



Peninsula Housing Authority
Serving Clallam and Jefferson Counties

Board of Commissioners
REGULAR BOARD MEETING MINUTES

Wednesday February 16, 2022 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 1:01 p.m. by Commissioner Teal.

ROLL CALL

Present were: Executive Director Martinez, Commissioners Teal, Turner, Webster, Fellin, Robinson, Tinker, Turner, Cunningham, and Teal, Director of Development Annie O'Rourke, In-House Counsel Alexandra Schodowski, and Executive Administration Specialist Katherine Purcell.

COMMENTS OR QUESTIONS FROM THE PUBLIC ON AGENDA

No comments.

REQUEST FOR ITEMS TO BE ADDED TO THE AGENDA

Resolution #PHA-2022-02 Authorization for Submission of Funding Application

Resolution #PHA-2022-03 Land Purchase in Port Townsend

CONSENT AGENDA

Approval of consent agenda: Executive Director Sarah Martinez January Timesheet, January Regular Meeting Minutes, January Check Registers through Public Plaza Operating Check Register. Moved to approve by Commissioner Turner, seconded by Commissioner Webster. Voice vote, approved. January Outpost Check Register. Moved to approve by Commissioner Turner, seconded by Commissioners Robinson Commissioner Tinker abstained. Voice vote, approved.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Martinez reported that PHA has selected a contractor for our managed IT services. The contract will not exceed the financial limit for board approval per our procurement policy. Anticipating an onsite meeting in the next couple of weeks. Director Martinez participated in a discussion regarding Evan's Vista hosted by John Morrow and Steve King of the City of Port Townsend. House Bill 1590 continues to be under review by the Clallam County Commissioners, who have expressed a desire to see cities adopt it prior to the county at large. Commissioner Robinson has already been in talks

with the City of Sequim, who do not object to HB1590 as long as the county manages it. Director Martinez and Commissioner Tinker will coordinate ideas and efforts for the City of Forks. There is an upcoming meeting of the Long-Term Housing Solutions Group in Clallam County where HB1590 will likely be a topic of further exploration.

REPORTS FROM COMMISSIONERS

Commissioner Turner: Boys and Girls Club found a place for the vegetable garden

Commissioner Webster: On March 3rd, Commissioner Webster plans on attending the state's session on the 9% Tax Credit Program. She is also putting together a chart of resources for indigenous housing programs and funding opportunities. Additionally, she is exploring the feasibility of Port Townsend's current housing plans – specifically Evan's Vista – and how demographics may change in the immediate future which may change the landscape by the time the City's current plans are completed and available.

Commissioner Fellin: No significant updates

Commissioner Robinson: Applications for the two Habitat for Humanity houses have outstripped previous builds by a great deal. Appraisal for similar build (basic single-family residence) last April was \$240k and the new build has now been appraised at \$318k. Both of these occurrences highlight the need for – and challenges facing – affordable housing in the area. This month, Commissioner Robinson anticipates selecting two families at the Habitat for Humanity board meeting and breaking ground on the final two homes for Maloney Heights.

Commissioner Tinker: Due to scheduling challenges, Hobucket House's open house will be occurring on April 20th at 1:00pm, so she will not be able to attend the PHA April board meeting. The site is having electricity installed and should have power within 48 hours. NOHRVN is currently looking for board members.

Commissioner Teal: A great deal of construction is underway in Port Townsend, including OlyCap's 7th Haven apartment project.

Commissioner Cunningham: Discussions regarding a platform for inter-agency referral program focusing on "social determinants of health" (housing, education, etc.) have moved beyond preliminary stages. It will assist in collaboration among community-based organizations to better serve members of the public in need. The Jamestown S'klallam Tribe is funding a social worker position for the City of Sequim, which is a position which would see a lot of benefit from a centralized program like the proposed. This will hopefully see a soft launch in 6-12 months.

OLD BUSINESS

None

NEW BUSINESS

Director Martinez announces change of date for March 2022 Peninsula Housing Authority Annual Board Meeting from March 16, 2022 to March 17, 2022 to accommodate annual plan comment period.

EXECUTIVE SESSION

The Executive Session was called to order at 1:46pm and adjourned at 2:19pm. Commissioners discussed Resolutions #PHA-2022-01 (Land Purchase in Port Townsend), #PHA-2022-02 (Submission of Funding Application), and #PHA-2022-03 (Land Purchase in Port Townsend). Resulting decisions from executive session were as follows: Commissioner Turner moved to approve #PHA-2022-02, seconded by Commissioner Webster. Voice vote, approved. Commissioner Turner moved to approve #PHA-2022-03 as written and including the financial limits set in Executive Session, seconded by Commissioner Robinson. Voice vote, approved. #PHA-2022-01 was stricken and removed from consideration by the Board.

Adjournment: The meeting adjourned at 2:23pm.

Next Meeting:

Thursday, March 17, 2022 at 1:00 p.m.

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Clallam County Commissioners Chambers – Virtual Only

223 East 4th Street

Port Angeles, WA 98362


Secretary
Seal:




Board Chair