



TACOMA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING MINUTES STUDY SESSION WEDNESDAY, June 14, 2017

The Commissioners of the Housing Authority of the City of Tacoma met for a Study Session at 902 South L. Street, Tacoma, WA at 12:30 pm on Wednesday, June 14, 2017.

1. CALL TO ORDER

Commissioner Rumbaugh called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 12:39 PM.

2. ROLL CALL

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

PRESENT	ABSENT
Commissioners	
Chair Arthur Banks (arrived late at 12:45 pm)	
	Vice Chair Janis Flauding
Commissioner Stanley Rumbaugh (left early at 1:10 pm)	
Commissioner Minh-Anh Hodge	
	Commissioner Derek Young
Staff	
Michael Mirra, Executive Director	
Sha Peterson, Executive Assistant	
April Black, Deputy Executive Director	
	Ken Shalik, Finance Director
Toby Kaheiki, Human Resources Director	
	Frankie Johnson, Interim Property Management Director
	Kathy McCormick, Real Estate Development Director
Todd Craven, Administration Director	
	Greg Claycamp, Client Services Director
	Sandy Burgess, Associate Director for AD & Asset Management

Commissioner Rumbaugh declared there was a quorum present @ 12:40 pm and proceeded.

3. EVALUATION OF RAPID REHOUSING INVESTMENT

Tacoma Housing Authority invests \$1.288 million with Pierce County to house homeless families with children and homeless young adults aged 18-24. Pierce County uses this money to fund its Rapid Rehousing system (RRH). THA's contracts with Pierce County providing this money are set to expire at the end of 2018. The contracts allow THA to increase, decrease or end its investment at any time. Deputy Executive Director April Black and Tess Colby of the Pierce County Department of Human Services reviewed and led a discussion concerning the reasons THA makes this investment and the results to date. They had presented their written report to the Board in May. Deputy E.D. Black also recommended that THA permit some changes in the contract. She also looked ahead to the end of the contracts in 2018 and the likely recommendation that THA double its investment if certain contingencies are met.

In their presentation, and in response to questions from the Commissioners, they reported:

- Pierce County is improving its utilization of THA's funding up to about 70%; this rate should continue to increase as Pierce County continues to improve its system;
- Even at present utilization rates, THA's funding stabilizes nearly 50% of homeless families with children and homeless young adults in Tacoma seeking help from the RRH system;
- THA's funding represents about 35% of the RRH funding in the county.
- Persons of color are greatly overrepresented among homeless families and young adults in Pierce County in comparison with their composition in the general population;
- Utilization of the housing assistance often depends on the family or the young adult also receiving supportive services. For that reason, the current contract allows Pierce County to spend up to 44% of THA funds for homeless families on non-housing services. The contract for homeless young adults does not allow any such expenditure of THA's funds.

Deputy Director Black reported that staff recommends that the Board permit the following changes in the contract:

- reduce from 44% to 25% the amount of THA's dollars in the family contract available to purchase non-housing services;
- increase from 0% to 25% the amount of THA's dollars in the young adults contract available to purchase non-housing services;

- broaden the definition of “family” to include parents who need housing to recover their children from foster care;
- broaden the variety of housing that both contracts can support;
- permit the use of THA funds to serve households anywhere in Pierce County.

Chair Banks and Commissioners Rumbaugh and Hodge expressed support for these changes. Chair Banks invited staff to present such a resolution.

They then discussed the decision the Board faces at the end of the contracts in 2018 whether to continue, end or increase the investment. The Commissioners expressed interest in increasing the investment. At present rates of success, doubling the investment would stabilize nearly all of the homeless families and young adults in Tacoma who seek help. But the Commissioners stated that they would need more information before making such a decision. Chair Banks asked Deputy Director Black and Tess Colby to arrange a separate discussion with him.

The Commissioners recognized that increasing the investment would also depend on three contingencies:

- Pierce County would have to show it can use 100% of the present level of funding; there is no reason to increase the investment if the County cannot use all of the present investment;
- HUD will have to clarify its rules defining the obligation of an MTW housing authority such as THA to serve “substantially the same” number of households as we would serve if we were not an MTW housing authority. Presently it is not clear how HUD credits THA with the households receiving THA’s help through RRH.
- THA’s Congressional funding would have to clarify and stabilize in a way that allows THA to afford the investment.

4. ADJOURNMENT

There being no further business to conduct, the meeting ended at 1:20 PM.

APPROVED AS CORRECT

Adopted: June 28, 2017


 Dr. Arthur C. Banks, Chair