



Minutes of the Special Meeting of The Housing Authority of Thurston County January 11, 2023

The special meeting of the Housing Authority of Thurston County Board of Commissioners held on Wednesday, January 11, 2023 at 8:30 am. This meeting was held in-person in the conference room at the HATC office building and Zoom. There being a quorum, the meeting was called to order by Chair, Jay Goldstein.

Roll Call:

Commissioners: Jay Goldstein, Aaron Quituaga, Vag Mayi, Lisa Vatske, Joelene Gioulis
Staff: HATC Staff

Public: No public responded when asked for public comment

Action: Approval of Resolution #2023-01-11-001: Craig Chance spoke about the need for senior housing in Thurston County. In September 2022, a Notice of Funding Availability (NOFA) came out from the Washington State Dept. of Commerce. This NOFA was for funds to purchase and convert hotels for housing needs. The application for this NOFA is due by noon tomorrow, January 12, 2023. The Tumwater Inn & Suites will require a fair amount of renovation. Renovation is allowed, "Rehab" is not. It is a 21-unit hotel and we would use this for senior housing. We have the support of Thurston County and the City of Tumwater for this project. The resolution will approve Craig Chance, Executive Director, and Tom Rawson, Director of Development & Administration, to apply for the Housing Trust Fund (HTF) Rapid Capital Housing Acquisition NOFA to acquire the Tumwater Inn & Suites for conversion to senior housing. Discussion followed.

- Commissioner Vatske asked about the demographic needs on our waitlist and if seniors are the highest need on our waitlist. She also asked if we will be able to house people soon with this project. This project will require significant renovation so we will not be able to house people right away.
 - Karen McVea spoke about the senior demographics in our area and how the need is high. The past couple years a lot of the people served have been single, homeless individuals. The low-income senior population has been missed.
 - Craig Chance replied that we won't be able to house people right away.

- Commissioner Goldstein asked how much this project will cost.
 - Craig Chance replied that the purchase price is about 4.8 million.
- Commissioner Goldstein asked if we have to pay some of that.
 - Craig Chance replied that it will primarily be funded 40-year payment deferred loan. HATC will pay out of pocket for any appraisal, inspections, upfront costs on this project.
- Commissioner Goldstein asked how will the residents that move in be paying rent and will they have vouchers.
 - Some people may be on tenant-based vouchers, but we are not relying on those. This project will be available to general, low-income public.
- Commissioner Vatske asked how much we are requesting on the application.
 - Craig Chance replied that we are requesting around \$6-6.5 million
- Commissioner Vatske asked how much the estimated per unit cost will be.
 - Craig replied that per unit cost is roughly \$300,000. He said that the Tumwater Fire Department informed that sprinklers will need to be installed and that will be costly.

Joelene moved to approve Resolution #2023-01-11-001. **Vag** seconded the motion.
Motion carried.

Meeting Adjourned

Approved:



Housing Authority of Thurston County Commissioner



Date