



Housing Authority of Thurston County
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***The Housing Authority of Thurston County
Regular Board Meeting Minutes
September 12, 2024***

The Regular Board meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, September 12, 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 Vice-Chair, Joeline Gioulis.

Roll Call

Commissioners Present: Jim Cooper, Joeline Gioulis, Brittany Ferguson, Aaron Quitugua

Commissioners Excused: Lisa Vatske, Jay Goldstein

Staff: HATC Staff

Public: No public responded when asked for comment

Action: Approval Regular Meeting Minutes

- Commissioner Cooper moved to approve the minutes from the July 11, 2024, regular meeting. Commissioner Ferguson seconded. Motion carried.

Action: Approval of Vouchers

- Daniel Arevalo provided a brief overview of the vouchers. A discussion followed. Commissioner Cooper moved to approve the vouchers for the period of 7/2/2024 – 9/1/2024. Commissioner Ferguson seconded. Motion carried.

Agenda Item Discussion: Finance

- Daniel Arevalo reported that we submitted our FDS (Financial Data Schedule) on 8/31. We sent the draft version and will submit the final version after the audit is complete.
- The audit conducted by the State Auditor's Office (SAO) is tentatively scheduled to start the week of Thanksgiving.

Agenda Item Discussion: Development

Tom Rawson spoke about development projects. Discussion followed.

- **Sterling Pines:**
 - The meth clean-up has been completed.
 - Asbestos crews came in to evaluate the units. The contractor indicated that dry-wall vendors are reluctant to work on a wall that is contaminated. We are waiting on bids for cutting out the areas that have asbestos.
- **Sequoia North:**
 - There are pocket gophers that were discovered, so it will take a couple years before we can develop on that land pending a Housing Conservation Plan.

- Commissioner Cooper asked if there were avenues to bypass the issue regarding the gophers due to the declared emergency state regarding housing. Craig Chance replied that the overall reply had been no, but he could follow up.
- **Horizon's West**
 - Will need to renovate a unit due to moisture damage from tenant.
- **Shadowood**
 - There was a tenant that was keeping ducks in the unit and there was significant damage to the unit that will be costly to repair and clean.

Agenda Item Discussion: Rental Assistance

Karen McVea spoke about rental assistance division and discussion followed.

- We are still currently in Shortfall status. We will meet again next week to review progress. Our clients will not feel any change due to shortfall status.
- We are entering into a HAP (Housing Assistance Payment) contract with LIHI (Low-Income Housing Institute) for the Lotus Court project formerly referred to as Unity Commons II. We will start trying to work with LIHI to fill the units. LIHI will provide referrals to us for processing eligibility.
- We have now converted to our new software and are currently trying to learn how to navigate the new system and get all of the error checks done from any conversion issues.

Agenda Item Discussion: Housing Stability

Tammie Smith spoke gave an update with the Housing Stability Division.

- Her division is also trying to learn the new software and input their FSS (Family Self Sufficiency) information.
- There is a grant competition happening right now for the HATS (Housing and Transitional Services) program. There is a lot of emphasis on equity in the application. We received full points last year for that category and are hopeful to do so again this year.

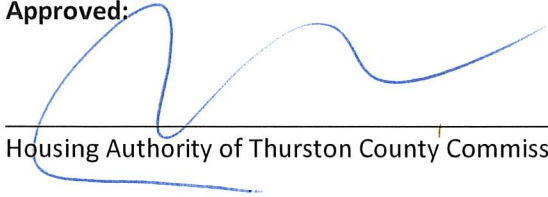
Agenda Item Discussion: Administration

- FDIC asked for an interview with Craig about local economic conditions including housing in preparation for a bank Community Reinvestment Act (CRA) exam. In the discussion, Craig included favorable support received by HATC's bank creditors.
- Novocradic – a national CPA firm specializing in affordable housing and Low-Income Housing Tax Credits (LIHTC) interviewed Craig in preparation of an article about Olympia; anticipate that HATC will be included in their article.
- Stax Consulting, a company out of Boston interviewed Craig on why we chose to use a third-party IT/IS managed services company.
- Craig contacted the City of Olympia to discuss the vacant building behind HATC and the 12th avenue street clean-up.
- Four of the HATC commissioners have now toured the HATC properties. Commissioner Cooper spoke about his appreciation for the property tour and how impressive our properties are. A City of Lacey management staff member will be doing a HATC property tour soon as well.
- Craig provided letters of support to:
 - BHR (Behavioral Health Resources) regarding a HTF (Housing Trust Fund) application to replace a current property with a new property with more units- provided support letter for an allocation of vouchers after 2025 for the project subject to HUD rules prevailing at that time, HATC HCV budget capacity, and approval of the HATC board.

- LIHI Franz Anderson project regarding HTF and LIHTC applications provided support letter for an allocation of vouchers after 2025 for the project subject to HUD rules, prevailing wage at that time, HATC HCV budget capacity, and approval of HATC board.
- Lotus Court will have an open house on September 26 at 10:30 and the ribbon cutting at 11:00
- Staff gathering at Pioneer Park on 9/18 at 11:30. There will be pot-luck food and some activities. Craig invited the commissioners to attend.

Meeting Adjourned

Approved:



Housing Authority of Thurston County Commissioner

10.10.24
Date