

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
SEPTEMBER 18, 2017

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in regular session on September 18, 2017, at SHA’s Central Office Building located at 190 Queen Anne Avenue North, Seattle, Washington. Board Chair Debbie Thiele called the meeting to order at 5:02p.m. Kimberly Garrett performed a roll call for Board Commissioners in attendance. Commissioners present and absent were as follows:

Present: Debbie Thiele, Chair
 Emily Abbey, Vice-Chair
 Ahmed Abdi (Arrived during Public Comment)
 Dr. Paula Houston
 David Moseley

Absent: Jermaine Smiley
 Zachary DeWolf

Public Comment

Dr. Jeffrey Perkins, Jr.
Dennis Saxman
Susan Hill
Marguerite Richard

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of August 21, 2017; minutes from the Regular Board Briefing of September 11, 2017; and, the Expenditure Certification Reports (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of August 1 through August 31, 2017).

Commissioner Moseley moved to approve the Consent Agenda and the motion was seconded by Commissioner Dr. Houston. Hearing no questions or comments, Commissioner Thiele called for a vote. The Consent Agenda was approved unanimously by those Board

members present (5 yes 0 no). It was made of note that Commissioner Abdi joined the meeting during the Public Comment period.

Regular Agenda

Resolution No. 5136 - West Seattle Revenue Bond

Commissioner Moseley moved for consideration of Resolution No. 5136; it was seconded by Commissioner Abdi. Housing Finance & Asset Management Director Ann-Marie Lindboe presented Resolution No. 5136 to the Board and recommended adoption of the resolution.

Resolution No. 5136 would authorize SHA to issue Series A and Series B private activity low income housing revenue bonds to then loan the bond proceeds to the West Seattle Affordable Housing LLLP for the acquisition and rehabilitation of Wisteria Court Apartments, Longfellow Creek Apartments and Roxhill Court Apartments, all located in West Seattle. The Series A bonds represent the permanent debt which will be repaid using project revenues, and the Series B bonds represent the construction financing that will be used to pay for the rehabilitation and will be repaid using tax credit equity.

After further comments, Commissioner Thiele called for a vote of Resolution No. 5136. Resolution No. 5136 was approved by majority vote of the Board present (5 yes; 0 no).

Resolution No. 5137 - West Seattle Omnibus

Commissioner Dr. Houston moved for consideration of Resolution No. 5137; it was seconded by Commissioner Abbey. Housing Finance & Asset Management Director Ann-Marie Lindboe presented Resolution No. 5137 to the Board and recommended adoption of the resolution.

Resolution No. 5137, a companion piece to Resolution No. 5136, which authorizes issuance of the tax exempt bonds for this project. Resolution No. 5137 is an omnibus financing resolution which provides the authorizations necessary to allow the Executive Director or his designees to sign documents to complete the financing of the acquisition and rehabilitation of the three West Seattle Properties.

Hearing no further questions or comments, Commissioner Thiele called for a vote of Resolution No. 5137. Resolution No. 5137 was approved by majority vote of the Board present (5 yes; 0 no).

Introduction of Annual Resolutions – Resolution No. 5138 and Resolution No. 5139

Resolution No. 5138 – 2018 Annual Budget- 1st Reading

Commissioner Moseley moved to open for the introduction of Resolution No. 5138; it was seconded by Commissioner Abdi. CFO Shelly Yapp introduced Resolution No. 5138 to the Board for current consideration and future action.

Resolution No. 5138 adopts SHA's Combined Operating and Capital Budget for 2018, which is proposed at \$307.4M and comprised of two parts: \$194M slated to Housing Operations, services and rental assistance and \$111M slated towards Capital preservation and redevelopment. The agency-wide budget has been developed consistent with SHA's 2016-2020 Strategic Plan and our MTW Agreement, as extended.

This resolution adopts an \$86.64 million program operations and administrative budget, a budget for service grants of \$3.06 million; Housing Assistance Payments of \$104.12 million; Capital Preservation projects and non-routine expenditures of \$24.59 million; and an \$86.28 million budget for redevelopment activities. The Proposed Budget includes 562.5 Full-time Equivalent Positions (FTEs), which is nearly even compared to the 2017 Adopted Budget of 562.3.

Commissioner Abbey moved to table the discussion of Resolution No. 5138 until October; it was seconded by Commissioner Abdi. Hearing no further questions or comments, Commissioner Thiele called for a vote to table discussion on Resolution No. 5138. Resolution No. 5139 was tabled by majority vote of the Board present (5 yes; 0 no).

Resolution No. 5139 – 2018 Annual Moving To Work (MTW) Plan

Commissioner Abbey moved to open for the introduction of Resolution No. 5139; it was seconded by Commissioner Dr. Houston. Strategic Planning & Development Manager Shkëlqim

Kelmendi introduced Resolution No. 5139 to the Board for current consideration and future action.

Resolution No. 5139 approves the 2018 Annual MTW Plan, certifies that the public hearing requirement has been met, and authorizes the Chair of the Board to execute the HUD Certification of Compliance with MTW Plan Requirements and Related Regulations. The resolution also authorizes changes to the Housing Choice Voucher Administrative Plan, Public Housing Admissions and Continued Occupancy Policy (ACOP), and other policy documents that are needed in order to implement new and updated MTW activities proposed in the MTW Plan.

Seattle Housing Authority is proposing one new MTW activity for 2018: local blended subsidy. This new financing model would allow Seattle Housing Authority to leverage MTW Block Grant funds to invest into the agency's aging public housing stock. With local blended subsidy, Seattle Housing Authority would combine public housing and voucher funding as well as revenue generated through tenant rents to support loans and subsequent debt repayment for renovations to existing public housing buildings, which would not otherwise be allowed under regulations for public housing funding alone. These buildings would continue to operate as public housing and continue to serve public housing residents.

Commissioner Abdi moved to table the discussion of Resolution No. 5139 until October; it was seconded by Commissioner Dr. Houston. Hearing no further questions or comments, Commissioner Thiele called for a vote to table discussion on Resolution No. 5139. Resolution No. 5139 was tabled by majority vote of the Board present (5 yes; 0 no).

SHA Delegated Expenditure Authorization

CFO Shelly Yapp presented to the Board the annual notification listing SHA employees with delegated expenditure authorization. Expenditure authorization permits an employee to make financial commitments for SHA up to the amount authorized.

Executive Director Report

Mr. Lofton made mention of facilitated staff conversations on the heels of the tensions in Charlottesville VA. We held a series of discussions with staff about how those situations in Virginia related to our work at SHA, what we felt was/was not acceptable in how we conduct business, and how we could be sensitive in our contact with residents and customers during volatile times. It was stressed that these actions would not be replicated at SHA and that our intent is to be inclusive and welcoming to customers, not to promote divisiveness.

Commissioner Abbey remarked that it would be a good idea to share this information with residents, that they may find value in the agency's message.

Mr. Lofton mentioned that the voter registration information for applicants has been initiated and implemented this past August. Customers and residents are encouraged to register.

Mr. Lofton announced that Raven Terrace has been selected as the nation's best housing redevelopment by Affordable Housing magazine, and distributed the press release to the Board for further perusal. SHA is proud to be awarded such an honor.

The Seattle/King County Clinic, free to the community, will take place in October 26-29, 2017. Volunteer medical professionals give free services to the public and the Board was invited to tour the event set up to get a gist of the breadth of the event.

The Board watched a video about a family housed at Yesler Terrace, and their transition to new housing at new Yesler. KUOW filmed a media spot, which captured what SHA is trying to accomplish at Yesler. It demonstrates the shifting opinions and ideas of Yesler Terrace.

The Commissioners were invited to the Hoa Mai grand opening on September 29, as well as the community celebration that followed on September 30.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the September 18, 2017 regular session of the Board adjourned at 6:11 p.m.