
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 14, 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. 5134 - Adopting a Policy Creating a Family Access Supplement for
Voucher Holders who Rent in Designated Seattle Neighborhoods

4:50pm – Resolution No. 5135 - Adopting a Policy for the Temporary Targeting of Vouchers for
Families with Children

Informational Briefings

5:15pm – Employment & Education Overview

5:40pm – UW Housing Partnership

Commissioners Abdi, Moseley and Smiley were absent from the Briefing. (Commissioner DeWolf joined the meeting after Roll Call had been completed.)

MEETING NOTES

Review 8/21/17 Regular Board Meeting Agenda and Updates

Resolution No. 5134 - Adopting a Policy Creating a Family Access Supplement for Voucher Holders who Rent in Designated Seattle Neighborhoods

Resolution No. 5135 - Adopting a Policy for the Temporary Targeting of Vouchers for Families with Children

Executive Director Lofton introduced Resolution No. 5134 which creates a Family Access Supplement for families with children in the Housing Choice Voucher Program. The Supplement will increase the Voucher Payment Standard in certain neighborhoods in order to provide an additional tool for families with children to potentially choose to locate in neighborhoods that have shown to have positive outcomes for children. The Resolution is a component of our participation in the Creating Moves to Opportunity (CMTO) research program and is a companion to Resolution 5135 that will allow for selecting families with children from the newly created HCV waitlist, and to add additional families to the waitlist.

Research clearly demonstrates that children that grow up in higher opportunity neighborhoods do better over time and become more economically successful, are more likely to go to college, and obtain higher incomes, etc. These objectives **align with SHA's mission to assist residents toward self sufficiency**, and our participation in the study will provide our families an additional option to improve the economic outcomes of children residing in our housing. Policy & Strategic Director Andria Lazaga provided an overall framework of Resolution No. 5134 and Resolution No. 5135, which together would increase access to voucher holders to lease up in opportunity neighborhoods. Over the past 20 years, SHA has used housing resources to deconcentrate poverty so that everyone has access and choice in where they live. 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 measureable strategies to support moves to Opportunity Neighborhoods among voucher families with children. By adopting Resolution No. 5135, it would leverage additional resources to develop and implement effective strategies to increase access to housing for voucher holders with families, specifically in opportunity neighborhoods. In addition, it would mitigate a decline in the proportion of families with children served by SHA.

In order to meet grant requirements, SHA needs to issue a minimum of 824 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 an accelerated

rate necessary to produce a minimum of 824 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 impact would have SHA serving an additional 160 more families, which would be in line with SHA Strategic Plan goals. The fiscal impact of serving more families is two-fold; SHA would serve more households, and would be serving families seeking higher unit residences. Beyond 2019, the fiscal impact of accessing 600 additional families from the applicant pool in order to reach the number of issuances for the CMTO pilot is estimated to mean 270 issuances from that applicant pool resulting in housing 162 more families (i.e. lease-ups) and costing approximately \$2.4 million annually.

Employment & Education Overview*

*Board Chair Debbie Thiele made note of an adjustment to the agenda that the Employment & Education Overview would be presented at the 8/21 Board Meeting.

UW Housing Partnership

Executive Director Lofton introduced Development Director Stephanie Van Dyke, who informed the Board about a housing partnership presented to SHA by the University Of Washington (UW). SHA would have an opportunity to facilitate the development of affordable housing in the University District in partnership with the University of Washington and a non-profit developer. UW wants to support development of affordable housing to both serve UW employees and to provide supportive housing for homeless youth and has identified University-owned property suitable for this purpose. SHA would facilitate the development by acting on behalf of the University to select a non-profit to develop and manage the housing and oversee the work of the non-profit through completion of construction. To date, SHA senior management and Development department staff has developed a conceptual framework for this partnership and are engaged in developing a Memorandum of Understanding. The expectation is to complete the MOU by September 15th, and develop an RFQ/RFP in the fall of 2017. It was requested that there be monthly updates to the Board as the project takes shape.

Executive Director Remarks

Mr. Lofton proposed to the Board that there would be regular updates reported in the Executive Director Report to the Board regarding correspondence sent to the Board, matters brought to the Board via Public Comment at Board Meeting, and the resulting actions that were taken to resolve these issues.

Commissioner Thiele adjourned the meeting at 5:14 p.m.

Secretary-Treasurer