



## **Minutes of the Regular Board Meeting of The Housing Authority of Thurston County July 28, 2022**

The regular meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, July 28, 2022. This meeting was held at the Housing Authority of Thurston County office building located at 1206 12<sup>th</sup> Avenue SE, Olympia, WA 98501. The meeting had a virtual option to join as well via Zoom. There being a quorum, the meeting was called to order by Chair, Neil McClanahan.

### **Roll Call:**

Commissioners: Neil McClanahan, Jay Goldstein, Holly Franco, Joeline Gioulis, Aaron Quitugua, Vag Mayi  
Commissioners Excused: All commissioners were present  
Staff: HATC Staff  
Public: No public acknowledged when asked for comment.

**Action: Approval of 6-23-2022 Minutes:** Jay moved to approve the minutes from the June 23, 2022 board meeting. Vag 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 June 2, 2022 - July 1, 2022. Aaron seconded. **Motion Carried.**

**Action: Approval of Resolution #2022-07-28-001:** Tom Rawson spoke about the resolution. The resolution will authorize Craig Chance (Executive Director) or Tom Rawson (Director of Development and Administration) to sign a Construction Contract with Andy Johnson & Company Inc. The resolution further authorizes Craig Chance or Tom Rawson to sign all necessary change orders on said Contract. Discussion followed. Joeline moved to approve Resolution #2022-07-28-001. Aaron seconded. **Motion Carried.**

**Action: Approval of August Board Meeting:** Tom Rawson spoke about the need to hold a special board meeting in August. We will announce it on our website when we have an official date. It is tentatively set for August 18, 2022, but that will be depended on the timing of the final bond purchase. Discussion followed. Joeline moved to approve the special meeting. Vag seconded. **Motion Carried**

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

- Tom spoke about Olympia Crest III project. We are waiting on the final approval to receive the permits for the project. We are hoping to begin construction the last week in August if everything goes to plan.

Discussion followed.

**Agenda Item Discussion:** Karen McVea gave an update on Rental Assistance.

- We are no longer considered a shortfall agency by HUD as of Tuesday, July 26. This means we can go back to leasing new vouchers. We will begin pulling from our waitlist very soon. It's very difficult for participants to lease due to low vacancies and high rents. Most rents are higher than Fair Market Value. We are keeping all these market factors in mind when participants are searching.
- We had a housing specialist resign last month. We have hired a new employee to fill that position and she will start on August 15.

Discussion followed.

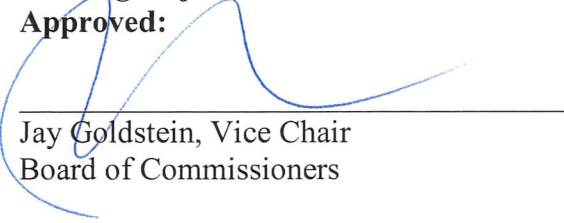
**Agenda Item Discussion:** Craig Chance gave an Administrative update.

- Craig spoke about our new staff hires. Monday, August 1 we have two new hires starting. Mary Ellis-Meraz will be filling the Housing Stability Specialist opening. Heather Macke will be filling the new assistant position under Tom Rawson.
- Keith Stahley will be resigning with the City of Olympia.
- We had a visit from the HUD Regional Administrator and field staff managers yesterday, July 27. We took them to tour the Allen Orchard property and spoke about some of the successes with that and some other projects.

Discussion followed.

**Meeting Adjourned**

**Approved:**

  
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Jay Goldstein, Vice Chair  
Board of Commissioners

  
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Date