

HOUSING OPPORTUNITIES OF SW WASHINGTON BOARD OF COMMISSIONERS REGULAR MEETING

Monday, February 27th at 4:00 p.m.

820 11th Ave., Longview, WA.

Minutes to Regular Meeting

Chairperson Nolte called the meeting to order at 4:00 PM

Present

Chair, Floyd "Gus" Nolte
Vice Chair, Linda Brigham
Commissioner, Bruce Fischer
Commissioner, Wayne Ostermiller
Commissioner, Peter Bennett
Commissioner, Lori Bashor-Sarancik
Secretary, Chris Pegg

Absent

Staff

Jon Dieter, Director of Community Service
Becky Phillips, Finance Manager
Vickie Rhodes, Housing Programs Supervisor
Ariana Anderson, Administrative Assistant
Katie Bonus, Asset Manager

CHANGES AND ADDITIONS TO THE AGENDA: None

OPPORTUNITY FOR PUBLIC DISCUSSION: No comments.

CONSENT AGENDA:

Commissioner Fischer moved to approve the Consent Agenda as presented. Vice Chair Brigham seconded the motion.

Motion passed unanimously.

BOARD COMMITTEE REPORT: Commissioner Fischer summarized the Finance Committee meeting for the Board. Commissioner Fischer and Chairperson Nolte met with CEO Pegg and Finance Manager Phillips to review monthly statements. Becky Phillips presented a new graphic report she developed for the Board. There were no major issues to discuss. Monthly financials look good. Net operating income is high however this is projected to decrease as we enter the summer months and more capital work is done on properties. Lilac Place financial statements look good as well. All properties and programs are performing well.

CHAIRMAN AND SECRETARY REPORTS: Chairperson Nolte reported that he and Secretary Pegg met with legislators on Monday, February 6th to discuss the Housing Trust Fund and several pending bills. The purpose of the meetings was to provide information about our agency, programs and people we serve and the potential impacts of proposed

legislation as well as HOSWWA use of Housing Trust funding. They spoke to our Representatives in the 19th and 20th District and were well received.

Secretary Pegg informed the board of a check received from Mason County in the amount of \$10,000. The check was to repay debt owed HOSWWA for the past property management contract. Finance Manager, Becky Phillips reported she is to send quarterly statements and Mason County will in turn pay what they can.

Secretary Pegg reported she has been appointed to a new statewide team named the Housing Affordable Response Team or HART developed in response to a letter sent by Governor Inslee to the Affordable Housing Advisory Board requesting a thorough analysis of the root causes affecting the lack of affordable housing in our state. The team was also tasked with examining existing systems that contribute to our housing stock and how zoning, planning, permitting, development, financing, and construction processes can be improved to open increased opportunities for additional housing. The Governor has requested that a letter of findings and recommendations should be submitted to the Dept. of Commerce and the Governor's office by June 1, 2017. Five meetings have been scheduled between now and June 1.

Secretary Pegg also reported on impacts to the Housing Choice Voucher program from the continuing resolution. Admin fees are currently prorated at 80% and Housing Assistance payments are prorated at 95% the agency has some money in Admin Fee reserves so we are not anticipating a need to reduce staff at this time. We will continue to monitor the status of funding and report back as changes occur. Commissioner Fischer questioned if the Fair Market Rent's (FMR) could be raised. New FMR's are released in October. Housing Program Supervisor, Vickie Rhodes explained the FMR process and responded that rates are as high as possible at this time. Ms. Rhodes also reported that families are facing difficulties in relocating alternative housing when they move. Rent increases have become a burden, forcing families to become dependent on family and or friends for housing or at worse residing in their cars or in shelters.

Secretary Pegg discussed a conversation she had with Senator Murray's federal and state offices regarding possible development of a special needs voucher for families with children somewhat like the Veteran's Affairs Supportive Housing Vouchers or VASH. Senator Murray's staff liked the idea. Secretary Pegg will be working with a couple of other Executive Directors around the state to develop a white paper to take back to Washington DC in March to begin broader discussions.

Secretary Pegg also informed the board of a meeting she had with Kelso's City Manager, Steve Taylor regarding potential assistance with housing development.

Secretary Pegg also reminded Board members of the need to take the Open Public Meetings Act. Information on the training was sent out earlier in the week to all Board members.

UNFINISHED BUSINESS:

BOARD DISCUSSION: UPDATE ON COWLITZ COUNTY HOMELESS YOUTH OUTREACH CENTER

Secretary Pegg informed the board of the defacing of the property windows at both homes. This has created some concern and set back the date of completion. Security

BOARD ACTION: APPROVAL TO MOVE APRIL'S MEETING TO THE 17th due to a conflict.

Commissioner Fischer moved to approve the rescheduled date. Vice Chair Brigham seconded the motion.

Motion carried unanimously.


EXECUTIVE SESSION: None scheduled.

SCHEDULING OF NEXT REGULAR MEETING: MARCH 20th 2017

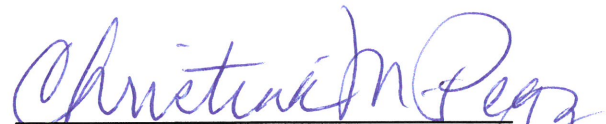
Respectfully submitted by:

CHRISTINA M. PEGG, Chief Executive Officer

BOARD APPROVAL OF MINUTES



Floyd "Gus" Nolte, Chairperson



Attest: Christina M. Pegg, Secretary