

A regular meeting of the Board of Commissioners of the Walla Walla Housing Authority was held Monday, July 27, 2009, Walla Walla Housing Authority, 501 Cayuse, Walla Walla, WA., commencing at noon.

Present

Brian Jones, Chair
Bob Zagelow Vice Chair
Elizabeth Humphrey, Commissioner
Steve Woolley, Commissioner
Dominick Elia, Councilman, Ex-Officio
Renée Rooker, Executive Director/Secretary

Absent

Mark Kajita, Commissioner
Cathie Antle, Commissioner

Commissioner Zagelow moved and Commissioner Woolley seconded to adopt the consent agenda as presented. Passed unanimously.

Minutes of the June 29, 2009 regular meeting.
Minutes of the June 29, 2009 annual meeting.
Financial reports for period ending June 30, 2009 were presented.

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 3352 – 3477
ACH 9516 – 9949
Banner Bank totaling \$681,350.83

Resolution #615
Amend the WWHA's Administrative Plan
For the Housing Choice Voucher Program

<u>YEAS</u>	<u>NAYS</u>
Brian Jones	None
Bob Zagelow	
Elizabeth Humphrey	
Steve Woolley	

Resolution #616
Adopt an Updated and Revised Public Records Policy

<u>YEAS</u>	<u>NAYS</u>
Brian Jones	None
Bob Zagelow	
Elizabeth Humphrey	
Steve Woolley	

Resolution #617

Dispensing With the Records Index Referenced in
R.C.W. 42.56.070 and Adopt the Formal Order
Contemplate by R.C.W. 42.56.070

YEAS

Brian Jones
Bob Zagelow
Elizabeth Humphrey
Steve Woolley

NAYS

None

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

The Executive Director provided an update on the Housing Choice Voucher program. Commissioners expressed their appreciation for the extra mile given to communicate to all parties involved.

Chairman Jones announced that there will be a Board Workshop on August 4th from 4:00 – 6:00 to discuss the direction of the Housing Authority for the next three years, the opportunities and the challenges.

Commissioner Zagelow moved and Commissioner Humphrey seconded to hold the August Board meeting at the Galbraith Gardens Apartments' Community Room. Passed unanimously.

The Executive Director asked Commissioners to express their interest soon for attending NAHRO's national conference October 4 – 6 in Washington D.C.

Commissioner Woolley moved and Commissioner Humphrey seconded for the Executive Director to pursue partnership opportunities with the County Housing Authority. Passed unanimously.

The Executive Director's report was presented along with reports from administration, property management, rental assistance and maintenance. There was no action required.

Having no other further business, the meeting was adjourned at 1:34 pm.

CHAIR

ATTEST

Secretary/Executive Director

A workshop of the Board of Commissioners of the Walla Walla Housing Authority was held Tuesday, August 4, 2009, Walla Walla Housing Authority, 501 Cayuse, Walla Walla, WA., commencing at 4:00 pm.

Present

Brian Jones, Chair
Bob Zagelow Vice Chair
Elizabeth Humphrey, Commissioner
Steve Woolley, Commissioner
Dominick Elia, Councilman, Ex-Officio
Renée Rooker, Executive Director/Secretary

Absent

Mark Kajita, Commissioner
Cathie Antle, Commissioner

A slide show presentation was given on current properties and potential development opportunities. Commissioners discussed pros and cons of development but no final conclusion was reached. Also discussed was the Low Income Housing Tax Credit program and how it functioned.

Commissioners requested the following information

- A white paper on the Low Income Housing Tax Credit program (101 version)
- Sabino Report
- Chronological description on how a development is put together along with the development and operating budgets. It was agreed that Rosehaven Cottages and Galbraith Gardens Apartments would be the examples.
- Data on existing rental units; nature of the existing population and current housing conditions.
- A short presentation at the August Board meeting on the details of all property financial statements and their relation to each other.

Commissioners reviewed the 2008 – 2011 goals and the priorities for 2008 and 2009. It was decided that another workshop was needed to fully discuss the goals and priorities. The request was made to have included on the August Board meeting agenda an action item to schedule another workshop.

The workshop concluded at 6:00 pm.

CHAIR

ATTEST

Secretary/Executive Director