
**SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING**

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

DATE July 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 – Resolution No. 5133: Executive Director Authority to Execute Amendments to Yesler Terrace Cooperative Agreement

Informational Briefings

4:50pm – Quarterly Litigation Report

5:00pm – Quarterly Voucher Utilization Report

5:10pm – Temporary Voucher Preference for Families with Children

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

MEETING NOTES

Review 7/17/17 Regular Board Meeting Agenda and Updates

Resolution No. 5133 - Executive Director Authority to Execute Amendments to Yesler Terrace Cooperative Agreement

Development Director Stephanie Van Dyke presented Resolution No. 5133 to the Board, which authorizes the Executive Director to execute future amendments to the Cooperative Agreement between the City of Seattle and the Seattle Housing Authority for the redevelopment of Yesler Terrace.

In 2012, the City Council unanimously approved a Cooperative Agreement (CA) between the City and SHA which contains SHA's commitments for affordable housing, resident relocation and other community benefits, as well as the City of Seattle's commitments of financial support. The CA was intended to be a living document with amendments from time to time to address new phases of Yesler Redevelopment over time. Resolution No. 5133 authorizes the Executive Director to enter into an agreement with the City amending the Cooperative Agreement to ratify the Red Cedar amendment to the Cooperative Agreement, to adopt the proposed amendments and to authorize the Executive Director to execute future amendments to the Cooperative Agreement needed to complete the Yesler Terrace redevelopment. The City Council is scheduled to adopt the Cooperative Agreement Amendments in July, 2017.

Commissioner Thiele asked that language be added to the current version of the resolution to reflect that the Executive Director will make reasonable efforts to notify the Board in advance of signing future amendments to the Cooperative Agreement and, in case advance notice is not possible, that the Board will be notified thereafter within a reasonable period of time.

Temporary Voucher Preference for Families with Children

Executive Director Lofton reminded the Board of previous briefings regarding changes in efforts to increase incentives for housing families. Strategic Advisor II Jodi Speer presented a summary of pending policy proposals that will be brought to the Board for action in August. These policy changes are designed to enhance opportunities for families with children to access housing assistance in neighborhoods that promote long-term, positive education outcomes for children. The Temporary Voucher Targeting for Families with Children would increase the rate at which families with children are served from the 2017 Housing Choice Voucher (HCV) Waitlist. It would increase the size of the HCV Waitlist by 600 families with children from the pool of 2017 HCV Lottery registrants.

SHA, along with King County Housing Authority, are participating in the Creating Moves to Opportunity (CMTO) Pilot, which provided \$3M in private funding through 2019 to provide

additional services to families with children. This pilot was designed to test the effects of measurable strategies to support moves to Opportunity Neighborhoods among voucher families with children. In order to meet grant requirements, SHA needs to issue a minimum of 825 vouchers to CMTO-eligible families during the grant period. As a result, SHA will establish policies and procedures to temporarily target families with children who were randomly placed on the HCV waitlist in the 2017 lottery. This policy will allow SHA to select families from the HCV waitlist at a monthly rate necessary to produce a minimum of 825 family voucher issuances between now and the end of 2019. To ensure that enough families meet the study requirements, SHA will conduct an additional draw of 600 from the approximately 6,500 families with children remaining in the 2017 HCV lottery pool. The fiscal impact would cost approximately \$2.4M annually, not counting the Family Access Supplement. Grant funds are designated for cover administrative and other costs of the study, including programs to ensure successful lease-ups of families.

In mid-July, SHA will begin a 30-day public comment period on the Voucher Temporary Targeting for Families with Children proposal, and the Board will be briefed in August of the results of the public comments and presented with any changes to the proposal, if needed.

Quarterly Litigation Report

General Counsel James Fearn presented to the Board information on pending litigation, claims and SOCR findings involving SHA.

Quarterly Voucher Utilization

HCV Director Cynthia Setel reported to the Board that during the month of June 2017, voucher utilization increased by 0/3%. This was a net gain of 35 newly utilized vouchers, due to an increase in Project Based Voucher unit lease up. As of June 30, 2017, the total number of families under lease is 10,106.

Commissioner Thiele adjourned the meeting at 5:51 p.m.

Secretary-Treasurer