

MINUTES
Board of Directors Meeting
Friday, August 17, 2007
Banner Bank, Yakima Main Branch

ATTENDANCE

Members present: Roger Bairstow, Guillermo Castaneda, Donn Etherington, Mike Gempler, Dixie Kracht, Alicia McRae, Stella Vasquez, Mario Villanueva, Tomás Villanueva and Mike Youngquist. Members participating by phone: Steve Witte Ex Officio members present: Janet Abbett, Washington State Department of Community, Trade, and Economic Development. Staff present: Brien Thane.

Members not present: Gloria Burton, Billie Heath, and John M. Smith.

WELCOME AND INTRODUCTIONS

Mario Villanueva called the meeting to order at 10:45 a.m., there being a quorum present.

I. APPROVAL OF THE MINUTES

The Minutes of the July 20, 2007 Board meeting were reviewed. *Mario Villanueva moved approval of the Minutes. Tomás Villanueva seconded the motion. The motion passed with Mike Gempler abstaining.*

II. Financial Reports – July 2007

Brien Thane reported that the Finance Committee has not had an opportunity to review the July Financial Reports yet; they are included in the meeting materials for information only, not action. Directors present asked to change the line item “Operating Reserve” in the financial statements to “Contingency.” Donn Etherington expressed concern for continuity in bank fundraising. *Tomás moved to refer the July 2007 Financial Reports to the Finance Committee. Roger Bairstow seconded the motion. Motion passed unanimously.*

Guillermo Castaneda emphasized the need for a work plan. Many directors agreed and expressed that hiring staff is high priority. Stella Vazquez, Mario and Alicia McRae offered to supply Brien Thane with samples of job descriptions for a possible new employee. Dixie Kracht suggested using an employment agency.

III. Advocacy and Policy – Planning 2008 Agenda

The NIMBY meeting with Gov. Gregoire’s staff that we requested is scheduled for August 29 at 11 am in Olympia. Mario, Mike Gempler and Brien will attend. All Directors are invited.

House Housing Committee Work Session on Farmworker Housing: the committee offered to meet with the Trust in Wenatchee on October 3, 8, or 10 to discuss farmworker housing issue s and tour housing sites. Eight directors have indicated they can attend on October 3, and seven can attend October 10.

The state Affordable Housing Advisory Board Farmworker Housing Subcommittee was postponed until September.

Low Income Housing Tax Credits – Proposed Changes – Only 37 farmworker housing units in two developments will receive tax credits this year. A development in Wapato is not receiving

credits despite being otherwise fully funded by the Housing Trust Fund. The WA State Housing Finance Commission staff has developed several potential policy changes to improve the effectiveness of their priority for farmworker housing.

Legislative Agenda Work Group Report -- the ad hoc work group formed at the July meeting met by conference call on August 14. Mario, Alicia, Mike Youngquist, Janet Abbett and Brien participated. The work group is recommending three potential items for 2008 Advocacy Agenda:

- Clarify that seasonal-occupancy housing is an allowable use in all multi-family zones
- House Bill 2279 (2007 Legislative Session) – Fair Zoning for Affordable Housing
- Farmworker Housing Infrastructure Loan Program – Appropriate an additional \$8 million for loans to rehabilitation and new construction of on-farm housing.

Donn suggested more research is needed on seasonal-occupancy housing as an allowable use in multi-family zones so that vacation rentals aren't included. This is an issue in some areas such as Chelan. Janet Abbett offered to submit a joint proposal with the Trust for an intern from the UW Evans School Public Service Clinic to research this issue.

Mike Gempler cautioned that we be clear that our request for appropriations for on-farm construction and rehabilitation should not reduce or eliminate funds for on-farm infrastructure as that program is very important. All present agreed that the advocacy work group would meet again to further consider recommendations for the Trust's 2008 Advocacy Agenda.

Mike Gempler asked Alicia for an update on Not In My Backyard opposition to Bello Rio and Vista del Rio. Discussion of possible Trust roles in countering NIMBY opposition ensued. Mike Gempler stressed that the Trust needs to support local efforts to combat NIMBYism. Board Members agreed to continue discussions on developing a NIMBY strategy. Mario reminded everyone not to underestimate the power of the Trust.

IV. Community Capacity Fund

Twelve applications were received for our Summer 2007 Application Round:

- Three homeownership applications –
 - Catholic Charities of Yakima Housing Serves – Mabton
 - WA Agricultural Families Assistance – Quincy
 - Tri-County Partners Habitat for Humanity – Pasco
- Four seasonal-occupancy applications –
 - ORFH/Othello Housing Authority – Othello
 - ORFH/WA Growers League – Malaga
 - Housing Authority of Chelan County/Wenatchee – Malaga
 - Housing Authority of Chelan County/Wenatchee – Douglas County
- Five year-round occupancy applications –
 - Archdiocesan Housing Authority – Centralia
 - Housing Authority of Skagit County – east of Burlington
 - Catholic Charities of Yakima Housing Services – Royal City
 - Housing Authority of Chelan County/Wenatchee – Douglas County

The Investment Review Team has had one conference call. Summer vacations schedules are making scheduling site visits difficult. The Investment Review Team recommends we consider allowing minor exceptions to our requirement that all seasonal-occupancy units meet International Residential Building Code since some types of seasonal-occupancy housing are not recognized as residential under the code.

Tomás stated that we would need to know very specific exceptions. Guillermo categorically opposed the reconsideration of the IBC requirement. Stella Vazquez stated that sometimes we need an exception policy but that it must be a board decision. Tomás stated that he is reluctant to consider an exception. *Dixie moved to have the Investment Review Team provide more information for consideration of any waivers. Alicia seconded the motion. The motion passed with Tomás abstaining and Guillermo opposing the motion.*

V. Amend Bylaws: Four-year Board Term and Lottery to Establish Initial Terms

Advance notice of Resolution 2007-1 amending the Bylaws was provided in accordance with the Articles of Incorporation. The Resolution will establish director terms of four years. Board members agreed on the resolution but asked Brien to add “subsequent to August 2007” to the Resolution. *Tomás moved and Donn seconded adopting Resolution 2007-1 as amended. Motion passed unanimously.*

Directors then drew lots in accordance with Resolution 2007-1 to assign initial terms as directors:

- Four year terms – Roger Bairstow, Billie Heath, Alicia McRae, Steven Witte
- Three year terms – Mario Villanueva, Tomas Villanueva, Mike Youngquist, vacant Other Stakeholder seat
- Two year terms – Gloria Burton, Donn Etherington, Dixie Kracht, Stella Vasquez
- One year terms – Guillermo Castaneda, Mike Gempler, John M. Smith, vacant Housing seat.

VI. Solar/Green On-Farm Demonstration Program

Brien provided an overview of progress to date, which has been very slow and frustrating. Roger asked what expenses make ‘green’ building standards unaffordable for on-farm housing. Donn urged that our relationship with Enterprise is very important and suggested Brien should meet with Kollin Min to discuss revising the grant workplan. Janet suggested adjusting the workplan to get an analysis of what would make solar power pencil.

VII. Farmworker Survey Update

Brien reported on progress developing a presentation on the Survey for the Housing Washington conference in September. Tomás expressed concern for the timeliness and need for this data in making decisions. Stella urged that directors need to review and comment on the presentation before the September Conference.

VIII. Announcements & Updates

Due to the lack of time remaining this agenda item was skipped.

IX. September 21 Meeting Agenda Items

- Accord: Statement of Rights & Responsibilities – Legal Review
- Fiscal Year 2008 Budget

Board members asked staff to add the Capacity Fund and staffing to the September Agenda Items.

ADJOURNMENT

There being no further business, the meeting was adjourned by consensus at 3:00 p.m.

Respectfully Submitted: _____
Secretary

Approved: _____
President/Vice President