

MINUTES
Board of Directors Meeting
Friday, October 3, 2007
Banner Bank, Yakima Main Branch

ATTENDANCE

Members present: Gloria Burton, Guillermo Castaneda, Donn Etherington, Dixie Kracht, Alicia McRae, John M. Smith, Stella Vasquez, Mario Villanueva, Tomás Villanueva and Mike Youngquist. Members participating by phone: Billie Heath. Ex Officio members present: Janet Abbett, Washington State Department of Community, Trade, and Economic Development. Staff present: Brien Thane.

Members not present: Roger Bairstow, Mike Gempler, Steve Witte.

WELCOME AND INTRODUCTIONS

Mario Villanueva called the meeting to order at 10:40 a.m., there being a quorum present.

I. Community Capacity Fund – Summer 2007 Applications

Janet Abbett provided an overview of the 12 applications received, the deliberations of the Investment Review Team and their recommendations. Guillermo asked Brien to summarize each application from the project summaries provided in the meeting material. *Guillermo Castaneda moved that Brien Thane be authorized to negotiate work plan changes with grantees if projects are delayed for good reason. If a grantee's project encounters major problems, Brien is to consult the Board before negotiating work plan changes with grantees. Tomás Villanueva seconded the motion, which passed unanimously.*

Tomás Villanueva moved that the grant recommendations of the Investment Review Team be approved. Guillermo seconded the motion. Mario, Alicia, John, Dixie, Mike Youngquist and Gloria Burton recused themselves because they are affiliated with some of the applicants. Motion passed unanimously. (The grant approvals are attached to these minutes.)

Guillermo offered the Board's thanks to the members of the Investment Review Team. Donn Etherington recommended that we issue a press release in conjunction with grantees announcing the awards and that we ask to be included on project signage. Donn also noted he is looking forward to future grant rounds of the Community Capacity Fund.

Brien suggested the Board consider making a contribution from unrestricted funds to the Chelan County/City of Wenatchee Housing Authority's legal expenses for defending their Vista del Rio development from neighbors' challenges and lawsuit. After discussion, *Tomás Villanueva moved that the Finance Committee and Executive Director be authorized to contribute up to \$10,000 to Vista del Rio's legal expenses upon verification that unrestricted funds are on hand. Dixie Kracht seconded the motion. Alicia McRae recused herself from the discussion and vote. Motion passed unanimously.*

II. 2008 Advocacy Agenda

The Advocacy Work Group met by conference call on 10/2 and recommended we support the following in the 2008 Legislative Session:

- Support HB2279 Fair Zoning for Affordable Housing (Housing Committee Vice Chair Larry Springer is a co-sponsor.)

- Add \$2 million to CTED's Farmworker Housing Infrastructure Loan Program for rehabilitation of existing on-farm housing and new construction. (2008 is a supplemental budget year.)

Janet Abbett noted that the budget proviso currently funding the Farmworker Housing Infrastructure Loan Program specifies that any unspent funds at the end of the biennium will revert to the general Housing Trust Fund. She expressed some concern if a new 2008 appropriation includes that language, as it will be difficult to expand program uses and loan \$2 million in one year.

After further discussion, *Mike Youngquist moved approval of the recommended Advocacy Agenda. John M. Smith seconded the motion. Motion passed unanimously.*

III. House Committee on Housing Work Session Oct. 10

The Board planned our presentation to the Housing Committee of the WA House of Representatives on October 10.

IV. Draft FY 2008 Work Plan (with project updates)

Brien provided an overview of the draft Work Plan, explaining that the Work Plan will be revised based on today's discussion and finalized at the November 16 Board Meeting. A proposed FY2008 Budget based on the Work Plan will be developed, reviewed by the Finance Committee and presented for adoption at the November 16 Board Meeting. He also gave project updates.

Mario suggested that rapidly rising construction and land costs are making it more difficult to finance new developments. Mario feels it is very important for the Trust to work to identify and/or develop new capital financing resources. Brien noted that is included in the Work Plan. Guillermo expressed that he believes hiring staff is the highest priority; many directors agreed. Donn asked that the work plan be included in monthly Board meeting packets with updates.

V. Update Registered Agent

John moved and Alicia seconded designating Brien Thane as the Trust's Registered Agent. Motion passed unanimously.

ADJOURNMENT

John moved and Guillermo seconded adjournment. Motion passed unanimously. The meeting adjourned at 2:30 p.m.

Respectfully Submitted: _____
Secretary

Approved: _____
President/Vice President