
SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING
MEETING AGENDA

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

DATE Monday, October 10, 2016 8:00 am – 9:30 am

BOARD ATTENDEES Emily Abbey, Vice-Chair David Moseley
Ahmed Abdi Zachary Pullin
Dr. Paula Houston Jermaine Smiley
Deborah Canavan Thiele, Chair

DISTRIBUTION SHA Board of Commissioners; Cabinet

Commissioner Roll Call

AGENDA:

1. Resolution No. 5112 – 2017 Proposed Budget Shelly Yapp – 15 min
2. Resolution No. 5113 - 2017 MTW Annual Plan Beka Smith – 10 min
 - Public Comment Summary
3. Resolution No. 5114 – OPEIU Labor Contract Leigh Ann Tift – 10 min
4. Resolution No. 5115 - Bellwether Bond Resolution Ann-Marie Lindboe-5 min
 - Issuance of Tax Exempt Revenue bonds for the acquisition and construction of Cambridge Apartments
5. Resolution No. 5116 - Bellwether Bond Resolution Ann-Marie Lindboe-5 min
 - Issuance of Tax Exempt Revenue bonds for the acquisition and construction of Security House
6. Resolution No. 5117 - Bellwether Bond Resolution Ann-Marie Lindboe-5 min
 - Issuance of Tax Exempt Revenue bonds for the acquisition and construction of a portion of University District Apartments
7. Monthly Voucher Utilization Report Cynthia West-5 min
8. Yesler Terrace Update Stephanie Van Dyke-5 min

Board Vice-Chair Emily Abbey opened the meeting at 8:012 a.m.

Commissioners Houston, Mosely, Pullin and Thiele were absent from the Briefing.

MEETING NOTES

Review 10/17/16 Regular Board Meeting Agenda and Updates

Resolution No. 5112 – 2017 Proposed Budget

CFO Shelly Yapp presented Resolution No. 5112 to the Board, which would adopt the 2017 SHA Proposed Budget, a total agency budget of \$268.4M, which represents a 20.3% increase over the 2016 budget. Ms. Yapp updated the Board on the community survey results, which was comprised of 7 categories of budget priorities as ranked by different survey groups. The survey respondent groups consisted of employees, tenants and other interested parties. Among all three survey groups, the three most important program categories, in various ranking order, consisted of 1) Increase Access to Affordable Housing, 2) Improve Outcomes for Youth and Children, and 3) Promote Economic Opportunity and Stability.

Resolution No. 5113 - 2017 MTW Annual Plan, Public Comment Summary

Policy & Strategic Initiative Coordinator Beka Smith presented to the Board Resolution No. 5113, which approves the 2017 Annual MTW Plan, certifies that the public hearing requirement has been met. SHA held a public hearing on the 2017 Annual Plan and Budget on September 16, as required by SHA's MTW agreement, and public comments were accepted from August 31 through September 30. Staff also presented the plan and budget to the Public Housing Joint Policy Advisory Committee and Seattle Senior Housing Program Advisory Committee. Ms. Smith shared with the Board statements that were made at the public hearing and all public comments received via mail and phone. Currently, there are no indicators to change and/or amend the proposed Plan.

The three new MTW activities proposed in the 2017 MTW Annual Plan consists of Leasing Incentives, Self-Financed Energy Performance Contracts, and Creating Moves to Opportunity.

Resolution No. 5114 – OPEIU Labor Contract

Human Resources Director Marc Nilsen introduced Labor Relations Negotiator Leigh Ann Tift to the Board to present Resolution No. 5114. This resolution authorizes the Executive Director to execute the three-year collective bargaining agreement with the Office and Professional Employees International Union Local 8, effective January 1, 2016 through December 31, 2018.

The OPEIU represents approximately 140 SHA employees who perform administrative, financial and property management tasks. The previous contract expired on December 31, 2015.

Resolution No. 5115 – Bellwether Bond Resolution (Cambridge Apartments)

Finance & Asset Management Director Ann-Marie Lindboe presented Resolution No. 5115 to the Board, which authorizes the issuance of up to \$26.5M of private activity tax-exempt revenue bonds to finance the acquisition and rehabilitation of the Cambridge Apartments sponsored by Bellwether Housing. Cambridge Apartments is a 157-unit apartment building located at 903 Union Street in Seattle. Fifty percent of the units will serve households at or below 50 percent of Area Median Income (AMI) and the remaining units will be rented at amounts affordable to households at 60 percent AMI.

The bonds will be purchased by J.P. Morgan Chase N. A., and the proceeds of the bond sale loaned to the Cambridge Apartments LLLP. Bellwether has created the Cambridge Development LLC to be the general partner. The bonds are non-recourse to Seattle Housing Authority.

Resolution No. 5116 – Bellwether Bond Resolution (Security House)

Finance & Asset Management Director Ann-Marie Lindboe presented Resolution No. 5116 to the Board, which authorizes the issuance of up to \$15M of private activity tax-exempt revenue bonds to finance the acquisition and rehabilitation of Security House sponsored by Bellwether Housing. Security House is a 107-unit apartment building located at 2225 Fourth Avenue in Seattle. One hundred four (104) of the 107 units are subsidized with the project-based voucher contract from HUD.

The bonds will be purchased by J.P. Morgan Chase N. A., and the proceeds of the bond sale loaned to the Security House LLLP. The bonds are non-recourse to Seattle Housing Authority.

Resolution No. 5117 – Bellwether Bond Resolution (University District Apartments)

Finance & Asset Management Director Ann-Marie Lindboe presented Resolution No. 5117 to the Board, which authorizes the issuance of up to \$16M of private activity tax-exempt revenue bonds to finance a portion of the acquisition and construction of the University District Apartments sponsored by Bellwether Housing. University District Apartments is a 133-unit apartment building located at 4734 15th Avenue N.E. in Seattle. The project will consist of four condominium units with one condo being financed by these bonds and four percent tax credits.

The bonds will be purchased by U.S. Bank National Association and the proceeds of the bond sale loaned to the University District 4 Percent Limited Partnership. The bonds are non-recourse to Seattle Housing Authority.

Voucher Utilization Report

HCV Program Director Cynthia West reported to the Board that there was virtually little change in voucher utilization from **last month's report**. Utilization decreased by .1% from August 2016 to September 2016 (from 88.9% to 88.8%). To date, SHA has served an additional 106 families.

Yesler Terrace Update

Development Director Stephanie Van Dyke briefed the Board regarding the challenges of orchestrating the various project occurring at Yesler Terrace, encouraging alignment of the community partners of the Yesler Terrace vision, while still managing the work of the agency as the master developer of the site. Currently, SHA is reinvigorating the Citizens Review Committee, which will be chaired by Diane Sugimura. This effort will focus on the issues previously discussed with the Board of how do we start to understand how this community lives over a long period of time, and remain sustainable and connected with the neighborhood via effective community building and services.

SHA and its partners have lots of construction work occurring at Yesler Terrace. 10th Avenue sewers and underground work is close to completion. Hoa Mai is almost fully framed and is **building up out of the ground**, as is Vulcan Real Estates' new building, named Batik, the first of their construction projects located next to Raven Terrace. Batik, a work force market building, will be completed sometime next year. Design approval was granted for a new building, as well as a pocket park on Block 3, which is set to close in January 2017. The City of Seattle Parks Department is getting prepared to put out to bid for the Neighborhood Park, with construction scheduled to begin next spring. Mill Creek Residential is under design for their parcel on Block 5.

Executive Director Remarks

Executive Director Andrew Lofton updated the Board on the results of the Lam Bow fire incident which occurred on September 27. Nineteen households were displaced and were temporarily housed at an emergency shelter that was set up by Red Cross at the Delridge Community Center. Mr. Lofton was pleased to share with the Board that all of those residents have been permanently rehoused. This was a tremendous effort and coordination on the part of various SHA staff, as well as other partners such as KCHA. In addition, the Biella Foundation generously donated \$10,000 to Lam Bow Fire Fund to help the residents, with an additional pledge to match any funds donated to the residents up to \$10,000.

Board Vice-Chair Abbey adjourned the meeting at 9:12 a.m.

Secretary-Treasurer