

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
MARCH 21, 2016

The Commissioners of the Housing Authority of the City of Seattle (Seattle Housing Authority) met in regular session on March 21, 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
 Kollin Min
 Jermaine Smiley Debbie Thiele, Vice-Chair

Absent: Aser Ashkir
 Zachary Pullin

Public Comment.

Consent Agenda. Commissioner Chair Gibson presented the Consent Agenda, which included approval of the minutes of the Regular Board Meeting of February 16, 2016; minutes of the Regular Board Briefing of March 14, 2016; and, the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period February 1 through February 29, 2016). Commissioner Smiley moved to approve the Consent Agenda and the motion was seconded by Commissioner Min. Hearing no discussion, Commissioner Gibson called for a vote, and the Consent Agenda was approved unanimously.

Regular Agenda

Resolution No. 5096– HCV Administrative Plan Changes

Commissioner Abbey moved for consideration of Resolution No. 5096 and Commissioner Smiley seconded the motion. HCV Director Cynthia West presented Resolution No. 5096, which amends Chapter 5 Section E: “Maximum Gross Rents/Payment Standards”, affecting the Voucher Payment Standard (VPS) determination for SHA Project based contracts. Under Section E, language was added as to initial rents being set at the lower of the current Voucher Payment Standard, or the reasonable rent determined by SHA.

Hearing no further discussion, the Chair called for a vote. Resolution No. 5096 was approved unanimously.

Resolution No. 5097 – 2016 Housing Levy Commitment

Commissioner Thiele moved for consideration of Resolution No. 5097 and Commissioner Abbey seconded the motion. Executive Director Andrew Lofton presented this resolution to the Board, which authorizes SHA to provide up to 300 Housing Choice vouchers to projects financed by 2016 City of Seattle Housing Levy.

Hearing no further discussion, the Chair called for a vote. Resolution No. 5097 was approved unanimously.

Savings Match Program Changes

Executive Director Lofton introduced Matt Helmer, Sr. Policy Analyst, who presented an evaluation of the Savings Match Program, which began at SHA in 2013. The initiative offered a savings match incentive to households moving off of subsidy towards self-sufficiency to households based on when the household enrolled in the program and terminated their subsidy. In addendum to the Savings Match Program, the Safety Net Assistance Program (SNAP) was offered to give households an opportunity to return to housing if unexpected financial hardship occurred after move out. Since the pilot program began, 400 households were automatically enrolled in the program, of which only four households took advantage of the program and moved off of subsidy. The low program participation can be attributed to barriers such as: high

cost of rent and homes in Seattle, inability to effectively save income, and lack of alignment with participant housing goals and the program. By evaluating the lack of success of the program, it was determined that there would be a pause in enrolling new participants in 2016 as staff works to improve the program elements and redesign the initiative towards alternative self-sufficiency goals.

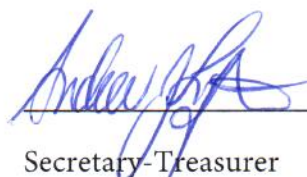
Executive Director Report

Executive Director Lofton brought to the Board's attention the SHA department reports, as well as the monthly calendar of events, for perusal. He requested any inquiries that the Board may have regarding SHA activities. Mr. Lofton then brought to the Board's attention to the 2015 4th Quarter Key Indicators report, which provides a snapshot of the status of the agency's key goals for 2015. An increase was noted for the number of households served last year, as well of job placement by the agency. Voucher utilization continues to be a priority for SHA, and 2015 was the first year of implementing the enforcement of new voucher holders utilizing their voucher within Seattle for the first year of tenancy.

Mr. Lofton made note of the Mayor's Education Summit, which will be held on April 30th at Garfield High School, and of SHA Education Engagement Specialist Saadia Hamid's involvement on the Mayor's Education Summit Advisory Group.

HCV Funding was discussed, as the agency received an inflationary increase in funding based upon the inflationary increase of the Fair Market Rents (FMR). Our MTW funding formula is based on the prior year's allocation, plus an adjustment based on an Annual Adjustment Factor (AFF). There was an increase in the FMR in Seattle by 26% last year and up another 8-9% in 2016.

Commissioner Gibson asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the March 21, 2016 regular session of the Board adjourned at 5:56p.m.



Secretary-Treasurer