

AGENDA

Monday, March 20, 2017

SEATTLE HOUSING AUTHORITY (SHA)

REGULAR BOARD MEETING

190 Queen Anne Avenue North

Jesse Epstein Conference Room

5:00 p.m.

Commissioner Roll Call

Public Comment

Consent Agenda

1. Approval by Board
 - Approval of Minutes:
 - Regular Board Meeting of January 17, 2017
 - Regular Board Briefing of February 13, 2017
 - Regular Board Meeting of February 21, 2017
 - Regular Board Briefing of March 13, 2017
 - Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of January 1- January 31, 2017, and February 1 – February 28, 2017).

Regular Agenda

New Business

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| 2. Write-off of Delinquent Accounts | Resolution #5122 |
| 3. Home from School Family Access Supplement | Resolution #5123 |
| 4. Red Cedar Omnibus | Resolution #5127 |
| 5. Red Cedar Bond Issuance | Resolution #5128 |
| 6. Longfellow, Wisteria, Roxhill Court Bond Inducement | Resolution #5124 |
| 7. Longfellow, Wisteria, Roxhill Court LLLP Formation | Resolution #5125 |
| 8. Longfellow, Wisteria, Roxhill Court Disposition | Resolution #5126 |

Old Business

- Scattered Sites Portfolio Q & A

Reports

9. Executive Director Report
 - Voucher Utilization Update
 - KPI Dashboard
 - Media Clips

Adjournment

*Sign language and communication material in alternate formats and languages
can be arranged given sufficient notice (206-615-3501). TDD Number, 1-800-833-6384.*

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
MARCH 20, 2017

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in regular session on March 20, 2017, 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 5:06 p.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
Dr. Paula Houston
David Moseley

Absent: Ahmed Abdi
Zachary DeWolf
Jermaine Smiley

Public Comment

Susan Hill
Jiro Ramji
Marguerite Richard

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of January 17, 2017; minutes from the Regular Board Briefing of February 13, 2017; minutes from the Regular Board Meeting of February 21, 2017; and, minutes from the Regular Board Briefing of March 13, 2017, as well as the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the period January 1 – January 31, and February 1 – February 28, 2017). Commissioner Moseley moved to approve the Consent Agenda and the motion was seconded by Commissioner

Houston. Hearing no questions or comments, Commissioner Thiele called for a vote. The Consent Agenda was approved unanimously by those Board members present (4 yes 0 no).

Regular Agenda

Resolution No. 5122 - Write-off of Delinquent Accounts

Commissioner Abbey moved for consideration of Resolution No. 5122; it was seconded by Commissioner Moseley. Executive Director Lofton introduced Finance & Administration Controller Janet Hayes, who presented Resolution No. 5122 to the Board and recommended adoption of the resolution.

Resolution No. 5122 is an annual resolution submitted for Board approval regarding the write-off of tenant and participant accounts which are determined to be uncollectable. The total amount written off for fiscal year 2016 totals \$612,737 for LIPH/NF housing portfolios, HOPE VI, and HCV/Section 8.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5122 was approved unanimously.

Resolution No. 5123 - Home from School Family Access Supplement

Commissioner Moseley moved for consideration of Resolution No. 5123; it was seconded by Commissioner Abbey. Executive Director Lofton introduced HCV/Section 8 Director Cynthia Setel who presented Resolution No. 5123 to the Board and recommended adoption of the resolution.

Resolution No. 5123 would approve a supplement to the Voucher Payment Standard for the Home From School (HFS) Project with Bailey Gatzert Elementary School. In partnership with the City of Seattle and Wellspring Family Services, the primary goal of the program is to house and stabilize families with school-age children in in the Yesler neighborhood in order to eradicate high absenteeism and turnover of homeless students at the school. The Home from School Access Supplement (HFSAS) would help to increase the leasing success of these families, and improve their education and engagement within the Gatzert school community.

After discussion and clarification among the Board regarding the supplemental amount caps found listed in the Resolution memo, an amendment was proposed to amend the language in Resolution No. 5123 to reference the Resolution memo for said supplemental amounts. The amendment was then moved by Commissioner Moseley and seconded by Emily; Commissioner Thiele called for a vote and the amendment was approved unanimously.

Hearing no further questions or comments, Commissioner Thiele called for a vote for approval of Resolution No. 5123 as amended. Resolution No. 5123 as amended was approved unanimously.

Resolution No. 5127 - Red Cedar Omnibus

Commissioner Abbey moved for consideration of Resolution No. 5127; it was seconded by Commissioner Moseley. Director of Housing Finance and Asset Management Ann-Marie Lindboe presented the resolution and recommended adoption of the resolution by the Board.

Resolution No. 5127 completes the authorizations necessary to allow the Executive Director or his designees to sign documents to complete the financing of the construction of Red Cedar (the fourth new construction project at Yesler Terrace, a 119-unit low income apartment complex addressed as 888 E. Fir.) This is a companion resolution to Resolution No. 5128.

After further comments, Commissioner Thiele called for a vote. Resolution No. 5127 was approved unanimously.

Resolution No. 5128 - Red Cedar Bond Issuance

Commissioner Houston moved for consideration of Resolution No. 5128; it was seconded by Commissioner Abbey. Director of Housing Finance and Asset Management Ann-Marie Lindboe presented the resolution and recommended adoption of the resolution by the Board.

Resolution No. 5128, a companion resolution to Resolution No. 5127, authorizes Seattle Housing Authority (SHA) to issue a revenue bond in the principal amount not to exceed \$35,000,000, the proceeds of which will be used to make a loan to 888 E. Fir LLLP, a Washington limited liability limited partnership of which the Authority is the sole general partner, to provide part of the funds with which to construct Red Cedar. The loan will be of recourse to SHA.

Closing and bond issuance is expected to occur at the end of April 2017 and construction is expected to be complete at the end of 2018.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5128 was approved unanimously.

Resolution No. 5124 – Longfellow, Wisteria, Roxhill Court Bond Inducement

Commissioner Moseley moved for consideration of Resolution No. 5124; it was seconded by Commissioner Abbey. Director of Housing Finance and Asset Management Ann-Marie Lindboe presented the resolution and recommended adoption of the resolution by the Board.

Resolution No. 5124 is a bond inducement resolution stating intent of SHA to issue tax exempt bonds and loan the proceeds to a yet to be formed limited liability limited partnership (with SHA as the sole general partner) to finance the acquisition and rehabilitation of three SHA-owned properties in West Seattle: Longfellow Creek, an 84-unit apartment building in West Seattle at 5941 Delridge Way SW comprised of seven, twelve-unit buildings; Wisteria Court, a 96-unit complex comprised of 12, eight-unit buildings on 24th Ave. SW; and, Roxhill Court, a property comprised of six, four-unit buildings across the street from Westwood Heights, a public housing high rise building.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5124 was approved unanimously.

Resolution No. 5125 – Longfellow, Wisteria, Roxhill Court LLLP Formation

Commissioner Houston moved for consideration of Resolution No. 5125; it was seconded by Commissioner Abbey. Director of Housing Finance and Asset Management Ann-Marie Lindboe presented the resolution and recommended adoption of the resolution by the Board.

Resolution No. 5125 authorizes Seattle Housing Authority (SHA) to form a limited liability limited partnership (LLLP) for the acquisition and rehabilitation Longfellow Creek, Wisteria Court and Roxhill Court, which were properties acquired by SHA from 2002 to 2004. SHA proposes to lease the properties to the newly formed LLLP and issue tax exempt private activity bonds to qualify for low income housing tax credits, then sell the tax credits to an

investor who will be admitted to the LLLP as the new limited partner. The resolution would also authorize the Executive Director to submit financing applications necessary to rehabilitate the low income housing units, which are in significant need of updating and rehabilitation.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5125 was approved unanimously.

Resolution No. 5126 – Longfellow, Wisteria, Roxhill Court Disposition

Commissioner Moseley moved for consideration of Resolution No. 5126; it was seconded by Commissioner Houston. Director of Housing Finance and Asset Management Ann-Marie Lindboe presented the resolution and recommended adoption of the resolution by the Board.

Resolution No. 5126 authorizes Seattle Housing Authority (SHA) to submit an application to the U.S. Department of Housing and Urban Development (HUD) for the disposition of the public housing units contained in Longfellow Creek, Wisteria Court, and Roxhill Court to the tax credit LLLP.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5126 was approved unanimously.

Scattered Sites Portfolio

Discussion regarding Scattered Sites Portfolio was tabled at the December 12, 2017 Board Meeting, so Commissioner Thiele called for a motion for the agenda item discussion to be un-tabled. Commissioner Abbey moved for un-tabling the agenda item for further discussion; it was seconded by Commissioner Moseley. The motion was approved unanimously.

Executive Director Lofton referenced information included in the Meeting materials regarding the Scattered Sites Portfolio recommendation, and indicated that staff were in attendance in order to address any inquiries, questions or suggestions that the Board may have regarding the Scattered Sites Portfolio project. After a short discussion, the Board agreed to discuss this item at a future Board Briefing.

Executive Director Report

Executive Director Andrew Lofton opened his report thanking the Commissioners for the work that they put in on the Board development work plan session and mentioned to the Board that plans will move forward with a Board retreat in the near future. He will work with the Board to include agenda items to be discussed at the retreat, as well as items that will require direction and decisions by the Board to move the agency goals forward.

Mr. Lofton reported to the Board the Dr. Ben Carson had been confirmed as the 17th Secretary of the Department of Housing and Urban Development by the Senate on March 2, 2017. He also highlighted information recently released in regard to the President's 2018 Budget, which is scheduled to be submitted to Congress on March 16, 2017. The proposed budget would have significant impacts on housing authorities across the country, and does not bode well for many low income programs going forward.

On February 27, The Global Reading Challenge team from Bailey Gatzert Elementary won their round of the Semi-Finals competing against six other schools and will now advance to the City Final on March 21. The Global Reading Challenge is a Battle of the Books program presented by the Seattle Public Library for 4th and 5th graders enrolled in Seattle Public Schools. The program encourages children to have fun and enjoy reading.

The last remaining parcels of land at Rainier Vista and High Point were sold in February, with development underway and moving forward. The sales may be used to re-invest in new housing at other locations.

In exploring new strategies to address the homelessness situation, on February 8, the Mayor announced the location of a new Navigation Center located at the Pearl Warren Building in the International District near SHA's Leschi House. The Navigation Center is modeled after the San Francisco Navigation Center — a 24-hour dormitory-style living facility for homeless that also provides case management, mental and behavioral health services, a connection to benefits programs, and transition to permanent housing. Expectation is for the center to be fully operational by summer. SHA will work with the City and DESC around the siting, and will keep the Board apprised of the project and how it will affect the community and SHA housing located near the center.

Mr. Lofton presented the KPI 2016 4th Qtr. Report to the Board, which reflects the agency's progress. Its new format reflects the Board's request for a more comprehensive usability of the document. The Voucher Utilization dashboard also reflected a new format with more relevant information given in a simpler form; this will now be presented as a quarterly report to the Board.

Mr. Lofton made mention of Rainier Vista homeowners, who delivered a letter offering support to SHA residents and others in the community in regard to controversy surrounding immigrant policy changes under the new Administration. The statement, which was translated into two additional languages, was signed by more than 200 people. The residents, thankful of the support, hosted a potluck for the community.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the March 20, 2017 Regular session of the Board adjourned at 6:19 p.m.

Secretary-Treasurer