



TACOMA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING MINUTES REGULAR MINUTES WEDNESDAY, January 28, 2009

The Commissioners of the Housing Authority of the City of Tacoma met in Regular Session at 602 S Wright Street, Tacoma, WA at 4:00 PM on Wednesday, January 28, 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 4:02 PM.

2. ROLL CALL

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

PRESENT

ABSENT

Commissioners

Ken Miller, Chairman
Arthur Banks, Vice Chair
Janis Flauding, Commissioner
Greg Mowat, Commissioner
Stanley Rumbaugh, Commissioner - arrive 4:25p

Staff

Michael Mirra, Executive Director
Lorrie Pierson, Executive Administrator
Christine Wilson, Temporary Executive Administrator
Ken Shalik, Finance and Administration Director
Roy Sowerby, Real Estate Management and Housing Services
Tina Hansen, Real Estate Development Manager
Barbara Tanbara, Human Resources Director
Nancy Vignec, Interim Community Services Director

Chairman Miller declared there was a quorum present @ 4:04 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, December 17, 2008. Chairman Miller called for a motion to approve the minutes as presented. Commissioner Mowat moved to adopt the minutes. Commissioner Banks seconded. Upon roll call, the vote was as follows:

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

Motion approved.

4. GUEST COMMENTS

Ms. Hope Rehn, resident of Wright Street and President of SAFE, brought forward concerns related to residents in the Wright Street building. Ms. Rehn is concerned with the current screening process for residents; she is also concerned about the turnover in site managers. After considerable discussion, Chairman Miller asked if Ms. Rehn could have a SAFE meeting and bring the SAFE committee recommendations to the March 13th study session. At that time there will also be a discussion on the feasibility of segregating the younger population from the seniors. In addition, staff will look at other Housing Authority models that have addressed this issue and to pursue the federal requirements for a possible segregation. The staff will report back to the board regarding these issues.

Wright Street resident David Kenner mention damage occurring at Salishan and voiced concerns about maintenance dollars not available at other THA sites. Director Sowerby stated that THA was planning to spend \$80,000 on improvements at the Wright Street Building. He listed some of them. Director Sowerby also indicated that he invited SAFE to comment on the proposed improvements.

5. COMMITTEE REPORTS

HOPE VI Community Task Force – Commissioner Banks

None.

Finance Committee – Commissioner Mowat

Commissioner Mowat reported that the Finance Committee met and received an Entrance Interview from the State Auditor's office. If the remainder of the board would like to be briefed by the Auditor's office it is available to them.

6. ADMINISTRATION REPORTS

Finance and Administration

Commissioner Rumbaugh moved to ratify the payment of cash disbursements totaling \$6,870,435 for the month of December, 2008. Commissioner Banks seconded the motion.

Upon roll call, the vote was as follows:

AYES:	5
NAYS:	None
Abstain:	None
Absent:	0

Motion carried

Real Estate Management and Housing Services

Director Sowerby discussed the Section 1.2 Occupancy tables.

Chairman Miller inquired about the formula for occupancy; Director Sowerby described the HUD thresholds. Chairman Miller would like to see additional information provided to show more realistic occupancy figures.

Chairman Miller referred to the Visual Homes discussion at the December 17th meeting and asked whether or not any more thought had been given to recover the value lost due to Visual Homes' lack of service. Director Shalik reported his plan to personally visit Visual Homes while he is back in Washington, D.C. attending the NAHRO Conference in March.

Commissioner Flauding has concerns regarding tenant damage to units at Salishan. Director Sowerby explained the difference between normal wear and tear and 'damaged' units. Commissioner Flauding also has concerns regarding complaints she has received from residents in need of maintenance repairs. She stated that some of the complaints are four months old and inquired about the process documenting those maintenance requests. Currently, residents are not provided copies of these maintenance request work orders. In addition, Commissioner Flauding would like to see improved follow-up with these requests. Executive Mirra questioned the Salishan work orders reported in the Department report and questioned whether the report was accurate. Chairman Miller asked that at the next meeting, Director Sowerby provide a better understanding of the maintenance issues and processes. Commissioner Flauding also mentioned difficulty residents are having acquiring specific light bulbs for their units and would like to see these light bulbs kept in stock for residents to purchase. Director Sowerby will follow up on the possibility of keeping an inventory of light bulbs.

Real Estate Development

Project Manager Hansen announced that Salishan Area 2B 90% site plans are submitted to the city for the city's review. The investors were taken on a site visit January 27th. Chairman Miller inquired about the City of Tacoma 90% review and if we have any concerns. Executive Director Mirra reported that the city has committed making THA a priority. Commissioner Rumbaugh inquired about the disposition of our scattered sites. Project Manager Hansen reported that eventual sales will likely occur once the market improves. Commissioner Rumbaugh inquired if any of these scattered sites are rented, Manager Hansen said yes. Discussion ensued.

Interim Director Vignec touched briefly on the preliminary announcement that a HOPE VI NOFA would be coming out as early as February or as late as March. THA will apply and if successful would hope to use the money to demolish and rebuild the 2300 and 2500 blocks of Hillside Terrace. Commissioner Rumbaugh said that there should be an action plan for submitting the grant request regardless of when the NOFA comes out. Interim Director Vignec assured him that we were preparing for that.

Community Services

Interim Director Vignec announced that Community Services has revamped the board report format to provide a clearer picture on how the department is performing, as well as the various funding sources. There are multiple grants that are tracked and the performance measures play a key role to their success. Interim Director Vignec also reported that THA is not meeting many of these goals. Chairman Miller questioned the tracking of individuals utilizing THA programs and how can we tie this into the success of the program. Interim Director Vignec will look at the data more closely and report back to the board. Chairman Miller would like reporting to focus on the impact of the program rather than the funding. He would like THA to measure whether or not the outcome moved the residents to self sufficiency. Interim Director Vignec reminded the board that THA must report the performance measures to the funding providers in order to maintain or receive additional funding.

7. OLD BUSINESS

None

8. NEW BUSINESS

Interim Director Vignec presented the JayRay report. She discussed various options presented by JayRay to the commissioners. Driver brands are an option that JayRay presented which would label a development without the Tacoma Housing Authority name associated with the project. Chairman Miller and Commissioner Rumbaugh stated that they understood JayRay to propose that THA omit its name from its activities. Chairman Miller expressed the advantage of associating the THA brand at various levels with THA's activities. Interim Director Vignec stated that the stakeholders who were interviewed by

JayRay drove the driver brand concept. Stakeholders included those very familiar with THA and those not as familiar. . Chairman Miller asked where we are in the contract with JayRay. Interim Director Vignec replied that JayRay has satisfied the contract and has offered to provide THA with annual report updates. Executive Director Mirra stated that staff does not believe JayRay made the case to change the THA name. The board was unanimous in their support of retaining the THA name

9. COMMENTS FROM THE COMMISSIONERS

None.

10. COMMENTS FROM THE EXECUTIVE DIRECTOR

Executive Director Mirra reported on the federal stimulus package to date. The stimulus package has passed the House and now moves to the Senate. He is reviewing the House version of the bill. He presented a table that outlines THA funding requests for stimulus money and has requested the commissioners make the rounds with various city councilmember's and legislators. Director Shalik has calculated that THA's allocation of the \$5 billion amount in the House bill for public housing capital projects will be at least \$4 million. Executive Director Mirra also reviewed the status of the federal budget for FFY 09 and FFY 010. In addition, Executive Director Mirra is working closely with Senator Murray's office on THA's continuing efforts to become a Moving to Work agency.

11. EXECUTIVE SESSION

In: 6:40 PM
Out: 7:00 PM

12. ACTION SUBSEQUENT TO EXECUTIVE SESSION

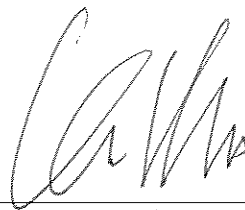
None.

13. ADJOURNMENT

There being no further business to conduct, the Board of Commissioners meeting adjourned at 7:01 PM PM.

APPROVED AS CORRECT

Adopted: February 25, 2009



Ken Miller, Chairman