



Housing Authority of Thurston County  
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***The Housing Authority of Thurston County  
Regular Board Meeting Minutes  
May 25, 2023***

The Regular Board meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, May 25, 2023 at 12:00 pm. This meeting was held in-person in the conference room at the HATC office building and on Microsoft Teams. There being a quorum, the meeting was called to order by Chair, Jay Goldstein.

**Roll Call:**

Commissioners: Jay Goldstein, Joelene Gioulis, Jim Cooper, Aaron Quituaga

Commissioners Excused: Holly Franco, Lisa Vatske

Staff: HATC Staff

Public: No public responded when open to public comments

**Action: Approval of 4-13-2023 Regular Meeting Minutes:** Commissioner Joelene Gioulis moved to approve the minutes from the April 13, 2023 Regular Board Meeting. Commissioner Jim Cooper seconded. Motion Carried.

**Action: Approval of Vouchers:** Tom Rawson spoke briefly about some significant expenses that occurred. There was a big expense for the Olympia Crest III project which is why the total was higher this month. Commissioner Jim Cooper moved to approve the vouchers dated April 2, 2023 – May 1, 2023. Commissioner Joelene Gioulis seconded. Motion Carried.

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

- Karen spoke about HATC being awarded 10 new Stability vouchers. They are meant to serve households fleeing domestic violence, homeless, or at risk of homelessness. These are not ready for immediate use yet. We are waiting for the official date of funding to be able to use them.
- Karen spoke about the Emergency Housing Vouchers. We were awarded 68 of these vouchers and we chose to use them for a hard to house population. We now have 67 of the vouchers officially leased and we are waiting on one more to turn in paperwork to finish the lease up process. Karen acknowledged all the outside partners and departments for their help on getting these vouchers leased up. Karen shared a story regarding one of these participants utilizing this voucher.
- Karen spoke about our Veterans Affairs Supportive Housing (VASH) program. HATC was first awarded 35 VASH vouchers in 2009 and we are now up to 130 VASH vouchers. We currently have 83 of those committed. It's difficult to utilize all these vouchers because Veterans Affairs (VA) is understaffed and they send us the referrals to lease up. In the past we have written letters and voiced support to assist and trying to get more funding directed their way to help with staffing. We are taking 15 of these vouchers and placing them with the new Project-Based project, Unity Commons II in hopes to use some of these vouchers.

Discussion followed.

**Agenda Item Discussion:** Tom Rawson gave an update on Financials.

- Daniel Arevalo was not available for the meeting. Tom Rawson spoke on Daniel's behalf. Tom spoke about the budget process. Finance will reach out to the commissioners soon to arrange meetings. They usually will meet with 1-2 commissioners at a time to go over the upcoming budget and addressed any questions or concerns prior to submitting the budget for approval.
- Tom spoke about the third quarter financials. A couple of the items under the variance column are primarily due to the funds we've received regarding the Olympia Crest III project.
  - Commissioner Goldstein had questions regarding how the construction project funding and expense distribution works. Tom address the questions.
  - Commissioner Cooper had questions regarding the Restricted cash and what is in that number. Tom addressed the questions.
  - Commissioner Goldstein had questions regarding the rental revenue. Tom addressed the questions.

Discussion followed.

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

- Tom gave an update on the Olympia Crest III project. We are through with the siding and are finishing off the drywall in building T. We are still dealing with the electrical meter issue. We decided to go with the Sub-metering solutions and should receive those Nov-Dec 2023. We are hoping to start leasing the units sometime in January 2024. This project has 28 units spread across 3 buildings.
- Tumwater Inn Project – we are working through the requirements by Dept. of Commerce. We are meeting weekly to make sure everything is done correctly. If everything goes as planned occupancy will be around July 2024 and it will be 24-units, 6-units reserved for homeless population.
  - Commissioner Cooper asked about relocation costs for this project. The relocations cost is increasing and it's a complicated situation that we are working on. Commissioner Cooper asked if we could apply for County wide HOME fund for relocation? Tom replied that that is something we could look into.
- We have begun replacing the siding at the Creekwood complex.
- Sequoia II project is still in a planning phase. We are looking for architects for this project. We're hoping to get between 30-33 single family manufactured homes that will be set on foundations. They become real estate when set on foundations.

Discussion followed.

**Agenda Item Discussion:** Craig Chance gave an update on Administration.

- Craig spoke about the upcoming Memorial holiday and that the office will be closing 2 hours early on Friday.
- Craig recognized the significance of May as Asian/Pacific Islander Heritage Month.
- Craig addressed the topic of diversity, equity, and inclusion and highlighted its relevance to the budget process, including the Affirmative Fair Housing Plan that we have been working The City of Olympia and the County on.
  - He spoke about June being LGBTQ Pride Month and encourages people to read about the Stonewall incident.
  - He also spoke about Juneteenth and HATC's commitment to continuous improvement regarding equality.
  - Commissioner Cooper recognized the importance of diversity, equity, and inclusion and encourages discussions.
  - Commissioner Cooper spoke about downtown Olympia and how there are now two crosswalks that striped in LGBTQ colors.

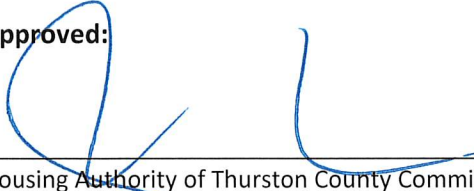
Discussion followed.


**Agenda Item Discussion:** Other Business

- Tammie Smith spoke about two Family Self Sufficiency graduates shared stories about each.

**Meeting Adjourned**

**Approved:**

  
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Housing Authority of Thurston County Commissioner

  
\_\_\_\_\_  
Date