



Minutes of the Regular Board Meeting of The Housing Authority of Thurston County January 27, 2022

The regular meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, January 27, 2022. 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, Aaron Quitugua, Jay Goldstein, Joelene Gioulis

Staff: HATC Staff

Public: No public acknowledged when asked for comment

Action: Approval of Minutes: Jay moved to approve the minutes from the December 9, 2021 board meeting. Aaron seconded. **Motion Carried.**

Action: Approval of Vouchers: Daniel Arevalo gave an overview of the vouchers submitted for approval. Jay moved to approve the vouchers dated December 2, 2021- January 1, 2022. Aaron seconded. **Motion Carried.**

Agenda Item Discussion: Tom Rawson & Daniel Arevalo gave an update on the financials.

- Daniel presented the quarterly financials ending in 12/31/2021. Items to note are:
 - We have fully utilized all of the Cares Act Money.
 - We received some FCS funding and some CDBG payments that were not budgeted for.
 - There have been a few staff changes that impacted payroll.
- The annual audit with the WA State Auditor's Office has started. That should finish up in March.
- Owen with the finance department is leaving for a job at the City of Olympia. We are currently accepting applications to fill his position.

Discussion followed.

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

- Karen informed that we are still in our annual plan process. The next meeting is on the 24th at noon.
- We have made tremendous progress with the Emergency Housing Vouchers. We got a total of 68 vouchers and we currently have 54 committed. 27 of those are committed to units and/or are currently leased.
- Unity Commons referrals are coming in. We have our first briefing next week. We're working closely with the other agencies and it's moving along.

- Craig spoke about the Unity Commons ribbon cutting and presented the plaque that we received as a partner on this project.

Discussion followed.

Agenda Item Discussion: Tom Rawson and Craig Chance gave a development update.

- Tom spoke about the closing of the Sequoia Landing II property. We are hoping to get 40-50 units on that site. Estimating \$12 million for this project.
- We closed on December 16th for the additional 16 Creekwood units. Cash out was about \$700,000.
 - CDBG support gave us about \$50,000 for this project.
- Olympia Crest I siding project is completed
- Olympia Crest III is still in process. The city requires a tree in each row of parking structure. We are hoping to get the issue resolved and start construction in early summer.

Discussion followed.

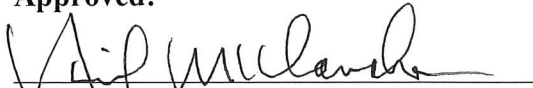
Agenda Item Discussion: Craig gave an administrative update.

- Craig is hoping to do a work session with the board in March depending on how the Covid rates are. Some items he'd like to discuss are:
 - Project Based Units
 - Future acquisitions or development
- We are still monitoring the Covid rates and are continuing with our current work environment.

Discussion followed.

Meeting Adjourned

Approved:



Neil McClanahan, Chair
Board of Commissioners



Date