



HOUSING OPPORTUNITIES

— of SW Washington —

Connecting people to homes, hope and opportunity. Jennifer Westerman, CEO

BOARD OF COMMISSIONERS MEETING

August 26, 2024, at 4:00 p.m.

In Person and Zoom

PRESENT:

Commissioner Allan Rudberg
Commissioner Michael O'Neill
Chair Marchelle Knapp
Commissioner Dixie Kolditz
Secretary Jennifer Westerman
Commissioner Sue Lantz

ABSENT:

Commissioner David Vasquez

STAFF:

Katie Bonus, Director of Operations
Alex Wallis, Finance Manager
Rachelle Burch, Supportive Services Manager
Elizabeth McGarry, Executive Assistant
Cecilia Larson, Rent Assistance Program Manager
Rhonda Compton, Supportive Services Assistant Manager
Rachelle Burch, Supportive Services Program Manager
Drew Cunningham, Housing Development Coordinator

PUBLIC:

MaryAlice Wallis, Longview City Council

1. CALL TO ORDER

- a) Chair Knapp called the meeting to order at 4:01 pm

2. CHANGES AND ADDITIONS TO AGENDA, IF ANY: No changes

3. OPPORTUNITY FOR PUBLIC DISCUSSION:

4. FINANCIAL REPORTS:

- a) Mr. Wallis provided financial reports for July 2024 for HOSWWA and Lilac Place, as provided in the Board Packet.



5. CONSENT AGENDA:

- a) *Commissioner Lantz made a motion to approve the Consent Agenda for HOSWWA and Lilac Place. Commissioner O'Neill seconded the motion. Passed unanimously.*

6. STAFF REPORTS

- a) **Voucher Status:** Ms. Larson gave the Voucher Status Report as provided in the Board Packet.
- b) **Property Summaries:** Ms. Bonus gave an update on the Property Reports as provided in the Board Packet.
- c) **Supportive Services Division:** Ms. Burch gave an update on the Supportive Services Division as provided in the Board Packet.

Chair Knapp added her own success story about VIP. Ms. Knapp was in contact with someone who is a veteran family member of recent homelessness, and she suggested to them to reach out to VIP for assistance. The family was getting to the end of their ropes and needed some guidance. Ms. Knapp and the family wanted to say thank you to VIP for all the help not only with helping them find a place but also helping with all the other resources to help them get back on their feet.

7. CHAIR AND SECRETARY REPORTS

- a) **Secretary Report:** Secretary Westerman gave the Secretary Report as provided in the board packet.

8. NEW BUSINESS:

- a) Board Action: HR Policy Change

During the Board Meeting we noticed that an additional memo about the HR Policy change was not included in the packet. This memo will be included in the next Board Meeting on September 23, 2025.

Commissioner O'Neill made a motion to approve the HR Policy change. Commissioner Kolditz seconded the motion. Passed unanimously.



b) Board Discussion: Ocean Beach Development

Secretary Westerman presented a new site concept to the Board for the development of the Ocean Beach Site, proposing a cottage housing community featuring pre-fabricated units by a local modular home builder on the 4.2-acre property. The development is designed to foster a vibrant, connected neighborhood for individuals, small families, and potentially senior and employee housing. The homes will be available for affordable homeownership through HUD's Section 8 program, with tenants selected from HOSWWA's Housing Choice Voucher (HCV) program. The site layout includes clusters of high-quality, energy-efficient cottages, with pedestrian paths separated from vehicular traffic, accessible parking, and a shared multi-purpose trail along the canal. A proposed bridge connecting to Ray Morse Park will further enhance green space access for residents and the larger Ocean Beach community.

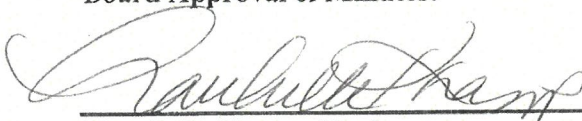
9. UNFINISHED BUSINESS: None

10. EXECUTIVE SESSION, IF ANY: None

11. ADJOURNMENT:

- a) The next regular meeting will be Monday, September 23, at 4:00 p.m.
- b) Sue Lantz adjourned the meeting at 5:19 p.m.


Board Approval of Minutes:



Marchelle Knapp, Chairperson

9/23/24

Date



Attest: Jennifer Westerman, Secretary

Date

