



***The Housing Authority of Thurston County  
Regular Board Meeting Minutes  
March 28, 2024***

The Regular Board meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, March 28, 2024 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, Aaron Quituaga, Joelene Gioulis, Jim Cooper, Khamla Martin, Lisa Vatske

Staff: HATC Staff

Public: No public responded when asked for comment

**Action: Approval of 2-22-2024 Minutes:** Commissioner Jim Cooper moved to approve the minutes from the February 22, 2024 Regular Board Meeting. Commissioner Khamla Martin seconded. Motion Carried.

**Action: Approval of Vouchers:** Daniel Arevalo gave a brief description of the vouchers. Some expenses of note are for the Sterling Pines property. We have a \$70,000 siding payment for the Creekwood property. Commissioner Joelene Gioulis moved to approve the vouchers dated February 2, 2024 – March 1, 2024. Commissioner Jim Cooper seconded. Motion Carried.

**Action: Approval of Resolution #2024-03-28-001:** Craig Chance spoke about the resolution. This resolution would modify Resolution #2024-03-28-001 to modify Resolution #2024-03-23-001 regarding the Unity Commons II project. The VA (Veterans Affairs) has determined that they will be dropping their HUD-VASH set aside from 15 to 5 VASH (Veterans Affairs Supportive Housing) vouchers due to concern of finding veterans that fit the criteria to refer to the project. Discussion followed. Commissioner Cooper requested that we modify the resolution to include verbiage regarding the VASH referrals due to staffing issues. Commissioner Khamla Martin moved to approve the amended resolution with the suggested comments. Commissioner Jim Cooper seconded. Motion carried.

Commissioner Cooper and Commissioner Goldstein requested that we look into trying to arrange a meeting with a VA director and the board to try and find solutions to be able to fill the VASH vouchers.

**Agenda Item Discussion:** Tammie Smith was unavailable for this meeting. Lynn Flaisig spoke about the FSS (Family Self Sufficiency) program.

- Three out of the Four FSS participants have recently graduated from the program and are no longer on the voucher program.
  - Lynn spoke about one FSS client in particular that recently graduated and gave a brief overview of her story.
- Discussion followed.

**Agenda Item Discussion:** Karen McVea was not available for the meeting. Craig Chance gave an update on Rental Assistance.

- Craig introduced two new staff members in the RA division, Letetia B. and Terrine Q.

- We are currently working on contracts to transition to a new software within the MRI Software products.
  - HUD are rolling out two big initiatives; HOTMA (Housing Opportunity Through Modernization Act) and NSPIRE (National Standards for the Physical Inspection of Real Estate)
- Discussion followed.

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

- Daniel spoke about the Audit Exit Conference. There are no significant findings.
  - There were two exit recommendations regarding a few things
  - Rent Reasoner-1 out of 55 did not have the documentation
  - Financial Controls need to be updated
- REAC is a HUD portal that we upload financial information. The information submitted gets audited by HUD. We submitted that on 3/27/2024
  - A preliminary submission is done 60-days after the fiscal year end (FYE). Then it is submitted once again after the completion of the audit.

Commissioner Jay Goldstein urges all of the commissioners to read the Exit packet. He recognized the good work that staff do to ensure compliance with the programs. Daniel also thanked staff for all their hard work with everything. Discussion followed.

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

- Tom spoke about the OC III project. We are almost completely occupied in that project.
  - Sterling Pines is completely empty now. The property has been fenced off and we will begin working on that project.
  - Sequoia North is under a preliminary design phases and we are hoping to present something April 11 board meeting.
- Discussion followed.

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

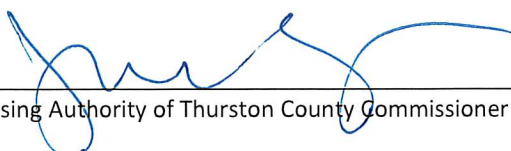
- Craig and Tammie went to a CYS event
  - Meeting with different City officials regarding manufactured home communities.
  - Rep. from Congress Strickland, Lacey Housing Coordinator, have visited.
  - Meeting with the County Commissioners to discuss our agency and annual report on April 3
  - Board Retreat will be mediated by Mison Bowden. A couple leadership members from HUD visit at our retreat and be able to answer questions that the commissioners may have.
  - Conditional commitment for \$60,000 grant for electric vehicle stations at Olympia Crest III
- Discussion followed.

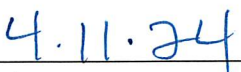
**Agenda Item Discussion:** Other Business

- Commissioner Cooper will not be present for the April 11, 2024 board meeting.
- Commissioner Cooper requested that the retreat facilitator call all of the commissioners to build the agenda.
- Commissioner Cooper requested information on manufactured home process.

**Meeting Adjourned**

**Approved:**

  
 Housing Authority of Thurston County Commissioner

  
 Date