
**SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING**

LOCATION Hoa Mai Gardens Community Room
 221 10th Ave S, Seattle, WA 98104

DATE September 11, 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. 5136 - West Seattle Revenue Bond

4:40pm – Resolution No. 5137 - West Seattle Omnibus

Informational Briefings

4:45pm – Resolution No. 5139 – 2018 MTW Plan

5:00pm – Resolution No. 5138 – 2018 Annual Budget – 1st Reading

5:25pm – Family Self-Sufficiency Program (FSS) Redesign

Commissioners Abdi, Houston, Smiley and Thiele (out of town) were absent from the Briefing.
(Commissioner Moseley attended the meeting by phone.)

MEETING NOTES

Review 9/18/17 Regular Board Meeting Agenda and Updates

Resolution No. 5136 - West Seattle Revenue Bond

Resolution No. 5137 - West Seattle Omnibus

Housing Finance & Asset Management Director Ann-Marie Lindboe presented Resolution No. 5136 to the Board, a Bond Issuance Resolution, which authorizes SHA to issue Series A and Series B private activity low income housing revenue bonds to then loan the bond proceeds to the West Seattle Affordable Housing LLLP for the acquisition and rehabilitation of Wisteria Court, Longfellow Creek and Roxhill Court located in West Seattle. Resolution No. 5137, the Omnibus Financing Resolution and a companion to Resolution No. 5136, provides the authorizations necessary to allow the Executive Director or his designees to sign documents to complete the financing of the acquisition and rehabilitation of the three West Seattle Properties, Longfellow Creek, Wisteria Court and Roxhill Court.

Wisteria Court is a 96-unit complex in West Seattle comprised of 12 eight-unit buildings with 20 public housing units, 15 project-based voucher units, 60 market-rate units and one unit being used as an office. Longfellow Creek is an 84-unit apartment building in West Seattle comprised of seven 12-unit buildings with 30 public housing units, 14 project-based units, 39 market-rate units and one unit being used as an office. Roxhill Court is comprised of six four-unit buildings in West Seattle with 13 public housing units and 11 market-rate units. All three properties were purchased by SHA between 2002 and 2003. Since purchasing the properties, which ranged between 12 years old and 20 years old, SHA has not invested any significant capital funds into them. By using the tax credit program, the agency will leverage the current value of the properties and the value of the rehabilitation improvements to finance the \$10.6 million rehabilitation of the buildings to add at least 20 years of useful life to the properties while allowing the rents to remain affordable to low-income households. The financing will also capitalize replacement reserves with \$380,000 and require annual replacement reserve deposits of \$300 per unit per year increasing by three percent (3%) each year to help fund additional capital repairs as needed in the future.

Resolution No. 5139 – 2018 Annual MTW Plan

Policy & Strategic Initiatives Coordinator Beka Smith introduced a draft of the SHA Moving To Work (MTW) 2018 Annual Plan Summary to the Board, in accordance to an agreement with HUD to report an annual plan for proposed alternatives and implementations to certain federal regulations in order to improve housing services and to better meet the needs of our residents. One new activity proposed for 2018 is local blended subsidy. This new financing model would allow SHA to leverage MTW Block Grant funds to invest into the agency's aging public housing stock.

With this subsidy, SHA would combine public housing and voucher funding as well as revenue generated through tenant rents to support loans and debt repayment for renovations to existing stock. With existing plan activities, small scale changes were proposed, as well.

SHA is currently accepting comments on the draft MTW Annual Plan through September 29, 2017. A public hearing will be held on September 13, 2017 at 2:30pm at the Central Office for the agency to present the draft plan and annual budget and take testimony from the public, followed by a Q&A session. The plan activities and budget will also be discussed at meetings for the Joint Policy Advisory Committee (JPAC), the Seattle Senior Housing Program (SSHP) Advisory Committee held in September.

Resolution No. 5138 – SHA 2018 Annual Budget – 1st Reading

CFO Shelly Yapp introduced the 2018 Annual Proposed Budget to the Board, which would adopt the Combined Operating and Capital budget, which is proposed at \$307.4M and comprised of two parts: \$194M slated to Housing Operations, services and rental assistance and \$111M slated towards Capital preservation and redevelopment. The agency-wide budget has been developed consistent with SHA's 2016-2020 Strategic Plan and our MTW Agreement, as extended. This resolution adopts an \$86.64 million program operations and administrative budget, a budget for service grants of \$3.06 million; Housing Assistance Payments of \$104.12 million; Capital Preservation projects and non-routine expenditures of \$24.59 million; and an \$86.28 million budget for redevelopment activities. The Proposed Budget includes 562.5 Full-time Equivalent Positions (FTEs), which is nearly even compared to the 2017 Adopted Budget of 562.3.

Both Resolution No. 5138 & Resolution No. 5139 will be formally introduced to the Board at the September 18, 2017 Board Meeting, but action in regard to both resolutions will take place at the October 16, 2017 Board Meeting.

Family Self-Sufficiency Program (FSS) Redesign

Anne Keeney, Matt Helmer & Karmin Hallberg briefed the Board regarding the integration of the redesigned FSS program into the new employment opportunity program at SHA to make one cohesive program designed to expand the participation and the success of the program participants. Key components of the new proposal is alignment with Economic Security Continuum and new employment service program design; increased focus on post-secondary education; including more residents to participate, including non-heads of households; and, simplification of the process to offer short-term, as well as long-term financial goals. It is proposed to test the new model over two years with regular reporting on program results, and total cash payments and savings payments not to exceed \$435,000 in 2018 & 2019.

Commissioner Abbey adjourned the meeting at 5:37 p.m.

Secretary-Treasurer