



***The Housing Authority of Thurston County
Regular Board Meeting Minutes
June 13, 2024***

The Regular Board meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, June 13, 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, Jim Cooper, Joelene Gioulis, Aaron Quituaga, Brittany Ferguson

Commissioners Excused: Lisa Vatske

Staff: HATC Staff (Commissioner Goldstein requested staff introduce themselves)

Public: No public responded when asked for comment

Commissioner Goldstein requested Craig Chance to speak about the recent passing of past Commissioner Neil McClanahan. Craig, along with a few others, spoke briefly about Neil and his numerous contributions to the community.

Action: Approval of 5-9-2024 Regular Meeting and Retreat Minutes: There was an amendment to the agenda to include the approval for the May 9, 2024, Regular Meeting and Board Retreat minutes. Commissioner Cooper moved to approve the regular meeting minutes and the board retreat minutes from May 9, 2024. Commissioner Gioulis seconded. Motion carried.

Action: Approval of Vouchers: Daniel Arevalo provided a brief description of the vouchers. Commissioner Cooper moved to approve the vouchers for 5/2/2024 – 6/1/2024. Commissioner Quituaga seconded. Motion carried.

Action: Approval of Resolution #2024-06-13-001: Craig Chance spoke about the resolution, which authorizes Craig Chance, Executive Director, and Tom Rawson, Director of Development and Administration, to sign an agreement and any necessary amendments to the agreement with Thomas Architecture Studios for the Sequoia North project. Commissioner Gioulis moved to approve the resolution. Commissioner Cooper seconded. Motion carried. Discussion followed.

Action: Approval of Resolution #2024-06-13-002: Craig Chance spoke about the resolution, which authorizes Craig Chance, Executive Director, and Tom Rawson, Director of Development and Administration, to sign a construction contract and any necessary change orders with American West Contracting Co. for the Sterling Pines project. Discussion followed. Commissioner Ferguson moved to approve the resolution. Commissioner Cooper seconded. Motion carried.

Agenda Item Discussion: Daniel Arevalo provided an update on the FY 2025 budget, highlighting a few items presented for approval:

- Staff wellness budget increased.
- Increased conference/training budget to accommodate any commissioners wanting to attend conferences or training.

- Budget adjusted to anticipate administrative costs. We originally budgeted in anticipation of receiving a 92% proration rate from HUD (Housing and Urban Development). Notification was just sent to all PHA's that the administrative rates would have a proration factor of 91%. We feel comfortable moving forward with the originally presented budget. Discussion followed.

Action: Approval of Budget for FY 2025: Commissioner Cooper moved to approve the FY 2025 budget. Commissioner Ferguson seconded. Motion carried.

Agenda Item Discussion: Craig Chance gave an update on Housing Services.

- 52 households, equating to 174 individuals, were served last year.
 - 26 households graduated from the HATS (Housing and Transitional Services) program.
 - 112 households participated in the FSS (Family Self-Sufficiency) program, with 14 graduates receiving a payout which was \$175,270 in total.
- Discussion followed.

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

Craig highlighted numerous capital improvements for HATC properties, including:

- New roof fans for Horizons West.
- New fencing at Olympia Crest I.
- Replacement fencing at Allen Orchard.
- New roof for a Falls Pointe building.
- Roof replacements for 2 buildings at Surrey Lane.
- Sequoia Landing receiving a new paint job this summer.
- Completed concrete work at Falls Pointe.
- New mailboxes at Shadowood.
- Lake Park in the process of bidding for new stairs.

Discussion followed.

Agenda Item Discussion: Craig Chance gave an update on Rental Assistance.

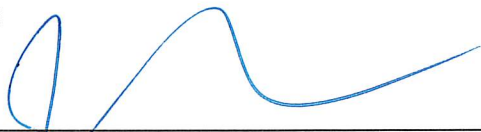
- Training is underway for new program changes regarding HOTMA (Housing Opportunity Through Modernization Act) and NSPIRE (National Standards for the Physical Inspection of Real Estate)
 - HATC PUC (Per Unit Cost) has increased significantly
- Discussion followed.

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

- HATC office will be closed on June 19 in observance of Juneteenth.
- Commissioner Goldstein, Commissioner Ferguson, and Craig attended the Walk for Erin event.
- HUD portfolio manager requested success stories from HATC; Craig shared the stories submitted.
- Commissioner Cooper discussed the follow-up meeting after the retreat, where they reviewed the retreat outcomes. Craig will meet with lead staff to discuss his meeting with Commissioner Cooper and Commissioner Gioulis. Commissioner Goldstein requested that an update on the retreat topic progress be added to the agenda for the next meeting.

Meeting Adjourned

Approved:



Housing Authority of Thurston County Commissioner



Date