HOUSING OPPORTUNITIES of SW Washington

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BOARD OF COMMISSIONERS MEETING
June 22, 2026, at 4:00 p.m.
In Person and Zoom

PRESENT:
Chair Marchelle Knapp
Commissioner Rayleen Aguirre
Commissioner David Vasquez

ABSENT:
Vice Chair Sue Lantz
Commissioner Dixie Kolditz
Commissioner Allan Rudgerg
Secretary Jennifer Westerman

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 4:02 pm.
2. **CHANGES AND ADDITIONS TO AGENDA, IF ANY:**
3. **OPPORTUNITY FOR PUBLIC DISCUSSION:**
4. **FINANCIAL REPORTS:**
   a) Ms. Lopez provided financial reports for May 2026 for HOSWWA, Lilac Place, and Sunrise Village as provided in the Board Packet.

5. **CONSENT AGENDA:**

   a) *Commissioner* Vasquez *made a motion to approve the Consent Agenda. Commissioner Aguirre 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 Vasquez commented on the Sunrise Village project and commended everyone involved in developing the budget. He noted that it was particularly impressive to see the project already stabilized, achieving a debt service coverage ratio of 2.45 in its initial reporting period.

   c)**Supportive Services Division**: Ms. Bonus provided an update on the Supportive Services Division on behalf of Ms. Compton, as outlined in the Board Packet.

7. **CHAIR AND SECRETARY REPORTS**

   Secretary Report: Ms. Bonus provided an update on the Secretary report on behalf of Ms. Westerman as provided in the board packet.

   Commissioner Vasquez inquired more about Millkirk. Ms. Bonus responded that the project would be a pipeline project completed in three phases with approximately 74 affordable units in each phase. The first portion would be tax credit.

8. **NEW BUSINESS:**

   a) Chair Knapp opened the Public Hearing for the Annual & 5 year Plan at 4:42 pm and closed the Public Hearing at 4:47 pm.

   b) Board Action: Approval of Resolution 26-10 Annual & 5-year Plan.

      Commissioner Vasquez made a motion to approve Resolution 26-10. Commissioner Aguirre seconded the motion. Passed unanimously.

c) Board Action: Motion to Approve Resolution 26-11 Administrative Plan

Chair Knapp made a motion to bring back Resolution 26-11 revising verbiage. Motion did not pass.

d) Chair Knapp opened the Annual meeting at 4:40 pm.

e) Board Action: Election of Officers

Commissioner Aguirre made a motion to re-elect the existing officers, Marchelle Knapp as Chair and Sue Lantz as Vice Chair. Chair Knapp seconded the motion. Passed unanimously.

f) Chair Knapp closed the Annual meeting at 4:42 pm

9. UNFINISHED BUSINESS: Yes

a) Board Action: Resolution 26-11 Administrative Plan

Ms. Larson presented the proposed changes to the Administrative Plan. Resolution 26-11 cannot be approved today, as Commissioners need time to review the changes.

11. EXECUTIVE SESSION, IF ANY: No

12. ADJOURNMENT:

a) The next regular meeting will be Monday, July 27th, at 4:00 p.m.

b) Chair Knapp adjourned the meeting at 5:43 p.m.

Board Approval of Minutes:

7/29/26
Marchelle Knapp, Chair **Date**

7/29/26
Attest: Jennifer Westerman, Secretary **Date**