

HOUSING OPPORTUNITIES OF SW WASHINGTON BOARD OF COMMISSIONERS SPECIAL MEETING

Monday, April 17th, 2017 at 4:00 p.m.
820 11th Ave., Longview, WA.

Minutes to Special Meeting

Chairperson Nolte called the meeting to order at 4:03 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:

Becky Phillips, Finance Manager
Vickie Rhodes, Housing Programs Supervisor
Jon Dieter, Director of Community Service
David Pennington, VIP Operations Manager
Ariana Anderson, Administrative Assistant

Katie Bonus, Asset Manager

Guests:

Chuck Bond

CHANGES AND ADDITIONS TO THE AGENDA: None

OPPORTUNITY FOR PUBLIC DISCUSSION: No comments.

CONSENT AGENDA:

Commissioner Fischer requested the Financial Reports to be removed from the consent agenda for discussion. Commissioner Ostermiller moved to approve the Consent Agenda with financials discussed separately. Vice Chair, Brigham seconded the motion.

Motion passed unanimously.

BOARD COMMITTEE REPORT: Commissioner Fischer reminded the Board that financials will be discussed as part of the monthly agenda and the Finance Committee will no longer meet to discuss them separately. Finance Manager Phillips provided a summary of the monthly financials for the Board. Staff is carefully watching the funding for the Housing Choice Voucher program. Housing Assistance payments are currently prorated at 94% and administrative fees are prorated at 77%. This will continue under a continuing resolution or until Congress passes a budget. Commissioner Fischer moved to approve the financials as presented. Commissioner Bennet seconded the motion. Motion passed unanimously.

CHAIRMAN AND SECRETARY REPORTS: Chair Nolte provided an update on budget negotiations and several bills currently under discussion in the State Legislature. He urged board members to sign up for the Washington Low Income Housing Alliance updates and to advocate when possible.

Secretary Pegg provided a book, *Evicted: Poverty and Profit in the American City* by Matthew Desmond as a gift to the board. "In *Evicted*, Harvard sociologist and MacArthur "Genius" Matthew Desmond follows eight families in Milwaukee as they struggle to keep a roof over their heads. Hailed as "wrenching and revelatory" (*The Nation*), "vivid and unsettling" (*New York Review of Books*), *Evicted* transforms our understanding of poverty and economic exploitation while providing fresh ideas for solving one of 21st-century America's most devastating problems.

UNFINISHED BUSINESS:

BOARD DISCUSSION: UPDATE ON COWLITZ COUNTY HOMELESS YOUTH OUTREACH CENTER

Secretary Pegg informed the Board of the recent move of Janus to the Outreach Center. Jon Dieter updated the Board regarding the pending grant application for Behavioral Health Tax funding at the County level. Dennis Morrow, Executive Director and Tynna Purtteman, Cowlitz County Program Manager for Janus attended this meeting. He provided information to County Commissioners about outreach work to date and discussed the importance of including services to youth ages 18-25. The National federal standard for services for youth is up to age 24. Clark County has had no issues with capping their services at 25 however, there seems to be more of a concern about this within Cowlitz County. County Commissioners are still reviewing applications and they were unable to provide any date about when a decision would be forthcoming.

BOARD DISCUSSION: READ MORE LEARN MORE INITIATIVE

Administrative Assistant, Ariana Anderson reported on the Everyday Heroes event held on Saturday, April 15 at Lilac Place. The Woodland Fire Department attended and brought a fire truck. The Fire Department Staff discussed the roles of being a Fireman/woman and what it is they do to keep people safe in the community. They showed the children their equipment and the items on the fire truck. Approximately 8-11 children showed for the event and received great feedback from them. Towards the end of the event, the children enjoyed having pizza and their pictures with the Fire truck and staff. Joey Wardell read and provided a book to the kids he had written for his son while serving in Afghanistan, *Doodey the Camel*.

NEW BUSINESS:

Board Discussion/Action: Request to sign on to letter to Longview City Council regarding the regulations changes to increase affordable housing in certain zones.

Local developer and property owner, Chuck Bond, presented a brief history of his development of housing in Cowlitz County. He expressed concerns about current regulations that inhibit the development of new housing including but not limited to maximum density and height restrictions, parking requirements, and design standard

requirements. The City Council passed a resolution to move forward with review of current building regulations that inhibit development of new housing. Secretary Pegg informed Mr. Bond of the work underway by the Housing Affordability Response Team appointed by the Governor's Affordable Housing Advisory Board (AHAB) in response to a request from Governor Inslee. CEO Pegg is a member of this team and the AHAB. The Team is to review all regulations, construction practices, funding and other issues to determine where barriers to the development of new housing exist. She also volunteered to assist with the review of local regulations as this effort moves forward.

Board Discussion/Action: Approval of Resolution 17-03 allowing refinancing of bank debt for Woodside West and Sylvester Apts.

Finance Director, Becky Phillips discussed the proposed refinancing package which if approved, will result in monthly savings for both projects as well as providing funding for roofing at Woodside West. Commissioner Fischer moved to approve the Resolution. Commissioner Bennett second the motion.

No further discussion.

Motion passed unanimously.

Board Discussion/Action: Approval of Snow and Ice Removal Policy.

Secretary Pegg discussed the need for a formal policy for snow and ice removal at rental sites to reduce liability. The issue came up at a recent Housing Authority Risk Retention Pool Board meeting where staff recommended agencies develop a policy. Commissioner Bashor-Sarancik moved to approve the Policy as presented. Commissioner Fischer seconded the motion.

No further discussion.

Motion passed unanimously.

Board Discussion/Action: Approval of Resolution 17-04 approving staff request to refund HAP account out of Section 8 Housing Choice Voucher (HCV) program operating funds for incorrectly paid Housing Assistance payments.

Housing Program Director, Vickie Rhodes, explained the request. There was confusion with another Housing Authority regarding three families who ported into HOSWWA. The error occurred 2 years ago and HUD informed staff that repayment would have to be out agency administrative reserve funds. The error has been corrected and procedures implemented to catch such errors in the future.

Commissioner Fischer moved the approval of Resolution 17-04. Commissioner Ostermiller seconded the motion.

No further discussion.

Resolution 17-04 passed unanimously.

Board Discussion/Action: Approval of Resolution 17-05 authorizing accounts and approving signers at Twin City Bank.

Secretary Pegg reported that Twin City had contacted her and requested new signature cards for all signers since Tom Drake is no longer with the agency. He was an approved signer on the accounts. Commissioner Fischer moved to approve Resolution 17-05. Commissioner Ostermiller seconded the motion.

No further discussion.
Motion passed unanimously.

EXECUTIVE SESSION: None scheduled.


The meeting was adjourned at 5:30 p.m.

SCHEDULING OF NEXT REGULAR MEETING: May 22, 2017


Respectfully submitted by:

CHRISTINA M. PEGG, Chief Executive Officer

BOARD APPROVAL OF MINUTES



Floyd "Gus" Nolte, Chairperson



Attest: Christina M. Pegg, Secretary