

Board Chair Debbie Thiele opened the meeting at 8:11a.m.

Commissioners Abdi, Houston, DeWolf and Smiley were absent from the Briefing.

MEETING NOTES

Review 12/19/16 Regular Board Meeting Agenda and Updates

Resolution No. 5119 – Yesler Terrace Land Disposition

Finance & Asset Management Director Ann-Marie Lindboe presented Resolution No. 5119 to the Board, which authorizes the Executive Director or designee to submit an application to HUD for the global disposition of approximately 13.4 acres at Yesler Terrace designated for the development of new housing at all income levels, as well as office space and retail space. In order to transfer title to allow for ownership of new developments by entities other than SHA, SHA must first obtain HUD approval for the disposition of land to the buyer. Of this total acreage, three acres are planned for SHA-developed housing designated to serve extremely low-income and very low-income populations, and about 10.4 acres are designated for sale to private builders who will develop market-rate and workforce housing, as well as office space and retail.

Resolution No. 5120 – 2016 YE SHA Committed Funds

CFO Shelly Yapp presented Resolution No. 5120 to the Board, which would adopt the preliminary Committed Funds **within SHA's Unrestricted Cash Balance for Year-End 2016**. This is an annual resolution that identifies the **portion of SHA's Unrestricted Cash** the Board will formally commit to future purposes of the agency. This year, we are proposing adding a new project, called a Future Building Fund at a proposed seed level of \$5 million, for feasibility studies and initial concept planning work for specific projects. The Resolution will list the proposed projects, and a general timeline to report back to the board on the feasibility.

Scattered Sites Portfolio

Executive Director Andrew Lofton introduced Sr. Property Manager Dave Wellings and Strategic Advisor I Jared Cummer to present the Scattered Sites Portfolio presentation to the Board. The Scattered Sites Portfolio has both benefits and challenges, and SHA has been exploring an overall strategy for addressing the capital needs of the Scattered Site Portfolio, while strengthening the program. The portfolio is generally more expensive to maintain and service because of its geographic orientation, but it also provides greater living choice to low-income families as the properties are in all areas of the city, including high opportunity neighborhoods. The goal of the portfolio repositioning strategy would be to increase the overall number of units, increase large family units, as well as make the portfolio more financially stable. The proposal includes a consideration of increasing the minimum rent levels for the single family scattered site properties. We are interested in feedback on the proposal from the Board, before a final recommendation is developed. We intend to initiate a public process to get public feedback on the proposal prior to a final recommendation coming to the Board.

Currently, the Scattered Sites portfolio is made up of public housing consisting of 236 buildings and totaling 711 units. It contains a mix of small apartments, townhouses, duplexes and single family units, just over 25% of SHA's 3, 4 and 5 bedroom public housing units.

Fair Housing Background & Findings

Policy Program Analyst Chris Klaeyesen gave a presentation on the requirements of the recent new regulations for Affirmatively Furthering Fair Housing. These new rules requires that SHA and other entities receiving federal funding complete a report identifying the barriers to Fair Housing in their community, and strategies they intend to deploy to correct any impediments they identify. SHA is partnering with the City of Seattle to submit our report, which is due in April, 2017, for the 2018 calendar year. The briefing provided the Board with background the report will cover and the preliminary findings of the report. The report is scheduled to be submitted in April, and in cooperation with the City, we will be back with more detailed findings and recommendations to present for Board approval by the March meeting.

Voucher Utilization Report

Housing Choice Voucher Program Director Cynthia West Setel reported to the Board that voucher utilization increased by .5% from October 2016 to November 2016 (from 89.1% to 89.6%). To date in 2016, SHA has served an additional 109 families.

Board Chair Thiele adjourned the meeting at 9:34 a.m.

Secretary-Treasurer