



Peninsula Housing Authority
Serving Clallam and Jefferson Counties

Board of Commissioners
REGULAR BOARD MEETING MINUTES

Wednesday April 21, 2021 at 1:00 p.m.

The Public is invited to attend the Regular Meeting of the Board of Commissioners.
Video Conference with Peninsula Housing Authority
Via Zoom: link available on website- <https://peninsulapha.org/>

CALL TO ORDER

The meeting was called to order at 1:03 p.m. by Commissioner Teal.

ROLL CALL

Video Conference attendees were: Executive Director Sarah Martinez, Commissioners Teal, Robinson, Turner, Webster, Tinker, Lindholm, Fellin, In-House Legal Counsel Alex Schodowski, Director of Acquisition and Development Annie O'Rourke, Housing Authority Administrative Assistant Zoe Hansen and Executive Administration Specialist, Sherie Rubens. Zachary DeGorgue, Managing Director of Development, J.H. Brawner & Co. Attorneys Kate Mathews of Stoel Rives and Allison Schwartzman of Foster Garvey.

REQUEST FOR ITEMS TO BE ADDED TO THE AGENDA

Executive Director Martinez requested to add Resolution #PHA 2021-10, Approval of Grant Application to RCAC for Environmental Review. Commissioner Turner requested new business, a brief discussion of HB 1590.

COMMENTS OR QUESTIONS FROM THE PUBLIC ON AGENDA

Public was present. A tenant from the Manor had a question that was unable to be resolved. Commissioner Lindholm suggested a follow-up to be done with the Housing Director, Debbi Tesch.

CONSENT AGENDA

Approval of consent agenda:

Executive Director Sarah Martinez March Timesheet, March Regular Meeting Minutes, March Check Registers to MAV I LLLP construction. Moved to approve by Commissioner Robinson, seconded by Commissioner Webster. Voice vote, approved. Outpost March Check Registers: Moved to approve by Commissioner Turner, seconded by Commissioner Fellin. Voice vote, approved. Commissioner Tinker abstained.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Martinez reported on updates. Commissioner Teal joined Executive Director Martinez and Comptroller Crawford for the exit interview for the FY20 audit. The audit results were clean. SAO stated that PHA should include brief explanation on Board Meeting minutes when Executive Sessions occur. Executive Director Martinez sent out another advertisement for the Jefferson County Commissioner vacancy. Clallam County moving to phase 3 of COVID 19 restrictions on May 3rd, 2021

and PHA is determining when it will possibly re-open to the public, 2 days a week. Director of Development, O'Rourke discussed title issues at MAV family as it relates to the removal of the Declaration of Trust by mid-September through the SVC process. Commissioner Turner would like to discuss at future meeting ways the PHA and its Board of Commissioners could work to publicly advocate for Affordable Housing through adoption of House Bill 1590 at the County level. Jefferson County started collection of this sales tax in April 2021.

REPORTS FROM COMMISSIONERS

Commissioner Turner: No significant updates.

Commissioner Webster: The American Rescue Plan Act, added 23.4 million to HOME funds. Might be beneficial for PHA to inquire into.

Commissioner Lindholm: Working on a project with Craft3 and Jefferson Community involving Accessory Dwelling Units and will update when there is more information available. If successful in Jefferson County would like to discuss possibility in Clallam County.

Commissioner Tinker: A virtual Housing Solutions Summit conference put on by Unity Way of Clallam County called Housing Solution Summit begins May 12th and 13th, 2021. Will be very informative. Clallam County Community Action discussion of Homeless needs and gaps.

Commissioner Robinson: Forks, WA-Dedication for Habitat, closed on 35th home. Cut ribbons on homes 36 and 37 in Mahoney Heights.

Commissioner Fellin: No significant updates

Commissioner Teal: Jefferson County Housing Task Force looking at 10 acres for a permanent Emergency Shelter.

OLD BUSINESS

None

EXECUTIVE SESSION

None

NEW BUSINESS

Resolution #PHA 2021-07, Approval of Public Plaza Omnibus Transaction Resolution (pages 9-21)

Commissioner Lindholm moved for Approval of Public Plaza Omnibus Transaction Resolution,

Commissioner Tinker seconded; Voice Voted approved.

Resolution #PHA 2021-08, Approval of Bond Resolution (pages 22-34) Commissioner Lindholm moved to Approval of Bond Resolution. Commissioner Lindholm moved for Approval and Commissioner Tinker seconded; Voice Voted approved.

Resolution #PHA 2021-09, Approval of Façade Grant Applications (pages 35-36) Commissioner Turner moved to approved. Commissioner Tinker seconded; Voice Voted approved.

Resolution #PHA 2021-10, Approval of the RCAC Grant Application. Commissioner Turner moved to

approve. Commissioner Tinker seconded: Voice Voted approved.

Adjournment: The meeting adjourned at 3:20 pm.

Next Meeting:

Wednesday, May 19, 2021 at 1:00 p.m.

Video Conference with Peninsula Housing Authority

Via Zoom: link available on website- <https://peninsulapha.org/>

Peninsula Housing Authority

2603 S. Francis Street

Port Angeles, WA 98363


Secretary


Board Chair

Seal:

