
SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING

LOCATION Seattle Housing Authority, 190 Queen Anne Ave N, Seattle, WA
Jesse Epstein Conference Room, First Floor

DATE October 8, 2018 4:30pm-6:00pm

BOARD ATTENDEES Deborah Canavan Thiele, Board Chair
Emily Abbey, Vice-Chair Dr. Paula Houston
Ahmed Abdi Paul Purcell
Robert Crutchfield Gerald Smiley

DISTRIBUTION SHA Board of Commissioners; Cabinet

4:30pm - Commissioner Roll Call

AGENDA

Briefing Items

4:35pm –Resolution No. 5158 - 2019 SHA Moving To Work (MTW) Plan

- Public Comment Results

4:40pm – Resolution No. 5159 - 2019 SHA Budget

5:10pm – Acquisition Strategy & Criteria

Commissioner roll call was given at 4:35 p.m. Commissioner Abdi, Dr. Houston and Crutchfield were absent from the Briefing; Commissioner Smiley attended by phone.

MEETING NOTES

Review 10/15/18 Regular Board Meeting Agenda and Updates

Resolution No. 5158 - 2019 SHA Moving To Work (MTW) Plan/Public Comment Results
Policy & Strategic Initiatives Coordinator Beka Smith introduced Public Comment results to **SHA's proposed 2019 MTW Plan, which proposes new MTW activities**, provides updates on existing MTW strategies, and provides agency projections for 2019 regarding the number of households served, waiting lists and housing stock.

Ms. Smith reported that the majority of comment submitted were quite positive, but not a huge amount of submittals were received. A common theme was how affordable housing is at a **minimum locally**. Comments were received at a **Public Hearing held on September 24 at SHA's Central Office**, at Joint Policy Advisory Committee and Senior Advisory Committee meetings, as well as via email and phone calls to SHA.

Resolution No. 5159 - 2019 SHA Proposed Budget

CFO Shelly Yapp presented Resolution No. 5159, which **adopts SHA's Combined Operating and Capital Budget for 2019**. The agency-wide budget, including operating, capital, and grant, and **redevelopment expenditures, totals \$292.5 million and has been developed consistent with SHA's 2016-2020 Strategic Plan and our MTW Agreement, as extended**. This resolution adopts a \$95.7M program operations and administrative budget; a budget of \$2.9M for service grants; Housing Assistance Payments of \$109.8 million; Capital Preservation projects and non-routine expenditures of \$26.4M; a new category of Opportunity Investments of \$24.4; and, \$33.4M budget for redevelopment activities. It also **approves, in SHA's capacity as the General Partner and Managing Agent for our 16 tax credit limited partnerships, preliminary budgets totaling \$27.4 million**, which are subject to finalization and submittal to each limited partnership for approval. This resolution contains certifications by the Board required by HUD for their approval of our MTW budget by October 18, 2018.

Ms. Yapp discussed key questions and responses to the 2019 proposed budget, which focused once again on the three Strategic directions included in the Budget Survey;

- How does the Budget expand housing opportunities?
- How does the Budget promote quality communities?
- How does the Budget improve quality of life?

Also discussed was proposed spending to replace the fleet for the agency in 2019, and why this need is a new issue to the budget.

Acquisition Strategy & Criteria

Finance & Asset Management Director Jared Cummer presented to the Board a proposed acquisition program which would align with the strategic directions of the 2016-2020 SHA Strategic Plan. **Prior acquisition programs were implemented in the early 2000's with the intent to focus on acquiring properties to generate cash flow to reduce dependence on federal subsidy.** The focus shifted to acquiring units for replacement housing, which resulted in swift acquisitions of properties requiring significant capital needs, many of which did not end up generating excess cash-flow.

The goals of this new proposed plan would be to expand housing opportunities (by creating more affordable housing and diversifying housing choice) and promote quality communities (by preserving and promoting high quality housing). Mr. Cummer presented the Board with six different sets of acquisition criteria, which intersects the plan goals of the program proposal:

Criteria 1: Serve more people in low-income and extremely low-income households.

Criteria 2: Replace aging public housing units.

Criteria 3: Increase number of large family units.

Criteria 4: Increase access to opportunity neighborhoods.

Criteria 5: Add units to inventory at lower cost than new development.

Criteria 6: Maintain financial strength of the agency through balanced acquisition approach.

These considerations and strategies will be brought again to the Board for additional discussion and feedback at further length in the coming months.

Commissioner Thiele adjourned the meeting at 6:03 p.m.

Secretary-Treasurer