



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

The special meeting of the Housing Authority of Thurston County Board of Commissioners held on Wednesday, July 11, 2023 at 12:00 pm. This meeting was held in-person in the conference room at the HATC office building and online via Teams. There being a quorum, the meeting was called to order by Chair, Jay Goldstein.

Roll Call:

Commissioners Present: Jay Goldstein, Jim Cooper, Aaron Quituaga, Lisa Vatske, Joelene Gioulis, Holly Franco

Open Microphone: No public comment

Action: Approval of Resolution #2023-07-11-001: Craig Chance spoke about the resolution being presented for approval. This proposed resolution seeks to grant authorization to the HATC Executive Director, Craig Chance, and the Deputy Director, Tom Rawson, to execute the necessary contract with both the Department of Commerce and the City of Tumwater. The primary purpose of this contract is to facilitate the acquisition of the property situated at 5895 Capitol Boulevard S, and 111 West "T" Street SW, Tumwater, WA, which is commonly known as the Tumwater Inn. The intended use of the acquired property is to convert the existing motel into affordable permanent housing tailored specifically to meet the needs of seniors with low and extremely low incomes.

- Commissioner Cooper inquired about the process of selecting the target population for the Tumwater Inn project. Specifically, he sought clarification on whether The Department of Commerce or the Housing Authority of Thurston County (HATC) made the decision in this regard.
 - In response, Craig Chance, confirmed that the Housing Authority was responsible for selecting the designated population for the project. Craig proceeded to elaborate on the reasoning behind this choice. Notably, he shared a story about an elderly woman who had reached out to him via email. The woman was in search of information on a safe place to sleep in her car. Stories such as this emphasize the housing need for this population.
- The City of Tumwater City Council will vote on July 18, 2023 to approve the authorization of HATC Executive Director, Craig Chance and Director of Development and Administration, Tom Rawson, to sign any documentation for the acquisition and contracts with the Department of Commerce and the City of Tumwater for the Tumwater inn Project.

- Commissioner Cooper inquired about the loan for the project and how it's reflected in the balance sheet. Tom Rawson responded and provided clarification. The loan is a 40-year deferred principal and interest loan at 1%. We will accrue interest annually and the loan will appear on the balance sheet.

Commissioner Franco moved to approve Resolution #2023-07-11-001. Commissioner Cooper seconded the motion. **Motion carried.**

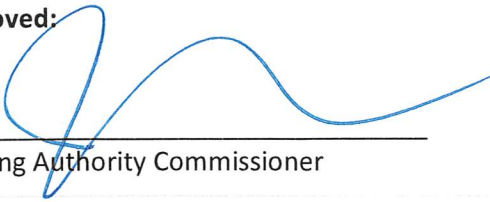
Agenda Item Discussion: Relocation Contract: Craig provided an update on the relocation contract pertaining to the Tumwater Inn project. The Housing Authority has initiated the process with an organization named Tierra, and the initial contract is estimated to cost approximately \$35,000. We allocated \$275,000 in the budget for relocation expenses, but the exact cost remains uncertain at this stage of the project.

Regarding the financial arrangements, both the Housing Authority of Thurston County (HATC) and the City of Tumwater will be jointly responsible for covering the expenses associated with the relocation contract.

- Commissioner Gioulis asked about the number of individuals who will be relocated as part of the Tumwater Inn project. In response, Tom Rawson clarified that anyone who has been residing at the inn for a period exceeding 30 days will be eligible for relocation assistance. Furthermore, Tom explained that the rents at the inn are calculated on a daily basis, which roughly amounts to approximately \$2400 per month. Relocating these residents into apartments would present a cost-effective solution, enabling them to save money in the long run compared to their current daily rent expenses at the inn.
- Commissioner Cooper inquired about the potential contamination status of the units at the Tumwater Inn. In response, Tom clarified that while all of the units have some level of contamination, only a few of them will require complete rehabilitation to address the issue adequately.
- Commissioner Franco asked how many units the project will have. Tom Rawson responded the project will have 24 units in total. There are 3 units in the triplex part of the building and 21 units in the rest of the building.
- Commissioner Goldstein asked if there were any specific details or important points to be aware of regarding the budget spreadsheet that was provided to the commissioners. In response, both Tom and Craig addressed the question and provided the necessary information.
- Commissioner Cooper expressed his gratitude and appreciation to the City of Tumwater for their contribution to the budget of the project. He acknowledged the City's support and highlighted the significance of their involvement in making the project possible.

Meeting Adjourned

Approved:


Housing Authority Commissioner


Date