

A regular meeting of the Board of Commissioners of the Walla Walla Housing Authority was held Monday, January 19, 2009, Walla Walla Housing Authority, 501 Cayuse, Walla Walla, WA., commencing at noon.

Present

Brian Jones, Chair
Jude Noland, Vice Chair
Cathie Antle, Commissioner
Kathy Farrell Guizar, Commissioner
Jill Zagelow, Commissioner
Dominick Elia, Councilman, Ex-Officio
Renée Rooker, Executive Director/Secretary

Absent

Mark Kajita, Commissioner

Commissioner Jill Zagelow moved and Commissioner Kathy Farrell Guizar seconded to approve the agenda as presented. Passed unanimously.

Commissioner Jude Noland moved and Commissioner Jill Zagelow seconded to adopt the consent agenda as presented. Passed unanimously. Commissioner Farrell Guizar abstained from voting on the December 15, 2008 regular Board meeting minutes due to her absence.

Minutes of the December 15, 2008 regular meeting.

Minutes of the January 12, 2009 Board Workshop.

Financial Statements for period ending December 2008.

Vouchers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing, which has been made available to the Board of Commissioners.

Checks	2599 – 2745
ACH	7128 – 7534

Banner Bank totaling \$504,265.06

Resolution #599
Revise the Utility Allowances for the
WWHA's Housing Choice Voucher Program

YEAS

Brian Jones
Jude Noland
Cathie Antle
Kathy Farrell Guizar
Jill Zagelow

NAYS

None

Resolution #600
Revise the WWHA's Employee Handbook

YEAS

Brian Jones
Jude Noland
Cathie Antle
Kathy Farrell Guizar
Jill Zagelow

NAYS

None

An update was given on all development projects there was no action required.

Commissioner Jill Zagelow moved and Commissioner Kathy Farrell Guizar seconded to adopt the priorities for 2009 from WWHA's 2008 – 2011 Work Plan as discussed during the Board's January 12th workshop. Passed unanimously.

2008 Priority Focus

1. Develop a viable plan that addresses the capital and operational needs of the Housing Authority's low-rent public housing units. The plan must enhance the current asset and ensure its sustainability for the future to provide affordable housing for families.
Complete
2. Develop and implement a plan to address the rehabilitation and site redevelopment needs of Galbraith Gardens. **Phase I complete**
3. Increase sustainable housing opportunities for low-income and homeless veterans.
Received 70 vouchers for homeless veterans increasing our resources dedicated to veterans to 110 served.
4. Design a plan and apply for funding to develop 25 units of workforce housing.
Complete. Currently seeking the balance of funds needed. We received WA State Housing Trust Fund dollars.
5. Develop a financing package to address the expansion and upgrades to our current office building. **We have not been able to identify available funds.**
6. Work with the City and other partners to take advantage of potential development activities on the VA Medical campus. **In progress.**
7. Develop and implement a viable public relations and printed material program that educates the public about the WWHA. **In progress.**

2009 Priorities

1. Complete the 25 units of work force rental housing if additional capital funds become available.
2. Develop and implement a plan for Phase II of Galbraith if appropriate financing becomes available.
3. Continue conversations for potential opportunities on the VA Medical campus.

4. Complete and implement a viable public relations and printed material program to educate the public about the WWHA.
5. Explore other opportunities that would implement the recommendations contained in the Sabino report.
6. Continue to work to seek funding to expand and upgrade our current office space.

Commissioner Cathie Antle moved and Commissioner Jude Noland seconded to move the February and March Board meeting to noon on Monday the 23rd of each month. Passed unanimously.

Information was presented to Board members about the Neighborhood Stabilization Program and a partnership with the City for its implementation. The program could potentially provide approximately \$292,870 to City neighborhoods that meet the program criteria. We will know if the City is on the final funding list by the end of the month.

The results of the Department of Housing and Urban Development's Real Estate Assessment's physical inspections of the Housing Authority's public housing units were presented. It was noted that the Authority received a score of 28 out of 30.

The Executive Director's report was presented. There was no action required.

Having no other further business, the meeting was adjourned at 1:15 pm.

CHAIR

ATTEST

Secretary/Executive Director