



JOINT PACIFIC COUNTY HOUSING AUTHORITY

820 11th Ave. Longview WA 98632

BOARD OF COMMISSIONERS MEETING
February 23, 2026, at 10:00 a.m.
In Person and Zoom

PRESENT:

Vice Chair Rebecca Chaffee
Commissioner Steve Holland
Commissioner Jim Snyder
Commissioner Julie Overby
Commissioner Janice Davis
Secretary Jennifer Westerman

ABSENT:

Chair David Glasson

Staff Present:

Alex Wallis, Finance Manager
Lisa Lopez, Finance Director
Katie Bonus, Director of Operations
Elizabeth McGarry, Executive Assistant
Patti Olson, Regional Property Manager

Public Present:

1. Call to Order:

(a) Vice Chair Chaffee called the meeting to order at 10:02 a.m.

2. Changes and Additions to Agenda, if any: No

3. Opportunity for Public Discussion:

4. Financial Reports:

(a) Ms. Lopez reported on the financial reports for November, December 2025 and January 2026 for JPCHA and Driftwood Point, as submitted in the Board Packet.

5. Consent Agenda:

(a) *Commissioner Holland made a motion to approve the Consent Agenda. Commissioner Overby seconded the motion. Motion passed unanimously.*

6. Property, Secretary, and Chairperson Reports:

(a) Ms. Bonus gave the Property Report as submitted in the board packet.

Commissioner Holland inquired about the single PBV voucher and its source. Secretary Westerman explained it came from HOSWWA which can project-base up to 20% of its voucher stock. She noted that only one additional voucher could be added to this property without triggering more complex HUD requirements. Leasing has been difficult due to subsidy needs, so this voucher was added as the simplest option; adding more would require a significantly more involved process.

Commissioner Overby inquired about the number of subsidized units at Alder House. Secretary Westerman explained that eight units are subsidized by JPCHA and five by the state, noting that overall subsidy remains insufficient and north county needs additional support.

Ms. Westerman added, the new budget looks better than expected and the agency is awaiting the funding notice. She noted that additional vouchers are anticipated and HOSWWA hopes to reopen the voucher waiting list for the first time in a while. Vice Chair Chaffee inquired about the number of units managed in Pacific County. Secretary Westerman responded that JPCHA oversees eight properties totaling one hundred eighty-eight units.

(b) Secretary Westerman gave her report as provided in the Board Packet.

Secretary Westerman also stated that Urea Silicate has been applied to the pilings at River's Edge. Some pilings had more damage than others, but all have now been repaired. Additional drainage work is still needed; however, it cannot be completed this year due to lack of funding. She also stated the agency is applying to the Housing Repair Fund through Commerce.

Vice Chair Chaffee inquired about Wild Roots. Secretary Westerman reported that the program is doing well and is working to expand services to include infant care.

7. **New Business:**

(a) Board Action: Motion to approve Resolution 26-01 Pacific County Contract

Commissioner Davis made a motion to approve Resolution 26-01 Pacific County Contract. Commissioner Overby seconded the motion. Motion passed unanimously.

(b) Board Action: Approval of contract with CSN to provide Supportive Services to Pacific Pearl

Commissioner Overby made a motion to approve contract with (CSN) Crisis Support Network to provide Supportive Services to Pacific Pearl. Commissioner Holland seconded the motion. Motion passed unanimously.

(c) Board Action: Motion to approve Request to Apply for Grant Funding

Washington's Clean Building Performance Standards (CBPS) managed by the Department of

Commerce, mandates energy benchmarking and management for commercial buildings 20,000-50,000 sq. ft and multifamily buildings 20,000 sq. ft. JPCHA has three properties that qualify under tier 2, and must comply with the benchmarking and reporting requirements no later than July 1st 2027.

Commissioner Overby made a motion to approve Request for Grant Funding. Commissioner Davis seconded the motion. Motion passed unanimously.

(d) Board Discussion: JPCHA Letter Head

(e) Election of Officers

Commissioner Overby nominated David Glasson as Chair and Rebecca as Vice Chair. Commissioner Holland seconded the motion. Passed unanimously.

8. Unfinished Business: None

9. Executive Session: Yes

a) Vice Chair Chaffee called for an Executive Session lasting approximately 15 minutes, from 10:56 to 11:11. An additional 10 minutes were added, and the session concluded at 11:20 p.m. No action was taken.

10. Adjournment:

(a) The next Board Meeting will be on Tuesday April 28th, 2026, at 10:00 a.m.

(b) Vice Chair Chaffee adjourned the meeting at 11:21 a.m.

Respectively submitted by:
Jennifer Westerman, Executive Director

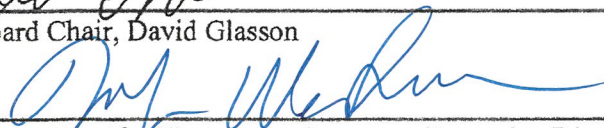
Board Approval of Minutes:



Board Chair, David Glasson

4/28/26

Date



Attest: Jennifer Westerman, Secretary, Executive Director

5/12/26

Date