



PIERCE COUNTY HOUSING AUTHORITY

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

MINUTES FOR THE OCTOBER 25TH, 2023 REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Date: Wednesday, October 25th, 2023
3:30 PM

Location: PCHA Building B
603 Polk St S
Parkland, WA, 98444
& Hybrid Via Zoom

In Attendance: Chairperson Mark Martinez
Commissioner Blaksley
Commissioner Walton*
Commissioner Stewart

Also in Attendance: Jim Stretz, Executive Director
Tina McLeod, Director of Operations
Tamara Meade, Director of Supported Housing
Tammy Moter, Director of Finance
Sean McKenna, Director of Project Management
Victor Lovelace, Director of Maintenance
Riley Guerrero, Planning, Policy, and Community Engagement Manager*

*In Attendance Via Zoom

CALL TO ORDER

Chairperson Martinez called the Regular Meeting of the Board of Commissioners to order at 3:31 PM. Commissioners Blaksley, Stewart, and Chair Martinez were present.

Chairperson Martinez entertained a motion to approve the agenda as presented. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion. 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 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 agenda was so approved.

PUBLIC COMMENT

One written public comment to the Annual/Five Year Plan was received outside the comment window, and was read into the record in its entirety. The comment read as follows:

Hello my name is Anelise Schruder. I am a housing voucher recipient who ported from Seattle to Pierce County Housing Authority.

I wanted to comment on the 5-year plan as I was going over it today.

Something I would really love to see in the plan is a cultural education or awareness goal. I have found as a voucher recipient multiple of the independently owned properties that I have toured, I experienced blatant discrimination against the concept of being a Section 8 recipient. One owner stating "well if you destroy the house you will lose your voucher." After I disclosed my voucher status it was clear that the owner was no longer willing to rent to me.

It has been a discouraging process trying to find housing for me and my son because there are so few apartments and homes within the voucher allotment. It would be in everyones interest to create a marketing plan or some sort of public educational goal either through billboards or presenting at local housing and business bureaus, etc. to share stories about families with vouchers so that we do not face the cultural connotations that we are lazy hoarders who trash people's property.

In addition, I would love to see a mention or embellishment about the merger with Tacoma Housing Authority in the plan as well. It would be nice to have a public update about when the economic impact surveys will be completed and what is going on with that process.

Through looking for housing it has been clear that Tacoma is the most well-resourced city in Pierce County. In terms of schools and programs for children, childcare etc. It also has the most available units within the PCHA voucher allotment. But there is a lot of unclear and opposing messages about whether we are allowed to apply to and rent housing in Tacoma city limits.

I feel THA has inequitable voucher allotments vs. PCHA. For instance, for my son and I, we would only qualify for a 1-bedroom unit through THA and roughly \$1300 allowed per month. This was shocking to me coming from Seattle to hear that would be the allowance. My son is 6 and is developing and discovering a need for privacy, which will only grow over time. It is not fair to force us to crowd into a tiny space in units that within that price range, in my experience, often are not up-kept have landlords that are exploitative of their tenants, especially voucher recipients, and often have pest control issues they refuse to resolve. Being on public assistance shouldn't mean you have to suffer, it means you should be allowed time you need to establish your life and grow financially etc. So you no longer have to depend on the assistance and become self sufficient. Or if you are disabled you are allowed to have adequate living conditions throughout your life and not experience discrimination and humiliation on top of your physical/mental disabilities.

Merging with THA would greatly benefit voucher recipients and help with the growing homeless issue that is apparent throughout Pierce County and especially Tacoma.

Thank you for taking the time to read my comments. I know you all work very hard and diligently for equitable housing and for poor and low-income families.

Appreciate you all.

-Anelise Schruder

Staff added to the record that PCHA had responded to the commenter to express thanks for reaching out and to add clarity to the fact that merger conversations thus far had been premised around the idea that THA payment standards would be applied to PCHA participants, as opposed to the inverse.

Chairperson Martinez thanked Anelise Schruder for her comments.

OLD BUSINESS

Chairperson Martinez called for a motion to approve the minutes of the September 27, 2023 Regular Meeting as presented. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion. 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 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 minutes were so approved.

Chairperson Martinez entertained a motion to approve the cash disbursements for September , 2023. Commissioner Stewart so moved. Commissioner Blaksley seconded.

Chairperson Martinez called for the Finance Committee to give its report. Commissioner Stewart confirmed that nothing appeared out of order.

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 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 cash disbursements from September 2023 were so approved.

NEW BUSINESS

PCHA introduced HR Manager Ney Calhoun to the Board. Chairperson Martinez welcomed Ney to PCHA.

STRATEGIC FOCUS

PCHA staff provided an update on the architectural RFP. It was still in progress.

EXECUTIVE AND DIRECTOR REPORTS

Director McLeod delivered her oral report based upon the written report presented in the Board Packet.

Director Moter discussed her written report as delivered in the package.

Director McKenna delivered his oral report based upon the written report presented in the Board Packet. Numerous sales were in progress with Habitat for Humanity. Director McKenna elaborated that more details would be provided in the Executive Session.

Director Lovelace delivered his oral report based upon the written report presented in the Board Packet.

Director Meade was not present to deliver her report.

EXECUTIVE SESSION

An Executive Session was called to discuss the acquisition or sale of property. The Executive Session was called at 4:30 PM.

The Executive Session was closed and the Board returned to regular session at 5:13 PM.

ADJOURNMENT

Chair Martinez entertained a motion to adjourn the meeting. Commissioner Stewart so moved. Commissioner Blaksley seconded the motion.

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 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 October 25, 2023 meeting of the Pierce County Board of Commissioners was so adjourned at 5:14 PM.

