

## Board Minutes

**PIERCE COUNTY HOUSING AUTHORITY  
BOARD OF COMMISSIONERS REGULAR MEETING  
Wednesday, February 27, 2019, 4:00 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 ANNUAL BOARD MEETING HELD ON January 30, 2019.
5. CONSIDER A MOTION APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING HELD ON January 30, 2019.
6. CONSIDER A MOTION RATIFYING THE PAYMENT OF CASH DISBURSEMENTS TOTALING \$4,674,438.09 for January 2019.
7. 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
8. COMMISSIONER’S CORNER
9. RESOLUTION 1861 – AMENDING THE BYLAWS OF THE PIERCE COUNTY HOUSING AUTHORITY
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

February 27, 2019  
603 SOUTH POLK STREET  
TACOMA WA 98445

Location: BUILDING "B"

In attendance: Commissioner Brammall  
Commissioner Telahun  
Commissioner Walton (arrived 4:08 pm)  
Chairperson Smith

Also in attendance Charlie Gray, Executive Director  
Ellie Ottey, Deputy Executive Director  
Tamara Meade, Director of Supported Housing Programs  
Victor Lovelace, Maintenance Supervisor,

Chairperson Smith called the meeting to order at 4 pm. Roll call was taken

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

Chairperson Smith asked to review and approve the agenda. Commissioner Telahun so moved. Commissioner Brammall seconded the motion. Commissioner Telahun submitted a correction. Resolution 1856 which was tabled at the January board meeting was not on the agenda. It was decided that resolution 1856 would be put on the March agenda. 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 Telahun	<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 Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Smith asked the Board to consider a motion approving the minutes of the Annual Meeting held on January 30, 2019. Commissioner Brammall so moved. Commissioner Telahun 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 Telahun	<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 Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Smith asked the Board to consider a motion approving the minutes of the Regular Meeting held on January 30, 2019. Commissioner Brammall so moved. Commissioner Telahun 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 Telahun	<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 Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Smith asked the Board to consider a motion ratifying the payment of cash disbursements totaling \$4,674,439.09 for the month of January 2019. Commissioner Brammall so moved. Commissioner Telahun 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 Telahun	<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 Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chairperson Smith asked if there was any new staff to introduce. There was no new staff to introduce.

Chairperson Smith asked for the Executive Director's report. Commissioner Telahun was recognized and thanked for his work on the board by Chairperson Smith. He was given a plaque honoring his work. Charlie presented a PowerPoint presentation. The items he discussed were: VASH housing status, Funding for 2019, and the disposition application.

Chairperson Smith asked for the Deputy Executive Director's report. Ellie went over her report. She also had a Family Self Sufficiency PowerPoint presentation.

Chairperson Smith asked for the Section 8 report. Tamara Meade went over her report. Accompanying the report was a PowerPoint presentation.

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

Chairperson Smith asked for the Finance Report. A finance report was not available. Cova was not available to give out or go over the report.

Chairperson Smith asked for the Contracts and Procurement report. Rodd Kowalski was not available to go over his report.

Chairperson Smith asked for reports of committees. Commissioner Brammall has submitted the Mental Health First Aid application for the award merit. The annual review for the Executive Director is coming up. Commissioner Brammall and Chairperson Smith worked on the bylaws.

Chairperson Smith asked for updates in commissioner's corner. It was reminded that there is a NAHRO conference coming up covering fundamentals for commissioners. Chairperson Smith approved travel to the conference. Commissioner Telahun said he learned a great deal on a free HR webinar class. He said there will be another one in March.

Chairperson Smith asked the Board to consider a motion approving Resolution 1861 amending the bylaws of the Pierce County Housing Authority. Commissioner Brammall so moved. Commissioner Telahun 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 Telahun	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Walton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chairperson Smith	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Executive session was not needed.

Meeting adjourned at 5:38 pm.