
SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING
MEETING AGENDA

LOCATION	Seattle Housing Authority, Jesse Epstein Rm, First Floor, 190 Queen Anne Ave N	
DATE	Monday, August 8, 2016 8:00 am – 9:30 am	
BOARD ATTENDEES	Aser Ashkir Emily Abbey Dr. Paula Houston Deborah Canavan Thiele, Chair	David Moseley Zachary Pullin Jermaine Smiley
DISTRIBUTION	SHA Board of Commissioners; Cabinet	

Commissioner Roll Call

AGENDA:

1. Resolution No. 5106 - Housing Assistance for School Stability Andria Lazaga-10 min
2. Resolution No. 5107 – Revolving LOC Revenue Note Janet Hayes-5 min
3. Resolution No. 5108 – Bellwether Bond Issuance Jared Cummers-5 min
4. Resolution No. 5109 – NewHolly Bond Issuance Jared Cummers-5 min
5. Resolution No. 5110 – NewHolly Phase 1 LLLP Jared Cummers-5 min
6. Homelessness Investment Analysis Denille Bezemer- 25 min
7. Monthly Voucher Utilization Report Michelle Hoang- 5 min
8. Quarterly Litigation Report James Fearn- 10 min

CLOSED Session – Labor Negotiations Update
Session to be held for Commissioners and SHA Staff, only

Executive Director Andrew Lofton opened the meeting at 8:09 am.

Commissioners Ashkir, Houston, Smiley and Thiele were absent from the Briefing.

MEETING NOTES

Review 8/15/16 Regular and Board Meeting Agenda and Updates

Resolution No. 5106 - Housing Assistance for School Stability

Policy & Strategic Initiatives Director Andria Lazaga presented Resolution No. 5106 to the Board, which would approve an amendment to the 2016 Annual MTW Plan that would allow SHA to launch a pilot program to provide homeless and unstably housed families with children with affordable housing in the neighborhood of their current school. The pilot is being initiated at Bailey Gatzert Elementary School, **which is in alignment with SHA's** long-term commitment to transform the Yesler Terrace neighborhood into a viable, mixed-income community. Resolution No. 5106 approves implementation of the new activity for housing assistance for school stability and certifies that the public hearing requirement has been met.

SHA held a public hearing on the amendment to the 2016 annual plan on July 29, as required by our MTW agreement, and public comments were accepted from July 12 through August 11. All public comments will be shared with the Board at the meeting on August 15.

Resolution No. 5107 – Revolving Operating LOC (OLOC) Revenue Note

Controller Janet Hayes presented Resolution No. 5107 to the Board, which replaces SHA's existing Operating Line of Credit with Key Bank. This Resolution authorizes the Executive Director to extend the OLOC as it matures until August 31, 2022, provided the interest rate does not exceed a specified cap and all other material terms remain substantially the same. The OLOC provides the credit capacity for SHA to meet operating obligations in the event of a temporary cash flow shortage.

Resolution No. 5108 – Bellwether Bond Issuance

Strategic Advisor Jared Cummer presented Resolution No. 5108 to the Board, which states the intent of SHA to issue up to \$16 million in private activity bonds to finance the acquisition and construction of University District Apartments (UDA) by the University District Apartments 4% Limited Partnership (LP) with Bellwether Housing or an affiliate of Bellwether Housing as the managing general partner. The bonds when issued would be non-recourse to SHA.

The LP will use the bond proceeds to acquire and construct a multifamily housing project to contain approximately 80 units and to be located at 4734 15th Avenue NE in the City of Seattle, Washington, to provide housing for low-income persons the estimated cost of which is not expected to exceed \$32,000,000.

Resolution No. 5109 – NewHolly Bond Issuance

Strategic Advisor Jared Cummer presented Resolution No. 5109 to the Board, which authorizes the issuance of private activity tax exempt revenue bonds to finance the acquisition and rehabilitation of the 305 housing units in NewHolly Phase I by the NewHolly Phase I Limited Liability Limited Partnership (LLLLP).

NewHolly Phase I will receive a full envelope renovation that will include removing and reinstalling all roofing, siding, windows, trim and gutters as a result of significant water intrusion issues from defects in the original construction design and installation of the roof and siding systems at New Holly Phase I.

Resolution No. 5110 – NewHolly Phase 1 LLLP

Strategic Advisor Jared Cummer presented Resolution No. 5110 to the Board, which authorizes the Executive Director or his designee to complete and sign the documents necessary to construct, finance, and lease NewHolly Phase I, a 305- unit low-income housing development to the New Holly Phase I LLLP. This is a companion resolution to Resolution No. 5109 which authorizes the issuance of tax exempt bonds for this project.

Homelessness Investment Analysis

Sr. Policy Analyst Denille Bezemer gave a presentation to the Board regarding SHA Homeless Investments Analysis. SHA has been an active partner with the local homeless system for some time, but the agency has recently contracted with Focus Strategies, a national consulting firm that works with communities to address homelessness, to analyze the its investments in programs serving homeless individuals and families. Our goal is to better understand our investments in relation to the context of national policy and to increase the effectiveness of existing, as well as new investments in the fight to eradicate homelessness. Federal policy has moved towards a more data-driven approach, and HUD is calling for communities to implement a Homeless Crisis Response System (HCRS) that prevents homelessness as quickly as possible, and quickly responds to homelessness when it occurs. Focus Strategies has recommendations for SHA to **develop a clear vision for SHA’s role in the King County Homeless Response, prioritize our investments and resources in the homeless system and to develop a stronger role within the system.**

Voucher Utilization Update

HCV Program Analyst Michelle Hoang reported that in July 2016, HCV conducted a system reconciliation of active households served to increase date accuracy. As a result, many household records that should have been previously deactivated over time were deactivated simultaneously. Combined with department staffing challenges, there reflects of a decrease in total leased vouchers for the month in the report.

Utilization decreased by 1% from June 2016 to July 2016 (from 90.6% to 89.6%). HCV has implemented a work plan for lease ups, which should improve voucher utilization numbers for August 2016.

Quarterly Litigation Report

SHA General Counsel James Fearn gave a report to the Board regarding current and pending litigation involving SHA.

CLOSED Session – Labor Negotiations Update

The Board was briefed on the current status of the labor negotiations. SHA and OPEIU are in mediation, with the next mediation session scheduled for August 22.

Executive Director Lofton adjourned the meeting at 9:10 am.

Secretary-Treasurer