



## **Minutes of the Public Hearing & Annual Meeting of The Housing Authority of Thurston County October 28, 2021**

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

### **Roll Call:**

Commissioners: Neil McClanahan, Holly Franco, Joeline Gioulis, Aaron Quitugua, Jay Goldstein

Staff: HATC Staff

Public: No public acknowledged when asked for comment

**Agenda Item Discussion:** Neil welcomed the new HATC board member.

- Welcome and recognition of the new board member Aaron Quituga. Aaron introduced himself and gave a little background information on himself.

**Action: Approval of Minutes:** Jay moved to approve the minutes from the September 23, 2021 board meeting. **Joelene** seconded. **Motion Carried.**

**Action: Approval of Vouchers:** Tom Rawson gave an overview of the vouchers submitted for approval. **Joelene** moved to approve the vouchers dated September 2, 2021- October 1, 2021. **Jay** seconded. **Motion Carried.**

**Action: Approval of Resolution #2021-10-28-001:** Tom Rawson spoke about this resolution. Resolution to purchase land and approve financing for Creekwood 4-plex project. This will be an additional four 4-plexes. We are estimating about \$200,000 for some renovations like siding to be done. The roofs are in good shape. We are looking at financing a portion of this project. Discussion followed. The Executive Director, Craig Chance, and the Director of Development and Administration, Tom Rawson, will be authorized to conduct the purchasing and financing for this project. **Jay** moved to approve Resolution #2021-10-28-001. **Holly** seconded. **Motion Carried.**

**Action: Approval of Resolution #2021-10-28-002:** Tom Rawson spoke about this resolution. It is to purchase land and authorization of financing for Sequoia Landing II project. The financing will be a five year term. The Executive Director, Craig Chance, and the Director of Development and Administration, Tom Rawson, will be authorized to conduct the purchasing and financing for this project. The gopher study was completed and there are no gophers. Discussion followed. **Joelene** moved to approve Resolution #2021-10-28-002. **Holly** seconded. **Motion Carried.**



**Action: Selection of Board Officers:** Neil McClanahan has been nominated to serve as Chair of the board. Jay Goldstein has been nominated to serve as Vice Chair for the board. Neil called for any other nominations. No other nominations were presented. Discussion followed. **Holly** moved to approve officer selection. **Joelene** seconded. **Motion Carried.**

**Agenda Item Discussion:** Tom Rawson gave a development update.

- Tom spoke about the Olympia Crest I siding project. This project has completed. There are a few small painting issues, but we will finalize in the spring when the weather has improved.
- We have submitted our civil engineering plans for the Olympia Crest III project. We are currently waiting for comments.
- Neil spoke about the recent article in the Olympian in regards to the Oyo Hotel project. Craig is hopefully that we will be able to work with the Port to submit an application to the FAA.

Discussion followed.

**Agenda Item Discussion:** Daniel Arevalo gave a financial update.

- Daniel Arevalo gave a financial presentation for the first quarter, July-September 2021.
- Discussion followed.

**Agenda Item Discussion:** Karen gave an update on the Voucher and EHV programs.

- Karen spoke about the new Emergency Housing Voucher (EHV). We have been working really hard to process these vouchers and get participants out looking for units and leased up. We have 13 EHV families committed to units right now. We have 18 EHV families out looking for units.
- We are still working on leasing up Mainstream voucher families as well.
- We raised our payment standards to help with the large influx of rent increases due to the rent increase moratorium has ended.
- Karen presented the draft calendar for the annual planning process. We will be looking at any policy changes that we may want to make. The drafting of this will go until January. We will then present it to the Resident Advisory Board in January. It will then be posted in February for public comment.

Discussion followed.

**Agenda Item Discussion:** Craig gave an administrative update.

- Craig reminded everyone that there will not be a board meeting in November and the December meeting will be earlier in the month. It will be held on December 9, 2021.
- Neil spoke about Maureen McLemore and her resignation from the HATC board. He offered thanks and appreciation for her years of service as a board member and community member.

Discussion followed.

**Meeting Adjourned**

**Approved:**

  
Neil McClanahan, Chair  
Board of Commissioners

9-Dec-2021  
Date