

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
FEBRUARY 16, 2016

The Commissioners of the Housing Authority of the City of Seattle (Seattle Housing Authority) met in regular session on February 16, 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 5:06 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
 Aser Ashkir
 Zachary Pullin

Absent: Kollin Min
 Jermaine Smiley
 Debbie Thiele, Vice-Chair

Public Comment.

Consent Agenda. Commissioner Chair Gibson presented the Consent Agenda, which included approval of the minutes of the Regular Board Meeting of January 19, 2016; minutes of the Regular Board Briefing of February 8, 2016; and, the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period January 1 through January 31, 2016). Commissioner Pullin moved to approve the Consent Agenda and the motion was seconded by Commissioner Abbey. Hearing no discussion, Commissioner Gibson called for a vote, and the Consent Agenda was approved unanimously.

Regular Agenda

2015 Resident Satisfaction Survey

Executive Director Andrew Lofton introduced Matt Helmer, Sr. Policy Analyst who presented the 2015 Resident Satisfaction Survey results to the board. The survey, administered in November & December 2015, was conducted by Hebert Research via a randomized telephone survey of SHA public housing residents and tenant-based voucher participants. The survey received 513 responses, with 31% (158) of the surveys conducted in a language other than English. Overall, the surveys conveyed an overwhelmingly high-level of satisfaction with SHA housing and the services provided by the agency and staff.

The last resident survey was conducted in 2009.

Resolution No. 5092– Trades Agreement

Commissioner Abbey moved for consideration of Resolution No. 5092 and Commissioner Pullin seconded the motion. Human Resources Director Dean Barnes presented Resolution No. 5092, which authorizes the Executive Director to execute a new three-year contract with the Seattle/King County Building and Construction Trades Council effective January 1, 2016 through December 31, 2018. This agreement covers compensation and working conditions for the Trade Council's members.

Hearing no further discussion, the Chair called for a vote. Resolution No. 5092 was approved unanimously.

Resolution No. 5093 – Write-off of Delinquent Accounts

Commissioner Pullin moved for consideration of Resolution No. 5093 and Commissioner Abbey seconded the motion. Finance & Administration CFO Shelly Yapp presented Resolution No. 5093, which is the annual resolution that documents the tenant and participant accounts which are determined to be uncollectable. Write-offs for rent and non-rent charges in 2015 were \$833,125, a decrease of 6.9% from 2014. The amount written off for fiscal year 2015 totals \$1,009,016 for LIPH/NF housing portfolios, HOPE VI, and HCV/Section 8.

Hearing no further discussion, the Chair called for a vote. Resolution No. 5093 was approved unanimously.

Resolution No. 5094 – 888 E. Fir Street (Red Cedar Village) LLLP

Commissioner Abbey moved for consideration of Resolution No. 5094 and Commissioner Pullin seconded the motion. Finance & Asset Management Director Ann-Marie Lindboe presented this resolution to the Board. A companion piece to Resolution No. 5091, Resolution No. 5094 authorizes SHA to form a limited liability limited partnership for the development of 888 E. Fir Street, also known as Red Cedar Village, the fourth replacement housing building of the Yesler Terrace Redevelopment. The building will consist of approximately 130 housing units, with 60% for replacement housing and 40% of the units consisting of tax-credit status.

Hearing no further discussion, the Chair called for a vote. Resolution No. 5094 was approved unanimously.

Resolution No. 5095 – NewHolly Phase I LLLP

Commissioner Pullin moved for consideration of Resolution No. 5095 and Commissioner Abbey seconded the motion. Director Lindboe presented Resolution No. 5095, which authorizes SHA to form a limited liability limited partnership for the acquisition and rehabilitation of NewHolly Phase I, as a result of water intrusion issues within the buildings. This is a companion piece to Resolution No. 5090.

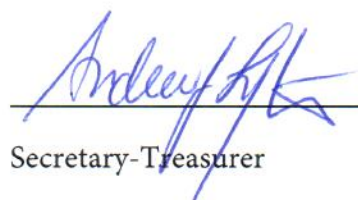
Hearing no further discussion, the Chair called for a vote. Resolution No. 5095 was approved unanimously.

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. He introduced Communications Director Kerry Coughlin, who briefed the Board on the current progress of the SHA website redesign process, which will

aid to update the design, content and functionality of the agency website, and invited them to give comments via a survey. The website redesign completion is expected by the 3rd/4th quarter of 2016.

Commissioner Gibson asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the February 16, 2016 regular session of the Board adjourned at 6:09p.m. Executive Session followed immediately thereafter.


Secretary-Treasurer