
SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING

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

DATE August 13, 2018 4:30pm-6:00pm

BOARD ATTENDEES Deborah Canavan Thiele, Board Chair
Emily Abbey, Vice-Chair Dr. Paula Houston
Ahmed Abdi Paul Purcell
Robert Crutchfield Gerald Smiley

DISTRIBUTION SHA Board of Commissioners; Cabinet

4:30pm - Commissioner Roll Call

AGENDA

Briefing Items

4:35pm – Resolution No. 5154 – Voucher Payment Standard (VPS) Determination

- Public Comment Summary

5:05pm – West Seattle Rehabilitation Project Update

5:15pm – Eviction Fees Update

Commissioner roll call was given at 4:35pm. Commissioners Abdi and Houston were absent from the Briefing; Commissioner Thiele attended by phone.

MEETING NOTES

A video was shown to the Board of the RAVE Foundation/Seattle Sounders FC presenting the Golden Scarf Award to Executive Director Andrew Lofton for SHA's contributions to the community. The tribute took place at a Sounders match in front of 40,000 fans, including several Yesler youth and their families. We were honored to receive the award!

Review 8/20/18 Regular Board Meeting Agenda and Updates

Resolution No. 5154 – Voucher Payment Standard (VPS) Determination; Public Comment Summary

Mr. Lofton introduced Director of Rental Assist Programs Cynthia Setel to Board to present the final results of the public comments submitted during the thirty-day comment period in regard to the proposed Voucher Payment Standard change recommendations. The comment period, which included notifications via publications/newsletters, emails to current voucher holders and housing partners, as well as a Public Meeting, closed on July 23. As previously reported, there was an overwhelmingly positive response in support of an increase to the VPS, with one public comment from a voucher holder requiring a detailed SHA response due to the nature of the inquiries submitted.

Ms. Setel presented Resolution No. 5154, which proposes to set the new 2018 MR-VPS at 100% of the 2018 HUD Fair Market Rents for all Bedroom sizes and define those eligible for the 2018 MR-VPS as follows:

- New voucher holder and those shopping but not yet leased when the 2018 MR-VPS becomes effective;
- Existing tenant-based voucher households currently renting a unit in the private market rate sector who are rent burdened (spending 40% or more of their income on rent and utilities); and,
- Tenant-based voucher households renting a private market rate unit or an affordable unit and wishing to Move with Continued Assistance when the new private market rate they select would result in their become rent-burdened.

The recommendation to focus on those in greatest need ensures SHA can serve the maximum number of new and existing voucher households within existing resources, and allows those who are now market rate renters, but who are not rent burdened, to access the new MR-VPS should they experience rent increases for their unit that would make them rent-burdened.

West Seattle Rehabilitation Project Update

Finance & Asset Management Director Jared Cummer updated the Board on the West Seattle Rehab Project, which the Board approved in September 2017 to proceed with the financing and construction of three housing units: Wisteria Court Apartments, Longfellow Creek Apartments and Roxhill Court Apartments. The scope of the rehabilitation included: addressing the building envelopes of Wisteria Court Apartments and Roxhill Court Apartments; and, significant interior unit upgrades at all three buildings. During the course of construction at the Longfellow Creek property, the contractor discovered significant water intrusion and extensive rot in multiple buildings, caused primarily by poor construction materials and methods when the original owner built the property. As a result, SHA was given by the contractor an estimate of \$3.7 million to address the rot and water intrusion issues, replace the siding, windows and doors, and address the drainage issues around the building. To finance the additional rehabilitation, staff will present two resolutions at the September 2018 meeting for Board consideration to: (1) a bond resolution authorizing SHA to borrow an additional \$2 million in short-term tax-exempt bonds to loan into the partnership, and; (2) an amendment to the Omnibus Resolution No. 5137, authorizing a \$2.5 million increase to the SHA loan and authorizing the necessary amendments to the partnership documents.

Eviction Fees Update

Mr. Lofton reported to the Board on the continuing conversations that have taken place with **Washington Community Action Network (WCAN) in regard to SHA's eviction actions and procedures and their recommendations that they would like the agency to consider in future cases.** The discussions continue to be productive as we talked through their suggestions and **explained to them why and how SHA's processes are set and the rationale for agency actions towards evictions.** We pointed out that the agency's goal is to house people, not evict recklessly and we try to do everything we can to keep these situations from escalating toward eviction action for residents by working with them before this happens. WCAN has several recommendations in regard to fees elimination, and SHA is committed to continuing the conversation and is looking into various fee reduction possibilities.

Commissioner Abbey adjourned the meeting at 5:24 p.m.

Secretary-Treasurer