



Annual Community Report 2023

2023 Good News Numbers

- 296 Households newly admitted to voucher rental assistance program
- 136 Households lifted out of homelessness with voucher support for as long as eligible
- 28 New units constructed
- \$12.6 Million in grant awards for senior housing development
- 2 New operating subsidy agreements with non-profits creating over 120 new units
- 24 Staff members, all dedicated to this noble work
- 25+ Years of clean audits: www.sao.wa.gov



Resident Advisory Board engages with staff on policy and other matters helping to ensure equitable, successful programs

Rental Assistance Is Rocking It

HUD's highest rating: "High Performing."

The rating in large measure reflects the Authority's successful focus on fully-investing its HUD Budget Authority for the benefit of the community. On an average business day, more than one new participant secured decent housing. HUD awarded 44 additional vouchers. Emergency Housing Vouchers fully leased prior to HUD deadline.

Voucher waiting list was opened, attracted 7,181 diverse applications. Over 50 additional housing providers recruited into rental assistance program.



Olympia Crest III, 28 units completed, final expansion of the multi-generational community

Outstanding Development Year

\$12.6 Million in grant awards for two developments that will be affordable to seniors with extremely to very low incomes, generally meaning they have only modest Social Security benefits for income.

Sterling Pines: In July the Authority acquired a motel and is converting it to 24 units.

Sequoia North: Up to 36 units will be developed on land acquired in late 2021.



McKena Townhouses, Tumwater

Rent & Housing Quality Preservation

Through development and acquisition, the Authority owns 581 units. While some voucher holders have chosen one of these units, most do not have a voucher, but can afford the well-below-market rents. Properties are financially sustainable with no reliance on external government programs. Annual improvements include items such as new roofs, siding, decks, painting, parking lot renovations, electrical upgrades, etc.

Housing and Transitional Services (HATS)

HATS facilitates transformative accomplishments for families with children, rising out of the nightmare of homeless experiences. The Family Support Center provides referrals. The Housing Authority offers the family a wide-range of services for two-years and a housing subsidy as long as eligible. Families increase skills, employment opportunities, income, and self-determination. In 2023, our HATS program served 52 families, totaling 174 individuals.



Holly Franco served as a Participant board member

Family Self Sufficiency (FSS)

Holly Franco overcame an abusive marriage and cared for special needs children, making it impossible to work full time. Holly received a Housing Choice Voucher, worked part-time, and enrolled in the Family Self Sufficiency program (FSS). As Holly’s income increased, the voucher subsidy decreased. Under FSS the subsidy savings go into an escrow. When public support is no longer needed the participant receives the funds in escrow. Holly used FSS escrow funds to help buy a home.

Today, Holly is a social services navigator for the state of Oregon.

What is the Housing Authority?

The Housing Authority of Thurston County (HATC) is a public corporation authorized by state law and created by local resolution, governed by six appointed commissioners. There is no local or state funding for operations. It administers a \$21 Million HUD Housing Choice Voucher rental assistance program (aka Section 8), offers supportive services, is the community’s largest provider of below-market-rate rentals with 581 units, allocates \$2.8 Million annually in rental operation subsidies to nine non-profits for specific properties. HATC serves 5,000+ neighbors.

Board of Commissioners

- Jay Goldstein, Chair
- Joelene Gioulis, Vice Chair
- Jim Cooper, Commissioner
- Khamla Martin (9/2023-Present)
- Aaron Quitugua, Commissioner
- Lisa Vatske, Commissioner
- Holly Franco (Resigned 9/2023)

Lead Staff

- Craig Chance, Executive Director
- Karen, McVea, Rental Assistance Director
- Tammie Smith, Housing Stability Director
- Tom Rawson, Development & Administration Director

