
SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING
MEETING AGENDA

LOCATION	Seattle Housing Authority, Jesse Epstein Rm, First Floor, 190 Queen Anne Ave N	
DATE	Monday, March 14, 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:

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| 1. Resolution No. 5096: HCV Administrative Plan Changes (10 min) | Cynthia West |
| 2. Resolution No. 5097 : 2016 Housing Levy Commitment (10 min) | Andrew Lofton |
| 3. Resolution No. 5098 : 2015 MTW Report (10 min) | Andria Lazaga |
| 4. Voucher Utilization Monthly Update (5 min) | Cynthia West |
| 5. Impact of VPS Increase on Utilization (25 min) | Cynthia West |
| 6. Draft Strategic Plan for Comment (10 min) | Spencer Williams |

EXECUTIVE SESSION

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| 7. 2016 Executive Director Accountability Goals (30 min) | Andrew Lofton |
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Board Chair Nora Gibson opened the meeting at 8:347 am

Commissioners Ashkir, Smiley and Pullin were absent from the Briefing.

MEETING NOTES

Review 3/21/16 Regular Board Meeting Agenda and Updates

Resolution No. 5096 – HCV Administrative Plan Changes

HCV Director Cynthia West presented to the Board changes to Chapter 5 of the Administrative Plan, which describes policies for SHA's Project based program. Under Section E, language was added as to initial rents being set at the lower of the current Voucher Payment Standard, or the reasonable rent determined by SHA. Prior meetings were held with the Office of Housing, as well as for community partners and providers to explain the change in the Plan, which was well received.

Resolution No. 5097 – 2016 Housing Levy Commitment

Executive Director Andrew Lofton presented this resolution to the Board to outline SHA's voucher commitment for the 2016 Housing Levy. As a supportive partner in the past two levies (2002 & 2009), SHA recommends contributing up to 300 vouchers to the levy, bringing the total voucher submittal to all three levies by SHA to 1,245. Resolution No. 5097 would authorize SHA to provide up to 300 Section 8 Housing Choice Vouchers in units financed by the 2016 Housing Levy, if passed by voters in fall 2016.

2015 Moving To Work (MTW) Report

Policy and Initiatives Director Andria Lazaga presented highlights of the 2015 Moving To Work, which touched upon households served, average incomes of residents, number of households currently waiting on available public housing, as well as changes to housing resources of low-income people in 2015.

SHA initiated three new approved MTW activities; 1) a streamlined activity concerning self-employed household expenses verification (which determined household income for rent calculation); 2) a newly established applicant port-out rule, where a new voucher must be used within Seattle for the first year of usage; as well as 3) SHA, along with partners, piloted the Workforce Opportunity System, a plan designed to connect participants with education, employments and financial literacy services.

Voucher Utilization Monthly Update

HCV Director Cynthia West reported that, to date in 2016, SHA has served an additional 35 households, with a slight increase in overall utilization by 0.4 % from January 2016 to February

2016. These new admission shoppers are from the 2015 waitlist, port ins and special purpose vouchers.

The Housing Choice Voucher Program continues to work toward two main goals for 2016; serve more families, and to achieve 92.4% year-end and 92% average utilization.

Impact of Voucher Payment Standard (VPS) Increase on Utilization

HCV Director Cynthia West presented to the Board an update on the voucher shopping and leasing experiences for voucher holders searching for rental housing under the most recent VPS, which was increased in July 2015. Because of changing variables within the analysis, it is difficult to make definitive conclusion that increasing the VPS made a significant difference in helping participants obtain housing because the participant sample is diminished. Preliminary, the current VPS appears to be sufficient for affordable housing units (other subsidized rents), but is insufficient leasing up in the private market.

Staff will continue to evaluate data and are working to develop a proposal to bring to the Board to recommend potential changes in the VPS for 2016.

Draft Strategic Plan for Comment

Sr. Policy Analyst Spencer Williams gave a presentation to the Board of the SHA revised draft 2016-2020 Strategic Plan for public comment. After review of the draft by the Board and Cabinet earlier this year, ongoing engagement with staff, participants and resident councils are currently taking place now through early April. The plan was revised to reduce redundancy and to clarify **the intent of the message articulated by the agency's core mission statement. Feedback and proposed plan changes, as well as Board action on the recommended 2016-2020 Strategic Plan are set to take place at the April 2016 meetings.**

Board Chair Gibson adjourned the meeting at 9:30am. Executive Session resumed thereafter.

Secretary-Treasurer