depends in part of their poor condition. Wedgewood also received a good score.

Chair Miller asked for an update on the population segregation issue that was discussed at our January meeting. ED Mirra explained that we are not ready for the discussion and he does not believe that SAFE is ready either. Discussion then ensued regarding our Public Housing and Section 8 waitlist. The waitlists were last opened 18 months ago and Commissioner Rumbaugh asked it would be useful to open the wait list for the demonstration of need that would be evident from the flood of applications we would get. Chair Miller asked ED Mirra to discuss re-opening the waitlist with the cabinet and to provide a recommendation to the Chair prior to the April meeting.

Chair Miller noted that this was Director Sowerby's last meeting with THA. Chair Miller and the Commissioners thanked Director Sowerby for his years of service at THA and wished him well with his future endeavors.

Real Estate Development

Deputy Executive Director Rice reported on the upcoming HOPE VI application for Hillside 1800 and 2500.

Community Services

Interim Director Vignec reviewed the 2008 goals her department has set for various grants. She noted that THA is not meeting some of the job placement goals established. The problem arose because the contractor hired for the purpose did not perform adequately. Interim Director Vignec stated that we are entering into a new contract with another contractor, Goodwill Industries. Chair Miller asked how long were we aware of the problems with the prior contractor. Interim Director Vignec stated one-year. She recounted the ongoing discussions with the non-performing contractor during the entire time period. She also discussed the Individual Development Accounts, specifically homeownership. Clients in this program are still not able to purchase homes; thus, THA will consider allowing clients to use their IDA accounts for other purposes, such as car and computer purchases. She discussed the next HOPE VI application set for Hillside Terrace, a comprehensive needs assessment will take place to determine community services that will be necessary.

Human Resources

Commissioner Mowat asked Director Tanbara how the new union representative is working out. Director Tanbarra stated very well. Discussion ensued regarding interest based bargaining. Commissioner Mowat believes this style of negotiating will benefit both THA and our collective bargaining groups. Chair Miller asked for a briefing on competency assessments. Director Tanbara will include that report in our next quarterly board report in June. Chair Miller stated concerns about our 2008 turn over rate of THA employees. Director Tanbara stated she will look at historical data within our agency and at other Housing Authorities for comparison. Chair Miller would like to see the historical data in Director Tanbarra's June quarterly report. Chair Miller inquired about a climate survey and when this will be scheduled. ED Mirra stated that it would be part of future HR projects.

7. OLD BUSINESS

None.

8. NEW BUSINESS

8.1 RESOLUTION 2009-3-25 (1)

**AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) 2009
CAPITAL FUNDS**

WHEREAS, The American Recovery and Reinvestment Act (ARRA) 2009 was signed into law by on February 17, 2009;

WHEREAS, The Housing and Urban Developments Office of Capital Improvements (OCI) announced that \$2.985 billion in Capital Fund formula grant funds were awarded pursuant to the ARRA;

WHEREAS, Tacoma Housing Authority (THA) received an award of \$4,096,616.00;

WHEREAS, Public Housing Authorities (PHA's) must submit a Capital Fund Annual Statement Form 50075.1 describing the specific activities that they will undertake with the ARRA Formula grants no later than April 10, 2009.

WHEREAS, PHA's are also required to submit a resolution from their governing Board with their Capital Fund Annual Statement for the ARRA grant funding; and

WHEREAS, Upon receipt of these items the HUD the field office will spread the budget line items in the LOCCS system so that PHA's will be able to draw the funds accordingly.

Resolved by the Board of Commissioners of the Housing Authority of the City Of Tacoma, Washington, that:

1. The Executive Director is authorized and directed to sign and submit to HUD the ARRA 2009 Capital Fund Annual Statement Form 50075.1 in the amount of \$4,096,616.00.

Approved:

March 25, 2009

Ken Miller,
Chairman

Upon roll call, the vote was as follows:

AYES: 3
NAYS: None
Abstain: None
Absent: 2

Motion approved

I hereby certify that the above resolution is a true and exact copy of the resolution adopted by the Board of Commissioners of the Housing Authority of the City of Tacoma at the regular meeting of March 25, 2009.

Michael Mirra, Secretary-Treasurer

8.2 RESOLUTION 2009-3-25 (2)

5 YEAR AND ANNUAL PLAN SUBMISSION TO HUD

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Tacoma Housing Authority</u> PHA Code: <u>WA005</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>855</u> Number of HCV units: <u>3543</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: THA provides high quality, stable and sustainable housing and supportive services to people in need. It does this in ways that help them become self sufficient, that strengthen communities and that use its public and private resources efficiently and effectively				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Housing and Real Estate Development THA will efficiently develop housing and other properties that are affordable, high quality, suitable to a range of needs and uses, sustainable and attractive. Building Communities THA, by what it builds and how it builds, will create and strengthen communities and help them be safe, vibrant, prosperous, attractive and just. Property Management THA will manage its properties so they are safe and enjoyable places to live, efficient to operate, good neighbors, and attractive assets to their neighborhoods. Assistance				

THA will provide high quality housing and supportive services. Its supportive services will help people succeed as residents, neighbors, parents, students, and wage earners who can live without assistance. It will focus this assistance to meet the greatest need.

Financially Sustainable Operations

THA seeks to be more self-sustaining. It seeks to become less dependent on program income, especially program income from the federal government.

Environmental Responsibility

THA will develop and manage its properties and operations to improve the local and global environment. By its example and its expertise, THA will help others do the same.

Advocacy/Public Education

THA will advocate for the value of its work and for the interests of the people it serves. It will be a resource for high quality advice, data and information on housing, community development, and related topics.

Administration

THA will have excellent administrative systems. Its staff will have skills that make THA highly efficient and effective in the customer service it provides to the public and among its departments.

THA's 2009 annual year report on meeting the goals and objectives described in the previous 5-Year Plan.

1. Expand the supply of assisted housing:

- THA has applied for and was awarded rental assistance funds for the HUD Family Unification Program.
- THA has constructed 90 additional housing units for low income families by leveraging private and public funds and using Project Based Section 8 vouchers.
- THA is a High Performer in PHAS and SEMAP where its public housing unit turns and Section 8 voucher usage exceeded HUD thresholds ensuring housing availability to families.

2. Improve the quality of assisted housing objectives:

- THA is a High Performer in PHAS and SEMAP where its public housing units are in good condition and HQS was effectively accomplished.
- THA implemented new software that provides reliable and live data on THA operations ensuring confidence from THA's clients and the community.
- THA demolished the last of its Salishan 1940 housing stock. New mixed finance housing was built to replace the old housing.

3. Increase assisted housing choices:

- THA has increased its payment standards to 110% providing more choices to find housing in higher income areas.
- THA has created a Landlord Advisory Group to assist THA in policy and procedure development and landlord outreach.

4. Provide an improved living environment;

- THA has enhanced security features to elderly properties.

PHA Plan Update

6.0

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

I. Annual Plan:

3. PHA Policies Governing Eligibility, Selection, and Admissions:

A. Public Housing:

(4) Admissions Preferences:

Other preferences:

GENERAL EXCEPTIONS TO TACOMA HOUSING AUTHORITY LOCAL PREFERENCES FOR PUBLIC HOUSING

	<p>Special Exemptions will be provided to families who are housed through THA’s waitlist entering into a special program supported by partnering agency(s) defined within an interlocal agreement, memorandum of understanding or similar other.</p> <p>B. Section 8 (4) Admissions Preferences: Other Preferences:</p> <p>II. Lease:</p> <p>Part 1, Item 3 Rental Payment:</p> <p>If Resident fails to make the rent payment by the seventh fifth day of the month,</p> <p>Part 2, Item 6 Resident Obligations, aa:</p> <p>Acknowledge that THA retains ownership of resident exterior doors.</p> <p>III. Project Based Assistance:</p> <p>THA will provide 38 of its Housing Choice Voucher allocation to a project that provide permanent supportive housing to homeless families.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>THA administration office, 902 South L St., Tacoma 98405 AMP 1, EB Wilson Bldg, 1202 South M St., Tacoma 98405 AMP 2, 6th Ave Bldg, 2302 6th Ave., Tacoma 98403 AMP 3, Bergerson Terrace, 5303A S Orchard St., Tacoma 98467 AMP 4 and 6, Hillside Terrace, 2520 S. G St., Tacoma 98405 AMP 7, 8 and 12, Hillside Terrace, 2320 S. G St., Tacoma 98405 AMP 9, 10, 11, 13, Salishan, 1724 E44th St., Tacoma 98404</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Trends in Population</p> <p>Population Growth</p>

Tacoma's population grew very slowly between 1950 and 1980. Between 1970 and 1980, for example, the population grew by just 3%. This was followed by more intense growth between 1980 and 1990 (11%) and the addition of another 10% between 1990 and 2000 resulting in a total population of close to 200,000. Future population growth rate for Tacoma is likely to remain slower than Pierce County's rate because of limited available land.

Much of Tacoma's population growth over the past 20 years has occurred in areas located near the city limits, including Northeast Tacoma, the West End, and South Tacoma. Slow growth or even population losses occurred in older, inner-city neighborhoods. Future population growth, in part, will also depend on the impact of planned redevelopment activities.

Race/Ethnicity

The population in Tacoma is very diverse – substantially more so than either Pierce County or the State of Washington. In 2000, African Americans comprised 11%, Asian/Pacific Islanders 9%, and Hispanics 7% of the city.

Population by Race and Ethnicity, 2000

Race	Tacoma	Pierce County	Wash. State
White alone	69%	78%	82%
Black or African American alone	11%	7%	3%
American Indian or Alaska Native alone	2%	1%	2%
Asian/Pacific Islander alone	9%	6%	6%
Other race alone	3%	2%	4%
Two or more races	6%	5%	4%
Ethnicity			
Hispanic (any race)	7%	6%	8%

Household Composition

As Tacoma's population has increased over the past two decades, so has the total number of households by around 10% between 1980 and 1990 and another 9% between 1990 and 2000. However, Tacoma's average household size, 2.45, remains considerably smaller than either the Pierce County or the State.

Households by Type for 2000

Household Type	Tacoma	Pierce County	Wash. State
Family	60%	69%	66%
Small (2-4 people)	51%	59%	56%
Large (5+ people)	10%	10%	10%
Single	32%	24%	26%
Elderly single	10%	8%	8%
Other non-family	8%	7%	8%
Small (2-4 people)	8%	6%	8%
Large (5+ people)	<1%	<1%	<1%
Avg. Household Size	2.45	2.60	2.53

As one might suspect, the smaller household size generally translates to fewer families and more single person households. In Tacoma, there was a decline in the percentage of family households from 62% in 1990 to 60% in 2000. That decline was matched by an increase in the percentage of single person households and other non-family households.

The smaller average household size and increase in single person households may infer a demand for smaller housing units, perhaps units affordable on a single income and, for elderly singles, units with services and amenities nearby.

Types of families with children in Tacoma have changed over the years. In 1970, 82% of families with children were parented by married couples. This declined in each successive census to 62% in 2000. Single parent families with children increased correspondingly from 18% in 1970 to 38% in 2000. Since the poverty rate for female parents (alone) with children is substantially higher than the general population, this translates into an increased demand for affordable housing and for access to support services, including recreation and child care.

Household Income

In 1999, the median household income in Tacoma (\$37,879) was 16% below that of Pierce County (\$45,204) and 17% below the State of Washington (\$45,776). Since median *household* income includes both family and non-family (e.g. single persons) householders, it is usually lower than that of median *family* income. Median family income is higher because it is frequently augmented by more than one income.

Tacoma has a large number of lower income persons in the city as evidenced by the 18% of households with incomes below \$15,000 a year. This compares to only 12% and 13% in Pierce County and Washington State respectively. Likewise, Tacoma had only 16% of households earning over \$75,000 a year compared to 22% for the County and 24% statewide. In addition, data tabulated by the federal Department of Housing and Urban Development (HUD) shows that 48.1% of Tacoma’s 1999 population was considered to be of low and moderate income.

Household Income Range 2000

Income Range	Tacoma	Pierce County	Wash. State
Under \$15,000	18%	12%	13%
\$15,000 to \$24,999	13%	12%	12%
\$25,000 to \$34,999	14%	13%	13%
\$35,000 to \$49,999	18%	18%	17%
\$50,000 to \$74,999	19%	23%	21%
\$75,000 or more	16%	22%	24%

Housing Stock

Type of Housing Units

The total number of housing units in Tacoma grew by just 8% between 1990 and 2000, compared to a slightly higher total population change of 10%. Just about two-thirds of the housing in Tacoma in 2000 was single family, the majority of which were detached units. Another one-third was multifamily units. The proportion of single family and multifamily was similar in 1990 and 2000. While a small percentage of the total housing units, the number of mobile homes was reduced by over 50% between 1990 and 2000.

Age of Housing

The age of the housing stock is an important factor in estimating the general condition of the residential structures and in identifying the potential for specific areas of concern (e.g. lead based paint). Although the City of Tacoma was incorporated over 100 years ago (in the late 1880s), the majority of that earlier housing has been demolished. Nevertheless, in 1999, almost 30% of the existing housing in Tacoma was built before 1940. This compares to only 13% in both Pierce County and the State of Washington. A smaller percent of housing in Tacoma has been built since 1980 – just 23% compared to 39% in the County and 38% in the State.

Well-maintained, older houses and residential neighborhoods can be highly valued. Often centrally located, such neighborhoods can be the target for redevelopment and improvement as people buy and restore homes. At the same time, gentrification can significantly raise the value of properties in the neighborhood. On the

other hand, older properties and neighborhoods that are not maintained, while sometimes offering more affordable housing, can pose health and safety issues for residents. In either case, preservation of existing housing stock, where possible, is one of the best strategies for ensuring affordable housing in a community.

Housing Tenure Type

While the majority (55%) of households in Tacoma owned the unit in which they lived in 2000, the percentage of owner-occupied units was lower than in the County (64%) and the State (65%). This was consistent with the 1990 census in which 53% of households in Tacoma owned their home as did 60% in the County and 63% in the State. There were small gains in owner-occupancy in all three jurisdictions.

Occupied Housing Units, 2000

Tenure	Tacoma	Pierce County		Wash. State
	#	%	%	%
Renter occupied	34,476	45%	37%	35%
Owner occupied	41,676	55%	64%	65%

Total occupied Units 76,152

As a rule, single family houses (detached or attached units) are more likely to be owner-occupied, and multifamily are more likely to be renter-occupied. However, it is not uncommon for an owner to occupy one of the units in multifamily housing, particularly smaller buildings such as duplexes or 4-plexes (9% were owner-occupied in 2000). There was a substantial single family rental market in Tacoma in 2000 – 22% of single family units were renter-occupied at that time. That was a little higher than in the County (18% of single family units were renter-occupied) and the State (17% were renter-occupied).

Tacoma Housing Tenure, 1970 – 2000

Year	Renter- Occupied		Owner- Occupied		Total Occupied
	#	%	#	%	
1970	18,964	35%	35,223	65%	54,187
1980	26,192	41%	37,213	59%	63,405
1990	33,080	47%	36,859	53%	69,939
2000	34,476	45%	41,676	55%	76,152

Housing Costs

Relative to Pierce County and the State of Washington, the 2000 census found housing price indicators lower in Tacoma. The median value of owner-occupied units was 27% lower in Tacoma than the State and 18% lower than Pierce County. Median monthly owner costs for those with a mortgage were also lower in Tacoma. However, for householders without a mortgage, there was little difference in median monthly costs between Tacoma, the County, and the State. The cost of utilities, insurance and taxes may be comparable between jurisdictions. At the time of the census, the median gross rent was lower in Tacoma than in the County or the State, but the difference was not as great. The median gross rent in Tacoma was 7% lower than the County and 12% lower than in the State.

Housing Values and Costs, 2000

Type of Cost	Tacoma	Pierce County	Wash. State
Median Value			
Owner Occupied	\$123,300	\$149,600	\$168,300
Median Monthly			
Owner Costs			
Mortgage	\$1,107	\$1,244	\$1,268
No Mortgage	\$352	\$352	\$338
Median Gross			
Rent	\$581	\$624	\$663

While being one of the more affordable locations in Central Puget Sound, housing prices in Tacoma are expected to increase naturally due to limited availability of land within the City. Remaining parcels have added costs associated with slopes, drainage and other features not associated with the first and easier land picks.

As noted in the preceding table, monthly owner costs in 2000 for householders without a mortgage were comparable in Tacoma to the State and the County. Even though the median owner value was lower in Tacoma, monthly costs were about the same. That includes insurance, taxes and utilities. Owners, perhaps on fixed-incomes, who have paid off a mortgage still have the cost of ongoing maintenance to assume, which is billed at the current price of labor and materials. Recent high vacancy rates, lack of rent increases, and the necessity of offering incentives for renters pose a barrier to landlords considering renovations, especially those beyond cosmetic repairs.

Housing Affordability

Housing is considered affordable when the cost of housing plus utilities equals no more than 30% of household income. Escalating housing and utilities costs have forced many households to pay considerably more for housing than is affordable or even feasible. While housing costs are increasing, income is not increasing at the same rate. The following cost comparison was prepared by HUD using data from the 2000 census. All costs are adjusted to 1999 dollars.

Between 1970 and 2000, median household income rose by 14% in Tacoma (in 1999 dollars). During the same period, the median gross rent rose 29% and the median owner’s value rose by 85%. Households, particularly those with incomes well below the area median, could buy less housing in 2000 than in 1970.

The following table shows the relationship between modest housing costs (countywide Fair Market Rents set by HUD, based on actual area housing costs) and the income required to afford that housing in the Tacoma/Pierce County area.

**Housing Costs/Income
(Tacoma/Pierce County)**

	Number of Bedrooms				
	Zero	One	Two	Three	Four
FMR	\$463	\$553	\$736	\$1,023	\$1,156
Income Needed Hourly	\$18,520	\$22,120	\$29,440	\$40,920	\$46,240
Wage Needed	\$8.90	\$10.63	\$14.15	\$19.67	\$22.23
Hours Needed (\$7.19/hr)	51	61	81	112	127

The estimated average annual income of renter households in Tacoma/Pierce County in 2003 was \$33,019. At that level, a family of four could afford the FMR on a two-bedroom unit (\$736) and still have money left over (i.e. 30% of their monthly wage equals \$825). In other words, they could afford up to \$825 to rent this two-bedroom apartment. However, almost half of the renters in Tacoma (44%) would not be able to afford this unit. A person earning minimum wage in Tacoma/Pierce County would have to work more than two 40-hour per week jobs to pay for this unit (a total of 81 hours needed at \$7.19/hour).

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The agency is using a variety of approaches to addressing housing needs of the community and specifically its waiting list. Effort has been initiated to assure the best possible use of its Section 8 tenant based program, including plans to project base up to 20% of its inventory, primarily to THA’s own development plans and to non-profits providing housing and related services within the community.</p> <p>Other Strategies:</p> <ul style="list-style-type: none"> • Maximize the number of affordable units available to the PHA within its current resources • Increase the number of affordable housing units • Target available assistance to families at or below 30 % of AMI • Target available assistance to families at or below 50% of AMI • Target available assistance to the elderly • Target available assistance to Families with Disabilities • Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs • Conduct activities to affirmatively further fair housing
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Tacoma Housing Authority will consider the following changes to its 5-Year Plan and Annual Plan to be “significant” for purposes of triggering the requirements of 24 CFR§903.21, including the requirement for reconvening the Resident Advisory Board to review the changes:</p> <ul style="list-style-type: none"> • Any change required by amendment in federal statutes, regulations or HUD notices that, in the opinion of THA, has either substantial programmatic or financial effects on the programs that its administers, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan Year; or, • Any change that THA’s Board determines to be significant; or, • Any change that alters: <ul style="list-style-type: none"> • the eligibility criteria for public housing or Section 8 Vouchers; • the criteria that determines the order of preference for public housing and Section 8 Vouchers; • how much recipients will have to pay in rent or other fees while receiving public housing or Section 8 Vouchers; • any plans for demolition of any housing owned or managed by THA • any actions included in the Plan for which HUD requires a 30 day resident comment period. <p>Any changes covering topics covered by the Plan for which HUD gave notice to applicants, tenants and program participants.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

INDICATE WHETHER THIS SUBMISSION IS FOR AN ANNUAL AND FIVE YEAR PLAN, ANNUAL PLAN ONLY, OR 5-YEAR PLAN ONLY.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP)

and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.
2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions

thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing.**)
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence,

dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.**
 - 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be

8.2 undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (Note: Standard and Troubled PHAs complete annually; Small

and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: **Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (Note: **Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)
- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: **Standard and Troubled PHAs complete annually.**)

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Approved:

March 25, 2009

Ken Miller, Chairman

Upon roll call, the vote was as follows:

AYES: 3
NAYS: None
Abstain: None
Absent: 2

Motion approved

I hereby certify that the above resolution is a true and exact copy of the resolution adopted by the Board of Commissioners of the Housing Authority of the City of Tacoma at the regular meeting of March 25, 2009.

Michael Mirra, Secretary-Treasurer

8.3 RESOLUTION 2009-3-25 (3)

SALISHAN SIX: REVISION OF PROGRAM INCOME LOAN DOCUMENTS

Whereas, the Housing Authority of the City of Tacoma (the “Authority”) is the managing member of Salishan Six LLC, a Washington limited liability company that is constructing 90 rental dwelling units as part of the Salishan Six component of the Authority’s Salishan redevelopment project (the “Project”);

Whereas, pursuant to Resolution 2008-9-24(1) of the Authority’s Board of Commissioners (the “Board”) and a Loan Agreement (Salishan Six Program Income Loan) between the Authority and Salishan Six LLC (the “Loan Agreement”), the Authority loaned \$5,624,975 to Salishan Six LLC to finance the Project (the “Program Income Loan”), of which \$1,500,000 was expected to be funded with proceeds of a Housing Trust Fund loan (the “HTF Loan”) to the Authority from the State of Washington Department of Community, Trade and Economic Development (“DCTED”);

Whereas, after the date of the Loan Agreement, DCTED approved the HTF Loan in the amount of \$2,000,000, thereby requiring amendments to the Loan Agreement and the promissory notes evidencing the same to reflect the increased portion of the Program Income Loan that is attributable to the HTF Loan; and

Whereas, the Board determines that (1) to promote the affordability of the Project’s rental units, the interest rate on that portion of the Program Income Loan attributable to the HTF Loan should be less than the 6.3% interest rate charged for the balance of

the Program Income Loan, and (2) to assure the Authority receives sufficient revenue to meet its payment and compliance obligations under the HTF Loan, the Authority should loan the proceeds of the HTF Loan to Salishan Six LLC at a higher rate of interest than the rate of interest charged by DCTED on the HTF Loan but lower than the maximum rate of interest charged under the Loan Agreement; NOW, THEREFORE,

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that:

1. The Executive Director is authorized and directed to take all actions required of the Authority (as lender) and Salishan Six LLC (as borrower) to: (a) amend the Loan Agreement to provide that interest on \$2,000,000 of the Program Income Loan shall accrue at a rate of between 0% and 6.3% *per annum*, at the Executive Director's discretion, that such interest may be compounded (if the Executive Director determines that compounded interest is desirable for the Authority), and that scheduled payments on such portion of the Program Income Loan is sufficient to pay, when due, the scheduled payments on the HTF Loan; (b) amend (or amend and restate) the Promissory Note (Salishan Six–Program Income Loan–Program Income) executed by Salishan Six LLC to reflect the amendments made to the Loan Agreement pursuant to this resolution; and (c) provide the Authority with a Promissory Note (Salishan Six–Re-Loan of HTF Funds) that reflects the amendments made to the Loan Agreement pursuant to this resolution;
2. The Executive Director is further authorized and directed to execute and deliver, on behalf of the Authority, in its own behalf or as managing member of Salishan Six LLC the “State Loan Documents” (as defined in Resolution 2008-9-24(1)) reflecting an increased loan amount of \$2,000,000;
3. The Executive Director is further authorized to execute and deliver, on behalf of the Authority in its own behalf or as managing member of Salishan Six LLC and, if applicable, file (or cause to be executed, delivered and, if applicable, filed), on behalf of the Authority, in its own behalf or as managing member of Salishan Six LLC, any government forms, affidavits, certificates, letters, documents, agreements and instruments that either such officer determines to be necessary or advisable to give effect to this resolution and to consummate the transactions contemplated herein;
4. Any action required by this resolution to be taken by the Executive Director of the Authority may in his absence be taken by either the Chairman of the Board or the duly authorized acting Executive Director of the Authority;
5. Any actions of the Authority or its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed; and

6. This resolution shall be in full force and effect from and after its adoption and approval.

Approved:

March 25, 2009

Ken Miller, Chairman

Upon roll call, the vote was as follows:

AYES: 3
NAYS: None
Abstain: None
Absent: 2

Motion approved

I hereby certify that the above resolution is a true and exact copy of the resolution adopted by the Board of Commissioners of the Housing Authority of the City of Tacoma at the regular meeting of March 25, 2009.

Michael Mirra, Secretary-Treasurer

9. COMMENTS FROM THE COMMISSIONERS

None.

10. COMMENTS FROM THE EXECUTIVE DIRECTOR

Executive Director Mirra recounted his recent trip to Washington D.C. for the NAHRO Conference. Additionally, THA will host a press conference in April announcing local HUD funding received to improve out public housing and create jobs. ED Mirra also reported to the board that a summer ribbon cutting is in the planning for Salisha 5. More information will be coming to the board.

11. EXECUTIVE SESSION

Moved into executive session at 5:35 PM for a 15 minute discussion of THA real estate transactions. At 5:50 PM, Executive Session extended the Executive session for 10 minutes.

12. ADJOURNMENT

There being no further business to conduct, the Board of Commissioners meeting adjourned at 6:50 PM.

APPROVED AS CORRECT

Adopted: April 22, 2009

Ken Miller, Chairman