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SEATTLE HOUSING AUTHORITY  
SPECIAL BOARD BRIEFING  
MEETING AGENDA

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LOCATION	Seattle Housing Authority, Jesse Epstein Rm, First Floor, 190 Queen Anne Ave N	
DATE	Tuesday, October 6, 2015 7:30 am – 9:00 am	
BOARD ATTENDEES	Aser Ashkir	Zachary Pullin
	Nora Gibson, Chair	Jermaine Smiley
	Kollin Min	Emily Abbey
	Deborah Canavan Thiele, Vice Chair (Absent)	
DISTRIBUTION	SHA Board of Commissioners; Cabinet	

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AGENDA:

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|---|-------------------|
| 1. 2016 SHA Proposed Budget - Resolution No. 5081 | Shelly Yapp       |
| 2. 2016 MTW Plan - Resolution No. 5082            | Beka Smith        |
| 3. SHA Board Administration                       | Nora Gibson       |
| 4. MTW Extension Update                           | Anne Fiske Zuniga |
| 5. Strategic Plan Process Update                  | Andria Lazaga     |
| 6. Voucher Utilization Update                     | Jodi Speer        |
| 7. Yesler Terrace Update                          | Tom Eanes         |

Board Chair Nora Gibson opened the meeting at 7:36 am

## MEETING NOTES

Review 10/12/15 Special Board Meeting Agenda and Updates

### Resolution No. 5081 -2016 SHA Proposed Budget

CFO Shelly Yapp presented Resolution 5081 to the Board which **adopts SHA's Combined Operating and Capital Budget for 2016**. The agency-wide budget, including operating, capital, grant, and redevelopment expenditures, totals \$223.0 million and has been developed consistent **with SHA's 2011-2015 Strategic Plan and our MTW Agreement**. This resolution adopts an \$80.2 million operating budget; a budget for service grants of \$1.98 million; Housing Assistance Payments of \$87.8 million; Capital projects and non-routine expenditures of \$18.2 million; and a \$34.7 million budget for development activities.

### Resolution No. 5082 – 2016 MTW Plan

Policy & Strategic Initiatives Coordinator Beka Smith presented to the Board the summary of the Public Comment Hearing on the 2016 MTW Plan & Budget, 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 **purpose of the public hearing was to consider public testimony concerning SHA's proposed MTW Annual Plan and budget**. The public hearing was held on September 17, 2015.

Resolution No. 5082 approves the 2016 Annual MTW Plan, certifies that the public hearing requirement has been met, and authorizes the Chair of the Board to execute the HUD Certification of Compliance with MTW Plan Requirements and Related Regulations attached to the resolution.

### MTW Extension Update

Deputy Executive Director Anne Fiske Zuniga updated the Board on current MTW contract extension discussions, which are ongoing as HUD and the MTW Housing Authorities are in continuing negotiation regarding contract language and terminology that all parties involved may hope to find consensus with.

## Strategic Plan Process Update

Policy & Strategic Initiatives Director Andria Lazaga updated the Board on the progress of SHA's Strategic Plan process, which includes feedback distilled from the Board/Cabinet Retreat held in September, staff comments derived from the October 1<sup>st</sup> All Staff meeting, as well as highlights and themes gleaned from performing outreach as to SHA's future path.

## Voucher Utilization Monthly Update

HCV Manager Jodi Speer reported that, year to date, SHA has served an additional 214 families, with a slight increase in overall utilization by .2%. In September 2015, 49 of SHA's 2015 Yesler Tenant Protection vouchers and 21 Theodora vouchers transitioned from Special Purpose to MTW vouchers. Ten of the last new VASH vouchers have also been added into Special Purpose, making the overall net decrease of 60 Special Purpose authorized vouchers.

The Board will be briefed in November 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

Senior Development Program Mgr. Tom Eanes gave a brief update of the current construction projects occurring at Yesler Terrace. Kebero Court is completely leased up, effective September 2015 and Raven Terrace is scheduled to be completed by December 2015 with a move-in period slated to begin in January 2016. Excavation begins mid-October for Hoa Mai Gardens, while at Block 2, 3 and 4 demolition and regrading of the site will ~~be complete~~ commence this month. ~~Design of the new~~ Central Park is underway with a projection of a portion to be open in Fall 2017 and the 10<sup>th</sup> Avenue Hillclimb construction continues. Cindy Srihibhadh, Project Management Administrator in the Housing Operations Division, spoke on the Phase III Relocation efforts, which she reported 100% the success of 100% rein the relocation of 106 households by the deadline.

## SHA Board Administration

As a result of a discussion amongst the Commissioners regarding rescheduling the SHA Board Briefings time, it was decided that, effective November 9, 2015, the Board Briefing will ~~be held~~ now be held on the 2<sup>nd</sup> Monday of each month at 8:30am, at the Jesse Epstein Conference Room

| located at the SHA Central Office, ~~effective November 9, 2015~~. All necessary parties will be notified of this change.

Board Chair Gibson adjourned the meeting at 8:30 am.

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Secretary-Treasurer