



***The Housing Authority of Thurston County  
Regular Board Meeting Minutes  
July 10, 2025***

The Regular Board meeting of the Housing Authority of Thurston County Board of Commissioners held on Thursday, June 10, 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 Vatske moved to approve the regular meeting minutes from the June 12, 2025 regular meeting. Commissioner Quitugua seconded. Motion carried.

**Action: Approval of Vouchers**

Daniel Arevalo gave a brief summary on the June vouchers. Discussion followed. Commissioner Ferguson moved to approve the vouchers for the period of 6/1/2025 – 6/30/2025. Commissioner Vatske seconded. Motion carried.

**Agenda Item Discussion: Rental Assistance**

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

- **Section 8 Management Assessment Program (SEMAP):** Karen gave an overview of SEMAP, explaining its purpose and requirements. She noted that SEMAP audit findings must be completed and submitted to HUD.
- **Emergency Housing Vouchers (EHV):** Craig reported that HUD has authorized the conversion of EHV participants to the Housing Choice Voucher (HCV) program, contingent upon funding and voucher availability. We anticipate utilizing that option.
- **Shortfall Update:** Karen stated that the shortfall team met earlier today. While the agency remains in shortfall status, the situation is gradually improving.

**Action: Approval of SEMAP Submission**

- Karen gave a brief summary. Commissioner Cooper moved to approve the certification of the SEMAP results. Commissioner Vatske seconded. Motion carried.

### Agenda Item Discussion: Housing Stability Division

Tammie Smith provided an update on the Housing Stability Division, followed by discussion.

- **Steamer House:** Efforts are underway to relocate the family currently residing in the HATC owned property known as the “Steamer House”. A new unit has been secured, and the family is expected to move by the end of the month. Craig added that the Steamer House requires rehabilitation, after which the agency intends to sell the property. Notably, it is the only single-family home owned by HATC. Proceeds from the sale will be directed toward the McClanahan Village project.
- **Emergency Housing Vouchers (EHV):** Staff continue to work closely with EHV families, providing support services to help them progress toward self-sufficiency.

### Agenda Item Discussion: Finance

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

- **Real Estate Assessment Center (REAC) Submission:** Currently working on the REAC submission. This must be submitted 90-days after the Fiscal Year End.
- **Financial Statements:** Will be presented at the next regular board meeting.

### Agenda Item Discussion: Development

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

- **Sterling Pines:** The roof has been removed, and significant damage was discovered; repairs are currently underway. Despite this, construction remains on schedule. The project has also received its first installment of funds from the Department of Commerce.
- **Lacey Project (McClanahan Village):** Staff will be coordinating with Komachin Middle School and the City of Lacey regarding the project’s opening.

### Agenda Item Discussion: Administration

Craig Chance provided updates on recent administrative activities, followed by discussion.

- **Congressional Update:** Craig reported on federal legislative activity related to the housing voucher program, including discussion of the proposed “Big, Beautiful Bill.” He encouraged continued advocacy with local congressional representatives in support of the program. Commissioner Ferguson asked about contingency plans should the voucher program be absorbed; Craig addressed the questions.
- **HUD Landlord Study:** A HUD study group will be onsite next week to conduct a landlord study.
- **NAHRO Conference:** The annual NAHRO conference will be held in Phoenix from September 28–30. Craig invited commissioners to let him know if they are interested in attending.
- **Board Meeting Schedule:** Reminder that there will be no regular Board meeting in August.

**Regular Meeting Adjourned**

**Minutes Approved:**

  
Jay Goldstein (Oct 9, 2025 11:07:34 PDT)

Housing Authority of Thurston County Commissioner

09/10/25

Date