

**PIERCE COUNTY HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
Wednesday, August 29, 2018, 3:00 p.m.
BUILDING "B", 603 SOUTH POLK STREET
TACOMA WA 98444**

AGENDA

1. ROLL CALL
2. PUBLIC COMMENT – FIVE (5) MINUTES PER SPEAKER
3. CONSIDER A MOTION APPROVING TODAY’S AGENDA
4. CONSIDER A MOTION APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING HELD ON July 25, 2018.
5. CONSIDER A MOTION RATIFYING THE PAYMENT OF CASH DISBURSEMENTS TOTALING \$3,377,940.48 for July 2018.
6. REPORTS
 - a. INTRODUCTION OF STAFF
 - b. EXECUTIVE DIRECTOR
 - c. DEPUTY EXECUTIVE DIRECTOR:
 - i. LOW INCOME PUBLIC HOUSING
 - ii. COMMUNITY SERVICES
 - iii. HOUSING – OCCUPANCY AND LEASING
 - iv. HOUSING – DELINQUENCY AND COMPLIANCE
 - d. SECTION 8
 - e. MAINTENANCE
 - f. FINANCE
 - g. CONTRACTS AND PROCUREMENT
 - h. REPORTS OF COMMITTEES
7. COMMISSIONER’S CORNER
8. RESOLUTION #1852 ADOPTING AMENDMENTS TO THE PIERCE COUNTY HOUSING AUTHORITY ADMISSION AND CONTINUED OCCUPANCY POLICY
9. RESOLUTION #1853 APPROVING AMENDMENTS TO THE PIERCE COUNTY HOUSING AUTHORITY ADMISSIONS AND CONTINUED OCCUPANCY POLICY FOR LOW INCOME PUBLIC HOUSING
10. EXECUTIVE SESSION

The Board may hold an executive session for purposes allowed under the Open Public Meetings Act.

Legal purposes include: to consider acquisition or sale of real estate; to review negotiations of publicly bid contracts; to receive and evaluate complaints or charges brought against a public officer or employee; to evaluate the qualifications of an applicant for public employment; to review the performance of a public employee; and to discuss with legal counsel matters relating to agency enforcement actions, litigation, or potential litigation. Before convening in executive session, the Board Chair will publicly announce the purpose for the executive session and the time when the executive session is expected to conclude.

Under RCW 42.30.110, an executive session may be held for the purpose of receiving and evaluating complaints against or reviewing the qualifications of an applicant for public employment or reviewing the performance of a public employee; consultation with legal counsel regarding agency enforcement actions, or actual or potential agency litigation; considering the sale or acquisition of real estate; and/or reviewing professional negotiations.

10. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE PIERCE
COUNTY HOUSING AUTHORITY

August 29, 2018
603 SOUTH POLK STREET
TACOMA WA 98445

Location: BUILDING "B"

In attendance: Commissioner Brammall
Commissioner Ramsay arrived at 3:05 pm
Commissioner Smith
Commissioner Walton
Chairperson Telahun

Also in attendance Charlie Gray, Executive Director
Ellie Ottey, Deputy Executive Director
Mariel Dela Cruz, Staff Accountant
Latasha Banks, Lead Accounting Specialist
Tamara Meade, Director of Supported Housing Programs
Rodd Kowalski, Project Administrator
Victor Lovelace, Maintenance Supervisor
Cova Hunter, Finance Director

Chairperson Telahun called the meeting to order at 2:59 pm. Roll call was taken

Chairperson Telahun asked if there was any public comment. There was no public comment

Chairperson Telahun asked to review and approve the agenda. Commissioner Smith so moved. Commissioner Brammall seconded the motion. A voice vote was taken with the following result:

	In favor	Opposed	Abstain	Absent
Commissioner Brammall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ramsay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Walton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chairperson Telahun	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Telahun asked the Board to consider a motion approving the minutes of the Regular Meeting held on July 25, 2018. Commissioner Smith so moved. Commissioner Brammall seconded the motion. A voice vote was taken with the following result:

	In favor	Opposed	Abstain	Absent
Commissioner Brammall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ramsay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Walton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chairperson Telahun	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Telahun asked the Board to consider a motion ratifying the payment of cash disbursements totaling \$3,377,940.48 for the month of July 2018. Commissioner Brammall so moved. Commissioner Smith seconded the motion. A voice vote was taken with the following result:

	In favor	Opposed	Abstain	Absent
Commissioner Brammall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ramsay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Walton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chairperson Telahun	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Telahun asked if there was any new staff to introduce. Ellie introduced Katherine, a Residential Services Specialist at Chateau Rainier and Hyrum in Maintenance.

Chairperson Telahun asked for the Executive Director’s report. Charlie did a PowerPoint presentation. The Housing Authority has been invited to apply for an additional 20 VASH vouchers. Charlie also went over the housing status for the VASH program. He also went over the cost burden of Section 8 participants. An analysis is currently underway. There may be a policy recommendation in September 2018. Charlie went over new income limit in the Public Housing Program. He also stated that the Senate passed the 2019 Transportation and Housing and Urban Development appropriations on August 1, 2018. He also went over the amendments that were included and what the next steps were going to be. Charlie briefly went over the handouts the Commissioner received at the beginning of the meeting.

Chairperson Telahun asked for the Deputy Executive Director’s report. Ellie went over her written report.

Chairperson Telahun asked for the Section 8 report. Tamara Meade went over her written report.

Chairperson Telahun asked for the Maintenance report. Victor Lovelace went over his report.

Chairperson Telahun asked for the Finance Report. Mariel handed out a printout giving an update on the financial reports and went over the printout.

Chairperson Telahun asked for the Contracts and Procurement report. Rodd Kowalski went over his written report.

Chairperson Telahun asked for reports of committees. There were no reports.

Chairperson Telahun asked for updates in commissioner’s corner. There were no updates.

Chairperson Telahun asked the Board to consider a motion approving Resolution 1852 adopting amendments to the Pierce County Housing Authority Admission and Continued Occupancy Policy. Commissioner Brammall so moved. Commissioner Smith seconded the motion. A voice vote was taken with the following result:

	In favor	Opposed	Abstain	Absent
Commissioner Brammall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ramsay	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Telahun	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Telahun asked the Board to consider a motion approving Resolution 1853 adopting amendments to the Pierce County Housing Authority Admissions and Continued Occupancy policy for Low Income Public Housing. Commissioner Smith so moved. Commissioner Brammall seconded the motion. A voice vote was taken with the following result:

	In favor	Opposed	Abstain	Absent
Commissioner Brammall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ramsay	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Telahun	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

No Executive session was needed.

Meeting adjourned at 5:02 pm.