Chairperson Bashor-Sarancik called the meeting to order at 4:00 PM.

Present

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

Staff
Katie Bonus, Asset Manager
Jon Dieter, Director of Community Services
Becky Phillips, Finance Manager
David Pennington, Veteran Operations Manager
Gary G. Gray, Admin. Asst.

Absent

Peter Bennett, Commissioner

Guests

CHANGES AND ADDITIONS TO THE AGENDA: Commissioner Brigham requested that a discussion item with possible action be added regarding a request for Housing Opportunities to join the Community Charter.

PUBLIC COMMENT: No comments

BOARD COMMITTEE REPORTS: Finance Committee – Commissioner Fischer provided a brief report. Financials continue to improve and staff expect to begin the FY2017 budget process next month. This discussion will include the options for repayment of the Lilac Place loan. Commissioner Ostermiller requested these discussions include a possible Administrative Assistant to provide assistance to the CEO.
CONSENT AGENDA:

- Approve Minutes of May 28, 2016 Regular Board Meeting
- Approve May 2016 Vouchers As Paid
- Approve May 2016 Write Off of Uncollectible Debts
- Approve May 2016 Financial Reports
- Approve Lilac Place May 2016 Vouchers As Paid
- Approve Lilac Place May 2016 Financial Reports

Commissioner Fischer moved to approve Consent Agenda including the minutes to the May 28, 2016 regular board meeting as amended. Commissioner Nolte seconded the motion. Discussion – None Motion passed unanimously.

CHAIRMAN AND SECRETARY REPORTS:

Secretary Pegg updated the Board on the following topics:
- The speaking engagement at the Woodland Chamber of Commerce scheduled for June 28, 2016;
- The Washington State Housing Finance Commission newsletter article regarding the causes of homelessness;
- The pending opening of the waiting list for the Non-Elderly Disabled Housing Choice Vouchers; The creation of a Limited Preference for Homeless Families referred by the local Coordinated Agency, Love Overwhelming; The upcoming NAHRO Summer Conference;
- The Board dinner on July 25, 2016.

UNFINISHED BUSINESS:

Board Discussion: Update on Homeless Youth Outreach and Shelter Development
Secretary Pegg updated the Board on progress on creation of a Homeless Youth Outreach Program and Youth Shelter. An RFP has been released by the Office of Homeless Youth soliciting applications for Youth Outreach Programs and other youth related items. Staff, in consultation with Janus Youth Programs staff, have elected to apply for a grant to support Homeless Youth Outreach services as well as development of a Homeless Youth Drop In Center. There is not enough data or experience yet to determine the need for a shelter. The outreach and drop in center will provide the opportunity to develop a better understanding of the number of homeless youth in Cowlitz County as well as their unique needs. The grant is due July 14, with announcements of awards on July 25, 2016. Discussion followed. There was no action taken.
NEW BUSINESS:

Approval of Resolution 16-10: Refinancing of Hemlock 4-Plex, 33rd Ave., and Hawthorne House  Becky Phillips, Finance Department Manager, provided background to the Board about discussions with Heritage Bank on refinancing of the above named properties to secure more favorable financing terms.

Commissioner Fischer moved to approve Resolution 16-10 as presented. Commissioner Nolte seconded the motion. There was no further discussion. Motion carried unanimously.

Approval to Resolution 16-11: Accepting Home Depot grant for work at the Stratford Arms Apartments  Katie Bonus, Asset Manager, informed the Board that Home Depot awarded an additional $15,000 to Housing Opportunities for additional rehab work on the 4th floor of the Stratford Apartments. Discussion followed. Chairperson Bashor Sarancik requested that staff notify Board members of the date work will be done so Board members can assist with the work.

Commissioner Fischer moved to approve Resolution 16-11 as presented. Commissioner Nolte seconded the motion. There was no further discussion. Motion carried unanimously.

Board Discussion/Action: Approval of Contract with Freedman Associates to prepare the Housing Trust Fund application for the Homeless Youth Shelter and Outreach Services.  Secretary Pegg discussed the proposed contract with Freedman Associates. This application is separate from the previously discussed grant application for Outreach Services and a youth Drop In Center. This is a Stage 2 application from the Dept. of Commerce for Housing Trust Funds that would primarily fund necessary rehab to the houses provided by the County for a Drop In Center and Shelter once the need for a shelter has been adequately documented. Discussion followed.

Commissioner Fischer moved to approve the Contract with Freedman Associated as presented. Commissioner Nolte seconded the motion. There was no further discussion. Motion carried.

Board Discussion: Request to join the Community Charter  Commissioner Brigham reported on a conversation she had with Sharon Weinhold from Cowlitz Community Network requesting that Housing Opportunities to join the Community Charter. The focus of the work is on helping vulnerable mothers and their families connect to the supports they need to give their children a healthy start. The Charter establishes a coordinated prevention system. Discussion followed.
Commissioner Nolte moved to authorize CEO Pegg to review the request and join if it was determined to be a good fit for the organization. Commissioner Fischer seconded the motion. There was no further discussion. Motion carried unanimously.

**EXECUTIVE SESSION:** None Scheduled

**SCHEDULING OF NEXT REGULAR MEETING:**

Next Regular Board Meeting scheduled for July 25, 2016.

There being no further business to discuss, Chairperson Bashor-Sarancik adjourned the board meeting at 6:00 PM.

Respectfully submitted by:

CHRISTINA M. PEGG
Secretary

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**BOARD APPROVAL OF MINUTES**

Lori Bashor-Sarancik, Chairperson

Attest: Christina M. Pegg, Secretary