
SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING
MEETING AGENDA

LOCATION	Seattle Housing Authority, Jesse Epstein Rm, First Floor, 190 Queen Anne Ave N	
DATE	Monday, January 11, 2016 8:30 am – 10:00 am	
BOARD ATTENDEES	Aser Ashkir	Zachary Pullin
	Nora Gibson, Chair	Jermaine Smiley
	Kollin Min	Emily Abbey
	Deborah Canavan Thiele, Vice Chair	
DISTRIBUTION	SHA Board of Commissioners; Cabinet	

Commissioner Roll Call

AGENDA:

1. Resolution No. 5089: Amended/Restated Post Issuance Compliance Policy (10 min) Ann-Marie Lindboe
2. Resolution No. 5090 : NewHolly Phase I “
3. Resolution No. 5091: Yesler Terrace – Red Cedar Ridge “
4. Criminal Background/Admissions (10 min) Jennifer Westerman
5. Voucher Utilization Update (10 min) Cynthia West
6. Yesler Terrace Environmental Initiatives (30 min) Kathlyn Paananen &
Tom Eanes

EXECUTIVE SESSION

7. 2015 Executive Director Accountability Agreement (30 min) Andrew Lofton

Board Chair Nora Gibson opened the meeting at 8:37 am

Sr. Executive Assistant Kimberly Garrett performed the Commissioner Roll Call.

Commissioners Ashkir and Pullin were absent from the Briefing.

MEETING NOTES

Review 1/18/16 Regular Board Meeting Agenda and Updates

Resolution No. 5089 - Amended/Restated Post Issuance Compliance Policy

Finance & Asset Management Director Ann-Marie Lindboe presented to the Board Resolution No. 5089, which confirms the Board's adoption of changes to the compliance policies for tax exempt bonds issued by SHA imbedded in Resolution 5086. In 2012, Resolution No. 5005 was adopted by the Board, and policies were then updated and incorporated into Resolution No. 5086.

Resolution No. 5090 - NewHolly Phase I

Director Lindboe presented Resolution No. 5090 to the Board, an inducement resolution so that SHA may issue bonds to finance the repairs to NewHolly Phase I. Due to building exterior damage from construction design and installation resulting in water intrusion issues, SHA is planning to remedy the identified construction defects and re-syndicate NewHolly Phase I. Starting mid-2016, and lasting between 18-24 months, NewHolly Phase I will receive a full envelope renovation that will include removing and reinstalling all roofing, siding, windows, trim and gutters and correct any damage to the underlying structure to the approximate cost of \$15-20 million dollars. Resolution No. 5090 will allow SHA to pay for the construction project out of tax exempt bonds and make application to WSHFC for an allocation of four (4) percent tax credits.

Resolution No. 5091: Yesler Terrace – Red Cedar Ridge

Director Lindboe presented Resolution No. 5091 to the Board, a bond inducement resolution which allows SHA to issue tax exempt bonds and loan the proceeds to a yet to be formed limited liability limited partnership to finance the development of Red Cedar Ridge at 888 Fir Street in Yesler Terrace. By stating the intent to issue the bonds, SHA may be reimbursed for money spent on predevelopment activities from the bond proceeds. SHA is hoping to close on the Red Cedar Ridge project in late 2016.

Criminal Background/Admissions

Housing Operations Director Rod Brandon made the presentation to the Board about the development of an updated criminal background screening policy that will align SHA policy with HUD and Seattle Office of Housing recommendations. The updated policy would set out to reduce barriers to applicants through individualized comprehensive case review, instead of automatic housing denial process, while also determining potential risk to the health and safety of current residents and staff. Although this secondary review process has been in place for many years, SHA has updated the application document to remove a list of offenses which would cause an applicant to be denied for housing, and possibly serve as an unintentional barrier to housing by causing potential applicants to self-select out of the process. Staff is in the process of updating the website and the on-line application for the same purpose.

Voucher Utilization Monthly Update

HCV Director Cynthia West reported that, year to date, SHA has served an additional 271 families than one year ago, with a slight decrease in overall utilization by 0.3 %. In December 2015, SHA was awarded 10 new VASH vouchers and the last 10 of our 2015 Yesler Tenant Protection vouchers transitioned from Special Purpose to MTW vouchers. The Housing Choice Voucher Program continues to work toward two main goals; serve more families, and to achieve 96% year-end and 94.1% average utilization.

Yesler Terrace Environmental Initiatives

Senior Development Program Manager Tom Eanes and Senior Housing Developer Kathlyn Paananen gave a presentation to the Board regarding the environmental stewardship and sustainability goals associated with the Yesler Terrace Redevelopment. Mr. Eanes gave a presentation centered on SHA conservation measures such as improvements in thermal enhancements, energy recovery through ventilation, LED lighting, and water conservation alternatives to energy. Ms. Paananen's presentation focused on the creation of healthy homes via **redevelopment of Yesler Terrace. In support of the SHA's goal of supporting healthy families and healthy environments**, the agency has partnered with the American Lung Association, Neighborcare Health and King County Hazardous Waste to provide Yesler Breathe Easy Plus Program. Through strategic outreach, SHA is promoting a Green Healthy Living Initiative **where Yesler neighbors and residents are engaged and stewards of their shared community's environment and health.**

Board Chair Gibson adjourned the meeting at 9:21am. Executive Session resumed thereafter.

Secretary-Treasurer