



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

BOARD OF COMMISSIONERS MEETING

March 23, 2026, at 4:00 p.m.

In Person and Zoom

PRESENT:

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

ABSENT:

STAFF:

Alex Wallis, Finance Manager
Elizabeth McGarry, Executive Assistant
Cecilia Larson, Rent Assistance Program Manager
Lisa Lopez, Finance Director
Patti Olson, Regional Property Manager
Rhonda Compton, Supportive Services Program Manager

PUBLIC:

Ruth Kendall, Longview City Council

1. CALL TO ORDER

a) Chair Knapp called the meeting to order at 4:00 pm.

2. CHANGES AND ADDITIONS TO AGENDA, IF ANY:

3. OPPORTUNITY FOR PUBLIC DISCUSSION:

4. FINANCIAL REPORTS:

a) Ms. Lopez provided financial reports for February 2026 for HOSWWA, Lilac Place, and Sunrise Village as provided in the Board Packet.



5. CONSENT AGENDA:

- a) *Commissioner Kolditz made a motion to approve the Consent Agenda. 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.
- b) **Property Summaries:** Ms. Olson gave an update on the Property Report as provided in the Board Packet.

Commissioner Kolditz inquired about the recent issue involving squatters at the property. Ms. Olson explained that this is only the second time the agency has encountered squatters, with the previous occurrence happening several years ago. She reported that in the current situation, the tenant involved has been removed from the property. Ms. Olson also noted that trespassing laws can be challenging to navigate. If an individual has been trespassed from the property but is invited into a resident's unit, they cannot be arrested since they are not in a common area; however, if they are found in a common area, enforcement is handled differently. We are still evaluating the most appropriate procedures for managing cases in which an individual has been trespassed from the property.

- 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:** Ms. Westerman gave an update on the secretary report as provided in the board packet.

Ms. Westerman added, Raymond House, a 30-unit USDA Rural Development property located in Raymond, Washington, is at risk of going to market. She explained that USDA properties can lose affordability in several ways. In this case, the owner has been approved for prepayment and has only one mortgage payment remaining, due at the beginning of 2027. At that time, the property will naturally age out of the program, and rental assistance will be permanently lost. Tenants currently receiving rental assistance will continue to do so as long as



they remain in their units. Because the preservation process is complex, this is typically when housing authorities intervene. The agency is working with the attorney to prepare a Purchase and Sale Agreement and we have submitted a request to Pacific County for predevelopment funding. An application is also being submitted to the Department of Commerce for the Continuing Affordability Program, which is specifically designed to support USDA properties at risk of losing affordability.

Vice Chair Lantz inquired about the condition of Raymond House. Ms. Westerman responded that the property is in good shape overall but is still in its original condition and would benefit from upgrades. Vice Chair Lantz also asked for clarification on the term "aging out." Ms. Westerman explained that affordability restrictions on USDA-financed properties are tied to the underlying loans; once the loan is paid off, the affordability requirements are considered fulfilled, and the property may be sold on the open market. Ms. Westerman also noted that we have seen the property and are aware of some potential foundation issues and we are budgeting for a structural engineer to come in and assess. The roof will need to be replaced. USDA will make sure that we have met all the requirements for accessibility and our part will be to make sure that the structure is structurally sound for the next twenty years.

Vice Chair Lantz inquired if USDA reached out to us. Ms. Westerman responded by saying, there is always a list of USDA properties that are going into pre-payment and with those properties, USDA does have a regulation that they just can't sell to the market, they have to reach out to non profit or a housing authority first. Vice Chair Lantz also inquired how the purchase price is established. Ms. Westerman responded by saying, the price is established by an appraisal with approval from USDA.

In discussing the federal budget, Ms. Westerman noted that HUD has issued multiple warnings indicating that available funding may be insufficient. Chair Knapp asked for additional information regarding the voucher waitlist and whether any applicants will be selected from it. Ms. Larson explained that the waiting list is currently closed. A purge has been completed, and the agency plans to reopen the list. An email will be sent to notify the public that they may apply, and applicants will have the option to save their spot through a designated section in the program. She added that the agency still has Mainstream vouchers, as well as Foster Youth to Independence vouchers, available for lease-up. Keeping the waitlist open provides applicants with a sense of hope and enables the agency to gather valuable data on community needs.



8. NEW BUSINESS:

Board Action: Motion to approve Resolution 26-08 Development of The Landing at Goldfinch Grove.

This resolution is giving authority to pay off the LAP loan on Ocean Beach utilizing funds from the development project; to execute contracts with A&E Consultants and all other consultants; to execute construction contract with the selected contractor; and to negotiate funding contracts with the various funders.

Commissioner Aguirre made a motion to approve Resolution 26-08 Development of The Landing at Goldfinch Grove. Commissioner Rudberg seconded the motion. Passed unanimously.

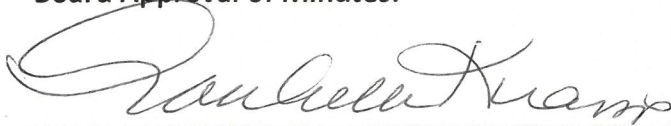
9. UNFINISHED BUSINESS: None

11. EXECUTIVE SESSION, IF ANY:

12. ADJOURNMENT:

- a) The next regular meeting will be Monday, April 27th, at 4:00 p.m.
- b) Chair Knapp adjourned the meeting at 4:55 p.m.

Board Approval of Minutes:



Marchelle Knapp, Chair

5/18/26

Date



Attest: Jennifer Westerman, Secretary

5/19/26

Date

