
SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING
MEETING AGENDA

LOCATION Seattle Housing Authority, Jesse Epstein Rm, First Floor, 190 Queen Anne Ave N

DATE Tuesday, February 10, 2015 7:30 am - 9:00 am

BOARD ATTENDEES Aser Ashkir Kollin Min
Nora Gibson, Chair Doug Morrison, Vice Chair
John Little (Absent) Deborah Canavan Thiele (Absent)
Juan Martinez (Absent)

DISTRIBUTION SHA Board of Commissioners; Cabinet

AGENDA:

1. Resolution No. 5075: Resolution Approving Tenant Write-Offs
2. Resolution No. 5076: Resolution Authorizing The Submittal Of A Disposition Application To HUD
3. Resolution No. 5077: Resolution Approving Designation Of Acting Executive Director & Succession
4. Water Meter Update
5. Voucher Utilization Update
6. MTW Conference Update

Board Chair Gibson opened the meeting at 7:35am.

MEETING NOTES:

Review 2/17/15 Special Board Meeting Agenda Items and Updates

Resolution No. 5075: Resolution Approving Tenant Write-Offs

Seattle Housing Authority (SHA) policy provides for the write-off of delinquent tenant accounts receivable, on a quarterly basis, after exhausting all reasonable collection efforts and following 90 days of account inactivity. CFO Shelly Yapp briefed the Board on the annual submittal for Board resolution which would approve the write-off of delinquent tenant accounts to collection loss. The write-off to collection loss totals \$1,078,956.77 in delinquent accounts, consisting of \$894,869.13 for former residents, \$133,266.64 for former HOPE VI residents and \$50,821.00 for former HCV/Section 8 participants. These accounts were determined to be uncollectible after significant efforts to collect during the Fiscal Year of 2014 ending December 31, 2014. The amount this year is significantly higher because of two primary factors: 1) We have amended our policy from writing off accounts after 9 months of inactivity to 90 days of activity, and this is the first report that reflects that change; and 2) we included the HOPE VI communities for the first time. The combination of those two factors accounts for the increase.

Resolution No. 5076: Resolution Authorizing The Submittal Of A Disposition Application To HUD

This resolution authorizes SHA to submit an application to HUD for the disposition of approximately 1.15 acres at Yesler Terrace, the site where Hoa Mai Gardens will be built. The land will be acquired by the 221 10th Avenue South LLLP under a long-term lease. The Disposition application is necessary to comply with HUD requirements.

Resolution No. 5077: Resolution Approving Designation Of Acting Executive Director & Succession

This resolution, **approving designation of Acting Executive Director in Mr. Lofton's absence**, formally rescinds and replaces Resolution 5021 in order to update the line of succession for designation authority to act on behalf of the Executive Director.

Water Meter Update

Resource Conservation Manager Bob Wyda presented a Water Billing Program report to the Board, an annual update regarding the successes resulting from updated utilities equipment, more affordable billing and incentives to residents, while promoting resident water conservation. The new approach was a result of a failing sub metering equipment platform in the HOPE VI community, which led to controversy regarding tenant dissatisfaction about steeply rising utility

rates, and tenant distrust in their utility bills. SHA was able to rebuild resident and community trust while creating a viable and sustainable program.

Voucher Utilization Update

Rental Assistance Program Director Cynthia West provided the monthly update for Housing Choice Voucher Utilization. HCV continues to increase the number of households served, with the overall utilization increased by 0.6% (December 2014 – January 2015) due to net gains in MTW vouchers. However, 90% utilization was not attained for various reasons, which were discussed in detail with the Board, one in particular being a failure to lease with vouchers. Commissioner Min expressed concern regarding this, and requested that it be reported on the Utilization Dashboard submitted monthly to Board displaying actual numbers of those tenants who fail to lease.

MTW Conference Update

Executive Director Lofton gave an update to the Board regarding the meeting with HUD regarding MTW contract extension. Progress was made, but there is still a lot of work to be done. Per the discussions, HUD has taken the position that the contract extension would be granted, but only under certain conditions, which would change the way the MTW program operates (Currently, the program operates under statute with an agency having the ability to be able to move MTW funds to different activities and/or combine funds, as long as they are within the statute. The new program **that's being discussed would change that to a condition** that in order to be eligible for a contract extension, an agency would have to spend a significant portion - 90% of HAP funds - on Housing Choice Vouchers (HCV), or HCV-type activities and programs and would exclude funds that would be spent on housing preservation, support services, self-sufficiency work, etc. Their goal and objective to this is to get higher levels of voucher utilization within the agencies. As these discussions **and negotiations continue**, HUD's intent and focus has become clearer.

Board Chair Nora Gibson adjourned the meeting at 9:02am.

Secretary-Treasurer