

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF SEATTLE  
JANUARY 16, 2018

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in regular session on January 16, 2018, at SHA’s Central Office Building located at 190 Queen Anne Avenue North, Seattle, Washington. Board Chair Debbie Thiele called the meeting to order at 5:04p.m. Kimberly Garrett performed a roll call for Board Commissioners in attendance. Commissioners present and absent were as follows:

Present: Debbie Thiele, Chair  
Emily Abbey, Vice-Chair (by phone)  
Dr. Paula Houston

Absent: Ahmed Abdi  
Zachary DeWolf  
David Moseley  
Jermaine Smiley

Public Comment

Susan Hill

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of December 18, 2017; and, approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of December 1 through December 31, 2017). Due to a lack of quorum, the Consent Agenda approval vote was postponed to the February 20, 2018 Board meeting.

Regular Agenda

City (of Seattle) Rental Subsidy Program

Director of Rental Assistance Programs Cynthia Setel presented to the Board a high-level briefing regarding the purpose of this pilot program, how it came about and the status of the program currently.

This program was proposed by then-Mayoral candidate Jenny Durkan during her campaign, due to her interest at looking at various innovative ways of reducing and preventing homelessness. City data then showed that many homeless residents of Seattle had lived in the Seattle for any length of time, had homes and jobs, and somehow had lost their homes and were now living in the street. It also showed that while there are many resources allotted to the system in preventing homelessness, the homeless population continues to increase. SHA was asked to provide current waitlist numbers, as well as information for those on the waitlist at 30-50% of median income

After being elected, Mayor Durkan proposed a pilot program, funded by the City, which would provide rental assistance to individuals/families on the current SHA waitlist who are at 30-50% of median income. The goal was to identify whether assisting people on the waitlist with a rent subsidy would reduce the number of people who would become homeless while they waited for their names to come up on the waitlist for a housing voucher. Her proposal was to work with a team of staff from SHA, the Mayor's Office, HSD and the City Budget Office to look at the data initially for people between 30 – 50% of median income, but later expanded to all currently on the waitlist.

Based upon results of the data, three options are planned to be presented to the Executive Team:

**1. Approach 1 (City Rent Assistance for Seattle households at 30-50 % AMI, including homeless households; Bridge to SHA voucher)**

Provide temporary City-funded rent assistance and housing search, as needed, to all households at 30-50% AMI on the Seattle Housing Authority Housing Choice Voucher waitlist who reside in Seattle.

**2. Approach 2 (City Rent Assistance for Seattle severely cost-burdened households 0-50% AMI; Bridge to SHA voucher)**

Provide temporary City-funded rent assistance for all severely cost burdened households with incomes below 50% AMI on the Seattle Housing Authority Housing Choice Voucher waitlist who reside in unsubsidized rental housing in Seattle.

### **3. Approach 3 (Permanent City Rent Assistance with focus on stabilizing severely cost-burdened households at 30-50%AMI)**

Provide permanent City rent assistance to a sample size of any severely cost-burdened households at 30-50% AMI, who reside in unsubsidized rental housing in Seattle.

#### Lam Bow Replacement/Expansion Update

Development Director Stephanie Van Dyke, as well as Ryan Moore, Development Program Manager, gave a briefing to the Board regarding the project goals for the Lam Bow Apartments, which one of the buildings (Building B) was wrecked by fire and demolished in late 2016. Staff has been studying opportunities that the site presents, both to replace housing and/or to add additional housing to the property. Project goals are to replace the lost units, upgrade code deficiencies for Building A and add more units to the property to house more people. Options include: (1) Rehab Building A/Rebuild Building B; (2) Rehab Building A/Redevelop Building B, or; Redevelop both sites as a singular development on the two separate property lots.

The Lam Bow Apartments property is housed in West Seattle, with numerous neighborhood amenities such as schools, libraries, cultural centers and parks. The property is located near commercial shopping areas, as well as nearby transit lines.

#### Othello Update

Development Director Stephanie Van Dyke and Senior Development Program Manager Terry Galiney provided an update to the Board of the sale of the Othello site at NewHolly to Homesight.

SHA is in the final stages of negotiating a purchase and sale agreement with Homesight and related entities for the 3.18 acre parcel of land located on the corner of S. Othello Street and Martin Luther King, Jr. Way S. This site had been under contract previously with PATH America, who were unable to finalize the sale of the property. The deal with Homesight is slightly below the appraised value of the property in exchange for a set of public benefits committed over the next 20-50 years. This large redevelopment will be phased over the next several years, with the first component likely beginning in 2019.

The public benefits that will be provided for the Othello redevelopment plan will include affordable home ownership units, market rate and workforce rental housing, an Odessa Brown Clinic, and the Southeast Economic Opportunity Center. The property will also provide affordable daycare to residents, as well as a construction of a new high school serving low income families.

#### Executive Director Report

Mr. Lofton introduced Jared Cummer, the new Director of Housing Finance & Asset Management to the Board. He will succeed Ann-Marie Lindboe, who will be retiring from SHA in February, 2018.

Hoa Mai Gardens update: 97 of the 111 units are currently occupied and the other fourteen units are in the process of leasing up. Congratulations to the Housing Operations staff for their success in this effort and its positive outcome.

This month, the JobLink program was launched and is underway. Staff are now working to transition those residents who were participants of the previous program.

The Mayor of Seattle, the King County Executive and the Mayor of Auburn signed a new agreement to work on regional homelessness issues. SHA have been invited to attend the meeting scheduled for this week, which will discuss roles and vision for the group; the effort is underway and we will keep the Board updated on its progress.

We are on the precipice of a government shutdown and the prospect for this to occur at this time seems to be pretty high. The events of the last week have highlighted the differences of the parties, and the path seems unclear. SHA is attempting to prepare for whatever rolls out, but there is a certain lack of clarity at this point; we will do our best to mitigate any impacts that may come our way.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the January 16, 2018 regular session of the Board adjourned at 6:09 p.m.