

---

SEATTLE HOUSING AUTHORITY  
REGULAR BOARD BRIEFING  
MEETING AGENDA

---

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

DATE Tuesday, June 9, 2015 7:30 am – 9:00 am

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

---

DISTRIBUTION SHA Board of Commissioners; Cabinet

---

AGENDA:

1. RESOLUTION 5078 / Yesler Terrace Disposition Application
2. Strategic Plan Retreat
3. Workforce Pilot Update
4. Voucher Utilization Update
  - RESOLUTION 5079 / Voucher Payment Standard 2015 Increase
5. Tax Credit Rent Increase
6. Executive Director Update

Board Chair Nora Gibson opened the meeting at 7:36am

## MEETING NOTES

Review 6/20/15 Regular Board Meeting Agenda and Updates

### Introduction of newly appointed Board Commissioner Emily Abbey

Ms. Abbey will fill the position vacated by Commissioner Doug Morrison.

### Resolution 5078 - Yesler Terrace Disposition Application

Resolution 5078 authorizes the Executive Director or designee to submit an application to HUD for the disposition of approximately 0.92 acres at Yesler Terrace, consisting of a portion of Lot 2 and all of Lots 3, 4, and 5 of Block 2 of the Yesler Terrace Community. The land will be acquired by Yesler Investors 2 LLC under a Negotiated Sale at Fair Market Value.

### Strategic Plan Retreat

Plans are in the works to coordinate this Fall retreat with the Board and Cabinet members so that we can talk through our next strategic plan and forecast future goals (5 years+) for the agency. Staff is currently performing preparatory work and information in anticipation of the retreat, in order to provide a structured conversation about the direction of the agency, focus on the future priorities for SHA, and the consider strategies necessary to accomplish these goals in the future.

### Workforce Pilot Update

Policy and Strategic Initiatives Director Andria Lazaga and Strategic Advisor Wade Parrott gave a comprehensive and invigorating presentation regarding the Workforce Opportunities System Pilot, which focuses on partnering to build and test pathways to education, employment and job training. The pilot brings together community partners and SHA collaboratively building pathways to living wage jobs for SHA residents and participants.

### Voucher Utilization Update

The Housing Choice Voucher Program continues to work toward two main goals; serve more families, and to achieve 96% year end and 94.1% average utilization. In May, utilization increased slightly though still remains under 90%.

### Resolution 5079 – Voucher Payment Standard (VPS) 2015 Increase

HUD recently published revised Fair Market Rent (FMR) data for the Seattle-King County area. The revised FMR represent an average increase of 26%. Traditionally, an increase of such magnitude would be coupled with an annual adjustment to our Housing Choice Voucher allocation. This year HUD provided no increase in funding and the agency will have to absorb any increase cost of the increase. In addition, the increase drops our Voucher Payment Standard (VPS) below 80%. Current policy sets the VPS at between 90% and 120% of FMR, unless the Board approves different amount. Staff is recommending that we set our VPS at 85% (an average of 11% increase). We believe this will help to decrease rent burden of families and increase leasing success rates. Resolution 5079 states sets the Voucher Payment Standard for all bedroom sizes to 85% of the HUD 2015 Fair Market Rents. Setting VPS at 85% of FMR requires Board approval and modification of the range stated in the SHA Administrative Plan.

### Tax Credit Rent Increase

Housing Operations Director Rod Brandon explained how tax credit properties (i.e. Hope VI Communities) routinely are given a rent review of the current rent structure and some of the units are assessed a slight rent increase (no subsidized units are included in this assessment). Residents in those units will be notified 60 days prior to the new rent structures being taken into effect.

### Executive Director Update

Executive Director Andrew Lofton gave a brief update about the Kebero Court Grand Opening, that was well-attended by residents, public officials, staff and community members. The event was an exciting and much anticipated grand opening for the first new residential building opened as part of Seattle Housing Authority's Yesler Terrace. Accolades were expressed to the various SHA staff that pulled off such a great event!

Mr. Lofton also gave a brief update about the latest continued conversations around Moving To Work. A final proposal from HUD has been delayed; MTW agencies are still in conversation with HUD on the contract, and have submitted information to them based on timing processes regarding the issues that remain on the table. We continue to hope for positive dialogues and outcomes for these efforts.

Board Chair Gibson adjourned the meeting at 8:55am.

---

Secretary-Treasurer