
**SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING**

LOCATION	Held via Teleconference Line Microsoft Teams (206) 257-3799; Phone Conference ID 543 134 327# Click here to join the meeting Listen in: Jesse Epstein Conf Rm, 1 st Floor, SHA Central Office	
DATE	September 11, 2023, 4:30pm - 6:00pm	
BOARD ATTENDEES	Paul Purcell, Board Chair Gerald Smiley, Vice-Chair Sally Clark Robert Crutchfield	Rita Howard Dr. Paula Houston Twyla Minor
DISTRIBUTION	SHA Board of Commissioners; Cabinet	

Commissioner Roll Call

AGENDA:

Briefing Items

- **Resolution No. 5267:** Douglas Apartments LP Exit (5 min)
- **Resolution No. 5268:** Lake City Village LP Exit (5 min)
- **Intro to 2024 MTW Plan** (15 min)
- **Reintegration Housing Pilot** (30 min)

Commissioner roll call was given at 4:32 p.m. The Briefing was held via teleconference with an in-person option at the SHA Central Office. Commissioners Minor and Smiley were absent from the Briefing.

Review 09/18/23 Regular Board Meeting Agenda and Updates

Resolution No. 5267: Douglas Apartments LP Exit

Executive Director Rod Brandon introduced CFO Jared Cummer to the Board to present Resolution No. 5267.

In 2007, SHA formed the Douglas Apartments Limited Partnership for the purpose of redeveloping a 44-unit apartment building. The partnership currently consists of SHA as the General Partner with a 0.01 percent ownership interest and Enterprise as the Limited Partner with a 99.99 percent ownership interest. The partnership was established to use four percent tax credits with tax exempt bonds to finance the redevelopment.

Resolution No. 5267 authorizes SHA to acquire the limited partner interest in this partnership from Enterprise. The resolution also authorizes the dissolution of the partnership and the forgiveness of the outstanding SHA loans, the assignment, amendment and/or transfer of documents with the Washington State Housing Finance Agency (WSHFC), the City of Seattle Office of Housing, and the Washington State Department of Commerce. This transaction is administrative and financial and will have no impact on existing residents.

Resolution No. 5268: Lake City Village LP Exit

Mr. Brandon introduced CFO Jared Cummer to the Board to present Resolution No. 5268.

In 2009, SHA formed the Lake City Village Limited Liability Limited Partnership for the purpose of redeveloping an 86-unit apartment complex. The partnership currently consists of SHA as the General Partner with a 0.01 percent ownership interest and Enterprise as the Limited Partner with a 99.99 percent ownership interest. The partnership was established to use nine percent tax credits to finance the redevelopment.

Resolution No. 5268 authorizes SHA to acquire the limited partner interest in this Partnership from Enterprise and authorizes the dissolution of the partnership and the forgiveness of the outstanding SHA loans, the assignment, amendment and/or transfer of documents with HUD and the Washington State Housing Finance Agency (WSHFC). This transaction is administrative and financial and will have no impact on existing residents.

Intro to 2024 MTW Plan

Mr. Brandon introduced Strategic Advisor Lily Sweeney to introduce the proposed 2024 SHA Moving to Work (MTW) Plan to the Board.

SHA became an MTW agency in 1999 and is one of the 39 initial housing authorities participating in the program. As an MTW agency, SHA has the flexibility to test innovative policies and practices to improve housing services and better meet local needs. Under this

MTW authority, SHA may propose and implement alternatives to some federal regulations that increase cost-effectiveness and support housing choice and self-sufficiency. MTW applies to most of SHA's housing units and programs, including Public Housing and most Housing Choice Vouchers (HCV). This Plan is central to SHA's culture of innovation and ingrained in key programs and practices. Nearly 80% of SHA's housing units are funded by the MTW Block Grant and has 22 MTW activities encompassing 130 strategies. Funding flexibility allows for mission critical investments in areas such as supportive services, housing quality and housing development.

Prior to submitting the Plan to HUD, SHA is required to commit to a Public Comment process; this will take place from August 31 through September 30. Information is posted on the SHA website, in the Daily Journal of Commerce, in The Voice, and sent to Community Builders and property management staff for residents. Comments are solicited via email, voicemail, U.S. postal mail, with a hybrid public hearing taking place on September 12 at 3 pm. Presentations will be held for the Low-Income Public Housing JPAC on September 19 and to the Seattle Senior Public Housing JPAC on September 21.

SHA is adding two new strategies in 2024 as the implementation of existing approved MTW activities evolves over time.

MTW Strategy 12.A.03 refers to local asset limits for eligibility: SHA may establish local thresholds and local hardship policies for asset limits for admissions and continued occupancy. HUD unveiled a policy based on an act of Congress which limits a household's assets for admission and continued occupancy to \$100,000 (retirement and education savings don't count). Seattle has an extremely high cost of living, and a nation-wide asset limit does not fit with our housing market. SHA will establish local asset eligibility limit and local hardship policies which may take into consideration such factors as age, disability, income, the ability of the family to find suitable alternative housing and whether supportive services are being provided. This strategy will not affect how SHA calculates rent for current or future participants.

MTW Strategy 20.A.02 refers to Reintegration housing program: SHA may operate a program to provide short-term bridge housing for households with at least one member returning to the community from incarceration. In 2024, SHA will begin piloting a reintegration housing program for individuals who experience incarceration face exacerbated challenges in securing and maintaining housing. This program would help prevent homelessness and allow for timely release of Justice Involved Individuals (JII) and will provide bridge housing and access to tailored supportive services. The program will be operated as an MTW "Local, Non-Traditional" housing program, meaning it can have separate eligibility, rent and time-limitation policies. The program model is being informed by the communities most impacted.

The Plan will also include updates and clarifications of existing strategies: SHA is combining two existing MTW strategies previously established to achieve the same purpose into a single strategy, Strategy 10.A.03: Asset income threshold. It clarifies SHA's approach to rent policy in MTW Activity 10: Local rent policies. In late 2019 SHA began working on a comprehensive review of public housing and voucher rent policies to identify

opportunities to reduce the time and bandwidth burden on staff and tenants. This was halted by COVID-19. SHA will maintain current policies while exploring options and potentially developing a comprehensive set of recommendations for improvements. The process for developing recommendations will center the experiences of participants and staff directly involved. SHA's Seattle Senior Housing Program portfolio follows a rent policy designed specifically for that portfolio, so changes to that policy will not be a focus of this body of work.

Reintegration Housing Pilot

Mr. Brandon introduced Research & Evaluation Analyst Sarah Zavaleta, and Strategic Advisors Terry Mowatt and Marie Wiley to present the Reintegration Housing Pilot program to the Board.

Reintegration of Justice Involved Individuals (JIIs - someone who is currently, or has in the past, spent time in jails, correctional facilities, prisons or has been impacted by the justice system) is the process of previously incarcerated people successfully transitioning back into community. Using the term reintegration provides a more holistic view than reentry as it focuses on the individual's employment, health, education, housing, and family/communal ties. The purpose of a reintegration housing program is to combat how the United States criminal legal system disproportionately incarcerates black men and people of color. Being justice-involved makes finding, securing, and maintaining housing challenging, and it's more difficult for individuals who are recently released. Experiencing homelessness can leave individuals increasingly vulnerable to repeat interactions with the criminal justice system.

In 2022, SHA committed an investment to develop and implement a pilot program to serve justice-involved individuals. A cross-departmental work group was formed to develop program recommendations and relationship building was initiated between SHA and the Black Prisoner's Caucus (BPC). In early 2023, staff were hired (with lived experience) to lead this project. Community engagement with potential partners began and this pilot program was introduced in the proposed 2024 Moving to Work (MTW) Plan as a proposed use of MTW authority for this program.

The process by which the team is developing recommendations is rooted in the desire to be anti-racist and centers the humanity and needs of those whom this program is intended to serve. The team has already engaged with community organizations that currently serve JIIs such as Weld Seattle, Rooted Reentry, Freedom Project, Community Passageways, and the Black Prisoners Caucus Community Group. They are also currently working with the Washington State Department of Corrections (DoC) to schedule in-person and/or virtual engagement opportunities with currently incarcerated individuals to hear firsthand the needs of individuals whom this program intends to serve. It is vital that information and perspectives of individuals who are likely to reintegrate into our community are incorporated into the program design.

After discussion, Commissioner Purcell then asked the Board if there were any questions, or comments pertaining to the Briefing. After hearing none, Commissioner Clark moved for adjournment, that being seconded by Commissioner Howard. The September 11, 2023, Regular Board Briefing was adjourned at 6:04 p.m. after a vote of the Board present (4 yes; 0 no; 0 abstentions.)

Secretary-Treasurer