

HOUSING AUTHORITY OF THE CITY OF VANCOUVER

SPECIAL MEETING

November 10, 2009

Chair Kawamoto convened the Special Meeting of the Board of Commissioners of the Housing Authority of the City of Vancouver (VHA) for a Work Session on the Fiscal Year 2010 Budget at 8:05 a.m. in the Hough Room of the Administration Office at 2500 Main Street, Vancouver, Washington.

ROLL CALL

Present for the Board: Chair Ronald K. Kawamoto
Vice Chair Ceci Ryan Smith
Commissioner Greg Kimsey
Commissioner Lloyd Halverson

Absent: Second Vice Chair Art Miles ~ Excused
Commissioner Debra Conway ~ Excused

Present for Staff: Roy Johnson, Executive Director
Syble Crow, Executive Office manager
Saeed Hajarizadeh, Deputy Director
LaVon Holden, Deputy Director
Michael McGuire, Director of Maintenance and Construction
Kris Hanson, Asset Manager
Diane Bare, Public Housing Manager
Sasha Nichelson, Section 8 Manager
David Overbay, Federal Program Policy Manager
Mila Fabyanchuk, General Accountant
Pulin Wang, Finance Supervisor

BUDGET WORK SESSION FOR FISCAL YEAR 2010

Saeed Hajarizadeh, Deputy Director, began the work session by thanking the commissioners for attending, and noting that all VHA departments are represented. He then announced that the work session is called to review the Fiscal Year 2010 Draft Operating and Capital Budget for information and discussion purposes, and that no action will be taken until it is finalized and presented at the November 25, 2009 Board Meeting.

Mr. Hajarizadeh circulated a copy of the PowerPoint presentation that will track with the previously mailed Budget Summary. The presentation detailed the following:

- ◆ Budget Goals
- ◆ Budget Variables
- ◆ Budget Challenges
- ◆ Occupancy Rates
- ◆ Budget Assumptions
- ◆ Donations

- ◆ Budget Highlights
- ◆ Budget Changes and Recommendations

Mr. Hajarizadeh described the change in budget process that will be implemented in 2010 which will utilize a cost center and fee approach so that all programs are charged fees for administrative services similar to what is now required by HUD for public housing. This approach will provide a much more accurate picture of charges to administer the program.

Following the presentation, discussion followed.

Mr. Johnson commented on the use of reserves from Section 8 and that a plan will be presented in the future to allow the board to make policy decisions relative to the number of households served and provision of self-sufficiency activities.

Commissioner Halverson asked staff to present 2-3 factors the commissioners need to concentrate on in 2010. Staff responded with the following:

- 1) Property performance and vacancy rates
- 2) Three capital fund grants
- 3) Funds necessary to complete the Springbrook remodel

Commissioner Kimsey asked about the agency's goal of 150 new housing units per year. Mr. Johnson responded that this is still the goal for staff to achieve.

LaVon Holden suggested that close attention be given to what the federal government does in the coming year, as it is essentially the VHA's budget. Mr. Hajarizadeh added that the proposed budget reflects a \$936,161 surplus over last year; the Federal programs show a surplus of \$647,730 – and the non-federal programs show a surplus of \$288,431.

In closing, the commissioners commended Mr. Hajarizadeh and staff for the excellent job on the development of the draft budget and for the detailed information presented with it.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:25 a.m.

ATTEST:

RON KAWAMOTO, Chair

ROY A. JOHNSON, Executive Director