



Minutes of the regular Board Meeting of The Housing Authority of Thurston County January 28, 2021

The regular meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, January 28, 2021. This meeting was held virtually via Go To Meeting. There being a quorum, the meeting was called to order by Chair, Neil McClanahan.

Roll Call:

Commissioners: Jay Goldstein, Neil McClanahan, Vag Mayi, Holly Franco, Joelene Gioulis
Staff: HATC Staff
Public: Cary Retlin with the City of Olympia, Shawna Lee Mitchell

Public Testimony: Cary Retlin shared the HOME fund is scheduled to post the 2021 RFP on the City of Olympia's website next week. Deadline for questions is 2/12/2021 and responses due 2/26/2021. They will select the finalist by 3/8/2021.

Action: Approval of Minutes: Vag moved to approve the minutes from the December 10, 2020 virtual board meeting. Jay seconded. **Motion Carried.**

Action: Approval of Vouchers: Tom gave a brief description of the vouchers. Jay moved to approve the vouchers for December 2, 2020 – January 1, 2021. Vag seconded. **Motion Carried.**

Action: Approval of Resolution #2021-01-28-001: Karen gave a brief description of the resolution. Discussion followed. Vag moved to approve the resolution. Holly seconded. **Motion Carried.**

Agenda Item Discussion: Finance update by Tom Rawson

- Tom gave the quarterly presentation of the financial statements. Discussion followed.
- Craig gave an update on the current audit. The audit is going well so far. Discussion followed.

Agenda Item Discussion: Development update by Tom Rawson

- The siding project is going well for Olympia Crest I and is about half way done. There was a pause due to rain.
- Olympia Crest III project is still a work in progress with the architectural team. We are hoping to start groundwork late this summer.

Discussion followed.

Agenda Item Discussion: Rental Assistance Update by Karen McVea

- Karen spoke about the rent increase moratorium. The Attorney General's Office called and offered guidance. According to the AGO, Housing Authorities can implement rent increases if the burden does not fall on the tenant. HATC decided we would approve rent increases that are below the payment standard to which the HA would absorb the increase.
- We are continuing to pull from the waiting list and it is a little slow due to low vacancies.
- A public attendee, Shawna Lee Mitchell, asked a question regarding her waiting list status and her situation. Karen gave Shawna her phone number to call so that they can discuss her situation.

Discussion followed.

Agenda Item Discussion: Administrative Update by Craig Chance

- Craig spoke about a potential acquisition. The property we are looking at is the Guest House Suites Motel in Tumwater. Craig reached out to the owner and they are interested in selling. We will be putting together a letter to send to the Port Commissioner on why we would like to pursue this property. We will need FAA approval as well.

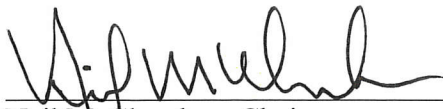
Discussion followed.

Other Business Discussion:

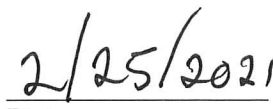
- Melissa Walker reminded that the Annual Meeting will be February 25, 2021.
- Maureen had send a few requests prior to the board meeting regarding demographics of people served on our programs and a new organization chart for HATC. We will work on getting the requested items out to the board members for the next meeting.

Meeting Adjourned

Approved:



Neil McClanahan, Chair
Board of Commissioners



Date