

# HOUSING OPPORTUNITIES OF SW WASHINGTON BOARD OF COMMISSIONERS ANNUAL MEETING

Monday, January 22, 2017 at 4:00 p.m.

820 11<sup>th</sup> Ave.

Longview, WA

## Minutes to Annual Meeting

Chairperson Nolte called the meeting to order at 4:01 PM

### **PRESENT:**

Chair, Floyd "Gus" Nolte  
Commissioner, Peter Bennett  
Commissioner, Lori Bashor-Sarancik  
Commissioner, Allan Rudberg  
Secretary, Chris Pegg

### **ABSENT:**

Commissioner, Bruce Fischer  
Commissioner, Wayne Ostermiller

### **STAFF:**

Becky Phillips, Finance Manager  
Vickie Rhodes, Housing Program Supervisor  
Katie Bonus, Asset Manager  
Jon Dieter, Director of Community Service  
David Pennington, VIP Operations Manager  
Ariana Anderson, Administrative Assistant  
Emily Oneto, Housing Support Technician  
Robert Cummings, Senior Accountant  
Kortney Mershon, Veterans Support Case Manager  
Kehlor Kentos, Rental Success Coordinator

### **GUESTS:**

Linda Brigham, former Resident Commissioner  
Mary Alice Wallis, City Councilmember  
David France, Love INC. Representative  
Gordon Veal, US Navy Veteran  
John Steppert, Longview Resident

**CHANGES AND ADDITIONS TO THE AGENDA:** None

### **OPPORTUNITY FOR PUBLIC DISCUSSION:**

Introductions were made of Board Commissioners, and newest member Allan Rudberg, and of the Management team. Mary Alice Wallis, City Council Member and the liaison between Housing Opportunities and Longview's City Council in lieu of Scott Vydra if unavailable, was in the audience and briefly touched on her role.

### **STAFF REPORTS:**

Finance Manager, Becky Phillips discussed the financial reports and stated overall everything is looking good. Revenues are above expectations and expenses are below expectations. We received the 3rd quarter 2017 HUD admin fee reconciliation and HUD based their prorates on 77.581% rather than the 76% previously advised. Lilac Place has ended their calendar year on 12/31/17 and the books are now with the CPA for the annual audit. Commissioner Bashor-Sarancik moved to approve the Financial Report as presented. Commissioner Bennett seconded the motion. There was no further discussion.

Motion passed unanimously.

**CONSENT AGENDA:**

Commissioner Bennett moved to approve the Consent Agenda as presented. Commissioner Bashor-Sarancik seconded the motion. No further discussion was made.

Motion passed unanimously.

**CHAIRMAN AND SECRETARY REPORTS:**

Secretary Pegg recognized Linda Brigham for serving 7 years on the Housing Authority Board and presented her with a plaque of recognition.

Secretary Pegg recapped on the Capital Budget passing last week on the 18<sup>th</sup>. The capital budget includes \$106 million for the Housing Trust Fund. The Department of Commerce and the Housing Finance Commission are having conversations about processing Stage 2 applications received.

Thursday, February 1<sup>st</sup> is Housing and Homeless Advocacy Day at our State Capital. Secretary Pegg and several others will be attending. Advocacy Day includes workshops, rallies, and pre-arranged meetings with our local district lawmakers. Secretary Pegg will also be attending the SW WA Healthy Living Collaborative Legislative lunch briefing on the 24<sup>th</sup> from 12-1pm, which will include legislators and or staff from the 19<sup>th</sup> and 20<sup>th</sup> District.

The House passed a short-term spending bill to reopen the government. Next, President Trump must sign it to end the shutdown. Secretary Pegg reported this funding bill would expire on February 8, 2018. This bill does fund the Children's Health Insurance Program (CHIP) until 2023.

Secretary Pegg highlighted an article, sent from a Housing Choice Voucher (HCV) participant to the Daily News and featured in the Letter to the Editor. There was some discussion on how the HCV program works and HUD's many regulations. HOSWWA has no control over the Fair Market Rents established by HUD. These rates determine the housing subsidy paid in the voucher program. The housing rates in Cowlitz County are currently set at 110%, the highest allowable.

The FSS Act – HR 4258 passed the House at the federal level. This bill would permanently authorize the Family Self Sufficiency program and include new services for financial literacy and educational attainment. It is expected to pass the Senate.

Secretary Pegg discussed a new study published in Pediatrics (Sandel, Sheward, Ettinger de Cuba, et al., 2018), *Unstable Housing and Caregiver and Child Health in Renter Families* shows unstable housing puts children and caretakers at greater risks of poor health and material hardship. 34% of 22,324 families surveyed through medical facilities or ER's had experienced housing instability, defined as falling behind on rent, moved more than two-times in the past year or having a child experience homelessness (Sandel, Sheward, Ettinger de Cuba, et al., 2018). The study suggests health practitioners should screen for housing instability as a risk factor for poor health.

**Reference**

Sandel M, Sheward R, Ettinger de Cuba S, et al. Unstable Housing and Caregiver and Child Health in Renter Families. *Pediatrics*. 2018;141(2):e20172199

The Longview City Council and HOSWWA held a joint workshop on January 18<sup>th</sup> at the City Hall training room. The purpose of the workshop was to resolve some of the questions and concerns between the two organizations and establish a more effective communication strategy for the future. All of the board members attended. Both sides agreed that progress was made. As a result of this meeting, Councilmember Vydra and Councilmember Wallis were appointed as

primary and alternate liaisons to the housing authority. The Council agreed to write a letter stating their concerns, had been addressed and the threat to remove all board members was off the table.

Chairman Nolte discussed the preliminary meeting held early last week between he, Bruce Fischer, Chris Pegg, Mayor Jensen, Mayor Pro Tem Wallin and Dave Campbell. He felt this meeting cleared up many of the issues and resulted in a preliminary agenda for the Thursday workshop Chairman Nolte expressed appreciation for the members of the community who spoke in favor of the agency at the last three Council meetings. He felt this had an important impact on the outcome of the workshop.

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**BOARD DISCUSSION/ACTION:** Approval of Development Services Agreement with Freedman Associates

Secretary Pegg discussed the recent Request for Qualification process for a Development Services Consultant. Two development-consulting firms responded. She is recommending the Board approve the attached Development Services Agreement with Freedman and Associates for the development of the Ocean Beach property. Mr. Freedman has worked with the agency several times. He was the consultant for the Phoenix House and Lilac Place development. He is also the consultant currently working on the Driftwood Point project in Long Beach, WA for the Joint Pacific County Housing Authority.

Commissioner Rudberg moved to approve the Development Services Agreement as presented. Commissioner Bashor-Saranick seconded the motion. Commissioner Bennett asked whether pre-development expenses were included in the total contract. Secretary Pegg said they were. There was no further discussion.

Motion passed unanimously.

**BOARD DISCUSSION/ACTION:** Election of Officers

Commissioner Bashor-Saranick moved to nominate Commissioner Fischer as Board Chair and Commissioner Ostermiller as Vice Chair. Commissioner Bennett seconded the motion. Secretary Pegg informed those present that both Commissioners had agreed to accept the nomination. Motion passed unanimously.

**ANNUAL PRESENTATION:**

Secretary Pegg presented an Annual Report to the Board and audience.

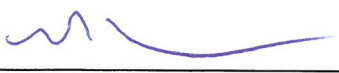
**EXECUTIVE SESSION:** None scheduled.

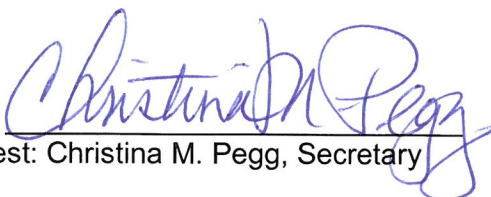
**SCHEDULING OF NEXT REGULAR MEETING:** February 26, 2018

Respectfully submitted by:

CHRISTINA M. PEGG, Chief Executive Officer

**BOARD APPROVAL OF MINUTES**

  
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Floyd "Gus" Nolte, Chairperson  
Bruce Fisher

  
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Attest: Christina M. Pegg, Secretary