
SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING
MEETING AGENDA

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

DATE Tuesday, August 11, 2015 7:30 am – 9:00 am

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

DISTRIBUTION SHA Board of Commissioners; Cabinet

AGENDA:

MTW Update (15 min) Andrew Lofton

Labor Negotiation (5 min)

Yesler Terrace Update (10 min) Stephanie Van Dyke
 • Hoa Mai
 • 888 S. Fir

Voucher Utilization Monthly Update (10 min) Cynthia West

Quarterly Litigation Report (15 min) James Fearn

Budget Calendar Update (5 min) Shelly Yapp

Homelessness Update (15 min) Lisa Wolters

SHA/City of Seattle Population Overview (15 min) Andria Lazaga

Board Vice Chair Debbie Thiele opened the meeting at 7:41 am

MEETING NOTES

Review 8/17/15 Regular Board Meeting Agenda and Updates

MTW Update

Executive Director Andrew Lofton summarized the current the MTW extension discussions with HUD, reporting on a July meeting in Atlanta that consisted of 30 of the 39 MTW agencies over a fully executed draft proposal submitted by HUD, where they discussed concerns, suggestions and changes before responding to the document, as well as next steps. Currently, the agencies are awaiting a response from HUD to their submittal, with no specific timeframe for response feedback.

Labor Negotiation

The 3-year contract with OEPIU and the Trades Union concludes at the end of 2015, and labor contract negotiations have begun. More information will be reported when available, as a contract is being negotiated for the next 3-year term, and we hope to have the bargaining process culminated before the end of this year.

Yesler Terrace Update

Development Director Stephanie Van Dyke reported that SHA was awarded a \$680,000 grant from the Kresge Foundation, to be paid out in increments over the next 3 years. The grant is awarded to low income communities undergoing change, and how arts can help them maintain continuity and develop as a community.

Demolition has occurred at the old Epstein building and older housing on blocks 2 and 3, and demolition will be occurring soon on block 4 (block closest to Boren Ave and across from Kebero Court), with an active interim use on that site until private construction begins. Raven Terrace construction continues. A slight delay has occurred in the construction start at Hoa Mai, which was set to begin in September, due to an inflated construction cost estimate. We are focused to bring costs down to move forward on the project as soon as possible. 888 Fir Street is in the schematic design phase, and we continue to focus on a cost effective design while proceeding forward.

Voucher Utilization Update

HCV Director Cynthia West reported that, year to date, SHA has served an additional 203 families, with a slight decrease in overall utilization by .2%, due primarily to more vouchers going online. In July, SHA received the last 10 of the Yesler tenant protection vouchers, the 49 that were received in February transitioned from Special Purpose to MTW vouchers, which affected the utilization rate. The process of accepting new applicants from the waitlist has begun, as well.

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.

Quarterly Litigation Report

This report will be presented at the September 8th Board Briefing.

Budget Calendar Update

Chief Financial Officer Shelly Yapp reported the agency is in the midst of compiling and preparing the Proposed 2016 SHA Budget this month, with the completion of the budget summary report publication coinciding with the 2016 MTW Plan, which will both go out for public comment on August 31st. An initial briefing to the board will occur at September 8th Board Briefing, with a more formal report for the Board occurring at the September 21st Board Meeting. Adoption by the Board of the 2016 Budget (with any amendments), as well as the 2016 MTW Plan will occur at the Special October 12th Board Meeting.

Homelessness Update

Intergovernmental Relations Director Lisa Wolters presented a high-level idea to the Board of **SHA's involvement in homeless** programs, for which SHA was an early contributor to ending homelessness even before it became a national priority. **SHA's involvement in ending** homelessness is reflected in multiple areas, such as dedicated vouchers and housing units (specifically to address this issue), short-term rental assistance, all of which are activities utilizing **SHA's MTW flexibility**.

In 2005, when the community began to coalesce around the issue of ending homelessness within the next 10 years, the Committee to End Homelessness was established, an effort within Seattle-King County, extending into a national effort. SHA has been, and continues to be, a significant partner in these efforts.

SHA/City of Seattle Population Overview

Policy and Strategic Initiatives Director Andria Lazaga presented the Board with an overview of **Seattle's current population**: its growth, the number of Seattle citizens that SHA serves, and how SHA's program compares to the need for affordable housing in our community and our ability to serve new clients.

The Seattle Housing Authority (SHA) serves approximately 30,000 people each year. Ms. Lazaga presented a snapshot of SHA's capacity in the context of the current Seattle community at large. (Seattle's population is expected to grow by 120,000 in the next 20 years.)

Executive Director Note

August Board Meeting cancellation was suggested to the Board and accepted.

Board Vice Chair Thiele adjourned the meeting at 8:39 am.

Secretary-Treasurer