



Housing Authority of Thurston County
Mailing: PO Box 1638 • Olympia, WA 98507
Physical: 1206 12th Avenue SE • Olympia, WA 98501
Tel: (360) 753-8292 • Fax: (360) 251-0500
www.hatc.org

***The Housing Authority of Thurston County
Regular Board Meeting Minutes
January 26, 2023***

The regular board meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, January 26, 2023 at 12:00 pm. This meeting was held in-person in the conference room at the HATC office building and on Zoom. There being a quorum, the meeting was called to order by Chair, Jay Goldstein.

Roll Call:

Commissioners: Jay Goldstein, Aaron Quituaga, Holly Franco, Lisa Vatske, Joeline Gioulis, Vag Mayi

Staff: HATC Staff

Public: No public responded when asked for public comment

Action: Approval of 12-8-2022 Minutes: Commissioner Holly Franco moved to approve the minutes from the December 8, 2022 Regular Board Meeting. Commissioner Aaron Quituaga seconded. Motion Carried.

Action: Approval of 1-11-2023 Minutes: Commissioner Aaron Quituaga moved to approve the minutes from the January 11, 2023 Special Board Meeting. Commissioner Holly Franco seconded. Motion Carried.

Action: Approval of Vouchers: Daniel Arevalo gave an overview of the vouchers submitted for approval. They were mostly normal expenditures. There were a couple payments to vendors for the Olympia Crest III project. Commissioner Holly Franco moved to approve the vouchers dated December 2, 2022 - January 1, 2023. Commissioner Aaron Quituaga seconded. Motion Carried.

Action: Approval of Resolution #2023-01-26-001: Karen McVea spoke about the resolution. This resolution will be to approve HATC to enter into an Agreement to Enter into Housing Assistance Payments (AHAP) contract with Low Income Housing Institute (LIHI) to develop the Unity Commons II project. This project will have 38 Project Based Voucher (PBV) Units and 15 Veterans Affairs Supportive Housing (VASH) units. Housing Authorities are allowed to utilize up to 20% of their vouchers towards PBV. This project will put us at 20% of our vouchers for PBV. The demographic that will be served at this project will be households that are 30-50% of area median income. Commissioner Vatske stated that she will be abstaining from voting on this resolution due to possible conflict with the funding on this project. Discussion followed.

Commissioner Vatske abstained from voting. Commissioner Joeline Gioulis moved to approve Resolution #2023-01-26-001. Commissioner Aaron Quituaga seconded the motion. Motion carried.

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

- It is our annual plan time. A change that we are putting in the plan is the upcoming project-based project, Unity Commons II. We will be meeting with the Resident Advisory Board who are

active program participants, next Friday to discuss changes to our annual plan and hear their feedback.

- With our Emergency Housing Vouchers (EHV) and having a staff position dedicated to filling these vouchers, we have added 52 new landlords to our program. Discussion followed.

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

- Daniel presented the second quarter financials and offered to meet one on one with commissioners if they ever have questions that are more in depth regarding the financials and to determine the best way for the board to read and understand the budget. There is a formula calculation issue on the financial statements that were sent out. Daniel will correct and re-send the statements to commissioners. HUD budget is based on a calendar year and our budget is a June 30 year end. Discussion followed.
- Daniel gave an update on the current audit. The auditors are hoping to finish some time in February or early March. They are looking at procurement, cash receipting, internal controls, payroll, financial conditions, Open Public Meeting Act (OPMA), Board of Commissioners potential conflict of interest. The State Auditor's Office (SAO) have a financial condition on their website called "FIT". It's a tool designed to help determine if an agency is in good financial standing. There have not been any significant issues brought to our attention so far. Everything looks to be going well and will hopefully be finishing up soon. An exit conference will most likely be scheduled in March and we will reach out to the board when that happens.

Agenda Item Discussion: Tom Rawson gave an update on Development.

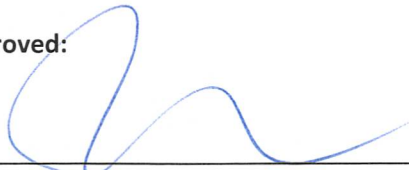
- Tom gave an update on the Olympia Crest III project. The construction crew has been working really hard through the winter and the project is moving along great. Discussion followed.
- The Tumwater Inn project application has been submitted. It is 1- and 2-bedroom units. It's in a good location close to stores and restaurants. We are currently doing a lot of due diligence for this project. Craig Chance and Tom Rawson had a session with the Tumwater City Council. The council have been very helpful in this process. At Tumwater's request, we reached out to neighboring businesses to inform them about this project. There was only one vendor that reached out specifically and had a conversation with Craig. After they were informed about the project, they are fine with it. We will know in early February if we are still in the running with Commerce for the funding award. Discussion followed.

Agenda Item Discussion: Other Business

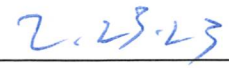
- No other items were brought up for discussion

Meeting Adjourned

Approved:



Housing Authority of Thurston County Commissioner



Date