HOUSING OPPORTUNITIES of SW Washington

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

BOARD OF COMMISSIONERS MEETING
May 18, 2026, at 4:00 p.m.
In Person and Zoom

PRESENT:
Chair Marchelle Knapp
Vice Chair Sue Lantz
Commissioner Dixie Kolditz
Secretary Jennifer Westerman

ABSENT:
Commissioner David Vasquez
Commissioner Rayleen Aguirre
Commissioner Allan Rudgerg

STAFF:
Alex Wallis, Finance Manager
Elizabeth McGarry, Executive Assistant
Cecilia Larson, Rent Assistance Program Manager
Lisa Lopez, Finance Director
Patti Olson, Regional Property Manager
Katie Bonus, Director of Operations

PUBLIC:
Ruth Kendall, Longview City Council

1. **CALL TO ORDER**

   a) Chair Knapp called the meeting to order at 4:04 pm.

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

3. **OPPORTUNITY FOR PUBLIC DISCUSSION:**

4. **FINANCIAL REPORTS:**

   a) Ms. Lopez provided financial reports for April 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. Vice Chair Lantz 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.

c) **Supportive Services Division**: Ms. Bonus gave an update on the Supportive Services Division on behalf of Ms. Compton 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.

Secretary Westerman added to her report, she started, since meeting with the City about The Landing at Goldfinch Grove, the property line has been moved back by 20 feet. Initially, we believed a 25-foot setback from the water was required; however, it turns out that the 20-foot setback begins at the flat area rising from the dike. This has affected the units along the pathway, causing them to sit directly on top of the path resulting in the loss of some of the project's more desirable elements. We are currently vetting ideas to rework the design and may need to remove the homeownership component to another piece of land because the site has become very compact, as staff were especially excited about that aspect of the project. Another requirement from the city is that the site must align with the street grid at 52nd and Ocean Beach and have only one access point into the site. This had not been identified or discussed in the prior site plan, so we are making additional adjustments to the design.

8. NEW BUSINESS:

a) Board Action: Motion to approve Resolution 26-09 Adoption of New Artificial Intelligence (AI Policy)

This Policy provides educational background on AI and outlines HOSWWA's requirements with respect to the adoption of all forms of artificial intelligence at the agency.

Vice Chair Lantz made a motion to approve Resolution 26-09 Adoption of New

Artificial Intelligence (AI Policy). Commissioner Kolditz seconded the motion. Passed unanimously.

b) Board Action: Motion to Approve 2026 Budget revision.

Vice Chair Lantz made a motion to approve 2026 Budget revision. Commissioner Kolditz seconded the motion. Passed unanimously.

9. UNFINISHED BUSINESS: None

11. EXECUTIVE SESSION, IF ANY:

12. ADJOURNMENT:

a) The next regular meeting will be Monday, June 22nd, at 4:00 p.m.

b) Chair Knapp adjourned the meeting at 5:01 p.m.

Board Approval of Minutes:

Marchelle Knapp 6/22/26

Marchelle Knapp, Chair **Date**

6/24/26

Attest: Jennifer Westerman, Secretary **Date**