



TACOMA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING MINUTES SPECIAL SESSION WEDNESDAY, NOVEMBER 29, 2017

The Commissioners of the Housing Authority of the City of Tacoma met in Special Session at 902 South L. Street, Tacoma, WA at 12:00 PM on Wednesday, November 29, 2017.

1. CALL TO ORDER

Chair Flauding called the meeting of the Board of Commissioners of the Housing Authority of the City of Tacoma (THA) to order at 12:09 PM.

2. ROLL CALL

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

PRESENT	ABSENT
Commissioners	
Chair Janis Flauding	
Vice Chair Minh-Anh Hodge	
	Commissioner Arthur Banks
	Commissioner Stanley Rumbaugh
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, Property Management Director	
Kathy McCormick, Real Estate Development Director	
Greg Claycamp, Client Services Director	
Sandy Burgess, Interim Director for AD & Asset Management	

Chair Flauding declared there was a quorum present @ 12:10 pm and proceeded.

3. PROPOSED 2018 BUDGET

Executive Director (ED) Michael Mirra led the discussion of the proposed 2018 budget. Staff will present the proposed budget at the board's December 13, 2017, meeting.

The discussion focused on the main puzzle facing THA. How to serve the same number of families at greatly increasing costs when funding is flat. The discussion reviewed the four main options available to the Board. The 2018 budget will be the occasion to choose among these options.

- Reduce the value of the vouchers
- Redirect voucher dollars to higher income families
- Redirect money from other services to vouchers
- Face the arithmetic and presume a utilization rate of less than 100%.

The Board directed staff to propose a budget that presumes upon a 95% utilization rate.

The Board also discussed its wish to elicit community views about this choice. It noted that there was not time enough to do that before it had to adopt a 2018 budget. Instead, it will adopt the budget presuming upon a 95% utilization rate to allow for the budget to balance. It directed staff to include this in a proposed amendment to THA's MTW plan. Staff will elicit community comment on that proposal. If those comments elicit concerns or alternative ideas that merit a budget adjustment, the Board will consider an adjustment.

4. POSSIBLE GOVERNMENT SHUTDOWN

ED Mirra conveyed the latest word from our various sources of Congressional information. It appears that the government may indeed shutdown on December 9th because Congress may not agree by then on a funding extension. The Board discussed what THA would then do. The Board directed that in such an event, THA will do nothing initially. THA has reserves enough for two months. We will not terminate anyone off the rental assistance programs. We will not lay off staff. We will not delay expenditures.

Instead, we will watch Congress carefully and take advice. If the government remains shut down in early January, the Board will convene. At that point, it will judge how much longer the shutdown will likely last. In the unlikely event that the shutdown will last much longer, THA would then start planning to wind down its expenditures.

The Board agreed that for now THA should not disrupt its clients, staff or contractors with cuts that will likely be unnecessary.

5. REAL ESTATE PURCHASE

Director McCormick reported that Claude Remy accepted THA's \$11.5M offer to purchase Allenmore Brownstones. THA should close in February and tenants will be able to move in at that time. THA's proposal is to have vouchers on 20% of the apartments..

ED Mirra discussed the option of putting MTW dollars on some units. Director Shalik wants to pay close attention to the affordability clauses that will be placed on the property. ED Mirra thinks another opportunity is to turn some units into public housing then convert them immediately into Section 8 units under RAD. He has requested these discussions to take place before THA closes on the property.

7. BOARD COMMENTS

Chair Flauding thanked everyone for their hard work and asked that the directors extend her thanks to staff.

6. ADJOURNMENT

There being no further business to conduct, the meeting ended at 12:31 pm.

APPROVED AS CORRECT

Adopted: December 13, 2017


Janis Flauding, Chair