

HOUSING AUTHORITY OF THE CITY OF VANCOUVER

SPECIAL MEETING

August 10, 2011

MEETING CONVENED

Vice Chair Miles convened the Special Meeting of the Board of Commissioners of the Housing Authority of the City of Vancouver (VHA) at 12 p.m. in the Board Room at 2500 Main Street, Vancouver, Washington.

ROLL CALL

Present for the Board: Vice Chair Art Miles
Resident Commissioner Albert Boston-El
Commissioner Greg Kimsey
Commissioner Lloyd Halverson

Absent: Chair Ceci Ryan Smith
Commissioner Ron Kawamoto

Present for Staff: Roy Johnson, Executive Director
Saeed Hajarizadeh, Deputy Director
Kris Hanson, Director of Affordable Housing
Troy Drawz, Director of Development
Jan Wichert, Director of Employee and Resident Services

Guests: Ted Gathe, VHA General Counsel/City Attorney

STRATEGIC PLANNING WORKSESSION

Vice Chair Art Miles opened the Strategic Planning Work Session.

Roy Johnson, Executive Director, handed out the Strategic Priorities prepared by staff and provided a summary of what matters now and in 2012 which included the topics of:

1. Development
2. Federal Budget cuts
3. Section 8 MTW Fund
4. Supporting Other Housing Nonprofits
5. Other Assumptions and innovations scheduled in 2012
6. Personnel Compensation

Saeed Hajarizadeh, Deputy Director, discussed the topics in greater detail and opened up the meeting for questions and comments. Vice Chair Miles asked staff to develop a long range forecast of single-family units sold and how Public Housing disposition funds are to be spent over time. During the presentation of deferred maintenance of Workforce housing, Commissioner Kimsey noted that since we do not have the HUD funded Capital Fund we should be more disciplined in setting aside replacement reserves. He reiterated the need to continue assessing the physical needs of properties and set aside restricted reserves and to provide annual updates.

Commissioner Halverson noted that we should take care of what we have in concert with adding new inventory.

Discussion continued around furthering the mission of VHA as the Board considers new development projects.

Mr. Hajarizadeh explained impending 2012 Federal budget cuts. He described how having the MTW authority has provided funding flexibility, which will lessen the impact of Federal cuts. He explained the VHA's long term tradition of supporting other housing nonprofits in our region.

Jan Wichert, Director of Employee and Resident Services, described the personnel budget considerations for 2012. She summarized this year's staff reductions and changes forecasted for 2012.

No action was taken

ADJOURNMENT

There being no further discussion, Vice Chair Miles declared the meeting adjourned at 3:20 p.m.

ATTEST:



ROY A. JOHNSON, Secretary-Treasurer


CECI RYAN SMITH, Chair

