

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

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in regular session on July 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 5:07p.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
 Ahmed Abdi
 Robert Crutchfield
 Dr. Paula Houston
 Paul Purcell

Absent: Gerald Smiley

Public Comment

Marguerite Richard

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Special Annual Board Meeting of June 18, 2018; and, approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of June 1 through June 30, 2018).

Commissioner Purcell moved to approve the Consent Agenda and the motion was seconded by Commissioner Dr. Houston. Hearing no questions or comments, Commissioner Thiele called for a vote. The Consent Agenda was approved by majority vote of those Board members present (6 yes; 0 no).

Regular Agenda

Resolution 5153 - High Point North Tax Credit Exit

Commissioner Purcell moved for consideration of Resolution No. 5153; it was seconded by Commissioner Crutchfield. Executive Director introduced Finance & Asset Management Director Jared Cummer who presented Resolution No. 5153 to the Board and recommended adoption of the resolution.

Resolution No. 5153 authorizes the acquisition of the limited partner interests in High Point North Limited Partnership from the funds managed by Enterprise Community Investments and also authorizes the assumption of the outstanding debt, as well as the eventual dissolution of the partnership. In 2003, SHA formed High Point North Limited Partnership for the purposes of redeveloping the first phase of the High Point development site in West Seattle. The partnership consists of SHA as the General Partner with a 0.01 percent ownership interest and Enterprise Community Investments as the Limited Partner with a 99.99 percent ownership interest. The partnership was established to use four percent tax credits with tax-exempt bonds to finance the redevelopment of High Point North.

Once the exit is complete, SHA will obtain the necessary approvals from the Department of Housing and Urban Development, Chase Bank, Department of Commerce and Washington State Housing Finance Commission, to dissolve the Partnership. After these approvals are obtained, SHA will dissolve the partnership and ownership of the property will revert to the Agency. Following the exit and transfer of Enterprise from the Partnership, SHA will remain the General Partner with a 99.99 percent interest and the Special Projects and Creative Energies (S.P.A.C.E.) Foundation will be the Limited Partner with a 0.01 percent interest. (The S.P.A.C.E. Foundation is a 501 c 4 used primarily by SHA for transactions that involve the exit or initial creation of limited partnerships).

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5153 was approved by a unanimous vote of the Board present (6 yes; 0 no).

Voucher Utilization Update (2nd Qtr. 2018)

Rental Assistance Programs Director Cynthia Setel reported to the Board that for the 2nd Quarter of 2018, voucher utilization came in at 91.4%, which is up from last quarter's utilization number of 90.6%. Utilization is up for mod rehab and project based vouchers, as well as special purpose vouchers. SHA's year-end voucher utilization goal is 93%.

Preferred VPS Alternative: Public Comment Update

Rental Assistance Programs Director Cynthia Setel presented to the Board an up-to-date briefing on public comments submitted in regard to the proposed Voucher Payment Standard changes. On June 22, SHA notified voucher holders, households on the waiting list, as well as the general public of the open comment period in regard to these changes, which ends on July 23. A majority of the comments submitted were overwhelmingly in favor of the VPS increase. A follow up briefing will be given to the Board once the comment period closes, and Board action will be taken to enact the VPS determination.

Voucher Payment Standards (VPSs) define the maximum amount of rental subsidy a housing authority will pay on behalf of Housing Choice Voucher (HCV) participants based upon household size, unit required, etc. Nationally, HUD-established Fair Market Rents (FMRs) are the primary driver for housing authorities to establish their VPS. SHA, as a Moving to Work (MTW) agency has flexibility to utilize its vouchers in order to serve more people, while maximizing the impact toward SHA's mission and strategic plan.

Executive Director Report

Mr. Lofton presented his Executive Director Report to the Board that SHA received the Robert Wood Johnson Foundation (RWJF) grant, jointly shared with King County Housing Authority, which will support data gathering and sharing around the agency's health initiatives. The RWJF Board will visit the Seattle area this fall and SHA will host them at Yesler Terrace. Big thanks to various SHA staff for coordinating this effort.

The City is hosting a Boards and Commissions appreciation event at City Hall on July 19 and the Commissioners were encouraged to attend and be honored and recognized for their service to SHA. Mr. Lofton also reminded the Board of the July 31 Board and Cabinet retreat.

Mr. Lofton made mention of meeting with WCAN to discuss their concerns regarding SHA's eviction fees and had a productive dialogue with the group. They had the opportunity to weigh in on SHA's eviction procedures and had suggestions for ways of altering the. We remain open to hearing their feedback and will have future follow up conversation regarding this topic.

Executive Session – Quarterly Litigation Report

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the July 16, 2018 Regular Session of the Board was tabled at 5:53pm. Executive Session followed immediately thereafter. Following the conclusion of the Executive Session of the Board, the regular session of the Board was resumed and adjourned at 5:58pm.

Secretary-Treasurer