

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
JANUARY 17, 2017

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in regular session on January 17, 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 5:10 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
 Zachary DeWolf (via phone)
 Jermaine Smiley

Absent: Ahmed Abdi
 Dr. Paula Houston
 David Moseley

Public Comment

Sue Mulanix
Dustin Lambro
Marguerite Richard
William Polk
Eddie Gibson
Paul Brown

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of December 19, 2016; minutes from the Regular Board Briefing of January 9, 2017; and, the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the period December 1 through December 31, 2016). Commissioner Smiley 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, 3 absent).

Regular Agenda

SHA Foundational Briefing

Executive Director Andrew Lofton introduced the SHA staff presentation to the Board. The purpose of the presentation was to provide context and background on SHA's population and the events affecting that population from 1999 through 2015; to highlight how those events shaped the population that we currently serve in housing.

Precipitating events prior to that time sparked ideas and started conversations within the agency about what we could do to deconcentrate poverty. By having the opportunity to participate in the HOPE VI program in the early 1990's, we were able to come up ideas to achieve this goal. SHA had four family projects that had concentrations of public housing around them. With the advent of HOPE VI, we set out to rehabilitate those developments and turn them into mixed income communities, thereby deconcentrating poverty while improving the communities themselves.

Currently, coming toward SHA is a specific recommendation resulting from the work that the City of Seattle, King County and United Way have done on the homelessness issue. Providing context and background to the Board on who we serve today, and what the agency has already done to be responsive to homelessness, will better equip us to have a conversation about SHA's response to the recommendation.

Policy & Strategic Initiatives Director Andria Lazaga presented on major data changes within the agency, reporting that since 1999, SHA has increased its capacity to serve low income people of Seattle by around 50% (from a little over 12,000 households served to almost 18,500), almost entirely due increases in the HCV Program. The increase in our capacity has translated

into a significant increase in the number of people that SHA has served since 1999 (grown by 34%). Overall, we are serving more extremely low income individuals, but the proportions have shifted.

Housing Finance & Asset Management Director Ann-Marie Lindboe presented on Preferences, which guide the order in which SHA allocates its housing resources among those on our waiting lists. While HUD eligibility criteria is the minimum requirement for who may receive a housing subsidy (i.e. < 80% AMI), preferences allow SHA some flexibility to prioritize local needs. Current preferences prioritize applicants with household income < 30% AMI; and/or households who are homeless. Prior to 2002, we were bound by federally-determined preferences, which limited our flexibility.

Development Director Stephanie Van Dyke presented on SHA Redevelopment. SHA has redeveloped over 350 acres to increase the supply of high-quality, low-income housing and create mixed-income communities. This has revitalized distressed public housing and ensured long-term physical and financial viability, and increased the supply and choices of affordable housing.

From 1995 to 2008 SHA was awarded \$145M in HOPE VI funding to redevelop Holly Park, Roxbury House & Village, Rainier Vista, High Point, and Lake City Court. SHA was awarded \$30 million in HUD Choice Neighborhood Initiative grants for the redevelopment of Yesler Terrace, where construction activity began in 2013. The goal was to improve quality of life and increase opportunity for residents through delivery of safe neighborhoods connected to parks, services, and transportation.

HCV/Section 8 Director Cynthia Setel presented on Project Based Vouchers and Special Purpose Vouchers. SHA uses its MTW Authority to commit up to 35% of its Tenant-Based Vouchers to subsidize units in properties owned and operated by partner non-profits. The subsidy stays with the unit, rather than with the tenant. This helps SHA to expand the affordable

housing stock, especially large units; increase the availability of housing affordable to households below 30% AMI; and, preserve the affordability of existing affordable housing for very low-income households. In 2000, SHA took action to allocate 25% of Tenant-Based Voucher subsidy toward Project-Based uses. Over the years, this number has increased to 35%.

SHA, in partnership with City of Seattle, has committed 1,250 vouchers toward the Housing Levy (800 contracted to date). Given City priorities, the majority of vouchers have been used for single households. Overall, 2,700 vouchers target populations such as homeless (61%), low-income (17%), seniors (13%), mentally-ill (4%), substance use history (2%), and veterans (2%). Through contracted partners, such individuals are able to not only receive housing, but wrap-around support services, as well.

Special Purpose Vouchers, awarded via a competitive process by HUD, are designated for households meeting specific criteria outside of the general public waiting list. The most common special purpose vouchers SHA receives are Veterans Affairs Supportive Housing (VASH), which combines rental assistance for homeless vets with case management and clinical services provided by the VA; Family Unification Program (FUP), which provides rental assistance to families in the child welfare system, as well as those aged out of foster care; and, Mainstream Disability, which provides rental assistance to disabled individuals. Of SHA's 9,666 vouchers, 7% (693) are special purpose.

Policy & Strategic Initiatives Director Andria Lazaga presented again to the Board about partnerships and other opportunities. SHA dedicates, or prioritizes housing resources to specific partners, programs or populations (in addition to Project-Based Voucher program) to leverage services through partner providers that better meet the needs of special populations. Some examples of this are:

- Agency Vouchers (~600 Vouchers originally committed beginning in 1995, currently 320 in use)
- Senior-preference designation (~210 Public Housing units designated in 2000s)

- Home from School (36 Public Housing/Vouchers dedicated in 2016)
- Medical Respite Program (21 Public Housing units converted in 2011)
- Transitional & Emergency Housing (~90 Public Housing units dedicated in 1990s and 2000s)

CFO Shelly Yapp presented to the Board on the economic and political environment and how SHA has responded to this over the years. She spoke to the Board about how SHA fares in economic downturns, what sequestration means for SHA, the condition of the housing market, as well as the agency's experience with federal administrative changes.

The Commissioners gave positive feedback to SHA's Foundational Briefing presentations.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the January 17, 2017 Regular session of the Board adjourned at 7:03 p.m.



Secretary-Treasurer