
SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING
MEETING AGENDA

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

DATE Tuesday, September 8, 2015 7:30 am – 9:00 am

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

DISTRIBUTION SHA Board of Commissioners; Cabinet

AGENDA:

- | | |
|---|--------------------|
| 1. Affirmatively Furthering Fair Housing (AFFH) | Denille Bezemer |
| 2. MTW Plan | Beka Smith |
| 3. MTW Budget Update | Shelly Yapp |
| 4. Voucher Utilization Monthly Update | Cynthia West |
| 5. Yesler Terrace Update | Stephanie Van Dyke |

EXECUTIVE SESSION (Closed to the public – RCW 42.30.110 (1)):

- | | |
|--------------------------------|-------------|
| 6. Quarterly Litigation Report | James Fearn |
|--------------------------------|-------------|

Board Vice Chair Debbie Thiele opened the meeting at 7:38 am

MEETING NOTES

Review 9/21/15 Regular Board Meeting Agenda and Updates

Affirmatively Furthering Fair Housing (AFFH)

Sr. Policy Analyst Denille Bezemer gave the Board an overview of Affirmatively Furthering Fair Housing (AFFH), Assessment of Fair Housing (AFH) Tool, and SHA households served. HUD published the AFFH Final Rule in July 2015, and the second draft of the associated AFH Tool in August 2015.

The final rule and tool are intended to clarify obligations of jurisdictions receiving federal funds for housing and development to affirmatively further fair housing in line with the Fair Housing Act of 1968. SHA is currently discussing options with the City of Seattle to partner on the AFH, and is already moving toward strong analyses.

MTW Plan

Policy & Strategic Initiatives Coordinator Beka Smith presented a summary of the 2016 MTW Plan, an annual plan that SHA submits to HUD which provides projections for 2016 of waiting lists numbers, numbers of households served, leasing rates, affordable housing units and changes to housing stock, or to SHA vouchers. The plan also proposes new MTW activities and updates **on existing MTW strategies. Projections for the agency's funding sources and planned expenditures** are also reflected in the Plan.

SHA is proposing one new MTW activity for 2016, an energy conservation financing program that is intended to reduce costs and promote energy conservation in public housing buildings.

The draft plan went out for public comment late August, which continues through mid-September, with a public hearing scheduled for September 17th.

MTW Budget Update

CFO Shelly Yapp gave a comprehensive presentation of the 2016 SHA Proposed Annual Budget, which addressed three topics, with a review of the budget numbers and changes highlighted in the proposed budget. Shelly briefly discussed SHA's confidence in the proposed budget in light of the fact that the federal government continues to work through their numbers. She also reviewed the results of the 2016 budget survey. The highest priority for SHA remains to keep, maintain and improve existing housing stock for the long term, and to find more innovative ways to serve more people in need of low income housing. Ms. Yapp offered the Board individual budget briefings.

Voucher Utilization Monthly Update

HCV Director Cynthia West reported that, year to date, SHA has served an additional 204 families, with a slight decrease in overall utilization by .2%. In August, 30 of SHA's 2015 Yesler Tenant Protection Vouchers transitioned from Special Purpose to MTW vouchers.

The Board will be briefed in October to some changes to the Administrative Plan regarding various policies and procedures. (These particular changes in the Plan do not require changes to the MTW authority.) Board action may be required.

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.

Yesler Terrace Update

Community Services Administrator John Forsyth focused his briefing around two main topics: summer youth programming, and activities surrounding community building. This summer, SHA had youth programs centering around education, particularly the youth tutoring program at Bailey Gatzert that serves around 60 Yesler neighborhood students; and, two successful on-going programs aimed toward teens: the Youth Media Project, a program at Seattle University, as well as the Rec Tech Computer Lab at Yesler. Through these programs, teens have been documenting via film the Yesler Redevelopment Project.

Development Director Stephanie Van Dyke gave an update of Kebero Court, which is almost completely leased up, and reported that Raven Terrace is planned for completion at the end of 2015 and will lease up the first months of 2016. Demolition is completed along several blocks to on Boren Ave, along Yesler to the Steamplant and Raven Terrace, land which will have workforce housing and market-rate housing. The design process is currently underway. Hoa Mai continues to be on hold, with a hope to go forward on the project soon.

Meeting moves to Executive Session

- Quarterly Litigation Report

Meeting Returns to Regular Board Session

Board Vice Chair Thiele adjourned the meeting at 9:00 am.

Secretary-Treasurer