



***The Housing Authority of Thurston County
Annual Board Meeting Minutes
May 8, 2025***

The Annual Board meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, May 8, 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 Vice-Chair, Joeline Gioulis.

Roll Call

Commissioners Present: Brittany Ferguson, Jim Cooper, Joeline Gioulis, Aaron Quitugua, Lisa Vatske
Commissioners Excused: Jay Goldstein
Public: No public responded when asked for comment

Action: Approval Regular Meeting Minutes

Commissioner Cooper moved to approve the regular meeting minutes from the April 10, 2025 regular meeting. Commissioner Quitugua seconded. Motion carried.

Action: Approval of Vouchers

Commissioner Cooper moved to approve the vouchers for the period of 4/1/2025 – 4/30/2025.
Commissioner Quitugua seconded. Motion carried.

Agenda Item Discussion: Finance

Daniel provided a brief update on finance, followed by discussion.

- **Budget:** Updates have been made to the agency's step and range structure, which will be reflected in the upcoming budget materials. Budget packets incorporating these changes are expected to be distributed to the Board next week.
- **Finance Staff:** A new finance team member is scheduled to begin employment on June 2. In addition, staff are in the process of reorganizing office spaces to accommodate departmental needs.

Agenda Item Discussion: Housing Stability

Tammie Smith provided a brief update on the Housing Stability Department. Discussion followed.

- **FSS Conference:** Tammie provided a summary of the Family Self-Sufficiency (FSS) conference she attended last month, highlighting key takeaways relevant to the program's future direction.
- **Extension of HSD Services:** The Housing Services Department will be extending support services to Emergency Housing Voucher (EHV) participants, in response to recent guidance from HUD regarding the program's sunset. Craig noted that EHV allocations are coming to an end. Commissioner Cooper inquired about the availability of alternative funding sources from other agencies.

Agenda Item Discussion: Rental Assistance

Craig Chance provided an update on the Rental Assistance Division, followed by board discussion.

- **Skinny Budget:** Craig spoke about the recent "skinny budget" that is being proposed and its potential impacts on the program.
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Agenda Item Discussion: Development

Tom Rawson provided an overview of ongoing development projects, followed by board discussion.

- **Sterling Pines:** The contractor was on-site for the first time as of yesterday. The estimated completion date for the project is January 29. A \$950,000 grant for the project was recently approved by the Thurston County Commission.
- **Lacey Project (McClanahan Village):** The purchase and sale agreement between the City of Lacey and LOTT is scheduled to go before the Lacey City Council for approval on June 3.

Agenda Item Discussion: Administration

Craig Chance provided an administrative update, followed by board discussion.

- **Board Software:** Staff presented a comparison between OnBoard and SharePoint for board management. By consensus, the Board agreed to proceed with using the SharePoint platform.
- **Community Hero Award:** Craig announced that Karen McVea received the "President's Award" from Homes First as part of their Community Hero Awards. Commissioner Cooper, who attended the event, shared remarks about the significance of the award, noting that it was selected by the Homes First Board.
- **All Staff Picnic:** The annual All-Staff Picnic is scheduled for June 18, from 12:00 PM to 3:00 PM at Pioneer Park.

Regular Meeting Adjourned

Minutes Approved:

Joelene Gioulis

Housing Authority of Thurston County Commissioner

12/06/25

Date

Signature: Joelene Gioulis
Joelene Gioulis (Jun 12, 2025 14:22 PDT)

Email: joeleneg@hatc.org

2. Regular Meeting Minutes for 5-8-2025

Final Audit Report

2025-06-12

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