HOUSING OPPORTUNITIES OF SW WASHINGTON
BOARD OF COMMISSIONERS SPECIAL MEETING
December 28, 2016
Wednesday, at 4:00 PM
820 11th Avenue, Longview, WA.
Minutes to Special Meeting

Chairperson Brigham called the meeting to order at 4:02 PM

Present
Commissioners
Linda Brigham, Vice Chair
Peter Bennett, Commissioner
Floyd "Gus" Nolte, Commissioner
Bruce Fischer, Commissioner
Chris Pegg, Secretary, CEO

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

Absent
Lori Bashor-Sarancik, Chair
Wayne Ostermiller, Commissioner
David Pennington, VIP Operations Mgr.

CHANGES AND ADDITIONS TO THE AGENDA:

PUBLIC COMMENT: No comments

BOARD COMMITTEE REPORTS: Finance Committee – Commissioner Fischer reported that he and Commissioner Nolte met with CEO Chris Pegg and Finance Manager Becky Phillips to discuss the financial reports. October is the first month of the fiscal year and there was not anything significant to report.

CONSENT AGENDA: Commissioner Fischer moved to approve the Consent Agenda as presented. Commissioner Nolte seconded the motion.

Discussion – None

Motion passed unanimously.

CHAIRMAN AND SECRETARY REPORTS: Secretary Pegg informed the board of two successful Host Programs located in Island and Mason Counties. The program appears to work well in small rural communities and she would like to see a local organization or church implement the program here in Cowlitz County. The program on Whidbey Island serves youth...
ages 12 and up by connecting them with caring adults from their community who are willing to provide safe housing and support. They also provide case management services to the youth and the host family to connect them with community resources. The Mason County program is similar although narrower in scope and more directly supported by local funding. A presentation will be held on Saturday, January 21, 2017 at the Cowlitz County Public Utilities Department Auditorium on 12th Ave. Invitations will be sent and the event will be broadly announced within the community. A conference call is scheduled for Tuesday, January 3, 2017 with the Executive Director, Lori Cavender of Ryan's House for Youth, Executive Director, Kim Rinehart of Mason County Host Program, Administrative Assistant, Ariana Anderson, and Chief Executive Officer Chris Pegg to discuss the agenda for Saturday's presentation.

Secretary Pegg also discussed the recent articles published in The Daily News. HOSWWA was awarded 5 additional VASH (Veterans Affairs Supportive Housing) vouchers to assist veterans. In addition, the Janus Youth Program Outreach Program Team was featured in The Daily News. Secretary Pegg informed the board she was contacted by Michelle Anderson of NW City Dental donating their services to the youth as well as Stacy Delgarno of 100+ Women Who Care: Lower Columbia Chapter. This is a new branch of an international program and they have nominated the Youth Outreach Program. If selected, they could be awarded $10,000. Secretary Pegg also discussed the award of Housing Trust Funds for the Driftwood Point Project in Long Beach for the Joint Pacific County Housing Authority. HOSWWA staffs this organization under an Interlocal Agreement. Staff is currently working on a Low Income Housing Tax Credit application due January 18th. If awarded funding, the project will serve low-income homeless families with children, people with disabilities and homeless Veterans. Secretary Pegg also informed the Board she is scheduled for presentations at the Pioneer Lions and Early Bird Lions Clubs to discuss our work with homeless youth and our Read More, Learn More programs.

UNFINISHED BUSINESS: BOARD DISCUSSION: Update on Read More Learn More Imitative and the Cowlitz County Homeless Youth Outreach Center Development.

Secretary Pegg discussed the Read More, Learn More progress. A letter was sent out on December 6th to local service clubs requesting donations for books, and bookshelves. The committee met this morning and a subcommittee was developed to coordinate a themed event for the monthly volunteer reading sessions. An initial kick off for the event is scheduled for Jan. 18th sometime in the afternoon. Secretary Pegg discussed conversations about tracking data with other organizations administering similar programs. Secretary Pegg discussed an upcoming meeting in January with the Pioneer Lion's Club regarding the Read More, Learn More Initiative. She will be requesting donations to support the Initiative as well as volunteer support. She will also be discussing the outreach effort with homeless youth. The two homes leased from Cowlitz County are currently under rehab.

Jon Dieter informed the Board about the progress the Janus Youth Programs outreach team has made. So far, the outreach team has made direct contact with over 200 homeless people, half of which are youth. They are walking up to 10 miles a day in an effort to reach some of the most remote camps. Jon also informed the board of the
progress of the rehab of the homes under lease from Cowlitz County. The old carpet has been torn out and next week Love Inc. will be in to install the new flooring. The building permits have been obtained for the fencing. A discussion about a possible open house was debated and will be further discussed as time progresses on completion of the rehab.

**NEW BUSINESS:**

**BOARD ACTION/ACTION:** Resolution 17-02: Adopting FY2017 Annual Budget for Lilac Place. Commissioner Nolte moved to approve Resolution 17-02 adopting the FY2017 Annual Budget for Lilac Place. Commissioner Fischer seconded the motion. Discussion followed. Motion passed unanimously.

**BOARD ACTION/ACTION:** Approval of Meeting Dates for 2017. Secretary Pegg discussed a couple of conflicts with regular monthly meetings in the month of March and December. Alternative dates were discussed and agreed upon. The March 2017 meeting was scheduled for March 20, 2017 and the December meeting was scheduled for December 18, 2017. Commissioner Nolte moved to approve the 2017 Schedule of Board meetings. Commissioner Fischer seconded the motion. There was no further discussion. Motion passed unanimously. Secretary Pegg reminded Board members of the upcoming annual meeting. She also informed them a press release had gone out that requested nominations for the Patricia Price Housing Hero Award.

**EXECUTIVE SESSION:** Vice Chair Brigham adjourned the regular meeting and convened an Executive Session to discuss the annual review of CEO Pegg. RCW 42.30.110 (g). She announced it would be a short session of 5 minutes with the regular meeting reconvened at 4:37 p.m.

**SCHEDULING OF NEXT REGULAR MEETING:** 01/23/2017 at the Longview Woman’s Club – This will be the Annual Meeting.

There being no further business to discuss, Chairperson Brigham adjourned the board meeting at 4:39 PM

Respectfully submitted by:

CHRISTINA M. PEGG
Secretary

**BOARD APPROVAL OF MINUTES**

Linda Brigham, Chairperson

Attest: Christina M. Pegg, Secretary