

<b>Streamlined Annual PHA Plan (High Performer PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

#### Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>																		
<b>A.1</b>	<p>PHA Name: <u>HA Of Thurston County</u>                      PHA Code: <u>WA049</u>  PHA Type: <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>0</u>    <b>Number of Housing Choice Vouchers (HCVs)</b> <u>2345</u>  <b>Total Combined</b> <u>2345</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission    <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> The plan is available for review at the Housing Authority of Thurston County office located at 1206 12th Avenue SE, Olympia, WA 98501 and on our website, <a href="http://www.hatc.org">www.hatc.org</a>.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr> <tr> <th>PH</th><th>HCV</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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				PH	HCV														

<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b>  (a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<b>B.2</b>	<p><b>New Activities.</b>  (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Progress Report.</b>  Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.  <b>See the attached Progress Report.</b></p>
<b>B.4.</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.  <b>Not applicable. No public housing.</b></p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b>  (a) Were there any findings in the most recent FY Audit?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/>  (b) If yes, please describe:</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b>  (a) Did the RAB(s) have comments to the PHA Plan?</p>

	Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <b>See attached comments.</b>
<b>C.2</b>	<b>Certification by State or Local Officials.</b>  <u>Form HUD-50077-SL</u> , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.3</b>	<b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b>  Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.4</b>	<b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<b>Affirmatively Furthering Fair Housing.</b>  <b>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</b>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Form identification:** WA049-HA Of Thurston County Form HUD-50075-HP (Form ID - 3890) printed by Karen McVea in HUD Secure Systems/Public Housing Portal at 04/10/2025 04:28PM EST



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## **B.1.C**

### **De-concentration of Poverty Policy**

#### **Housing Authority of Thurston County**

#### **Housing Choice Voucher Program**

The Administrative Plan for the Housing Choice Voucher (HCV) Program has various policies and practices that support de-concentration of poverty.

- Applicants and current participant movers are required to have a briefing in which information is provided about all aspects of the process of searching for and moving into apartments and houses throughout PHA's area under mobility and outside the PHA's area under portability.
- Families are strongly encouraged to seek housing that meets their needs. A map is provided to define neighborhoods in Thurston County and the amenities that are provided in them – schools, stores, transportation, medical facilities, employment opportunities, etc. Landlord lists, on-line rental apartment sites, and notices of available units are made available to all who are searching.
- PHA encourages owners of rental properties to participate in the HCV program. Inquiring owners are provided with information about the program and may list available units through the PHA's website, [www.hatc.org](http://www.hatc.org); or in a personal one-on-one meeting with the Rental Assistance Director or designee when requested.
- An on-line partner portal module is available through PHA's program software which provides participating owners with the opportunity to track Housing Assistance Payments (HAP); check the status of inspections and abatements; and see important information from PHA about the HCV program.
- PHA provides Project-Based Vouchers (PBV) through RFPs and invitation to create affordable and supportive housing for people with disability, homeless individuals, veterans, and families. This housing, whether existing or new construction or substantial rehabilitation, is available to eligible applicants outside areas of poverty.
- As part of its policy to work toward de-concentration of poverty, PHA annually determines the fair Payment Standard to maintain access to affordable, safe and decent housing in as broad an area as possible to encourage the freedom of mobility for families.
- PHA will inform HCV program participants the most effective ways to use their voucher; including ways applicants and movers can find good quality affordable unit of their choice.
- PHA will work with participating owners to retain their units in the program.
- PHA will cooperate fully with other Housing Authorities when applicants and movers choose to use their HCV outside the PHA's area.



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## **Housing Authority of Thurston County**

### **Definition of Substantial Deviation and Significant Change or Modification**

903.7 r (2) Identify the basic criteria that HATC will use for determining:

- (i) A substantial deviation from the 5-year plan,
- (ii) A significant amendment or modification to its 5-year Plan and Annual Plan.

**Substantial deviation:**

The following actions would be considered a substantial deviation from the 5-year plan:

- ☐ Change to the target population included in the adopted plan.
- ☐ Decisions to change the process for accepting applications to the Rental Assistance Voucher Program
- ☐ Decision to change Priority or Preference Criteria for the Rental Assistance Programs

It will not be considered a substantial deviation from the plan:

- ☐ To choose another course of action not specifically spelled out in the plan to meet the established goals
- ☐ To meet goals of the program to assist low- and moderate-income population in a manner not discussed in the adopted plan.
- ☐ To increase or decrease the Payment Standard (PS) (within budget authority) based on, (1) in the case of an increase to the PS, unforeseen increases in rents or inability of tenants to rent units within the program rules or (2) in the case of decreases to the PS, reductions in the budget authority awarded by HUD.
- ☐ To make modifications to the Administrative Plan which improve the access to the program by applicants and participants or clarification of new issues in order to provide a consistent implementation of the rules.
- ☐ To incorporate new procedures brought about by new regulations or clarification of regulations by HUD.
- ☐ To make changes to parts of the plan, which are found to be inconsistent with regulations.
- ☐ To make changes required by statute or regulation that need to take place before a consultative process can take place.
- ☐ Changes in the Standard Operating Procedures that do not involve policy decisions.

#### **Significant change or modification:**

A significant change or modification is defined as discretionary changes in the plan or policies of the housing authority that fundamentally change the mission, goals, objectives or plans of the agency which require the formal approval of the Board of Commissioners.

Other similar circumstances will be treated as defined above. Those items which are considered a substantial deviation or significant change or modification would require Board Approval at a Regular Meeting of the Housing Authority Board of Commissioners and submission to HUD at the next annual submission, where a report will be given of policies changed since the last submission of the Plan. Where feasible on discretionary issues, the HATC will make an effort to consult with the Resident Advisory Board prior to bringing the issue to the Board.

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

**U.S. Department of Housing and Urban  
Development**  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 09/30/2027**

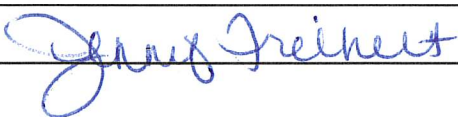
**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Dr. Jennifer Freiheit, the DPHSS certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the WA049 - HA Of Thurston County is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the Thurston County pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Housing Authority of Thurston County's activities as described in the 2025-2026 Annual Plan and 2024-2029 5-Year Plan are consistent with Thurston County's Consolidated Plan FY 2023-2027 and Fair Housing Assessment FY 2023-2027. HATC creates new units of affordable housing, in HATC-owned properties provides stable-below-market rents, and has established lower-barrier policies regarding access to the Housing Choice Voucher Program by reducing grounds for denial based on criminal history.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official:	<b>Dr. Jennifer Freiheit</b>	Title:	<b>DPHSS</b>
Signature:		Date:	<u>1/30/2025</u>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Form identification:** *WA049-HA Of Thurston County form HUD-50077-SL (Form ID - 3028) printed by Karen McVea in HUD Secure Systems/Public Housing Portal at 01/29/2025 01:30PM EST*





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## Progress in Meeting 5-Year Plan 2024-2029 Goals and Objectives Annual Plan 2025-2026

### Mission Statement

The mission of the Housing Authority of Thurston County (HATC) is to provide safe, decent, and affordable housing and services to low-income, disabled, and at-risk individuals and families. Our ultimate goal is to assist individuals and families in securing long-term, permanent housing.

### 5-Year Goals and Objectives

#### Rental Assistance

- **Implement the Housing Opportunity Through Modernization Act of 2016 (HOTMA) in the Housing Choice Voucher (HCV) Program** by January 1, 2025
  - Status: HUD delay in implementation
- **Implement NSPIRE standards** by October 1, 2024
  - Status: HUD delay in implantation
- **Transition to new Housing Pro software** by end of 2024.
  - Status: Completed transition as of October 1, 2024.
- **Fully utilize Mainstream vouchers** in collaboration with community partners.
  - Status: Fully leased end of 2024.
- **Fully utilize VASH vouchers** in partnership with Veterans Affairs.
  - Status: VA Puget Sound Health Care has onboarded two new VASH case managers. Five project-based VASH vouchers went under contract effective October 1, 2024 at Lotus Court Apartments.
- **Fully utilize Family Unification vouchers.**
  - Status: Fully leased end of 2024.
- **Increase Project-Based Voucher utilization.**
  - Status:
    - Entered into a new Project-Based Voucher Housing Assistance Payments contract for 64 units serving homeless, near-elderly, elderly households.
    - Vacancy rates in existing Project-Based Voucher contracts increase by 2% in 2024.
- **Apply for new Housing Choice Voucher (HCV) funding opportunities.**
  - Status: HATC applied for and was awarded 11 Foster Youth to Independence Vouchers in 2024.
- **Achieve an 80% lease-up rate for all voucher issuances.**
  - Status: HATC's 2024 lease-up rate for all vouchers issued was 84%
- **Ensure equal opportunity in housing.**
  - Undertook affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, or disability.





- Conducted widespread outreach for the 2024 waitlist opening, including outreach to service providers serving homeless, mental health, youth, domestic violence, families, persons with disabilities, veterans, and seniors, churches, libraries, city halls, businesses serving non-English-speaking households and local tribes.
- Provided interpreter and translation services as requested or needed.
- Emphasized information at program briefings on reasonable accommodations, equal program access, Fair Housing, and deconcentration of poverty.

## Development

- **Fully lease Olympia Crest III in 2024 (28 units).**
  - Status: Olympia Crest III was fully lease in 2024.
- **Complete Sterling Pines renovation and fully lease by 2025 (24 units)**
  - Status: The former Tumwater Inn Motel, now Sterling Pines, is expected to complete renovations in 2025 and be fully leased by early 2026, serving seniors with extremely low incomes.
- **Begin planning and permitting work for Sequoia North in 2024 (36 units)**
  - Status: Development stalled due to evidence of Mazama Pocket Gopher activity despite previous studies indicating no presence. Project deferred until the City of Tumwater finalizes an agreement with the U.S. Fish and Wildlife Service regarding the Habitat Conservation Plan, anticipated by late 2027 or early 2028.
- **Fully lease Sequoia North by 2025.**
  - Status: Deferred.
- **Complete amortization of major bond by August 2024, saving \$55,000 per month for potential new financing capacity.**
  - Status: Bond fully amortized.
- **Evaluate capital needs for existing properties, particularly older properties.**
  - Status: Ongoing
- **Rent Preservation Strategy:**
  - In addition to new construction, HATC has acquired and improved properties to protect against large rent increases. HATC rents are typically several hundred dollars below market rates, ensuring affordability for households that may not receive vouchers.
  - With only 20-25% of eligible household receiving federal voucher funding, HATC maintains financial stability to act swiftly in acquiring properties for rent preservation.
- **Increase the number of HATC-owned units by an average of 25 per year.**
  - Status: Acquired property on Mullen Road in Lacey. LOTT Clean Water Alliance declared the land surplus in late 2024. The City of Lacey is expected to acquire and transfer the title to HATC in 2025.
  - HATC plans to develop cottages with 36 units for seniors with extremely low incomes and up to 24 units for multi-generational low-income households, with construction anticipated to begin in 2026 and lease-up 2027.
- **Explore alternative and emerging construction techniques to reduce costs.**
- **Engage with community leaders to identify and advocate for ways to lower development costs.**
- **Engage with community leaders to identify and advocate for ways to lower development costs.**
- **Incorporate safety, energy efficiency, and renewable energy enhancements in both renovations and new developments.**
- **Promote diversity, equity, and inclusion in vendor opportunities and unit marketing efforts.**

## **Family Self-Sufficiency (FSS) Program**

- **Conduct widespread outreach** to encourage enrollment in the FSS program.
- **Increase the number of FSS graduates.**
  - Status: Increased by 2 in 2024.
- **Increase the number of households achieving educational milestones.**
  - Status: Increased by 3 in 20024.
- **Increase the number of households with earned income.**
  - Status: Increased by 1 in 2024.



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## **Resident Advisory Board Meeting Minutes February 14, 2025**

**Attendees:** Bill Dankiw, DJ Lindberg, Stephanie Higdon, Cody Taylor, Melissa Walker, Wendy Pham, Taanya McKinney, Monice Tatum, Karen McVea

### **Welcome and Introductions**

The meeting began with a welcome and introductions.

### **Annual Program Report**

Karen McVea presented the annual program report.

### **Discussion Items**

- **Five-Year Plan Progress**  
Karen McVea led a discussion on the progress made toward meeting the goals and objectives outlined in the Five-Year Plan.
- **Foster Youth to Independence (FYI) Vouchers**  
Bill Dankiw raised concerns regarding housing options for emancipated minors aging out of foster care. He inquired whether they qualify for Foster Youth to Independence (FYI) vouchers.  
Karen McVea clarified the eligibility requirements for the FYI program, explaining that applicants must be at least 18 years old but not yet 25. While supporting emancipated minors is important, the FYI program's age restriction prevents their inclusion. However, she noted that HATC's administrative plan allows emancipated minors to be designated as heads of household under state law, separate from the FYI program.
- **Homeownership and Habitat for Humanity**  
A discussion was had on homeownership through Habitat for Humanity.



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- **Homeless Applicants and Waiting List Status**

DJ Lindberg expressed concerns about homeless applicants losing their place on the waiting list due to outdated contact information.

Karen McVea shared insights from a prior meeting with individuals experiencing homelessness and peer advocates, where it was discussed that email is often the most reliable form of communication. Many individuals can access email through mobile phones, libraries, or service agencies.

In response to these challenges, HATC has acquired an online waiting list portal that will allow applicants to log in, check their status, and update their contact information. The portal is currently being prepared for launch.

- **New Housing Software Update**

Karen McVea informed the Resident Advisory Board (RAB) that HATC has implemented new rental assistance program software, which includes an owner portal, tenant portal, and applicant portal.

Owner Portal: The owner portal is fully operational. Property owners can now access housing assistance payment histories, inspection records, and uploaded tenant documents.

Tenant Portal: The tenant portal is not yet ready for launch. Once available, tenants will be able to complete paperwork online, submit supporting documents, communicate with their Housing Specialist, and access uploaded documents.

Applicant Portal: As discussed previously, the portal is being prepared for launching.

Bill Dankiw expressed enthusiasm for the digital transition, noting that it will be especially beneficial for individuals with disabilities who may have difficulty with handwriting.

- **Property Owner and Manager Rating System**

DJ Lindberg proposed creating a rating system for property owners and managers. This system would evaluate factors such as property maintenance, availability of accessible units, and willingness to accommodate individuals with disabilities.

## **Adjournment**

The meeting was adjourned.



**Certification of Compliance with PHA Plan  
and Related Regulations  
(Standard, Troubled, HCV-Only, and High  
Performer PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB No. 2577-0226**  
**Expires 09/30/2027**

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2025, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.



20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).


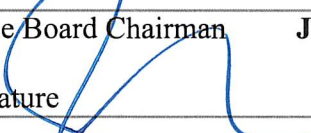
**HA Of Thurston County****WA049**

PHA Name

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2025   5-Year PHA Plan for Fiscal Years 20   - 20  

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director <b>Craig Chance</b>	Name Board Chairman <b>Jay Goldstein</b>
Signature 	Signature 
Date <u>4-10-2025</u>	Date <u>4.10.25</u>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Form identification:** WA049-HA Of Thurston County form HUD-50077-ST-HCV-HP (Form ID - 874) for CY 2025 printed by Karen McVea in HUD Secure Systems/Public Housing Portal at 03/31/2025 04:28PM EST





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### **Resolution #2025-04-10-003**

A RESOLUTION approving the Housing Authority of Thurston County's Annual Plan update for fiscal year beginning 2025.

WHEREAS, the Resident Advisory Board met on February 14, 2025 to discuss and review proposed changes to the Plan, and

WHEREAS, the Board of Commissioners of the Housing Authority of Thurston County held a Public Hearing on March 20, 2025, and

WHEREAS, the public comment period has ended and public comments have been incorporated, and

WHEREAS, the Board of Commissioners of the Housing Authority of Thurston County has reviewed the recommendations from staff presented at the Public Hearing on March 20, 2025, and therefore

BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of Thurston County approves the submission of the Housing Authority of Thurston County's Annual Plan update for the fiscal year beginning 2025.

**Approved this 10th day of April 2025.**

\_\_\_\_\_  
Housing Authority of Thurston County Commissioner