



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

BOARD OF COMMISSIONERS MEETING

July 28, 2025, at 4:00 p.m.

In Person and Zoom

PRESENT:

Chair Marchelle Knapp
Commissioner Dixie Kolditz
Commissioner Allan Rudberg
Commissioner David Vasquez
Commissioner Rayleen Aguirre
Secretary Jennifer Westerman

ABSENT:

Vice Chair Sue Lantz
Alex Wallis, Finance Manager

STAFF:

Katie Bonus, Director of Operations
Elizabeth McGarry, Executive Assistant
Cecilia Larson, Rent Assistance Program Manager
Rhonda Compton, Supportive Services Program Manager
Lisa Lopez, Finance Director
Laura Jackson, Housing Developer

PUBLIC:

Steven Judd, Finney Neil
MaryAlice Wallis, Longview City Council

1. CALL TO ORDER

- a) Chair Knapp called the meeting to order at 4:08 pm.

2. CHANGES AND ADDITIONS TO AGENDA, IF ANY: yes

Requesting that we move New Business, HOSWWA audit to the top of the agenda so that we can use the auditors time well.

3. OPPORTUNITY FOR PUBLIC DISCUSSION: N/A no public discussion

4. FINANCIAL REPORTS:

- a) Ms. Lopez provided financial reports for June 2025 for HOSWWA and Lilac Place, as provided in the Board Packet.



5. CONSENT AGENDA:

- a) *Commissioner Kolditz made a motion to approve the Consent Agenda for HOSWWA and Lilac Place. Commissioner Vasquez seconded the motion. Passed unanimously.*

6. STAFF REPORTS

- a) **Voucher Status:** Ms. Larson gave the Voucher Status Report as provided in the Board Packet.

Due to the shortfall on funding, a request to immediately stop portability requests to higher cost areas was made to HUD. HUD approved this request and will monitor our funding levels to determine when we will be able to offer portability to other areas again. Exceptions will be made due to reasonable accommodations and Violence Against Woman's Act (VAWA)

Chair Knapp asked for more clarification on portability requests to higher cost areas. Chair Knapp's example, if a participant had a voucher and wanted to move to Vancouver, would HUD put a hold on the portability voucher for the higher cost area, or can the participants move to a reduced voucher amount.

Ms. Larson responded by saying we made a request to HUD to stop portability requests to higher cost areas because at this time HOSWWA does not have the funds for the higher costs areas. They would not be able to use a reduced voucher. Portability would be denied.

Chair Knapp also inquired about how tenants are taking the news.

Ms. Larson responded by saying at this point we are starting to get the word out to people so we don't really know how tenants are taking it.

- b) **Property Summaries:** Ms. Bonus gave an update on the Property Report as provided in the Board Packet.
- c) **Supportive Services Division:** Ms. Compton gave an update on the Supportive Services Division as provided in the Board Packet.

7. CHAIR AND SECRETARY REPORTS

- a) **Secretary Report:** Secretary Westerman gave an update on the secretary report as provided in the board packet.



Secretary Westerman provided a diagram on screen, The Landing at Goldfinch Grove to show where we are at so far. This is our proposal and will be submitting with the application. The funding applications have been released, we have four applications to get done by November. Rental units we are looking at 75 or 77 units. The proposal for Homeownership has changed. Originally, when we talked about this idea we were trying to tie the Homeownership to the voucher program. It is not feasible right now to tie the two programs together because we are out of voucher funds and are unsure what the funding is going to look like in the future. What we would like to do instead is tie this to Homeless Housing and Services. During Covid there were two years where they provided stipends to persons that were working in homelessness, homeless services or that type of housing. Utilizing that same language We would like to be able to set these units aside for employees who are 60-80% range. This could be offered to HOSWWA employees, CORE, HAP, Salvation Army etc. The jobs in housing services and homeless housing don't pay that well and yet they are tough jobs with high burnout rate. What better way to have an employee base that is tied to the community than to provide them with stable housing Secretary Westerman also stated, we did a recent demographic survey report, 76% of our employees have come from lived experience, meaning they have experienced government services in one form or another. This project would be investing in our community and our employees.

Commissioner Vasquez inquired about how many units would be homelessness. Secretary Westerman responded by saying that normally our units are 50% homelessness but this property we would be looking at 25% homelessness due to location.

Secretary Westerman also proposed September 22nd as a Board Meeting Retreat to discuss our Strategic Planning with Kelly Rupp.

8. NEW BUSINESS:

- a) Board Discussion: HOSWWA Audit

Steven Judd provided an overview of HOSWWA's 2024 Audited Financials. There were no audit findings.

9. UNFINISHED BUSINESS: None

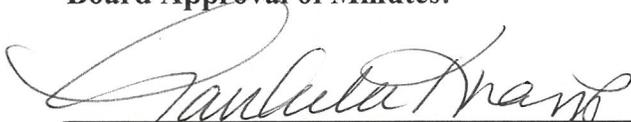
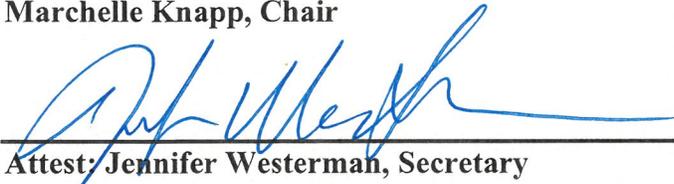
10. EXECUTIVE SESSION, IF ANY: No



11. ADJOURNMENT:

- a) The next regular meeting will be Monday, August 25, at 4:00 p.m.
- b) Chair Knapp adjourned the meeting at 5:29 p.m.

Board Approval of Minutes:

	8/25/2025
Marchelle Knapp, Chair	Date
	8/25/25
Attest: Jennifer Westerman, Secretary	Date

