



PIERCE COUNTY HOUSING AUTHORITY

603 South Polk Street, Tacoma, WA 98444 | 253-620-5400

MINUTES FOR THE NOVEMBER 30TH, 2022 REGULAR MEETING
OF THE BOARD OF COMMISSIONERS

Date: Wednesday, November 30th, 2022

Location: PCHA Building B
& Hybrid Via Zoom

In Attendance: Chairperson Mark Martinez
Vice Chairperson Narva Walton *
Commissioner Blaksley*
Commissioner Miller*
Commissioner Stewart

Also in Attendance: Jim Stretz, Executive Director
Tina McLeod, Director of Operations
Sean McKenna, Director of Project Management
Riley Guerrero, Administrative Coordinator
Christine Smith, CPA*
Catrina Galicz, CPA*

*In Attendance Via Zoom

The meeting was called to order at 3:38 by Vice Chairperson Walton.

PUBLIC COMMENT

Vice Chairperson Walton called for public comment. There was no public comment.

OLD BUSINESS

Vice Chairperson Walton called for a motion to approve the minutes of the October 26, 2022 meeting. Commissioner Stewart so moved.

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Chairperson Martinez arrived and took precedence at 3:45.

A motion was then considered to approve the cash disbursements totaling \$ 3,379,826.39 for the month of October, 2022. This was so moved by Commissioner Stewart and seconded by Vice Chairperson Walton.

Commissioner Stewart inquired as to whether there were any unusual activities on this check run. Executive Director Stretz replied that there was not.

A vocal vote was taken to approve the disbursements with the following results.

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NEW BUSINESS

The Board considered Resolution 1921 to Approve Submission of the 2023 One-Year Plan to the US Department of Housing and Urban Development (HUD).

Vice Chair Walton so moved. Commissioner Stewart seconded. A vocal vote was taken with the following result.

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Board was then asked to consider a motion to signal support for the 1/10th of 1% sales tax for affordable housing.

Commissioner Blaksley had no problem with the tax and purpose but raised concerns presented to her by the representative of another organization regarding the inequity of how County program monies were disbursed throughout the community. Commissioner Miller stated his belief was that the funding was absolutely necessary, and that how it was used could be answered after collection was in place. Commissioner Stewart agreed. Commissioner Blaksley asked regarding procedure if she was not willing to vote in the affirmative at this time, and Commissioner Miller answered that she could choose to vote opposed or to abstain in lieu of

further information.

A vocal vote was taken with the following result.

	In Favor	Opposed	Abstain	Absent
Commissioner Blaksley	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Commissioner Miller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Stewart	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice Chairperson Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

STRATEGIC FOCUS: NEW YEAR PREPARATION & BUDGETARY CONSIDERATIONS

Director Sean McKenna presented a preliminary budget for the upcoming Section 18 Disposition. His presentation included high-end estimates on per-unit costs for move out, including staffing.

Commissioner Miller expressed concern that there were not enough staff to assist the relocation of tenants. He stated that having a move-out approximately one every two weeks for each staffer. Director McKenna explained from his experience with relocation, that there would not be a move-out every two weeks, but instead that each staff person could expect to dedicate 80-90 hours of time to each household over a period of several months. Tasks will include variety; multiple phone calls, interviews, application assistance meetings, and driving tours that would not be happening back-to-back. Multiple households are served at one time. Director McKenna also explained that there are existing PCHA staff designated to begin assisting with the project, including himself, Director Meade, the current LIPH housing specialist, the Emergency Housing Voucher specialist, and several general housing specialists whose caseloads the tenants would be moving onto.

Commissioner Miller then expressed concern that there were potentially too many staff involved, constituting a more major effort of time and money for the agency than represented on the budget. Director McKenna explained that this was typical for repositioning, as a time- and labor-intensive process, and these estimates of financial and staff involvement were based on his previous work in dispositions in Everett and Seattle, as well as other similar repositionings around the country. Commissioner Miller stated that it was fully possible that all of these dispositions were overbudgeting. Director McKenna stated that if the going model for repositioning was incorrect on such a massive level, it would not be a financial or regulatory capability for PCHA to correct it, as there are regulations and requirements that must be adhered to which are set by and paid for by HUD, and HUD in turn assumes that the disposition will follow the industry protocol. Commissioner Miller stated that the Authority did not appear to have the power to do anything. Executive Director Jim Stretz reiterated that regulations needed to be followed and that PCHA is not a federal policy-making governing entity, and in that capacity, Commissioner Miller was correct. Chairperson Martinez stated that it should be remembered that Repositioning by nature involves moving households out of their homes, many unwillingly, and that within reason, whatever support the Authority can provide to assist them into a new home should be given.

Director Christina McLeod presented her report on ongoing budgetary concerns with the affordable apartment communities. She explained to the Board the three-year rent plan to raise rents with minimal possible impact to tenants to a sustainable level that is still at-or-below HUD Fair Market Rent, which is also well below median rent for Pierce County. Vice Chair Walton asked if there were any indications that tenants had left after rent increases. Director McLeod answered that she had not seen any exodus due to rent increases, and that the average rent at PCHA even at the end of the plan would be well below the average rent in the county, so tenants did not appear to be leaving even as rent approached FMR.

EXECUTIVE REPORT & DEPARTMENTAL UPDATES

Executive Director Stretz briefed the Board on topics of interest and ongoing projects undertaken by the authority, including the SAO report that was slated to be published within a short period of time, ongoing Union negotiations to renew contracts, and the potential issue of up to 200 vouchers from the PCHA waitlist in 2023.

COMMISSIONER'S CORNER

Commissioner Miller asked that, given the timing of the next board meeting being between two holiday weekends, the Board Meeting be striped to only essentials items and a consent agenda be used in order to preserve staff time at fiscal year-end. The other members of the Board concurred.

EXECUTIVE SESSION

No Executive Session was called.

The meeting was adjourned at 5:00 PM.

Disbursements