

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
OCTOBER 16, 2017

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in regular session on October 16, 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 5:05p.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 (by phone)

Absent: Ahmed Abdi
 Zachary DeWolf
 Jermaine Smiley

Public Comment

Susan Hill
John Yost
Michael Fuller
Marguerite Richard

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of September 18, 2017; minutes from the Regular Board Briefing of October 9, 2017; and, the Expenditure Certification Reports (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of September 1 through September 30, 2017).

Commissioner Dr. Houston moved to approve the Consent Agenda and the motion was seconded by Commissioner Abbey. 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. 5138 - 2018 Proposed Annual Budget

Commissioner Abbey moved for consideration of Resolution No. 5138; it was seconded by Commissioner Dr. Houston. CFO Shelly Yapp presented Resolution No. 5138 to the Board and recommended adoption of the resolution.

Resolution No. 5138 would adopt SHA's Combined Operating and Capital Budget for 2018. The agency-wide budget, including operating, capital, and grant, and redevelopment expenditures, totals \$304.7 million and has been developed consistent with SHA's 2016-2020 Strategic Plan and MTW Agreement, as extended. Ms. Yapp, along with Housing Operations Director Rod Brandon, commented on how the agency tries to be responsive to comments and requests of residents in regard to the allocation of budget means, for example security concerns in SHA resident buildings.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5138 was approved by majority vote of the Board present (4 yes; 0 no).

Resolution No. 5139 - 2018 Annual Moving to Work (MTW) Plan

Commissioner Dr. Houston moved for consideration of Resolution No. 5139; it was seconded by Commissioner Abbey. Policy & Strategic Initiatives Coordinator Beka Smith presented Resolution No. 5139 to the Board and recommended adoption of the resolution.

Resolution No. approves the 2018 Annual MTW Plan, certifies that the public hearing requirement has been met, and authorizes the Chair of the Board to execute the HUD Certification of Compliance with MTW Plan Requirements and Related Regulations attached to the resolution. Ms. Smith reiterated the one new proposed MTW activity for 2018: local blended subsidy. This new financing model would allow Seattle Housing Authority to leverage MTW Block Grant funds to invest into the agency's aging public housing stock.

After further comments, Commissioner Thiele called for a vote. Resolution No. 5139 was approved by majority vote of the Board present (4 yes; 0 no).

Resolution No. 5140– Risk Control Policy Statement

Commissioner Dr. Houston moved for consideration of Resolution No. 5140; it was seconded by Commissioner Abbey. Deputy Director Anne Fiske Zuniga introduced Resolution No. 5140 to the Board and recommended adoption of the resolution.

Resolution No. 5140 adopts revisions to the current Risk Control Policy Statement in order to refine and clarify the intent of the message. The resolution communicates the agency's safety policies, as well as the various methods SHA uses to oversees risks and manage activities of the agency to minimize them.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5140 was approved by majority vote of the Board present (4 yes; 0 no).

Resolution No. 5141 - Acquisition of Escallonia and Desdemona Partnerships

Commissioner Abbey moved for consideration of Resolution No. 5141; it was seconded by Commissioner Dr. Houston. Housing Finance & Asset Management Director Ann-Marie Lindboe introduced Resolution No. 5141 to the Board and recommended adoption of the resolution.

Resolution allows the agency to reacquire full ownership of Escallonia and Desdemona and then dissolve the two limited partnerships, significantly reducing future costs to the agency by limiting exit tax liability.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5141 was approved by majority vote of the Board present (4 yes; 0 no).

Resolution No. 5142 - Pooled Refunding Revenue Bond

Commissioner Dr. Houston moved for consideration of Resolution No. 5142; it was seconded by Commissioner Abbey. Housing Finance & Asset Management Director Ann-Marie Lindboe introduced Resolution No. 5142 to the Board and recommended adoption of the resolution.

Resolution No. 5142 is a Bond Resolution authorizing the issuance of bonds to refinance Rainier Vista Phase I also known as Escallonia, NewHolly Phase II also known as Othello,

NewHolly Phase III also known as Desdemona, and Wedgewood Estates, which will lower interest costs significantly. This refinancing will enable the agency to make capital improvements at the four properties, as well as other properties owned by SHA.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5142 was approved by majority vote of the Board present (4 yes; 0 no).

Scattered Sites Update

Executive Director Lofton introduced Asset Management Program Mgr. Jared Cummer and Sr. Property Manager Dave Wellings to present a Scatter Sites Portfolio update to the Board. This presentation encompassed a brief overview of the current portfolio, challenges faced with the portfolio (including maintenance of the properties and widespread location of residences, isolation and limited services for residents, understaffing in relation to resident needs, as well as financial challenges in regard to less revenue generation of the portfolio), and a portfolio repositioning strategy (upgrades, residence conversions, disposition and evaluation of possible future redevelopment opportunities). There will be future briefings for the Board regarding portfolio repositioning, but no immediate action is planned at this time.

Executive Director Report

Mr. Lofton reported back to the Board as to public comment statement made at the September 18 Board Meeting by a resident that had made a complaint, but not a formal request for a grievance hearing. A grievance hearing has been granted to the resident once clarification had been made regarding intent of the hearing request.

SHA has received the final proposal for the redevelopment of the Othello site at MLK and Othello and have come to an agreement with HomeSight regarding the property. The proposal includes the development of a Charter School, a health clinic, an early childhood education center, market rate housing, affordable housing, affordable homeownership housing, as well as a multi-cultural Economic Opportunity Center. We are negotiating the final purchase and sale (P&S) agreement with HomeSight, to be completed by November 1, which will include the

detailed timeline for completion of the development, as well as monitoring milestones of the project as to the terms of the P&S agreement.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the October 16, 2017 regular session of the Board adjourned at 6:23p.m.

Secretary-Treasurer