



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

The Regular Board meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, October 26, 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 Present: Khamla Martin (in-person), Jay Goldstein (in-person), Jim Cooper (on-line), Lisa Vatske (on-line), Joeline Gioulis (on-line), Aaron Quitugua (on-line),
Commissioners Absent:

Open Microphone: 4 Public present – no comments given.

Action: Approval of 9-28-2023 Regular Meeting Minutes: Craig - Correction – page 3 of minutes agenda items 4th bullet point, **3 out of 4 have accepted offer**. Commissioner Jim Cooper moved to approve the minutes from the September 28, 2023 Regular Board Meeting with the correction stated above. Commissioner Khamla Martin seconded. Motion Carried.

Commissioner Cooper discussed the possibility of using action minutes/Robert's Rules of Order. Link provided.

Action: Approval of Vouchers:

Discussion from Craig Chance – extraordinary items - Large draw for relocation expenses on Sterling Pines and construction costs of Olympia Crest II. Commissioner Joeline Gioulis moved to approve the vouchers dated September 2, 2023 – October 1, 2023. Commissioner Jim Cooper seconded. Motion Carried.

Agenda Item Discussion: Tammie Smith provided an update on the Housing Stability Department.

- Tammie is now chair of the Housing Services Advisory Board (HSAB). HSAB Chair is member of the Regional Housing Council (RHC)
- Lynn Flaisig gave update on two FSS (Family Self Sufficiency) graduates. Commissioner Goldstein asked for clarification on the FSS program. One of the grads is an SSDI beneficiary and was still able to escrow – showing how FSS can benefit any participant.

Agenda Item Discussion: Craig Chance provided an update on Rental Assistance in the absence of Karen McVea.

- Craig presented – HUD changes. HOTMA – changes the ways subsidies are calculated. Hud has not finalized rules yet. Karen will need to update Admin. Plan in the short. NSPIRE (National Standards for the Physical Inspection of Real Estate) – replacing HQS (Housing Quality

Standards). HUD is radically changing this process. Still waiting for HIP (Housing Information Portal) – portal software.

- Conversion from TENMAST (HCV database) MRI based. MRI will be converting HAPPY to fit our rental assistance department's needs.
- Waitlist opening; waiting on software to be ready. HATC will announce 2 weeks prior to opening. The announcement will be on our website; HATC.ORG. Electronic lottery process. Check website every Monday for announcement.

Public question: Only able to apply to Section 8 when waitlist opens? Yes.

Agenda Item Discussion: Craig Chance provided an update on Development in the absence of Tom Rawson.

- Olympia Crest III. Electric panel has finally arrived. Occupancy time line late November – mid December.
- Sequoia Landing – Conditional award coming from Olympia Home Fund, Applied to HTF; no decision yet.
- Sterling Pines – Assisting with HCV vouchers and relocation assistance. Some units have meth contamination. Health department is involved.
- Invitation form LIHI – Craig attended ground breaking celebration for Unity Commons.
- Family Support Center – Open House November 29th 2-5pm – for new PSH project.

Discussion followed.

Commissioner Cooper – Meth abatement need identified and is requesting costs on how much it costs to rehab to discuss issue with legislators. Craig will provide numbers.

Commissioner Cooper – discussion with an attorney that works with co-ops – have Housing Authorities done co-ops for homeownership?

Craig - we have not of heard of Housing Authorities doing this. Commissioner Cooper would like to set up a meeting to explore the idea.

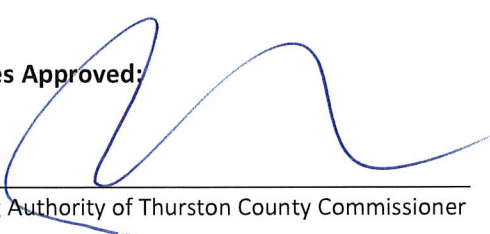
Agenda Item Discussion: Craig Chance gave an update on Administration.

- New development position, Steve Randich
- No November meeting, Dec 14th board mtg.
- Budget discussion. We are funded through Dec for the voucher program.
- Staff have gone through CPR, NARCAN, and Defibrillator training.
- Yelm Public Schools – Resource fair attended.
- Lacey City Council member, Carolyn Cox, toured our properties. We will be sending out more invitations to community members to visit properties.
- NAHRO (National Association of Housing and Redevelopment) Motel conversion and relocation piece discussed at conference
- 156 households were added to the HCV program since September 2023 - 76 of the households identified as homeless.

Other business – none.

Meeting Adjourned

Minutes Approved:



Housing Authority of Thurston County Commissioner

12-11-23

Date