
**SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING**

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

DATE June 12, 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 – Resolution No. 5131: Resolution Authorizing Executive Director Discretion to House Residents and Housing Choice Voucher Program Participants In Emergencies

4:45pm – Resolution No. 5132: Resolution Creating a Home From School Ranking Preference

Informational Briefings

4:55pm – Family Focused Voucher Allocations/CMTO

5:05pm – Count Us In Summary/Homelessness Efforts Update

Topics for Discussion

5:15pm – President’s 2018 Budget Implications

5:35pm – Yesler Fundraising Efforts/Strategies

5:45pm – Voter Registration Follow Up

Board Chair Debbie Thiele opened the meeting at 4:31 p.m.

Commissioners Abdi, DeWolf, Houston and Smiley were absent from the Briefing.

MEETING NOTES

Review 6/19/17 Regular Board Meeting Agenda and Updates

Resolution No. 5131 – Executive Director Discretion in Emergencies

Executive Director Andrew Lofton presented Resolution No. 5131 to the Board, which authorizes the Executive Director to provide housing in SHA owned units or other housing assistance to SHA residents and HCV participants who lose their housing as a result of natural or man-caused disasters, government action, contamination, or similar events or circumstances determined by the Executive Director to justify exercise of the discretion provided in the resolution.

Resolution No. 5132 - Home From School Ranking Preference

Mr. Lofton introduced Deputy Executive Director Anne Fiske Zuniga to present Resolution No. 5132 to the Board.

The Home from School program aims to support homeless and unstably housed families with children in order to positively impact family and school stability. The program, piloted at Bailey Gatzert Elementary School located in the Yesler neighborhood, provides long-term affordable housing options to families experiencing homelessness who would like access to stable housing that allows continuity in their neighborhood school. Resolution No. 5132 aids in fulfilling the goals of the Home from School Pilot Program by proposing to add a preference to the Public Housing Waiting Lists for this program. The preference will allow Home from School participants to move to the top of the waiting list when a unit that meets the goals of this program becomes available.

Family Focused Voucher Allocations/CMTO

Policy & Strategic Initiatives Director Andria Lazaga updated the Board of the current standing of the grant-funded Creating Moves to Opportunity (CMTO) program, a Seattle-King County pilot, of which the Seattle Housing Authority (SHA) is a key partner. This pilot will test strategies to remove barriers currently prohibiting families with vouchers from moving to high opportunity areas that are likely to have a positive impact on the upward mobility of children. The grant requires that a specific number of families are enrolled over the pilot period (2017-2019). Unfortunately, analysis of the HCV 2017 waitlist, along with historical success factors shows that SHA will not reach enough families to meet the commitments under the grant. To address the goal of serving a certain number of families, which is also a part of our MTW commitments, we are envisioning doing an additional draw from the 2017 lottery registrants to supplement the number of families to draw from for the pilot and ensure that adequate families are issued vouchers each month. The implication of this approach would mean higher costs (larger household units for larger household size will be more expensive per voucher) and some

non-family applicants could wait longer for housing. Feedback from the Board will be used to determine next steps.

Count Us In Summary/Homelessness Efforts Update

Intergovernmental Relations Director Lisa Wolters presented the Count Us In results and Sr. Policy Analyst Denille Bezemer updated the Board on Homelessness efforts, starting with a recap from the April Board Retreat.

At the April Board retreat, the Board approved planning for a Moving On pilot, with local service providers, using SHA subsidized hard units (i.e., public housing and project-based replacement units). SHA is currently exploring options for a Moving On pilot with City, County, and All Home. The intent is to keep the Board updated and briefed, as the landscape of homelessness is constantly changing and the success of the pilot is dependent on system implementation and recommended changes. The recent Count Us In report illustrates the urgency and need for system changes.

All Home released the 2017 Count Us In report (previously Point in Time Count) on May 31, 2017, a point-in-time count of the number of people unsheltered (e.g., on the streets, in cars, etc.) and sheltered (emergency shelters and transitional housing) in Seattle-King County. The 2017 report also changed the methodology for counting the homeless population from previous years. It includes a street count held on January 27, 2017 that covered virtually every census tract in King County, a shelter count the same night, a youth and young adult count, and a person-to-person survey completed by 1,158 people reflecting a representative sample of the sheltered and unsheltered population across the county. Previously, only “hot spots” were counted and some dangerous areas were omitted. The comprehensive report provides details on the people counted and the causes of homelessness. Highlights of this year’s report indicates the total number of people experiencing homelessness in Seattle-King County increased, mostly due to the 22% increase in people who are unsheltered, i.e., on the streets, in vehicles, tents or encampments (sanctioned and unsanctioned).

President’s 2018 Budget Implications

Mr. Lofton introduced CFO Shelly Yapp and IGR Director Lisa Wolters to update the Board of what we know from the release of the President’s Proposed FY18 Budget.

Ms. Wolters reported the Trump administration released the full budget proposal on May 23, 2017, which wasn’t too much different than what was expected in regard to the earlier release of his ‘skinny budget’. It cuts roughly 14% to the Department of Urban Development (HUD), with approximately \$6.2B in funding from HUD and cuts across many programs. The Public Housing operating fund was cut \$500M less than FY17, yet the Capital Fund was one of the deepest cuts experienced at \$.1.3B versus what was enacted in FY17. For HCV, it proposed \$771M less than FY17, with no new funding for VASH, or for the Choice Neighborhoods Initiative in FY18. The Trump budget also makes drastic cuts in healthcare and basic assistance programs that primarily will affect low- and moderate-income people.

Ms. Yapp reported on what the Trump budget means for SHA. While we don't have definitive information, we have made some assumptions about how the federal reductions would impact our local budget. While we will refine these estimates as more information becomes available, our initial assessment is that the President's budget would represent a 9.5% - 11/4% reduction in SHA's MTW revenues should the budget pass. Ms. Yapp also identified several proposed policy changes that would be quite troublesome for MTW agencies and affect tenant housing costs.

Yesler Fundraising Efforts/Strategies

The Choice Neighborhood Grant (CNG) expires at the end of 2019, so the agency is in the process of exploring funding strategies and options to partner with outreach to possibly raise additional funds to be available to those programs previously funded by the grant past 2019. Executive Director Lofton indicated that staff would be calling together a group of former Commissioners and staff to discuss possible funding fundraising ideas. We hope to garner some ideas for private fundraising via these discussions, or to determine the feasibility of this endeavor.

Voter Registration Follow Up

Intergovernmental Director Lisa Wolters reported according to Census data, low-income voters register to vote at lower rates than higher income voters. Currently, SHA houses 18,231 U.S. Citizens of voting age across all of its programs and, based on the research, it's assumed that over 50 percent of the residents are not registered to vote. Housing authorities are permitted to do voter registration activities, but it must be non-partisan.

Ms. Wolters presented a range of voter registration options considered by staff. Staff recommends we provide the following voter registration assistance: post voter registration posters in the Housing Service Center and provide a link on lobby computers to the Secretary of State website to register to vote; add a page to the SHA website regarding voter registration with a direct link to the Secretary of State website, and; provide voter registration information at HCV briefings, as well as at LIPH leasing.

Executive Director Comments to the Board

Mr. Lofton invited the Commissioners to attend a luncheon with visitors from the Dallas Housing Authority. It will be held on Tuesday, June 27th at noon – please RSVP to Kimberly Garrett if you are interested in attending. He discussed with the Board a possible reschedule of the July Board Meeting date; he will reach out to the Board collectively to see if there is interest in rescheduling the meeting to a later date in July.

Commissioner Thiele adjourned the meeting at 5:56 p.m.

Secretary-Treasurer