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SEATTLE HOUSING AUTHORITY  
REGULAR BOARD BRIEFING  
MEETING AGENDA

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

DATE Tuesday, April 14, 2015 7:30 am - 9:00 am

BOARD ATTENDEES Aser Ashkir (Absent) Zachary Pullin  
Nora Gibson, Chair Jermaine Smiley (Absent)  
Kollin Min Deborah Canavan Thiele  
Doug Morrison, Vice Chair (Absent)

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DISTRIBUTION SHA Board of Commissioners; Cabinet

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AGENDA:

1. Annual Elections of the Board Update Nora Gibson
2. Strategic Plan Update Beka Smith
3. Voucher Utilization Update Andrew Lofton
4. Yesler Terrace Update – Annual Implementation Report Stephanie Van Dyke
5. Quarterly Litiation Report James Fearn

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

## MEETING NOTES

Review 4/20/15 Regular Board Meeting Agenda and Updates

### Annual Meeting of Board Elections Update

Board Chair Gibson reported that she is willing to continue to serve as the chair of the board, pending her board reappointment, and observed that boardmembers Debbie Thiele and Zachary Pullin expressed interest in holding the position of Vice-Chair. It was determined that Commissioner Thiele will serve as the Vice Chair of the SHA Board of Commissioners, and Commissioner Pullin will mature in his commissioner role and will pursue board leadership at a future date.

### Strategic Plan Update

Coordinator of Policy & Strategic Initiative Beka Smith gave a brief overview of the progress update for the 2011-2015 Strategic Plan, which is measured in comparison to 2010, the baseline year before implementation of the current strategic plan. Consisting of distinct goals and strategic direction, **since the plan's implementation, SHA has steadily increased its resources, has made gains in efficiency and has indicated an improved ratio of assets to debts.** Our intent is to initiate a conversation with the Board in anticipation of goals that we want to emphasize and prioritize for the next strategic plan phase of SHA (2016-2020)

### Voucher Utilization Update

Executive Director Andrew Lofton provided the monthly update for Housing Choice Voucher Utilization, focusing on HCV Program goals for 2015, the challenges to serve more families while achieving a 96% year end (and 94.1 average utilization) and what processes HCV will implement to achieve said goals. Leased percentage decreased a bit, but we will continue to monitor it and will report to you with additional recommendations, if required.

HCV just completed their waitlist lottery on April 10<sup>th</sup>, which began on March 23<sup>rd</sup> for 2,500 spots on the HCV waitlist. At final count, registrations were a bit over 20,000 – slightly lower than in 2013, but still a significant demand for housing vouchers.

In March 2015, SHA maintained 90% utilization, which is key to preserving our MTW authority.

### Yesler Terrace Update – Annual Implementation Report

Development Director Stephanie Van Dyke gave a summary presentation regarding the Annual Implementation Report of the Yesler Terrace Redevelopment Project. The report focuses on ramped up redevelopment efforts and implementation in 2014, and documents the extensive

work completed to meet housing production targets, education and economic opportunity goals, while providing neighborhood services and amenities. The redeveloped Yesler Terrace will preserve the diverse qualities of the existing neighborhood while providing safe, sustainable housing, as well as future housing, parks and open spaces for residents and the community.

Quarterly Litigation Report

General Counsel James Fearn gave a brief report on pending litigation at SHA.

Board Chair Gibson adjourned the meeting at 8:19am.

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Secretary-Treasurer