



Peninsula Housing Authority

Serving Clallam and Jefferson Counties

Board of Commissioners REGULAR BOARD MEETING MINUTES

Wednesday June 15, 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 1:05pm by Commissioner Teal.

ROLL CALL

Present were: Commissioners Cunningham, Robinson, Turner, Webster, Teal, Fellin, and Tinker; Executive Director Sarah Martinez, Financial Director Annette Crawford, Director of Asset Development Annie O'Rourke, and Executive Administration Specialist Katherine Purcell.

REQUEST FOR ITEMS TO BE ADDED TO THE AGENDA

New Business: PowerPoint presentation by Director of Asset Development O'Rourke regarding the current status and proposed further development of PHA's Eklund Heights subdivision.

COMMENTS OR QUESTIONS FROM THE PUBLIC ON AGENDA

CONSENT AGENDA

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

EXECUTIVE DIRECTOR'S REPORT

Executive Director Martinez reported that, through the Streamline Voluntary Conversion process, PHA has converted 170 public housing units to tenant-based vouchers; the remaining 59 public housing units remain as Public Housing units until administration, and ownership status are worked out with in-house counsel and partners. Currently being explored is the option of transferring PHA's "Faircloth" for the units losing public housing status during the course of our SVC. This would allow a separate housing authority which is still focusing on developing public housing to increase their Faircloth limit. PHA expects to hear back by Monday regarding potential awarded funds for the Continuing Affordability Grant.

REPORTS FROM COMMISSIONERS

Commissioner Webster: Presenting to the Housing Fund Board to illustrate the spectrum of our population and their corresponding needs, how that works or conflicts with our current housing market and development goals, and what gaps will be created or widened on this trajectory, as well as highlighting the need for updated data.

Commissioner Robinson: Continuing to advocate to the City of Sequim regarding their development of multifamily housing. Their proposed timeline is lengthy, but headway is being made. Habitat for Humanity is also in the process of purchasing more land for future development.

Commissioner Fellin: No significant updates

Commissioner Turner: Starting 06/20, the Boys & Girls Club will be offering free lunches for children under the age of seventeen.

Commissioner Tinker: The Attic has been refreshed and reopened at NORVHN, with guidance from Habitat for Humanity.

Commissioner Teal: The neighboring Habitat house's opening is delayed, but construction is ongoing.

Commissioner Cunningham: The Jamestown Tribe is currently excavating Sequim property for mixed-use housing, including housing designated for medical workforce. There could be prefabricated units going up as early as this summer. Peninsula College is in the very preliminary stages of looking to expand student housing on or near campus.

OLD BUSINESS

EXECUTIVE SESSION

NEW BUSINESS

Eklund Heights presentation: Half of this property was developed with the Self Help program and has done exceedingly well. We are now focusing to develop the rest, which has remained bare land since its purchase. The goal is to expand single family home ownership, as well as to add an apartment building with twenty-five one-bedroom units, which are in great demand and short supply.

Resolution #PHA-2022-16, Adoption of FY2023 Budget: Moved to approve by Commissioner Turner, seconded by Commissioner Tinker. Voice vote, approved.

Resolution #PHA-2022-17, Adoption of Succession Plan: Moved to approve by Commissioner Tinker, seconded by Commissioner Webster. Voice vote, approved.

Short-Term Rentals: Discussed the PHA's positioning on matters of government-regulated use of private property and whether it is beneficial or harmful to take a formal public stance. Generally agreed that as a public agency, the PHA remains neutral unless/until an issue arises which directly impacts our clients. While the short-term rental industry is impactful for affordable housing, it is vast and attempts to regulate it on a local level show marginal success; it does not seem to benefit our agency to take a position on matters of this nature.

Adjournment: The meeting adjourned at 3:02pm

Next Meeting:

Wednesday, July 20, 2022 at 1:00pm

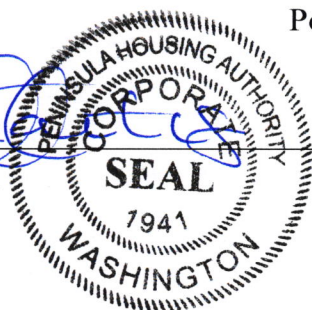
Virtually via Zoom and in person at

Jefferson County Library

620 Cedar Avenue

Port Hadlock, WA 98339

Secretary
Seal:



Board Chair