



Housing Authority of Thurston County
1206 12th Avenue SE • Olympia, WA. 98501
Tel: (360) 753-8292 • Fax: (360) 586-0038
www.hatc.org

Minutes of the Regular Board Meeting of The Housing Authority of Thurston County September 22, 2022

The regular meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, September 22, 2022. This meeting was held at the Housing Authority of Thurston County office building located at 1206 12th 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 Vice Chair, Jay Goldstein.

Roll Call:

Commissioners: Jay Goldstein, Holly Franco, Joelene Gioulis, Aaron Quitugua, Vag Mayi
Commissioners Excused: Neil McClanahan
Staff: HATC Staff

Public Testimony: No public acknowledged when asked for comment.

Action: Approval of 7-28-2022 Minutes: Joelene moved to approve the minutes from the July 28, 2022 board meeting. Holly seconded. **Motion Carried.**

Action: Approval of 8-26-2022 Minutes: Aaron moved to approve the minutes from the August 26, 2022 board meeting. Vag 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 July 2, 2022 - September 1, 2022. Holly seconded. **Motion Carried.**

Agenda Item Discussion: Daniel Arevalo gave an update on the fourth Quarter Financials.

- Year-end adjustments still need to be done, but we will cover those in the next presentation of financials.
- First quarter financial statement will be presented at our board meeting in October.
- One item that is a little different is the net pension asset is now being reflected on the financial statements. We've been working with the State Auditor's Office on how to reflect PERS 2 and 3 on the financials.

Discussion followed.

Agenda Item Discussion: Tom Rawson gave an Administration & Development update.

- The HATC office building was painted. It's the same colors, but it's been 13 years since it was painted. The parking lot was also re-stripped.
- Tom spoke about Olympia Crest III project. It is moving along. The 2nd driveway is not being required by the City. We will most likely have one entry way and a different exit

for tenants during constructions. The process to start removing the trees will begin on Monday.
Discussion followed.

Agenda Item Discussion: Tammie Smith gave a Housing Stability update.

- Submitted 2 grants. A HATS and FSS grant. FSS Grant allowed us to apply for 2 years. Also allowed for a 5% increase for inflation.
- Had to rewrite the FSS Action Plan due to upcoming FSS changes. Will submit by November 1, 2022.

Discussion followed.

Agenda Item Discussion: Craig Chance gave an update on Rental Assistance.

- We received an additional 25 Mainstream vouchers. Karen has been in discussion with Thurston County regarding their HEN vouchers. We will be taking their HEN vouchers that are expiring and will give them Mainstream vouchers to prevent homelessness.
- We received authority for 13 new regular vouchers.
- Emergency Housing Vouchers have 55 out of 68 leased up.
- HUD released the new Fair Market Rents. The increase was substantial and is allowing our payment standard increase roughly \$200. This will help tenants immensely when trying to lease units.
- We are working with the City of Olympia and Thurston County on a Fair Housing report. This is required by HUD.
- Members from the HUD field office will be coming to us for a visit on the 28th of this month.
- Kristin Koval is a new rental assistance staff member that was hired and started in August.

Discussion followed.

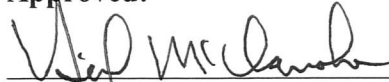
Agenda Item Discussion: Other Business

- We have contracted with CPC Landscaping for snow removal whenever snow reaches 2 inches or higher.
- Craig will be speaking about the history of the OYO at the City of Tumwater.
- Craig offer thanks to Thurston County regarding the Olympia Crest III project and their turnaround. He also thanked the State of Washington and specifically State Rep. Jessica Bateman.
- Craig thanked Heritage Bank for working with us and extending the deadline for us to receive a locked 3.74% fixed interest rate on the bond. Ben Howeler with Heritage Bank was very helpful in this process.

Discussion followed.

Meeting Adjourned

Approved:



Neil McClanahan, Chair
Board of Commissioners



Date