



***The Housing Authority of Thurston County
Annual Board Meeting Minutes
June 12, 2025***

The Annual Board meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, June 12, 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, Brittany Ferguson, Jim Cooper, Joeline Gioulis, Aaron Quitugua, Lisa Vatske

Commissioners Excused:

Public: No public responded when asked for comment

Action: Approval Regular Meeting Minutes

Commissioner Cooper moved to approve the regular meeting minutes from the May 8, 2025 regular meeting. Commissioner Quitugua seconded. Motion carried.

Action: Approval of Vouchers

Daniel Arevalo gave a brief summary on the May vouchers. Discussion followed. Commissioner Cooper moved to approve the vouchers for the period of 5/1/2025 – 5/31/2025. Commissioner Ferguson seconded. Motion carried.

Action: Approval of FY 2026 Budget

Daniel Arevalo presented the FY 2026 budget. Commissioner Cooper noted that the budget includes a 3% Cost of Living Adjustment (COLA) for staff, including the Executive Director. The proposed budget was distributed to all commissioners in advance. Discussion followed.

Commissioner Vatske raised questions regarding budget processes in light of potential federal budget changes. Daniel and Craig provided responses.

Commissioner Cooper proposed forming a finance committee and creating a budget process calendar to involve the board earlier in the budget cycle. He also expressed interest in further discussion around the Executive Director compensation process. Commissioner Goldstein suggested Commissioner Cooper and Commissioner Quitugua take the lead on the proposed finance committee, noting that he would follow up to formalize the process.

Commissioner Cooper moved to approve the FY 2026 Budget. Commissioner Quitugua seconded. Motion carried.

Agenda Item Discussion: Finance

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

- **Finance Staff:** Daniel Arevalo introduced DJ Kirkwood as the new finance staff member, noting DJ's background with the Washington State Auditor's Office. Craig provided additional context about DJ's experience and role.
- **Financial Statements:** Tom Rawson presented financial statements through March 31, 2025. Commissioner Cooper inquired about the appreciation of land value; Tom addressed the question.

Agenda Item Discussion: Rental Assistance

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

- **Project-Based Voucher (PBV) Roundtable:** HATC hosted a roundtable with staff and external partners to discuss coordination on policy and procedural updates.
- **Shortfall Status:** The agency remains in a funding shortfall; however, cost-saving measures—such as limiting moves to higher-cost areas—are helping to reduce the gap.
- **HUD Programs & Budget:** Craig discussed recent congressional activity impacting HUD programs and budgets.

Agenda Item Discussion: Development

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

- **Sterling Pines:** Construction is underway, with interior framing currently in progress. Projected occupancy is set for February 2026. Craig acknowledged the \$950,000 grant awarded by Thurston County. Commissioner Cooper suggested utilizing Coordinated Entry for unit lease-up.
- **Lacey Project (McClanahan Village):** A recent meeting with City of Lacey staff focused on the upcoming Purchase and Sale Agreement. Craig expressed appreciation for the City's involvement and support with this project. Commissioner Goldstein asked about environmental and feasibility studies, while Commissioner Cooper raised questions regarding pro forma scenarios.

Agenda Item Discussion: Administration

Craig Chance provided updates on recent administrative activities:

- **Community Engagement:**
 - Participated in Commissioner Strickland's housing panel.
 - Participated in Housing Affordability Forum hosted by the City of Olympia.
 - Attended a community town hall hosted by County Commissioner Rachel Grant.
- **Juneteenth:** Craig acknowledged the upcoming Juneteenth holiday.
- **All-Staff Picnic:** Scheduled for June 18 from 12:00 PM to 3:00 PM at Pioneer Park in Tumwater.
- **Commissioner Resignation:** Commissioner Aaron Quitugua announced that this would be his last board meeting as he is moving tomorrow. He expressed appreciation for his time on the board. He encouraged the agency to continue its work with veterans and local populations.
 - Commissioner Cooper suggested that the board vacancy be publicly posted and that board members, rather than staff, take the lead in recommending candidates.

Regular Meeting Adjourned

Minutes Approved:

Jay Goldstein

Jay Goldstein (Jul 10, 2025 22:03 GMT+2)

Housing Authority of Thurston County Commissioner

10/07/25

Date






2. Regular Meeting Minutes for 6-12-2025

Final Audit Report

2025-07-10

Created:	2025-07-08
By:	Melissa Walker (melissaw@hatc.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzrUTNluQgZhfkXWCI6e8HbEm50-T1i3s

"2. Regular Meeting Minutes for 6-12-2025" History

-  Document created by Melissa Walker (melissaw@hatc.org)
2025-07-08 - 5:45:06 PM GMT
-  Document emailed to Jay Goldstein (jayg@hatc.org) for signature
2025-07-08 - 5:45:11 PM GMT
-  Email viewed by Jay Goldstein (jayg@hatc.org)
2025-07-08 - 10:28:28 PM GMT
-  Document e-signed by Jay Goldstein (jayg@hatc.org)
Signature Date: 2025-07-10 - 8:03:38 PM GMT - Time Source: server
-  Agreement completed.
2025-07-10 - 8:03:38 PM GMT