
SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING

LOCATION Seattle Housing Authority, 190 Queen Anne Ave N, Seattle, WA
Jesse Epstein Conference Room, First Floor

DATE April 10, 2017 4:30pm-6:00pm

Deborah Canavan Thiele, Board Chair

BOARD ATTENDEES Emily Abbey, Vice-Chair Dr. Paula Houston
Ahmed Abdi David Moseley
Zachary DeWolf Jermaine Smiley

DISTRIBUTION SHA Board of Commissioners; Cabinet

4:30pm - Commissioner Roll Call

AGENDA:

Action Items

4:35pm – SSHP Rent Policy (Resolution #5129)

4:55pm – Assessment of Fair Housing (Resolution #5130)

Informational Briefings

5:15pm – Quarterly Litigation Report

5:25pm – Housing Choice Voucher Payment Standards Analysis

5:40pm – Voucher Family Neighborhood Access Supplement

Board Chair Debbie Thiele opened the meeting at 4:38 p.m.

Commissioners DeWolf and Smiley were absent from the Briefing.

MEETING NOTES

Review 4/17/17 Regular Board Meeting Agenda and Updates

Resolution No. 5129 – SSHP Rent Policy

Executive Director Lofton introduced Senior Policy Analyst Matt Helmer and Property Mgmt. Administrator Jake LeBlanc once again presented Resolution No. 5129, which would amend the rent policy structure of the Seattle Senior Housing Program (SSHP). This resolution, which was proposed previously to the Board in March 2017, recommends a more fair and equitable rent structure for the program.

Over the past year, SHA has explored many different rent policy options for SSHP, has done multiple analyses, as well as engaged a variety of different stakeholder groups to create a new proposed rent policy for the program. Mr. Helmer reiterated the proposal to the Board, which was initially sparked by resident concerns regarding perception of fairness of the SHA current rent policy. Resolution No. 5129 outlines a new rent policy proposal which has five components: it would authorize SHA to expand the hardship policy offered to SSHP residents, to create a fifth rent tier (for individuals earning between 50 and 80 percent of AMI), to reset/update new goals for the distribution of rents within SSHP, to have the flexibility to **change the timing of residents' annual rent adjustment**, and eliminate the Transfer Without Cause policy. Current SSHP residents will not experience rent increases due to this proposal.

Discussion and inquiries of the Board surrounding elimination of the **Transfer Without Cause policy, rent tier options, as well as timing of residents' annual rent adjustment**. Clarification and updating of information was requested in the resolution language.

Resolution No. 5130 – Assessment to Fair Housing (AFH)

Executive Director Lofton introduced Sr. Policy Analyst Chris Klaeyen presented Resolution No. 5130 to the Board, which approves the AFH, including its findings and the fair housing strategies and goals it identifies and authorizes the Executive Director to finalize the AFH report for submittal to HUD, due May 15, 2017.

The Board was previously briefed on the AFH's major findings in December 2016. As a result of requirements of the recent new regulations for Affirmatively Furthering Fair Housing, it requires that SHA and other entities receiving federal funding complete a report to HUD identifying the barriers to Fair Housing in their community, and strategies they intend to deploy to correct any impediments they identify.

Quarterly Litigation Report

Executive Director Lofton invited the Board to peruse the report and let him know if they had any inquiries and/or comments in regard to it.

Housing Choice Voucher Payment Standards Analysis

Executive Director Lofton invited the Board to peruse the report and let him know if they had any inquiries and/or comments in regard to it.

Voucher Family Neighborhood Access Supplement

Policy & Strategic Initiatives Director Andria Lazaga presented the Voucher Family Neighborhood Access Supplement, a proposal aimed to utilize HUD funding to provide additional rental assistance to families with children who choose to rent in an area that promotes great upward mobility for their children. Seattle's tight rental market, and increasing housing costs, is compounded when a voucher holder tries to rent a family sized unit (2 or more bedrooms) when the Voucher Payment Standard is lower than what the market is charging for rentals. Through providing a supplemental rental subsidy, HCV families will have more options to rent in neighborhoods that promote upward mobility for low-income children.

The Family Access Supplement is being designed around a budget cap of \$500,000 (approximately 0.5% of the total Housing Assistance Payments budget) annually, once fully implemented. By limiting this higher rental assistance to only families with children in opportunity areas, we will maximize the long-term benefits and outcomes in terms of upward mobility. Further discussion on the proposal was deferred to the May Briefing.

Board Chair Thiele adjourned the meeting at 6:09 p.m.

Secretary-Treasurer