



TACOMA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING MINUTES REGULAR SESSION WEDNESDAY, September 23, 2009

The Commissioners of the Housing Authority of the City of Tacoma met in Regular Session at 1202 South M Street, Tacoma, WA at 4:00 PM on Wednesday, September 23, 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 4:05 PM.

2. ROLL CALL

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

PRESENT

ABSENT

Commissioners

Ken Miller, Chairman

Janis Flauding, Vice Chair

Arthur Banks, Commissioner

Greg Mowat, Commissioner (arrived at 4:04 PM)

Stanley Rumbaugh, Commissioner (arrived at 4:04 PM)

Staff

Michael Mirra, Executive Director

Christine Wilson, Executive Administrator

Janet Rice, Deputy Executive Director

April Davis, REMHS Director

Chairman Miller declared there was a quorum present @ 4:02 PM and proceeded.

3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Chair Miller asked for any corrections to or discussion of minutes for the Annual Meeting of the Board of Commissioners of Wednesday, August 26th. Vice Chair Flauding moved to adopt the minutes, Commissioner Banks seconded.

Upon roll call, the vote was as follows:

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

Motion approved.

Chair Miller asked for any corrections to or discussion of minutes for the Meeting of the Board of Commissioners of Wednesday, August 26th. Vice Chair Flauding moved to adopt the minutes, Commissioner Banks seconded.

Upon roll call, the vote was as follows:

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

Motion approved.

Chair Miller asked for any corrections to or discussion of minutes for the Meeting of the Board of Commissioners of Friday, September 11th. Vice Chair Flauding moved to adopt the minutes, Commissioner Banks seconded.

Upon roll call, the vote was as follows:

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

Motion approved.

4. GUEST COMMENTS

Former THA employee Ann Lemieux attended the meeting to answer any questions the commissioners had regarding copies of her exit interview she provided earlier in the month for their review. Chair Miller acknowledge his receipt of it. Although it is not customary for the board to review employee exit interviews, she stated that she believes it would be a good practice for the board to adopt. Chair Miller asked Ms. Lemieux if she would like to provide any information to the board. She stated that THA has a very good reputation in the community but does not have as good a reputation related to employment practices. Ms. Lemieux was asked by an audience participant who she was referring to and she stated other employers. Ms. Emily Portpierce, E.B. Wilson tenant, provided additional guest comments related to the current THA practice that residents are not allowed to paint their units. She showed the commissioner photos of the wall in her unit that she painted green, apparently in violation of her lease. She offered the view that it was more attractive then the white or beige colors that THA uses. She would also like to see more color added to the walls of the common areas. Chair Miller suggested this issue be taken up with the resident council and recommended reporting back to THA staff. Commissioner Rumbaugh suggested a small deposit by residents interested in painting their units.

5. COMMITTEE REPORTS

HOPE VI Community Task Force – Commissioner Banks stated that he is working with Director Rice to continue vetting the list of potential members.

Finance Committee – Commissioner Mowat reported that he met with Director Shalik and they discussed a number of issues, including the late billing issue, retainage fund and budget modifications. He invited commissioners to email Ken Shalik directly if they have specific questions.

6. ADMINISTRATIVE REPORTS

Finance Administration

Commissioner Mowat moved to ratify the payment of cash disbursements totaling \$4,963,915 for the month of August, 2009, Commissioner Banks seconded.

Upon roll call, the vote was as follows:

AYES:	5
NAYS:	None
Abstain:	None
Absent:	None

Motion approved.

Real Estate Management and Housing Services

Property Manager Pat Patterson reported on behalf of Director Davis and led a discussion on occupancy rates. 86 of our 90 units have been leased in Sal Five. ED Mirra noted the THA vacancy turn rate. It is higher than last month and asked Mr. Patterson to provide a summary of the efforts to resolve this issue. Mr. Patterson reported that these numbers will continue to rise even as we fill vacancies because vacancies are not included in the number until they are filled. Pat also reported that the public housing waiting list will open up again in the next month and will assist in filling those units. Commissioner Rumbaugh asked what THA's goal is for the turn rate. Chair Miller asked if we need to be more realistic with these numbers and suggested establishing two sets of reports – the current one that includes the historic vacancies and a second report that shows how long we presently take to turn a unit. Pat said that Property Management is working on just such a report for the Board.

Mr. Patterson discussed various processes used to assist staff with leasing up units. Commissioner Mowat requested staff to provide a primer that explains how the system works. He would like to better understand these systems, as well as all the aspects that go into the discussion making. Commissioner Rumbaugh would also like to better understand the process and suggested a study session dedicated to this topic.

Real Estate Development

Director Rice discussed the competitive application for \$5.3M from the Capital Fund Recovery Act monies for the Education, Training and Retail center. We should know within the next 30-45 days if we will be receiving those dollars. Chair Miller mentioned our mid-year budget discussion in November or December. We will need to determine how to move forward with the Salishan funding gap.

Community Services

Director Vignec referred the board to her report. She stated that staff is working hard on the Hillside Terrace assessments for the HOPE VI application. She is also crafting a budget and identifying community partnerships. There was discussion related to the affects of stable housing on the decrease in drop-out rates. Director Vignec mentioned that Mr. Michael Power, our new Manager of Education Programs, will design the evaluation plan which is key to understanding the correlation of stable housing and drop out rates. Commissioner Mowat asked when the board will meet Mr. Power, Director Vignec indicated he will be attending the November board meeting.

7. OLD BUSINESS

None.

8. NEW BUSINESS

8.1 RESOLUTION 2009-9-23 (1)

FY10 PAYMENT STANDARD FOR HOUSING CHOICE VOUCHER PROGRAM

A RESOLUTION of the Board of Commissioners of the Housing Authority of the City of Tacoma

Whereas, HUD updates its Fair Market Rents annually.

Whereas, housing authorities may adopt payment standards between 90-110% of the effective Fair Market Rents.

Whereas, THA's current payment standards is 100% of FMRs.

Whereas, THA does not have enough reserves to cover the higher FMRS without terminating families.

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

1. THA will reduce its payment standard for its Housing Choice Voucher program to approximately 96% of the new FMRs to offset the FMR increase and leave the value of the vouchers unchanged.

Approved: September 23, 2009

Ken Miller, Chairman

Commissioner Rumbaugh motioned to approve the resolution. Commissioner Banks seconded the motion.

Upon roll call, the vote was as follows:

AYES: 5
NAYS: None
Abstain: None
Absent: None

Motion approved.

9. COMMENTS FROM COMMISSIONERS

Commissioner Rumbaugh discussed his recent trip to Washington, D.C. for rounds with members from the local delegation and their discussions regarding Salishan. Commissioners also reported that viewing and down loading the board packets from the web site are working out, although the board requested the packets be mailed to them as well.

10. COMMENTS FROM THE EXECUTIVE DIRECTOR

ED Mirra directed the board to his report. He also discussed the recent trip to Washington, D.C. with Commissioner Rumbaugh and Director Rice. ED Mirra thanked Vice Chair Flauding for her work on the recent completion of the Salishan Community Park with assistance from our community volunteers and Walsh Construction, which who donated both materials, cash and labor.

11. EXECUTIVE SESSION

The board moved into Executive Session at 5:17 PM to discuss a development opportunity and adjourned at 5:27 PM.

12. ADJOURNMENT

There being no further business to conduct, Commissioner Mowat moved to adjourn, Commissioner Flauding seconded the motion. Meeting adjourned at 5:28 PM.

APPROVED AS CORRECT

Adopted: September 23, 2009



Ken Miller, Chair