



***The Housing Authority of Thurston County
Regular Board Meeting Minutes
January 9, 2025***

The Regular Board meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, January 9, 2025 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, Aaron Quitugua, Lisa Vatske

Commissioners Excused: Brittany Ferguson

Public: No public responded when asked for comment

Agenda Item Discussion: Housing Stability

Lynn presented a Family Self Sufficiency (FSS) graduate, Peggy, who successfully completed the FSS program in December 2024. She provided a brief overview of the participant's journey and accomplishments. Peggy then shared her personal experience with the Housing Authority and how the program impacted her life.

Action: Approval of Updated Procurement Policy

Tom Rawson spoke briefly about the updated policy.

Commissioner Goldstein requested to postpone the approval of policy until next month for further review. Discussion followed.

Action: Approval Regular Meeting Minutes

Commissioner Joelene moved to approve the suggested amended minutes from the November 14, 2024 regular meeting. Commissioner Cooper seconded. Motion carried.

Action: Approval of Vouchers

Daniel Arevalo provided a brief summary of the vouchers, noting that there are two months' worth of vouchers due to the absence of a board meeting in December.

- **Direct Deposit for Landlords:** Notices have been sent to landlords informing them that, effective February 1, 2025, those still receiving paper checks will be required to pick them up in person at the office.

Commissioner Cooper moved to approve the vouchers for the period of 11/2/2024 – 1/1/2025. Commissioner Gioulis seconded. Motion carried.

Agenda Item Discussion: Finance

Audit Update: Daniel Arevalo provided an update on the audit conducted by the State Auditor's Office (SAO). The Entrance Conference is scheduled for tomorrow morning, January 10, with Commissioners Goldstein and Quitugua representing the board. The Exit Conference is expected to take place in the coming weeks. The audit focused on the following areas:

- Section 8 Program
- Small and Attractive Assets
- Payroll
- Procurement

Agenda Item Discussion: Development

Development Projects Update: Tom Rawson provided an overview of ongoing development projects, followed by a discussion.

- **Sterling Pines:** Tom Rawson updated the board on the asbestos clean-up efforts. Due to significant changes in the project scope, the entire process will be re-bid, with the new bidding process scheduled for January 15, 2025.
- **Lacey Site:** Craig provided an update on the City of Lacey council meeting he attended. During the meeting, two public comments were made in person and one participating online. One comment was concerning the LOTT (Lacey, Olympia, Tumwater and Thurston County) Clean Water Alliance and another expressing concerns about future residents of the units. The comments were addressed and the council approved action for LOTT to negotiate a purchase and sale agreement for the land.

Agenda Item Discussion: Rental Assistance

Karen McVea provided an update on the Rental Assistance Division, followed by a discussion.

- **Annual Plan:** Karen provided an overview of the annual plan and its process. The Resident Advisory Board meeting is scheduled for February 21, and the Public Hearing for the draft annual plan will take place on March 20.
- **Shortfall:** Craig reported that the agency remains in shortfall status, with an estimated deficit of \$1.1 million in the 2025 budget.
- **Project 2025 Bill:** Craig discussed the Housing Choice Voucher (HCV) program as addressed in the Project 2025 bill and recommended that board members review the bill.

Agenda Item Discussion: Administration

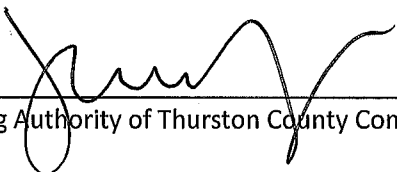
Craig Chance provided the following updates and suggestions during the meeting:

- **NAHRO Conference:** Craig will be sending commissioners the dates for the upcoming NAHRO conference in March, which will be held in Washington, D.C. Commissioner Vatske stated that she would be in attendance on behalf of her current agency work, and offered to try and attend some of the Congressional visits on behalf of HATC while there. Commissioner Cooper requested that the invite be sent when the 2026 conference dates become available.

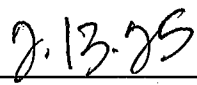
- **Annual Meeting:**
 - Board elections will take place at the annual meeting
 - Approval of March 2025 – February 2026 Board Meeting dates
- **Office Late Opening:** Craig noted that the office had a delayed opening today in observance of the National Day of Mourning honoring President Carter.

Meeting Adjourned

Approved:



Housing Authority of Thurston County Commissioner



Date