



# TACOMA HOUSING AUTHORITY

## BOARD OF COMMISSIONERS MEETING MINUTES REGULAR SESSION WEDNESDAY, June 28, 2017

The Commissioners of the Housing Authority of the City of Tacoma met in Regular Session at 602 Wright Avenue, Tacoma, WA at 4:45 PM on Wednesday, June 28, 2017.

### 1. CALL TO ORDER

Chair Banks called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 4:51 pm.

### 2. ROLL CALL

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

PRESENT	ABSENT
<b>Commissioners</b>	
Chair Arthur Banks	
Vice Chair Janis Flauding (arrived at 5:27 pm)	
Commissioner Stanley Rumbaugh (arrived at 4:50 pm and left at 5:47 pm)	
	Commissioner Minh-Anh Hodge
Commissioner Derek Young	
<b>Staff</b>	
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	

Chair Banks declared there was a quorum present @ 4:52 pm and proceeded.

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

Chair Banks asked for any corrections to, or discussion of minutes for the Regular Session of the Board of Commissioners for Wednesday, May 24, 2017. Commissioner Rumbaugh moved to adopt the minutes; Commissioner Young seconded.

Upon roll call, the vote was as follows:

AYES: 3  
NAYS: None  
Abstain: None  
Absent: 2 (Vice Chair Flauding arrived after motion was moved to be adopted.)

**Motion approved.**

### 4. GUEST COMMENTS

#### **Steve Wells, Wright Street Tenant**

Mr. Wells is grateful for the opportunity to have all his needs met by Tacoma Housing Authority (THA). He believes that everyone at Wright Street has that opportunity. The only wish he has is for THA's Client Services division to be given "a little nudge" and recognize when someone is struggling. He wants his neighbors to be happy individuals and believes this is possible. Steve is part of the Resident Council because he respects everyone's well-being.

#### **Belinda Hauff, Wright Street Tenant**

Ms. Hauff thanked the board for coming to Wright Street to tour the building and see the construction progress. She thanked Interim Property Management Director Frankie Johnson for her help and presented her with a plant and a card from the tenants as a thank you.

#### **Myla Jathong, Wright Street Tenant**

Ms. Jathong is a new tenant and loves the place and Property Manager Eric Owens. Everyone at Wright Street is family to her.

### 5. COMMITTEE REPORTS

#### ***Real Estate Development Committee—Commissioner Rumbaugh***

Nothing to report.

#### ***Finance Committee—Commissioner Hodge and Commissioner Young***

Nothing to report.

#### ***Education Committee—Commissioner Hodge***

Nothing to report.

#### ***Citizen Oversight Committee—Vice Chair Banks***

Nothing to report.

## 6. COMMENTS FROM THE EXECUTIVE DIRECTOR

Executive Director (ED) Michael Mirra directed the board to his report. He concurred with Deputy Executive Director April Black's report regarding Housing and Urban Development's (HUD) "substantially the same" number of households that each of the Moving to Work (MTW) agencies would serve if they were not an MTW agency. ED Mirra had hoped he would have news about Congressional budget matters, but there was nothing new to report.

## 7. ADMINISTRATIVE REPORTS

### Finance

Finance Department (FD) Director Ken Shalik directed the board to the finance expense report. The THA compliance audit for 2016 starts next week. Finance is working diligently with IT conversions and some remaining issues with OpenDoor. Director Shalik does not see any issues with cash. Commissioner Rumbaugh asked about the budget. Director Shalik responded that THA is under budget in most areas; he is not seeing any large expenses. Bay Terrace Phase II came in within budget.

Commissioner Rumbaugh moved to ratify the payment of cash disbursements totaling \$5,496,768 for the month of May, 2017. Commissioner Young seconded.

Upon roll call, the vote was as follows:

AYES: 3  
NAYS: None  
Abstain: None  
Absent: 2 (Vice Chair Flauding arrived after motion was moved to be adopted.)

**Motion Approved.**

### Client Services

Client Services (CS) Director Greg Claycamp directed the board to his report. THA received a novel request that it is likely to accept—Pierce County Housing Authority (PCHA) made an error and over issued vouchers. They are asking THA to absorb 174 vouchers, which will take THA to 100% utilization. Commissioner Rumbaugh asked if the vouchers will be THA's going forward and Director Claycamp affirmed. According to Director Claycamp, THA can presently afford to absorb the vouchers.

### Property Management

Property Management (PM) Interim Director Frankie Johnson thanked the tenants for the card and plant and noted that all property management and relocation staff helped with all the work at Wright Street.

She directed the board to her report. PM is exceeding its goal with occupancy at 97%. Unit turn time for the month of May was 47 days, and 9 units were turned by PM. A couple of units vacated because of death, and for the first time, PM had scheduling challenges with vendors. Over 400 work orders were completed in May, 1,800 YTD. 100% of emergency work orders were addressed within 24 hours.

Director Johnson turned the board's attention to her Rental Assistance Demonstration (RAD) and Resident Concerns memo. The reason the meeting is being held at Wright Street this month is because at the May meeting, some tenants brought their concerns to the board regarding RAD and construction issues. Her memo notes the concerns and also includes questions from ED Mirra, along with resolutions by PM and Real Estate Development (RED). Wright Street tenants invited THA to a meeting with 20 tenants and shared their questions and concerns; major concerns were the height of shower dams, swing of door,s and size of refrigerators, and the addition of tub/shower combo and reduction of shelf space. Surveys were sent out to all tenants to see if they are interested in changes; PM staff are now compiling work orders and addressing concerns.

PM and RED have decided to host an end-of-construction celebration. They are considering one big celebration at People's Park on August 16; information will be sent out to tenants. Chair Banks commented that the rooms the board toured were very nice. ED Mirra noted that he had asked why residents think it necessary to come to the Board for complaints rather than to staff. He thinks Director Johnson's answer "*several tenants noted they had spoken with staff and felt as though their concerns were not being adequately addressed*" is part of the explanation but he also thinks it is because the board is so welcoming and responsive. He thought that was a compliment to the board.

## **Real Estate Development**

Real Estate Development (RED) Department Director Kathy McCormick directed the board to the RED motion to increase the Family Investment Center (FIC) and Maintenance Shop Tenant Improvement budget. Cabling for IT, HVAC system and a couple of other smaller things are necessary, which increase the budget up to \$1.3M. Both Chair Banks and Vice Chair Flauding asked if RED would be coming back to the board for more budget increases. If the budget needs to increase, it will occur in the 2018 budget, according to Director McCormick.

Commissioner Rumbaugh moved to increase the budget for the FIC and Maintenance Shop Tenant Improvement project. Commissioner Young seconded.

Upon roll call, the vote was as follows:

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

**Motion approved.**

Director McCormick directed the board to her report. Bay Terrace Phase II is almost complete and RED will be turning it over to PM in the next 5-7 days for lease up on the property; there are quite a few people who are waiting to lease up. According to ED Mirra, THA will have a party to cut the ribbon in August; Senator Patty Murray and Congressmen Derek Kilmer and Denny Heck will join in the celebration. The date will depend on Senator Murray's availability.

Due diligence is going well for the purchase of James Center North. RED applied for a loan and anticipates going to the board in August for a final purchase approval. There have been no red flags so far. An evaluation was done to see the site could host dorms for TCC students until its full redevelopment, but it would be cost prohibitive at this time. RED is trying to find more commercial tenants; the property generates cash flow and will generate more with increased occupancy. RED will need to talk with Tacoma Community College, Bates and UW Tacoma regarding student housing.

RED will go back to the board in July for the two final negotiations for New Look. Banner Bank has been selected as the lender. RED is excited that THA will not have to put in funds, but worries at finding a contractor.

**8. OLD BUSINESS**

None.

**9. NEW BUSINESS**

**9.1 RESOLUTION 2017-06-28 (1)  
(Increase in Number of College Housing Assistance Program Rental Subsidies)**

**WHEREAS**, THA has been providing 25 rental subsidies for the pilot College Housing Assistance Program (CHAP) in partnership with Tacoma Community College (TCC) since 2014 to house homeless enrolled TCC students and their families;

**WHEREAS**, The program has resulted in much greater retention and graduation rates among assisted households as compared to other homeless TCC students who get no assistance;

**WHEREAS**, this program also offers a chance to complement TCC's Second Chance Financial Aid Program that provides financial aid to students who begin their TCC studies in prison and to continue their studies on campus once they get out of prison;

**WHEREAS**, THA's Education Project is an effort to find ways to spend a housing dollar, not only to house people, but also to help them to prosper and to promote the success of Tacoma's educational institutions serving low-income students;

**WHEREAS**, this investment in TCC's homeless students and this partnership with TCC are a very good fit for THA's Education Project. The collaboration between THA and TCC is a very good match of capacities, mission and values;

**WHEREAS**, TCC's Board of Trustees has expressed a reciprocal interest in this partnership to allow THA to anticipate TCC's commitment of the increased staff resources an expansion of the CHAP will require of it; this increase will be necessary to make the expanded program work;

**WHEREAS**, THA should increase the CHAP to 150 rental subsidies by the end of 2018;

**WHEREAS**, Chapter 3 of THA's Administrative Plan should be amended to remove criminal screening for this program's participants, wherever HUD's rules allow;

**WHEREAS**, THA's Administrative Plan should incorporate a new chapter (Chapter 19) to reflect THA's administration of this program; and,

**WHEREAS**, The program should be expanded to include Tacoma Community College's Second Chance Financial Aid Program students, regardless of whether those students are homeless; now, therefore, be it

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

1. THA's Executive Director is authorized to direct staff to make up to 150 rental subsidies available for the College Housing Assistance Program by the end of 2018, to amend THA's criminal screening policies for this program and reflect those changes in Chapter 3 of THA's Administrative Plan, to add a new chapter to THA's Administrative Plan regarding the administration of this program, to expand the eligibility for the program to include participants in Tacoma Community College's Second Chance Finance Aid program, regardless of whether those students are homeless, and to make other administrative changes as necessary for this expansion..
2. THA's Executive Director is authorized to modify the extent or timing of the CHAP expansion as necessary in his judgment to account for any shortfall in TCC's ability to commit the staff resources necessary for its success.

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

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

**Motion Approved:** June 28, 2017

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Dr. Arthur C. Banks, Chair

**9.2 RESOLUTION 2017-06-28 (2)**  
**(Amendments to Rapid Rehousing Contracts with Pierce County)**

**WHEREAS**, THA has been investing in the Pierce County Rapid Rehousing system since 2013; and

**WHEREAS**, Staff completed a full analysis of this program; and

**WHEREAS**, The following changes should be made to the contracts:

*1. Annual Reviews*

Revise both contracts to state that THA will reevaluate the contracts on an annual basis in response to the demonstrated need based on the prior year's spending provided by the County. This review will report on successes and challenges to date and provide a recommendation for future funding the following year.

*2. Reduce spending THA funds on supportive services in the family contract and increase this spending to the young adult contract*

The family contract should be amended as follows:

**RENTAL ASSISTANCE:** GRANTEE shall use at least ~~seventy-five~~ ~~fifty-six~~ percent (~~75%~~ ~~56%~~) of the contract amount on financial rental assistance defined to be limited to short, medium-term rental assistance payments, security deposits, credit screening fees, utility deposits, utility payments, moving costs assistance and motel and hotel vouchers. Rental assistance payments are not exclusive to rapid rehousing and may be used for other types of housing supported by "best practices" research. These uses are up to the discretion of the GRANTEE.

GRANTEE may use no more than ~~twenty-five~~ ~~forty-four~~ percent (~~25%~~ ~~44%~~) of the contract amount on SUPPORTIVE SERVICES necessary to stabilize a homeless family with children receiving rapid rehousing assistance under this CONTRACT.

SUPPORTIVE SERVICES are limited to the following:

- case management – housing stability
- data collection and entry
- housing search and placement
- staff issuance of rental assistance
- general liability insurance
- office internet
- office space
- office supplies
- office utilities
- telephone

This will leave both contracts with significant but not excessive flexibility to expend THA housing funds on non-housing services. Federal regulations do require that providers be able to spend approximately 10% of awarded funds on indirect costs. THA will need to continue allowing this use. The contract will direct that these expenditures count toward the 25% on non-housing expenditures.

3. *Allow spending on parents attempting to reunify with their children*

The family contract should be amended as follows:

This contract will serve homeless household with children or parents whose children have been removed from the home and the lack of housing is a barrier to reunification.

4. *Allow spending on non-RRH*

Both contracts should be amended as follows:

The eligible activities under this agreement include:

Financial rental assistance- Eligible activities include short medium-term rental assistance payments, security deposits, credit screening fees, utility deposits, utility payments, moving costs assistance and motel and hotel vouchers. Rental assistance payments are not exclusive to rapid rehousing and may be used for other types of housing (such as diversion, transitional housing and permanent housing) supported by “best practices” research. These uses are up to the discretion of the GRANTEE.

5. *Remove geographic restrictions (Scope of Services 7.1)*

Both contracts should be amended to remove the following language:

**Revised Funding Jurisdiction**

~~The current experience of homelessness of all families served with funds provided by this CONTRACT must have begun and for the most part continued within the City of Tacoma. Funds shall be used to stabilize homeless families within Tacoma city limits unless a homeless family would benefit from stabilizing elsewhere. PROVIDED that if there are not sufficient numbers of such families to use up the contract amount, GRANTEE may use up to twenty five percent (25%) of CONTRACT funds to serve families with children originating anywhere in Pierce County, including Tacoma; and WHEREAS, Each of these changes and their effective dates must be negotiated between Pierce County and THA; now, therefore, be it~~

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

THA's Executive Director is authorized to negotiate these changes to the respective Pierce County contracts.

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

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

**Motion Approved:** June 28, 2017

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Dr. Arthur C. Banks, Chair

**Comments from Commissioners:**

At the Board Study Session to discuss Rapid Rehousing, a concern was raised regarding funds provided by THA being underutilized. The current contract with Pierce County requires THA to provide a 30-day notice regarding underutilization, but does not specify when in the year the notices are provided.

Commissioner Rumbaugh asked about Housing and Urban Development's (HUD) housing calculations. According to Director Black, THA has not made any progress with its discussions with HUD; they are rating THA lower than they should with a grade of substantially compliant at 99% of its baseline. Rental Assistance has been driving at 100% utilization. HUD is proposing to change calculations not to THA's benefit. What is worrisome, according to ED Mirra, is that even with Director Black's appeal with HUD, they are still saying that THA is not in compliance and have now requested THA to submit a plan to get to 100%. The Steering Committee for MTW is on the case, and has informed HUD

that they will be working with the Senate and Senator Patty Murray’s office is on call. Commissioner Rumbaugh thinks that the Rapid Rehousing program is a good idea but has problems with collateral damage.

**Staff Introduction**

Director Black introduced Policy, Innovation and Evaluation’s new Project Manager Amy Van. Amy comes from a community background and joined THA three months ago. Amy is interested in the intersection with housing and education. She is looking forward to the elementary school expansion project.

**9.3 RESOLUTION 2017-06-28 (3)  
(Updating THA’s Administrative Plan)**

**WHEREAS**, The Administrative Plan relates to the administration of the Housing Choice Voucher program and is required by HUD; and

**WHEREAS**, The Administrative Plan is to establish policies for carrying out the programs in a manner consistent with HUD requirements and local goals and objectives contained in the THA's Moving to Work Plan; and

**WHEREAS**, Changes to the Administrative Plan must be approved by THA Board of Commissioners; now, therefore, be it

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

THA is authorized to adopt the following updates to the Administrative Plan to reflect changes in the Housing and Urban Development regulations.

<p><b>Reasonable Accommodation</b></p>	<ul style="list-style-type: none"> <li>• Changes the title “Civil Rights Compliance Auditor” from “Civil Rights Compliance Coordinator”.</li> <li>• Removes HR Director from RA review committee.</li> <li>• Adds two new forms: Reasonable Accommodation Implementation Plan and Service Animal Agreement.</li> <li>• Removes breed and size restrictions for service/companion animals, and clarifies that tenants must follow all other provisions of pet policy.</li> <li>• Changes tenant’s right to a “hearing” to tenant’s right to an “informal review”.</li> </ul>
<p><b>Social Security Numbers</b></p>	<ul style="list-style-type: none"> <li>• Clarifies the SSN and documentation requirements for all household members,</li> </ul>

	<p>including exemption for households 62 and older as of January 1, 2010 who were previously documented as eligible.</p> <ul style="list-style-type: none"> <li>• Deletes language stating SSN documentation is removed from the tenant file after verification. Removing SSN documentation is optional and not the current THA practice.</li> </ul>
<p><b>Independent Student Status/Verification of Student Status/Definition of Vulnerable Youth</b></p>	<ul style="list-style-type: none"> <li>• Clarifies and adds to the definitions of “independent student” and “vulnerable youth”.</li> <li>• Identifies status as “vulnerable youth” as sufficient for using only the student’s income in calculating assistance.</li> <li>• Excepting “vulnerable youth” from the requirement for written documentation of parental support for students.</li> </ul>
<p><b>Changes in Payment Standards</b></p>	<ul style="list-style-type: none"> <li>• Updates Tiered Rent Tables for income based subsidies.</li> <li>• Requires 12 months’ notice for payment standard reduction before it applies to contract rent.</li> </ul>
<p><b>Inspections-Life Threatening Conditions definition, the Inspection Process and other changes</b></p>	<ul style="list-style-type: none"> <li>• Adds language clarifying the timeframes for contracted landlords to begin remedial action.</li> <li>• Updates list of items that would cause a unit to fail inspection.</li> </ul>
<p><b>Moving with Continued Assistance</b></p>	<ul style="list-style-type: none"> <li>• Adds requirement for THA to have an emergency transfer plan for those protected under VAWA.</li> <li>• Adds language allowing THA to deny a move if the receiving PHA is not absorbing vouchers.</li> <li>• Adds language that THA cannot only allow a move at re-examination.</li> <li>• Clarifies communication requirements of initiating and absorbing PHA. Name, address and contact information must be provided to tenant.</li> <li>• Changes Initial Billing Deadline to allow 30 day extension.</li> <li>• Allows extension of the expiration of the new voucher to 30 days after expiration of the initial voucher.</li> </ul>

	<ul style="list-style-type: none"> <li>• Updates of form HUD-50058.</li> <li>• Adds requirements for notifying initial PHA if absorbing a family.</li> </ul>
<b>Changes in Payment Standards and Utility Allowances</b>	<ul style="list-style-type: none"> <li>• Allows flexibility about when to decrease the HAP contract rent when the payment standard decreases.</li> </ul>
<b>Congregate Housing Payment Standard, UA and HAP Calculation</b>	<ul style="list-style-type: none"> <li>• Allows for the utility allowance in shared housing to be the lower of the utility allowance for the family's voucher size or a pro rata share of the utility allowance for the shared house unit size.</li> </ul>
<b>Manufactured Homes Payment Standards, UA and Space Rent</b>	<ul style="list-style-type: none"> <li>• Allows for the payment standard to be used for space rent for manufactured homes and allows for remaining funds (if applicable) to go to the utility company or directly to the family and can be used to help pay their mortgage.</li> </ul>
<b>Down Payment Assistance Grants</b>	<ul style="list-style-type: none"> <li>• Removal of language referencing down payment assistant grants as THA no longer operates vouchers for homeownership.</li> </ul>
<b>Scheduling an Informal Hearing</b>	<ul style="list-style-type: none"> <li>• Clarifies the timeframe for THA to receive the request for an informal hearing and sets a window of time for families to arrive for hearing.</li> <li>• Clarifies THA discovery policy when a tenant requests information.</li> </ul>
<b>VAWA</b>	<ul style="list-style-type: none"> <li>• Adds the following forms and documents:</li> <li>• Form HUD-5380 Sample Notice of Occupancy Rights Under the Violence Against Women Act</li> <li>• Form HUD-5382 Certification of Domestic Violence, Dating Violence, and Sexual Assault or Stalking and Alternate Documentations</li> <li>• PHA Emergency Transfer Plan</li> <li>• FORM HUD-5383 Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Staking</li> </ul>
<b>Project-Based and Special Program</b>	<ul style="list-style-type: none"> <li>• Allows THA to project base additional units in several circumstances.</li> <li>• Allows exceptions to the rule limiting the</li> </ul>

<p><b>Vouchers</b></p>	<p>number of project based vouchers in one project to 25% of the units in the project.</p> <ul style="list-style-type: none"> <li>• Gives THA the right to add units to HAP contract under certain circumstances.</li> <li>• Outlines selection preferences and when they apply.</li> <li>• Provides choice mobility waiting list guidelines</li> <li>• Adds one time use policy for Choice Mobility</li> </ul>
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Commissioner Rumbaugh motioned to approve the resolution. Commissioner Young seconded the motion.

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

**Motion Approved:** June 28, 2017

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 Dr. Arthur C. Banks, Chair

**9.4 RESOLUTION 2017-06-28 (4)  
 (A&E Services—FIC Tenant Improvement and Salishan Maintenance Shop Improvement)**

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

**WHEREAS**, On March 23, 2011, the Board authorized THA’s Executive Director to award a contract to Buffalo Design for Architectural and Engineering Services for THA’s administrative buildings; and

**WHEREAS**, The FIC Tenant Improvement and Salishan Maintenance Shop Improvement are needed to create more functional and useable space; and

**WHEREAS**, On December 14, 2016, the Board authorized THA’s Executive Director to proceed with improvements to the FIC and the Shop and to authorize a total contact of \$127,314 to Buffalo Design; and

**WHEREAS**, The FIC’s HVAC system will need to be replaced, additional coordination is necessary for the furniture, and reimbursable expenses that the contractors charge need to be added to the contract; and

**WHEREAS**, The additional design work which includes Design Development through Construction Administration for the FIC and Salishan Maintenance Shop

improvements for the HVAC, furniture coordination and reimbursable expenses will cost \$38,200; now, therefore, be it

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

Authorize THA's Executive Director to increase the contract amount with Buffalo Design by \$38,200 for a total not to exceed of \$165,514.

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

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

**Motion Approved:** June 28, 2017

\_\_\_\_\_  
Dr. Arthur C. Banks, Chair

**9.5 RESOLUTION NO 2017-06-28 (5)  
(Acceptance of Property Located at 1120 and 1124 Martin Luther King Way)**

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

**WHEREAS**, In 2013 the Tacoma City Council passed resolution 38718, approving the surplus and disposition of 1120 and 1124 Martin Luther King Way to the Tacoma Housing Authority for affordable housing development;

**WHEREAS**, the City offers to transfer title of the parcels to THA now and have THA assume their management;

**WHEREAS**, THA has completed preliminary planning and designs for developing this property as the Hilltop Lofts; and

**WHEREAS**, THA will seek financing to complete the affordable housing development; and

**WHEREAS**, THA is able to provide the services needed to collect rent, maintain the property in its current use in good condition; now, therefore, be it

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

Authorize THA's Executive Director to finalize any and all documents needed to transfer the property from the City of Tacoma to Tacoma Housing Authority.

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

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

**Motion Approved:** June 28, 2017

\_\_\_\_\_  
Dr. Arthur C. Banks, Chair

**9.6 RESOLUTION 2017-06-28 (6)  
(Authorizing THA's Participation in Litigation Against HUD re 2012  
Shortfall of Operating Subsidy)**

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

**WHEREAS**, On January 18, 2017, the United State Court of Federal Claims ruled that HUD, in 2012, underfunded public housing operations for 309 plaintiff public housing authorities in violation of their Annual Contribution Contract (ACC); and

**WHEREAS**, NAHRO (National Association of Housing and Redevelopment Officials) and PHADA (Public Housing Authority Directors Association) managed that litigation for the plaintiff housing authorities; and

**WHEREAS**, NAHRO and PHADA now plan on managing a second round of litigation on the same issue on behalf of housing authorities who did not participate in the first round; and

**WHEREAS**, NAHRO and PHADA invite THA to join the second litigation; and

**WHEREAS**, THA's share of recovery from a successful ruling would be \$225,522; and

**WHEREAS**, Participating in the litigation would cost THA \$3,000, which is its share of the filing fee and the attorney's fees; now, therefore, be it

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

1. THA is authorized to participate in the litigation that NAHRO and PHADA will manage against HUD seeking recovery for underfunding in 2012 of public housing operations.
2. THA may commit \$3,000 of its non-federal funding for its share of the filing

fee and attorney's fees.

3. The executive director is authorized to manage THA's participation in the litigation, including approving any compromise of its claims.

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

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

**Motion Approved:** June 28, 2017

\_\_\_\_\_  
Dr. Arthur C. Banks, Chair

## 9. COMMENTS FROM COMMISSIONERS

Vice Chair Flauding shared a touching story. THA inspects the apartment of a Salishan resident. The tenant had been struggling to keep her home clean. Vice Chair Flauding and other neighbors came together to help clean the unit. *"There was a sense of community; it was a good feeling,"* according to Vice Chair Flauding. Commissioner Young suggested telling the story, which he believes is a good way of spreading this type of community support. Director Black and Vice Chair Flauding will make sure the story is shared on the next resident newsletter.

## 10. EXECUTIVE SESSION

None.

## 11. ADJOURNMENT

There being no further business to conduct the meeting ended at 6:14 PM.

**APPROVED AS CORRECT**

**Adopted:** July 26, 2017

  
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Dr. Arthur C. Banks, Chair