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SEATTLE HOUSING AUTHORITY  
REGULAR BOARD BRIEFING

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

DATE November 12, 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

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DISTRIBUTION SHA Board of Commissioners; Cabinet

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4:30pm - Commissioner Roll Call

AGENDA

Briefing Items

4:35pm – Right-sizing Plan for 2019-20

5:00pm – Acquisition Strategy & Criteria

5:35pm – SHA Bylaw Amendments

5:50pm – Election Results Briefing

6:00pm – 3<sup>rd</sup> Qtr. KPIs

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

## MEETING NOTES

Review 11/19/18 Regular Board Meeting Agenda and Updates

### Right-sizing Plan for 2019-20

Housing Operations Director Rod Brandon presented the Serving More People through Right Sizing Plan, whose goal is the increase the number of people served by transferring over-housing residents into appropriately sized housing, and filling the vacancy with a family from the waitlist. We aim to serve approximately 400 more people over the next several years, at a rate of 35-45 units per year in the Scattered Sites program and HOPE VI properties, mainly in NewHolly. Using a resident-centered approach, SHA is committed to assist as much as possible with relocation efforts by working with residents to identify units and locations that are a good fit for their households. Assistance will be provided for logistics associated with downsizing efforts, as well costs and incidentals associated with their move. Staff will also work with residents on any with behavioral challenges that come with relocation and will do aspire to place residents with a high-quality unit to move into. Timeline to expand these efforts would be to finalize the program design and hiring now through January 2019, and begin scaling up within the first quarter of 2019.

The current demographics of over-housed two-, to three-bedroom households consist of 11 year residents on average, with an average income of \$25,258 and the average age of 58 (21 percent of 70, and 20 percent below 50).

### Acquisition Strategy & Criteria

Finance & Asset Management Director Jared Cummer reintroduced SHA's proposed Acquisition and Preservation Program to the Board. As discussed previously, the goals of this proposed program supports the mission of SHA's 2016-20 Strategic Plan; to expand housing opportunities, promote quality communities and promote financial stability of the agency. Based on feedback from the Board and staff, program criteria and processes has been readjusted to propose the following questions in assessing property acquisitions for the agency:

1. Will the acquisition allow SHA to serve more low-income households?
2. Does the acquisition maintain the financial strength of the agency?
3. Will the acquisition preserve affordable units?
4. Does the acquisition increase SHA's inventory of units in opportunity neighborhoods?
5. Does the acquisition add large family units to SHA's inventory?
6. Does the acquisition add units to SHA's inventory at a lower cost than new development?

Properties under consideration for agency acquisition must first be presented to SHA's Financial Policy Oversight (FPO) Committee for review and approval. This committee is comprised of the Executive Director, Deputy Executive Director, Chief Financial Officer, Director of Housing Operations, Director of Development, Director of Asset Management, Budget Manager and Comptroller. Assessment of the properties is based on the above criteria, as well as review of all due diligence in relation to the condition and financial health of the property. The recommended strategy is to preserve affordability of 30% AMI units and enhance financial strength of the agency (272 units serve households at 30% AMI). Other strategies under consideration are to increase the number of extremely low-income households served (375 units serve households at 30% AMI), or focus on extremely low-income households (500 units serve households at 30% AMI). Mr. Cummer discussed the various pros and cons of each strategy presented, as well as five properties currently considered for acquisition. Next month, Board resolutions will be presented to the Board authorizing the parameters of the acquisition program, as well as authorization of acquisition program financing.

#### SHA Bylaw Amendments

Commission Chair Debbie Thiele briefly addressed the Board regarding required updates to the SHA bylaws as recommended to management by the Accreditation Board in September. The Executive Committee reviewed the bylaws for additional items needing to be address. She invited the Board to also review the bylaws and be ready to discuss possible amendments in early 2019.

#### Election Results Briefing

Intergovernmental Relations Director Lisa Wolters briefed the Board on recent election results, where Republicans won Democratic seats in Florida, Indiana, Missouri, North Dakota and Mississippi, while Democrats won Republican seats in Arizona and Nevada. Republicans will hold a majority in the U.S. Senate in the 116th Congress. Democrats will hold the majority in the House of Representatives. The importance of the Democrats taking control of the House means they will also take control of the House committees, putting Rep. Maxine Waters (D-CA) in charge of the Financial Services Committee and Rep. Nita Lowey (D-NY) in charge of Appropriations. Whereas, the Republican-controlled Congress approved legislation like the Housing Opportunity through Modernization Act (HOTMA), which provided program reform and regulatory relief, a Democratic-controlled House is likely to focus more on topics like the impact of budget cuts on programs, oversight and impacts on subsidized-housing residents.

#### 3rd Qtr. Key Performance Indicators (KPIs)

Due to time constraints, this topic will be postponed for presentation at a later date

Commissioner Thiele adjourned the meeting at 6:04 p.m.

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Secretary-Treasurer