



# TACOMA HOUSING AUTHORITY

## BOARD OF COMMISSIONERS MEETING MINUTES REGULAR SESSION WEDNESDAY, September 25, 2013

The Commissioners of the Housing Authority of the City of Tacoma met in Regular Session at 902 South L Street, Tacoma, WA at 4:45 PM on Wednesday, September 25, 2013.

### 1. CALL TO ORDER

Chair Mowat called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 4:47 PM.

### 2. ROLL CALL

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

PRESENT	ABSENT
<b>Commissioners</b>	
Greg Mowat, Chair	Stanley Rumbaugh, Vice Chair
Arthur C. Banks, Commissioner (arrived at 4:52 PM)	Janis Flauding, Commissioner
Rose Lincoln Hamilton, Commissioner	
<b>Staff</b>	
Michael Mirra, Executive Director	Ken Shalik, Finance
Christine Wilson, Executive Administrator	
April Davis, REMHS Director	Greg Claycamp, Interim Community Services Director
Barbara Tanbara, Human Resources Director	
Tina Hansen, Interim RED Director	
Todd Craven, Administration Director	

Chair Mowat declared there was not a quorum present @ 4:48 PM and proceeded. Commissioner Banks arrived at 4:52 PM and there was a quorum present.

### 3. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Chair Mowat asked for any corrections to or discussion of minutes for the Annual Session of the Board of Commissioners for Wednesday, August 28, 2013. Commissioner Banks moved to adopt the minutes, Commissioner Lincoln Hamilton seconded.

Upon roll call, the vote was as follows:

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

**Motion approve**

Chair Mowat asked for any corrections to or discussion of minutes for the Regular Session of the Board of Commissioners for Wednesday, August 28, 2013. Commissioner Banks moved to adopt the minutes, Commissioner Lincoln Hamilton seconded.

Upon roll call, the vote was as follows:

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

**\*Motion approve**

**4. GUEST COMMENTS**

Hope Rehn, President of SAFE, addressed the board. She thanked THA for the work on the Wright Street Apartments meth issue. She stated that Wright Street residents were uneasy about the drug activities going on in the building and have stated to her they are now feeling safe in the building. Ms. Rehn added that THA staff is doing a great job managing this difficult issue.

**5. COMMITTEE REPORTS**

Real Estate Development Committee – none

Finance Committee - Commissioner Lincoln Hamilton stated the finances appear in order. She led a discussion of how should THA should respond if the federal government shuts down on October 1<sup>st</sup> for lack of a congressional budget. She recommended that THA not cut or delay any expenditures at this time, not furlough staff and not terminate any families from its rental assistance programs. At her request, ED Mirra reported that HUD has announced that it will disburse money for October HAP payments and section 8 administrative fees. HUD stated that it may also provide this funding until the end of the year. ED Mirra supported Commissioner Lincoln-Hamilton's recommendation. He reported that THA also has reserves for about two months. With HUD's advance funding for October, THA can hold out until January. Furloughing staff or delaying rent

payments would be disruptive, especially if the cuts turned out to be unnecessary. ED Mirra and Commissioner Lincoln-Hamilton recommended that the Board revisit the matter at its October meeting. If the government is still shut down at that time, it can consider what cuts to plan should the shut down continue into January. ED Mirra said that this course of action would conform to what SHA and KCHA are doing or not doing. Commissioner Banks and Chair Mowat stated their agreement with this proposal. By way of consensus, the BOC instructed ED Mirra to follow this proposal and to provide the Board with updates on news from Congress.

Citizen Oversight Committee – Commissioner Banks stated the committee continues to reach their Section 3 hiring requirements. He added the construction site is very active and changes are noted on a daily basis.

### **Rental Assistance Demonstration (RAD) Presentation**

ED Mirra led a discussion on RAD. It was a continuation of the discussion of RAD at the recent Board study session that two commissioners were able to attend. He began the discussion by stating the problem that RAD is meant to address: Congress has not adequately public housing and is not likely to do so in the foreseeable future. This is a national problem. He referred to the memo from THA's RAD consultants. The memo was meant to elaborate further on this prediction of public housing funding. Chair Mowat, who requested this elaboration, noted that the memo was not as detailed as he hoped it would be.

ED Mirra and Asset Manager Sandy Burgess reviewed the advantages RAD may confer and the risks it may entail. They referred to the staff memo. Commissioner Banks asked about the impact to residents moving from public housing to RAD. Sandy stated THA learned from tenant comments their preference is to remain in the building that will receive those capital improvements. Residents have also voiced that they are not interested in the HOP subsidy because it is more expensive than their current portion of the rent. Chair Mowat asked about what a RAD conversion would do to the ownership of the properties. Sandy explained that the RAD conversion does not directly affect ownership. If THA used tax credits to fix up the portfolio, the tax credit investors would own the buildings, just as happened with Salishan and New Hillside.

ED Mirra noted that the staff will likely present a recommendation to the Board in October on whether to apply to HUD for a RAD conversion. Staff did not need the Board to decide today although staff did need to know whether the Board's prospects for allowing that application were enough to justify staff's continued work on the project. Chair Mowat, on behalf of Board, directed staff to continue their work.

## **6. ADMINISTRATIVE REPORTS**

### **Executive Director**

ED Mirra referred the board to his report and welcomed questions. He noted that the Board has nine resolutions to address and so he did not wish to take up time on his own account. He also explained that, for that reason, he asked each of the department directors to be succinct in their verbal reports.

### **Finance**

Commissioner Banks moved to ratify the payment of cash disbursements totaling \$7,734,793 for the month of August, 2013. Commissioner Lincoln Hamilton seconded.

Upon roll call, the vote was as follows:

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

### **Motion Approved**

### **Real Estate Management and Housing Services**

Director Black directed the board to her report. Her department continues to work on the unit turns and remediation of the meth contaminated units. She reported close to 100% utilization of HAP funding in Rental Assistance.

### **Real Estate Development**

Interim Director Hansen directed the board to her report. The LASA development project continues to move forward. THA received signed/executed the New Look PSA from MLKHDA. Director Hansen reported D.R. Horton is working to purchase the 16 additional lots in Salishan from Quadrant. She will schedule a D.R. Horton presentation at an upcoming BOC meeting. ED Mirra stated the City of Tacoma will be issuing two RFP's, one for construction management services, and the second for inspection services. He believes both RFP's may be a good fit for THA and staff will be submitting an application for both.

### **Community Services**

ED Mirra provided the report for Community Services. He and Interim Director Greg Claycamp met with the Tacoma School District Superintendent Santorno to discuss the expansion of the McCarver Education Project to other schools within the district. They asked if the district could cover the costs of the cse managers. He reported that Superintendent Santorno was very receptive to the expansion and stated the district will try plan for its part of the costs. The program has been a tremendous benefit to the district; stabilizing the student turnover rate at McCarver and increasing the educational outcomes of the participating students. ED Mirra was very encouraged by the discussion.

**Administration**

Director Craven directed the board to his report. He reviewed the information included in his report.

**7. OLD BUSINESS**

None.

**8. NEW BUSINESS**

**8.1 RESOLUTION 2013-9-25 (1), APPROVAL OF THA'S 2014 MOVING TO WORK PLAN**

**Annual Moving to Work Plan**

U.S. Department of Housing and Urban Development

**Certifications of Compliance**

Office of Public and Indian Housing

**Certifications of Compliance with Regulations:**

**Board Resolution to Accompany the Annual Moving to Work Plan Amendment**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual

Moving to Work Plan Amendment for the PHA fiscal year beginning 1/1/2014, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan Amendment;
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age

Discrimination Act of 1975.

6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

7. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part

8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).

12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.

13. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).

17. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving



**Whereas**, THA recognizes that cities and counties will require new resources to create the critical physical and social infrastructure that will support growth, including transportation, utilities, recreation, and public services;

**Whereas**, THA agrees that progress toward equitable transit communities requires a cooperative, regional approach with diverse partners across governmental and nongovernmental sectors that supports and builds upon existing and ongoing planning efforts by regional and local governments and transit agencies;

**Whereas**, THA commits to build upon the work of the Growing Transit Communities Partnership through the promotion of equitable transit communities in light rail station areas and transit nodes located within the region's three long-range light rail transit corridors, and around transit nodes outside these corridors in other parts of the region;

**Whereas**, THA recognizes that each corridor is at a different stage of high capacity transit system development, and that future stations may be identified and sited that should also be considered under this Compact;

**Whereas**, THA understands that this Compact is designed to express the intent of diverse partners to work together toward common goals, with specific actions identified by partners appropriate to their roles and responsibilities;

**Whereas**, THA recognizes that the policies and programs promoted by the Partnership may also benefit community development around other transit investments and corridors, including but not limited to bus rapid transit, streetcar, commuter rail, intercity express bus, and ferries;

**Whereas**, THA supports a continuing process of collaboration and coordinated action to advance the development of equitable transit communities, as guided by the following goals, signatories to this Compact will strive to: attract more of the region's residential and employment growth to high capacity transit communities.

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

1. The Tacoma Housing Authority supports the Growing Transit Communities Compact; and,
2. The Executive Director of the Tacoma Housing Authority, or his representative, is authorized to sign on to the Growing Transit Communities Compact.

Commissioner Banks motioned to approve the resolution. Commissioner Lincoln Hamilton seconded the motion.

Upon roll call, the vote was as follows:

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

**Motion Approved:** September 25, 2013

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Greg Mowat, Chairman

**8.3 RESOLUTION 2013-9-25 (3), PROJECT BASED VOUCHER RENEWAL,  
NEW LOOK APARTMENTS**

**Whereas**, Tacoma Housing Authority (THA) has a contract with the Martin Luther King Housing Development Agency (MLKHDA) to provide 42 project based vouchers (PBV) at the New Look Apartments;

**Whereas**, that contract is expiring;

**Whereas**, renewing the contract will keep the New Look rents affordable to its residents, who are very low-income elderly or disabled persons.

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

The Executive Director is authorized to execute another Housing Assistance Payment (HAP) contract with Martin Luther King Housing Development Agency for up to ten (10) years to place forty-two (42) project based vouchers at New Look Apartments.

Commissioner Lincoln Hamilton motioned to approve the resolution. Commissioner Banks seconded the motion.

Upon roll call, the vote was as follows:

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

**Motion Approved:** September 25, 2013

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Greg Mowat Chairman

**8.4 RESOLUTION 2013-9-25(4), PROJECT BASED VOUCHER RENEWAL,  
HILLSIDE GARDENS**

**Whereas**, Tacoma Housing Authority (THA) has a contract with Mercy Housing for 8 project based vouchers (PBV) at the Hillside Gardens Apartments ;

**Whereas**, that contract is expiring;

**Whereas**, the vouchers make Hillside Gardens Apartments affordable to low-income households.

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

the Executive Director is authorized to execute another Housing Assistance Payment (HAP) contract with Mercy Housing for up to ten (10) years to place eight (8) project based vouchers at Hillside Garden Apartments.

Commissioner Banks motioned to approve the resolution. Commissioner Lincoln Hamilton seconded the motion.

Upon roll call, the vote was as follows:

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

**Motion Approved:** September 25, 2013

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Greg Mowat, Chairman

#### **8.5 RESOLUTION 2013-9-25 (5), ADOPTION OF THE CREDIT CARD POLICY**

**Whereas**, the Authority can reduce purchase transaction cost by using credit cards for purchases;

**Whereas**, state law (RCW 43.09.2855) allows THA to use credit cards but requires the board to adopt a policy setting up a system of control over credit card administration and usage;

**Whereas**, the attached draft policies governing the use and administration of credit cards would help the Authority comply with state law and save money; and

**Whereas**, the Authority intends to distribute and train all cardholders and their supervisors on the credit card policies and procedures.

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

The Board adopts the "Credit Card" policy in substantially the form set forth in the attached draft, allowing for changes to format and procedures, and other changes pursuant to THA Policy G-01 on the Adoption, Amendment and Promulgation of Policies

Commissioner Banks motioned to approve the resolution. Commissioner Lincoln Hamilton seconded the motion.

Upon roll call, the vote was as follows:

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

**Motion Approved:** September 25, 2013

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Greg Mowat, Chairman

**8.6 RESOLUTION 2013-9-25 (6), COMMITMENT OF MOVING TO WORK RESERVES**

**Whereas**, HUD has identified that uncommitted MTW Reserves are subject to offset; and

**Whereas**, THA has MTW Reserves that are currently not specifically committed but are included in the Authority's plans for future capital and operational expenditures; and

**Whereas**, the attached Schedule of MTW Reserve Commitments reflects the Authority's current plans for such capital and operational expenditures of MTW Reserves; and

**Whereas**, the Authority intends to include this Schedule of MTW Reserve Commitments in the 2014 MTW Plan including language that allows for shifting monies between the identified commitments.

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

1. The Board commits THA's MTW Reserves as outlined in the attached Schedule of MTW Reserve Commitments, subject to adjustment in future budgets and budget revisions.
2. The Board directs the Executive Director to include these MTW Reserve Commitments in the 2014 MTW Plan.

Commissioner Banks motioned to approve the resolution. Commissioner Lincoln Hamilton seconded the motion.

Upon roll call, the vote was as follows:

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

**Motion Approved:** September 25, 2013

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Greg Mowat, Chairman

#### **8.7 RESOLUTION 2013-9-25(7), WITHDRAWN**

#### **8.8 RESOLUTION 2013-9-25(8), Purchase and Sale Agreement 1120 & 1124 MLK Jr. Way**

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

**Whereas**, the Housing Authority of the City of Tacoma (the "Authority") seeks to encourage the provision of long-term housing for low-income persons residing within the City of Tacoma, Washington (the "City").

**Whereas**, the Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) "prepare, carry out, acquire, lease and operate housing projects; to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof" (RCW 35.82.070(2)); (ii) "lease or rent any dwellings . . . buildings, structures or facilities embraced in any housing project" (RCW 35.82.070(5)); (iii) "make and execute contracts and other instruments, including but not limited to partnership agreements" (RCW 35.82.070(1)); (iv) "delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper" (RCW 35.82.040); and (v) "make . . . loans for the . . . acquisition, construction, reconstruction, rehabilitation, improvement, leasing, or refinancing of land, buildings, or developments for housing persons of low income."

**Whereas,** the phrase “housing project” is defined by RCW 35.82.020 to include, among other things, “any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwellings, apartments, mobile home parks or other living accommodations for persons of low income.”

**Whereas,** The City of Tacoma Council met on August 13, 2013 and approved a resolution to enter into a Purchase and Sale Agreement with THA for two tax parcels located at 1120 & 1124 MLK Jr. Way, Tacoma, WA;

**Whereas,** The Housing Authority has an interest to develop approximately 40-50 affordable housing units at the property;

**Whereas,** The Executive Director and the Board of Commissioners find the terms of the Purchase and Sale Agreement acceptable to THA;

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

1. The Executive Director has the authority to negotiate, and if those negotiations are successful, to execute a Purchase and Sale Agreement with the City of Tacoma, in substantially the same form as attached.
2. The Executive Director has the authority to commence the feasibility study necessary to evaluate the development and in accordance with the conditions of the Agreement;
3. The Executive Director has the authority to apply for various types of funding including but not limited to, City, County, State and Federal resources, such as HOME, CDBG and Housing Trust Funds, Low Income Housing Tax Credit equity, Tax Exempt Bonds and other grants or sources necessary to evaluate and determine feasibility.
5. Acting Officers Authorized. The proper officers of the Authority are and are hereby authorized, empowered, and directed to take such further action on behalf of the Authority as they deem necessary to effectuate the foregoing sections of this resolution. Any action required by this resolution to be taken by the Executive Director of the Authority may in his absence be taken by the duly authorized acting Executive Director of the Authority.

Commissioner Banks motioned to approve the resolution. Commissioner Lincoln Hamilton seconded the motion.

Upon roll call, the vote was as follows:

AYES: 3

NAYS: None  
Abstain: None  
Absent: 2

**Motion Approved:** September 25, 2013

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Greg Mowat, Chairman

**8.9 RESOLUTION 2013-9-25(9), MANY LIGHTS FOUNDATION LETTER OF INTENT TO LEASE OR PURCHASE REAL PROPERTY 3.8 ACRES AT HILLSDALE HEIGHTS**

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

**Whereas**, the Housing Authority of the City of Tacoma (the “Authority”) seeks to encourage the provision of long-term housing for low-income persons residing within the City of Tacoma, Washington (the “City”).

**Whereas**, the Authority is authorized by the Housing Authorities Law (chapter 35.82 RCW) to, among other things: (i) “prepare, carry out, acquire, lease and operate housing projects; to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof” (RCW 35.82.070(2)); (ii) “lease or rent any dwellings . . . buildings, structures or facilities embraced in any housing project” (RCW 35.82.070(5)); (iii) “make and execute contracts and other instruments, including but not limited to partnership agreements” (RCW 35.82.070(1)); (iv) “delegate to one or more of its agents or employees such powers or duties as [the Authority] may deem proper” (RCW 35.82.040); and (v) “make . . . loans for the . . . acquisition, construction, reconstruction, rehabilitation, improvement, leasing, or refinancing of land, buildings, or developments for housing persons of low income.”

**Whereas**, the phrase “housing project” is defined by RCW 35.82.020 to include, among other things, “any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwellings, apartments, mobile home parks or other living accommodations for persons of low income.”

**Whereas**, Many Lights Foundation expressed an interest to THA to develop a multigenerational community known as Hope Lights to be located on three tax parcels comprising 3.8 acres at THA’s Hillsdale Height’s property;

**Whereas**, THA and MLF agree that our mission and values were aligned;

**Whereas**, THA and MLF developed a Letter of Intent to Lease or Purchase Real Property. The document is critical for MLF to commence a comprehensive fund raising campaign in earnest;

**Whereas**, The Executive Director and the Board of Commissioners find the terms of document acceptable to THA;

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

1. The Executive Director has the authority to negotiate, and if those negotiations are successful, to execute the Letter of Intent to Lease or Purchase Real Property, in substantially the same form as attached.
2. The Executive Director has the authority to negotiate the terms of future Development Agreements and/or Leasehold or Fee interest agreements between THA and Many Lights Foundation for the development of land at THA's property known as Hillsdale Heights.
3. Acting Officers Authorized. The proper officers of the Authority are and are hereby authorized, empowered, and directed to take such further action on behalf of the Authority as they deem necessary to effectuate the foregoing sections of this resolution. Any action required by this resolution to be taken by the Executive Director of the Authority may in his absence be taken by the duly authorized acting Executive Director of the Authority.

Commissioner Banks motioned to approve the resolution. Commissioner Lincoln Hamilton seconded the motion.

Upon roll call, the vote was as follows:

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

**Motion Approved:** September 25, 2013

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Greg Mowat, Chairman

**8.10 RESOLUTION 2013-09-25 (10), INTERLOCAL COOPERATION  
AGREEMENT WITH KING COUNTY HOUSING AUTHORITY RE  
PROCUREMENT OF EDUCATIONAL EVALUATOR**

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

**Whereas**, THA has procured a firm called Geo Education and Research to evaluate some of THA's educational initiatives;

**Whereas**, the King County Housing Authority (KCHA) would like to use this same firm for similar purposes;

**Whereas**, KCHA would like to rely on THA's procurement of the firm;

**Whereas**, Chap. 39.34 RCW allows this arrangement through an Interlocal Cooperation Agreement the two organizations would sign;

**Whereas**, such an arrangement would also benefit THA because using a common evaluator would more easily allow the two housing authorities to compare the results of their education initiatives.

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

The executive director is authorized to sign an Interlocal Cooperation Agreement in substantially the form of the attached version.

Commissioner Banks motioned to approve the resolution. Commissioner Lincoln Hamilton seconded the motion.

Upon roll call, the vote was as follows:

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

**Motion Approved:** September 25, 2013

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Greg Mowat, Chairman

**9. COMMENTS FROM COMMISSIONERS**

None

**10. EXECUTIVE SESSION**

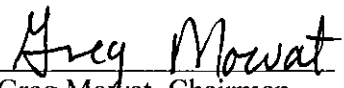
None

**11. ADJOURNMENT**

There being no further business to conduct the meeting ended at 6:20 PM.

**APPROVED AS CORRECT**

**Adopted:** October 23, 2013

  
Greg Mowat, Chairman