



Peninsula Housing Authority
Serving Clallam and Jefferson Counties

Board of Commissioners
REGULAR BOARD MEETING MINUTES

Wednesday April 20, 2022 at 1:00pm

The Public is invited to attend the Regular Meeting of the Board of Commissioners.
Meeting location Clallam County Commissioners Chambers
223 East 4th Street Port Angeles, WA 98362 and/or
via Zoom: link available on website- <https://peninsulapha.org/>

CALL TO ORDER

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

ROLL CALL

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

REQUEST FOR ITEMS TO BE ADDED TO THE AGENDA

Old Business Board member recruitment and

New Business Resolution #PHA-2022-12, Commerce Funds for Reserving Housing.

COMMENTS OR QUESTIONS FROM THE PUBLIC ON AGENDA

CONSENT AGENDA

Approval of consent agenda: Executive Director Sarah Martinez March Timesheet, March Regular Meeting Minutes, March Check Registers. Moved to approve by Commissioner Turner, seconded by Commissioner Webster. Voice vote, approved.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Martinez reported that the Housing Solutions Committee has its first meeting scheduled for 05/05/2022, which she will be attending, as well as Commissioners Robinson and Tinker.

The PHA hosted consulting attorneys from the State Attorney General's office to discuss updating and streamlining the agency's public records process.

REPORTS FROM COMMISSIONERS

Commissioner Robinson: Attended a Habitat International Conference in Atlanta, GA. Currently focusing on hiring a Family Resource Manager at Habitat for Humanity of Clallam County. Since the City of Sequim agreed to allow for higher density housing, there has been a stagnation in progress as specific parameters and limits are negotiated among the city staff, planning commission, and city council.

Commissioner Webster: Appointed to the Housing Fund Board in Jefferson County, which makes recommendations on distribution of commerce and housing related tax revenues. Joined a call with Commissioner Brotherton, City Council Member Diamanti, and HUD Seattle to discuss the unique housing challenges we face locally.

Commissioner Fellin: No significant updates.

Commissioner Turner: Concerned about the rising number of private investment firms purchasing housing for cash and leasing/renting it at a premium. Combatting this is difficult, but hopefully spreading the word and increasing awareness of the impact this practice has on communities will sway some people away from those offers.

Commissioner Teal: Attended the Directors meeting with HUD; other agencies in attendance were working on landlord issues. Construction of OlyCap's First Haven apartments are seeing a great deal of progress. Habitat for Humanity of Jefferson County, with the assistance of Community Foundation, is looking to purchase fourteen acres in Hadlock for single and multifamily housing under the land trust model.

OLD BUSINESS

PHA will be reaching out to two past board seat interviewees to gauge continued interest. Commissioner Turner has a candidate in mind, if neither of the past interviewees want the position. A Jefferson County seat also remains open; Commissioner Webster will discuss with County Commissioner Brotherton, ED Martinez will follow up with County Commissioners Dean and Eisenhour. Commissioner Webster will also reach out to a partner at a local CPA firm.

EXECUTIVE SESSION

The Executive Session was called to order at 1:35pm and adjourned at 1:49pm. Commissioners discussed legal updates and a real estate purchase/sale.

NEW BUSINESS

Resolution #PHA-2022-09, Increase to Section 8 Payment Standards (pages 9-11), Commissioner Tuner moved to adopt, seconded by Commissioner Webster. Voice vote, motion carries.

Resolution #PHA-2022-10, Changes to the Section 8 Administrative Plan (Pages 12-14), Commissioner Turner moved to adopt, seconded by Commissioner Fellin. Voice vote, motion carries.

Resolution #PHA-2022-11, Write-Offs for CY2022, 1st Quarter (pages 15-18), Commissioner Fellin moved to adopt, seconded by Commissioner Webster. Voice vote, motion carries.

Resolution #PHA-2022-12, Approval to Apply for Housing Preservation Grant, Commissioner Turner moved to adopt, seconded by Commissioner Fellin. Voice vote, motion carries.

Adjournment: The meeting adjourned at 2:25pm

Next Meeting:

Wednesday, May 18, 2022 at 1:00pm

Virtually via Zoom and in person at

Clallam County Commissioners Chambers

223 East 4th Street

Port Angeles, WA 98362

Secretary
Seal:



Board Chair