



TACOMA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING MINUTES REGULAR SESSION WEDNESDAY, July 28, 2010

The Commissioners of the Housing Authority of the City of Tacoma met in Regular Session at 902 South L Street Tacoma, WA at 4:00 PM on Wednesday, July 28, 2010.

1. CALL TO ORDER

Vice Chair Flauding 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
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Commissioners

Janis Flauding, Vice Chair	Ken Miller, Chairman
Arthur Banks, Commissioner	
Stanley Rumbaugh, Commissioner	Greg Mowat, Commissioner

Staff

Michael Mirra, Executive Director
Christine Wilson, Executive Administrator
Ken Shalik, Finance and Administration Director
April Davis, REMHS Director
Nancy Vignec, Community Services Director
Barbara Tanbara, Human Services Director
Tina Hansen, Interim RED Director

Vice Chair declared there was a quorum present @ 4:04 PM and proceeded.

3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Chair Miller asked for any corrections to or discussion of minutes for the regular meeting of the Board of Commissioners of Wednesday, June 23, 2010. Commissioner Rumbaugh 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

Ms. Emily North Pierce, resident of EB Wilson, addressed the board thanking ED Mirra for his assistance with concerns she had regarding the Hilltop Safeway. Ms. Pierce stated that she was arrested at Safeway for disturbing Safeway customers and shoplifting. She is appealing this arrest and will keep THA posted on the outcome of the ordeal. Ms. Pierce also wanted to publicly state her support for Ms. Bobbie Miles, Site Manager for EB Wilson and appreciates all that Ms. Miles provides for the tenants. She requested the trees around the building be trimmed to provide a view from the 5th and 6th floors. Ms. Selma Ross addressed the board stating she applied for housing five years ago, was recently number 11 on the Section 8 waiting list and just learned that her status on the list has changed and she is looking at another two years to wait for housing. Director Davis will speak with Ms. Ross after the board meeting and inquire further.

5. COMMITTEE REPORTS

HOPE VI Community Task Force -- No Report

Finance Committee -- ED Mirra stated that Commissioner Mowat received a full report.

6. ADMINISTRATIVE REPORTS

Finance Administration

Commissioner Rumbaugh moved to ratify the payment of cash disbursements totaling \$5,202,892 for the month of June, 2010, Commissioner Banks seconded.

Upon roll call, the vote was as follows:

AYES: 3
NAYS: None

Abstain: None
Absent: 2

Motion approved.

Finance Manager Ken Shalik directed the board to his report. Commissioner Rumbaugh directed Director Shalik's attention to the operating deficit and the variance between the budgeted and actual numbers. Director Shalik explained the notable ones. Director Shalik reported that his staff is working hard on closing the books and does not anticipate any issues arising. He also reported that staff is working with Visual Homes on the MTW conversions. The timeline for the conversion is October or November.

Real Estate Management and Housing Services

Director April Davis directed the board to her report. Director Davis reviewed new information THA received on the REAC scores for Amp's 4 and 6. The scores are low and Ms. Davis and her staff will appeal. Commissioner Rumbaugh asked what impact the scores will have on our MTW status. Director Davis stated these scores will not impact MTW. Vice Chair Flauding asked if we receive additional funding as a high performer. ED Mirra stated only in capital funds. Director Davis mentioned several initiatives to address problem tenants at Salishan. In particular, TPD and our security service will give THA a regular list of the addresses that have required the most number of non-medical police calls. She said that THA is also examining the adequacy of the security services we are receiving from SecureTrans. Director Davis also directed the board to her report, which reports the overview of the MTW program that the Board requested.

Real Estate Development

Interim Director Hansen directed the board to her report. ED Mirra reported the disappointing news that there will be no congressional earmarks for the ETRC. Director Hansen discussed property within Salishan owned by Metro Parks. The property is referred to as Swan Creek and Metro Parks is preparing a master plan.

Community Services

Director Vignec referred the board to her report. Discussion ensued related to the FSS Program. In responses to Commissioner Flauding's questions about the households who increased their income during the grant period Director Vignec provided some further information.

Human Resources

Director Barbara Tanbara directed the board to her report. The search for the new Real Estate Development Director is going well, there have been 600 hits on our internet site and to date 54 applicants have submitted their resumes. Director Tanbara directed the board to the 2010 Recruitment/Turnover Report through June and stated that our turnover rate has

decreased in the first six months to 7.3% compared to the 16.8% rate for all of 2009. She would like to see this current percentage to continue decreasing but appreciates the significance of the decrease thus far. Commissioner Banks asked if we provide VA preference in our hiring practices. Director Tanbara stated not at this time.

7. NEW BUSINESS

None

8. COMMENTS FROM COMMISSIONERS

None

9. COMMENTS FROM THE EXECUTIVE DIRECTOR

ED Mirra referred the board to his report stating recent information from Congress there will not be a congressional budget until January, 2011.

10. EXECUTIVE SESSION


None

11. ADJOURNMENT

There being no further business to conduct, Commissioner Banks moved to adjourn, Commissioner Flauding seconded the motion. Meeting adjourned at 5:05 PM.

APPROVED AS CORRECT

Adopted: August 25, 2010



Chairman