



Housing Authority of Thurston County  
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## ***The Housing Authority of Thurston County Regular Board Meeting Minutes July 11, 2024***

The Regular Board meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, July 11, 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 Present: Jay Goldstein, Jim Cooper, Joelene Gioulis, Brittany Ferguson, Lisa Vatske

Commissioners Excused: Aaron Quitugua

Staff: HATC Staff

Public: No public responded when asked for comment

### **Agenda Item Discussion**

- **Family Self-Sufficiency (FSS) Graduate Presentation by Lynn Flaisig:**
  - Lynn Flaisig introduced an FSS participant who recently graduated from the program. The participant shared her personal journey, detailing her life experiences and the positive impact the program had on her path to self-sufficiency. A discussion followed, highlighting the success of the program and its transformative effects.

### **Action: Approval of 6-13-2024 Regular Meeting Minutes**

- Commissioner Cooper moved to approve the minutes from the June 13, 2024, regular meeting. Commissioner Ferguson seconded. Motion carried.

### **Action: Approval of Vouchers**

- Tom Rawson provided a brief overview of the vouchers. A discussion followed. Commissioner Ferguson moved to approve the vouchers for the period of 6/2/2024 – 7/1/2024. Commissioner Cooper seconded. Motion carried.

### **Action: Approval of SEMAP**

- Karen McVea provided an overview of the Section 8 Management Assessment Program (SEMAP), explaining that it is an annual self-audit covering various aspects of the program, such as rent calculations, inspections, and rent reasonableness. After discussion, Commissioner Gioulis moved to approve the SEMAP submission to Housing and Urban Development (HUD). Commissioner Cooper seconded. Motion carried.

### **Agenda Item Discussion: Board Retreat Progress Update**

- Tom Rawson provided an update on the discussions held during the board retreat, particularly regarding bond ratings. He explained that the choice between conventional loans and larger tax-exempt bonds is influenced by the size of the loan. However, with interest rates currently around 6%, tax-exempt bonds

have become less attractive to banks. A discussion followed, exploring the implications of this trend on future financing options.

#### **Agenda Item Discussion: Financial Statements**

- Tom Rawson presented the 4th quarter financial statements, noting several key points:
  - The power/meter stack issues at OC III resulted in higher-than-anticipated costs.
  - The meth contamination clean-up at Sterling Pines proved to be very expensive.
  - New parking lot and roof installations at Falls Pointe were completed.
  - HUD funding is lagging behind rising rental costs, but additional funds can be requested.
  - Construction in Progress items have been reclassified as Fixed Assets as projects have been completed.
  - Long-term debt has increased to approximately \$1.3 million.
  - Positive variances were noted in administrative costs, partly due to additional funding received in 2023.
  - Year-to-date, a positive variance is shown, largely due to savings in non-payroll expenses in Rental Assistance.
- A discussion followed, focusing on the financial health of the organization and the challenges posed by rising costs.

#### **Agenda Item Discussion: Development Update by Tom Rawson**

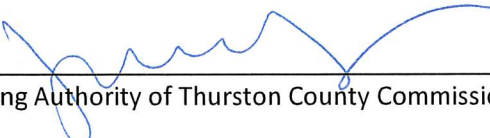
- **Sterling Pines:**
  - The meth clean-up is nearing completion, with the clean-up company currently retesting the affected units.
  - The contractor has received the necessary documents and is in the process of drafting contracts.
- **Sequoia North:**
  - A topographical survey has been completed, and a preliminary meeting with the City is being planned.
  - A gopher study is scheduled for this week.
- Discussion followed, covering the progress and next steps for both projects.


#### **Agenda Item Discussion: Administration Update by Tom Rawson**

- The September all staff meeting will be our annual meeting in the park. It will be on Wednesday, September 18. We will send details to commissioners if any would like to attend.
- Craig has made inquiries regarding the vacant building behind the office and street parking issues.
- Staff attended the memorial service for Neil McClanahan.
- The software implementation remains on track for completion by the end of August.
- A reminder was given that there will be no board meeting in August.
- Commissioner Cooper inquired about ways to commemorate Neil McClanahan. Commissioner Goldstein requested that this be added to the agenda for the next meeting.

#### **Meeting Adjourned**

#### **Approved:**

  
Housing Authority of Thurston County Commissioner

  
Date