

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
DECEMBER 18, 2017

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in regular session on December 18, 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 5:08p.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)
 Ahmed Abdi (by phone)
 Dr. Paula Houston

Absent: Zachary DeWolf
 David Moseley
 Jermaine Smiley

Public Comment

Marguerite Richard
Susan Hill
Michael Fuller

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Special Board Meeting of November 13, 2017; approval of the minutes for the Regular Board Briefing December 11, 2017; and, approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of November 1 through November 30, 2017).

Commissioner Dr. Houston moved to approve the Consent Agenda and the motion was seconded by Commissioner Abdi. 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).

SHA Agency Video

Executive Director Lofton introduced the video to the Board, which was produced by SHA Communications staff. The video gives a couple of examples of the faces and stories of the residents that we serve, and how SHA assists in their personal successes and reflects the mission of the agency.

Regular Agenda

Resolution No. 5145 – Safety Net Assistance Program (SNAP)

Commissioner Dr. Houston moved for consideration of Resolution No. 5145; it was seconded by Commissioner Abbey. Sr. Policy Analyst Matt Helmer presented Resolution No. 5145 to the Board and recommended adoption of the resolution.

Resolution No. 5145 amends the Safety Net Assistance Program and authorizes SHA to have the flexibility to change the program's name, eligibility requirements, and enrollment processes to simplify participation requirements, including an automatic enrollment strategy, and to increase participation in the program through innovative marketing efforts. The program was designed in 2008 to create a safety net for Low Income Public Housing (LIPH) residents to graduate from housing subsidy and enter the private housing market.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5145 was approved by majority vote of the Board present (4 yes; 0 no).

Resolution No. 5146 – Adoption of SHA 2017 Committed Funds

Commissioner Dr. Houston moved for consideration of Resolution No. 5146; it was seconded by Commissioner Abbey. CFO Shelly Yapp presented Resolution No. 5146 to the Board and recommended adoption of the resolution.

Resolution No. 5146 adopts the year-end 2017 Committed Funds in the total amount of \$40.66 million and itemizes all committed items. As the actual dollar amounts will be determined following the closing of the 2017 financial books, the dollar figures are preliminary. The resolution provides that the Executive Director report the final YE 2017 Committed Funds

to the Board once the year-end financial statements have been audited in the spring. This is the fifth annual adoption of the year-end Committed Reserves with preliminary dollar balances, within SHA's Unrestricted Cash Balances.

After no further comments, Commissioner Thiele called for a vote. Resolution No. 5146 was approved by majority vote of the Board present (4 yes; 0 no).

Resolution No. 5147 – Teamsters Local 117 Contract

Commissioner Dr. Houston moved for consideration of Resolution No. 5147; it was seconded by Commissioner Abbey. Human Resources Director Marc Nilsen and Labor Relations Negotiator Leigh Ann Tift presented Resolution No. 5147 to the Board and recommended adoption of the resolution.

Resolution No. 5147 authorizes the Executive Director to execute a new three-year contract with Teamsters Local 117, effective January 1, 2017 through December 31, 2019. The previous contract with the Teamsters expired on December 31, 2016.

Among other conditions, employees will receive: (1) a 2.8% wage adjustment for 2017 (retroactive); (2) a base wage increase for 2018 equal to 3.4%, which is in accord with CPI-W Seattle Tacoma, announced November 15, 2017; and (3) a base wage increase for 2019 equal to CPI, with a minimum wage increase of 1.5% and a maximum of 3.75%.

After no further comments, Commissioner Thiele called for a vote. Resolution No. 5147 was approved by majority vote of the Board present (4 yes; 0 no).

Yesler Leasing & Relocation Update

Relocation Housing Coordinator Sven Kohler gave an overview of the Yesler relocation project after five years of resident relocation efforts, reiterated how the relocation process works, and reported on the outcomes of project and what to expect in the future.

Out of the 561 original units at Yesler Terrace, 493 units were occupied at the start of the project in July, 2012. Many were long-time residents with a high degree of elderly and immigrant populations residing there. Relocation at Yesler Terrace was done as a phased approach, with six phases so far, in order to keep the project manageable both for the agency, as

well to keep the strong community identity intact. 401 of the original 561 units have been demolished, with 86 units of the remaining 150 units remaining occupied for future relocation. Four new buildings have been built with 218 replacement housing units. Relocation assistance is given to the residents by offering advance notice of relocation, relocation counseling, as well as move assistance to reduce financial and emotional burden to residents, while mitigating impacts for the kids that are schooled in the area. Forty percent of the original residents chose to move to replacement housing, Eighteen percent are still housed in the original Yesler Terrace units, and Thirty-Eight percent decided to live off-site, but have the option to return to Yesler in the future.

Executive Director Report

Mr. Lofton gave a federal update to the Board that the tax reform has moved through Congress and is expected to be voted on tomorrow by the House of Representatives and by the Senate on Wednesday. The good news for SHA is that the private activity bonds and low-income tax credits should survive the tax reform. So, the tool for low-income housing production is still in place and will be affected by the tax reduction corporations in terms of the amount of equity that we will be able to receive, but the program itself is still intact. The bill should be voted on within the next couple of days.

SHA has been approached by Zillow to partner with them to work with a program underway reaching out to non-profits and other agencies that are working with low-income individuals. SHA was one of three agencies within Seattle nationwide to participate. Zillow will bring their assets and energy to support in giving back to low-income communities as they will work with us to provide in-kind services, and messaging on how to use their resources to connect with our residents. We are still in the midst of designing this model as to leverage the contribution towards these efforts.

King County Council approved the sale of the King County records site to SHA, which is located across the street from Bailey Gatzert Elementary. This is an exciting opportunity for the development of affordable family housing. In 2011 we began this long process with King County to acquire this site and we are happy that the sale has been approved.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the December 18, 2017 regular session of the Board adjourned at 6:22 p.m.

Secretary-Treasurer