

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
JANUARY 19, 2016

The Commissioners of the Housing Authority of the City of Seattle (Seattle Housing Authority) met in regular session on January 19, 2016, at the Seattle Housing Authority's Central Office Building located at 190 Queen Anne Avenue North, Seattle, Washington. Board Chair Nora Gibson called the meeting to order at 5:08 p.m. Kimberly Garrett called a roll call for Board Commissioners in attendance; Commissioners present and absent were as follows:

Present: Nora Gibson, Chair
 Emily Abbey
 Kollin Min
 Zachary Pullin
 Jermaine Smiley
 Debbie Thiele, Vice-Chair

Absent: Aser Ashkir

Public Comment.

Jiro Romji

Consent Agenda. Commissioner Chair Gibson presented the Consent Agenda, which included approval of the minutes of the Regular Board Meeting of December 21, 2015; minutes of the Regular Board Briefing of January 11, 2016; and, the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period December 1 through December 31, 2015). Commissioner Smiley moved to approve the Consent Agenda and the motion was seconded by Commissioner Vice-Chair Thiele. Hearing no discussion, Commissioner Gibson called for a vote, and the Consent Agenda was approved unanimously.

Regular Agenda

Resolution No. 5089– Amended/Restated Post Issuance Compliance Policy

Commissioner Thiele moved for consideration of Resolution No. 5089 and Commissioner Abbey seconded the motion. Finance and Asset Management Director Ann-Marie Lindboe described Resolution No. 5089, which confirms the Board's adoption of changes to the compliance policies for tax exempt bonds issued by SHA imbedded in Resolution No. 5086.

Hearing no further discussion, the Chair called for a vote. Resolution No. 5089 was approved unanimously.

Resolution No. 5090 – NewHolly Phase I

Commissioner Abbey moved for consideration of Resolution No. 5090 and Commissioner Pullin seconded the motion. Finance and Asset Management Director Ann-Marie Lindboe described Resolution No. 5090. The Resolution is an inducement resolution that authorizes SHA to issue bonds to finance the repairs to NewHolly Phase I. Starting mid-2016, and lasting between 18-24 months, NewHolly Phase I will receive a full envelope renovation that will include removing and reinstalling all roofing, siding, windows, trim and gutters and correct any damage to the underlying structure due to water intrusion issues in the buildings.

Hearing no further discussion, the Chair called for a vote. Resolution No. 5090 was approved unanimously.

Resolution No. 5091 – Yesler Terrace – Red Cedar Ridge

Commissioner Thiele moved for consideration of Resolution No. 5091 and Commissioner Pullin seconded the motion. Finance and Asset Management Director Ann-Marie Lindboe described Resolution No 5091. The Resolution is a bond inducement resolution which allows SHA to issue tax exempt bonds and loan the proceeds to a yet to be formed limited liability limited partnership to finance the development of Red Cedar Ridge at 888 E. Fir Street in Yesler Terrace.

Hearing no further discussion, the Chair called for a vote. Resolution No. 5091 was approved unanimously.

Housing Levy Voucher Update

Mr. Lofton reported on discussions underway regarding initial conversations with the City of Seattle and what role SHA is expected to play in regard to vouchers to be contributed to the Seattle Housing Levy. It is expected that the Mayor will be recommending a levy amount as early as the first part of February for public comment, and a final recommendation expected to be submitted to Council in March for their deliberation. This schedule would keep open the option for the levy to be placed on the ballot for the August elections.

The components of the levy (who it serves, who it targets, fund availability) will be included in the Mayor's proposal, including, we assume the number of vouchers that the City would like SHA to. In the past two levies, in 2002 and 2009, SHA committed 500 vouchers to each one. The Mayor has signaled his intention to request the City Council approve doubling of the current levy amount. Consequently, the City has asked that SHA continue its previous level of commitment—500 vouchers—for the proposed renewal. This poses a challenge for the agency, both financially and imposing policy constraints on our ability to serve low-income households. Financially, our current commitments total 945 vouchers provided for the earlier two levies, which total over \$350 million over the 40 year commitment period. From a policy perspective, we have already exceeded the “cap” on project based vouchers using the tenant based voucher program, and are nearing over 40% of our housing choice voucher committed to project based projects. This reduces the ability to provide vouchers to families to allow them to choose where they would like to live—a central tenant of the program. In addition, we have seen the number of families assisted with vouchers decline over the past several years, and is important for the agency because we must continue to serve substantially the same number of families as when we entered the MTW program. Consequently, we have notified the City that we can prudently commit only 300 vouchers to the levy. This is likely to be a controversial topic as discussions continue with the City. The conversations between SHA and the City continue regarding SHA voucher contributions towards the levy.

Self-Sufficiency Workgroup Update

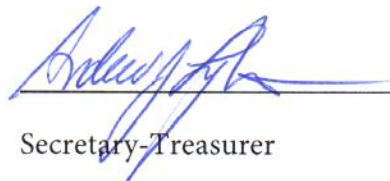
Matt Helmer, Sr. Policy Analyst with the Policy & Strategic Initiatives Office, gave a detailed presentation to the Board around SHA's efforts of improving residents' self-sufficiency, which is a core component of SHA's mission. SHA is pursuing this part of its mission on multiple fronts through the Workforce Opportunities System collaboration, Economic Opportunities services, and numerous community contracts and partnerships.

The overarching questions when approaching this challenge is to first gain answers as to what self-sufficiency looks like, what are the expectations for our residents to obtain it, and how can SHA support the residents on their journey towards self-sufficiency. Economic security is one key to reaching self-sufficiency, and SHA is exploring strategic directions and objectives for the agency, as well as our partners, to assist with stabilizing resident households so they can commit to education and employment to help achieve this.

Executive Director Report

Executive Director Lofton brought to the Board's attention the SHA department reports, as well as the monthly calendar of events, for perusal and requested any inquiries that the Board may have regarding SHA activities.

Commissioner Gibson asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the January 19, 2016 regular session of the Board adjourned at 6:08p.m. Executive Session followed immediately thereafter.



Secretary-Treasurer