

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

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in regular session on April 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 5:06p.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  
                  Robert Crutchfield  
                  Dr. Paula Houston  
                  Paul Purcell  
                  Gerald Smiley

Absent:         Ahmed Abdi

Public Comment

Susan Hill

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of December 18, 2017; minutes for the Regular Board Meeting of January 16, 2018; minutes for the Regular Board Meeting of February 20, 2018; minutes for the Regular Board Briefing of April 9, 2018; and, approval of the Expenditure Certification Reports (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of December 1 through December 31, 2017, January 1 through January 31, 2018, February 1 through February 28, 2018, as well as March 1 through March 31, 2018).

Commissioner Dr. Houston 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 by majority vote of those Board members present (5 yes; 1 abstention).

## Regular Agenda

### Resolution No. 5148 – Write-off of Delinquent Accounts

Commissioner Smiley moved for consideration of Resolution No. 5148; it was seconded by Commissioner Dr. Houston. CFO Shelly Yapp presented Resolution No. 5148 to the Board and recommended adoption of the resolution.

Resolution No. 5148 is an annual resolution submitted for Board approval regarding the write-off of tenant and participant accounts, those of which are determined to be uncollectable. The amount written off for fiscal year 2017 totals \$715,113.76 for the LIPH/NF housing portfolios, HOPE VI, and HCV/Section 8. These delinquent payments are written off SHA accounting records, but they remain open and the obligation of the former tenants/participants to satisfy their past due accounts. Overall, the write-offs for 2017 are significantly lower relative to the previous year, or as normal.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5148 was approved by a unanimous vote of the Board present (6 yes; 0 no).

### Resolution No. 5149 – Bond Inducement: Lam Bow Apartments Project

Commissioner Smiley moved for consideration of Resolution No. 5149; it was seconded by Commissioner Purcell. Asset Management Director Jared Cummer and Senior Development Program Mgr. Terry Galiney presented Resolution No. 5149 to the Board and recommended adoption of the resolution.

Resolution No. 5149, a bond inducement resolution, states the intent of SHA to sell tax-exempt bonds to finance the redevelopment project of the Lam Bow Apartments. The Lam Bow Apartments sustained a fire in September 2016 resulting in the loss of Building B, a 21-unit building. Building B will be rebuilt, creating approximately 50 units; Building A, consisting of 30 units, is included in the plan to be rehabilitated during the redevelopment project.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5149 was approved by a unanimous vote of the Board present (6 yes; 0 no).

Resolution No. 5150 – LLLP: Lam Bow Apartments Project

Commissioner Purcell moved for consideration of Resolution No. 5150; it was seconded by Commissioner Smiley. Asset Management Director Jared Cummer and Senior Development Program Mgr. Terry Galiney presented Resolution No. 5150 to the Board and recommended adoption of the resolution.

Resolution No. 5150, a companion resolution to Resolution No. 5149, authorizes SHA to form a limited liability limited partnership (LLLP). This resolution would also give authorization to make financing applications for tax credits, as well as other activities pertaining to the Lam Bow Apartments redevelopment project.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5150 was approved by a unanimous vote of the Board present (6 yes; 0 no).

Resolution No. 5151 – Bond Inducement: Hinoki Apartments Project

Commissioner Smiley moved for consideration of Resolution No. 5151; it was seconded by Commissioner Dr. Houston. Senior Development Program Mgr. Terry Galiney presented Resolution No. 5151 to the Board and recommended adoption of the resolution.

Resolution No. 5151 is a bond inducement Resolution, which declares the intent of the Seattle Housing Authority (SHA) to sell \$38,500,000 in bonds to provide the financing for the Hinoki Apartments project, the sixth replacement housing building in the Yesler Terrace Redevelopment. It will be located on the corner of Yesler Way and 10th Ave. S. consisting of approximately 123 housing units (SHA is currently in schematic design of this project); 60 percent those units receiving federal subsidy as project-based vouchers for the replacement of units being demolished at Yesler Terrace, and 53 units will be rented to households at 60 percent of area median income.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5151 was approved by a unanimous vote of the Board present (6 yes; 0 no).

### Resolution No. 5152 – LLLP: Hinoki Apartments Project

Commissioner Purcell moved for consideration of Resolution No. 5152; it was seconded by Commissioner Crutchfield. Asset Management Director Jared Cummer presented Resolution No. 5151 to the Board and recommended adoption of the resolution.

Resolution No. 5152 authorizes SHA to form an LLLP for the development project (Yesler Block 5.1 LLLP). It would also authorize SHA to make financing applications, HUD approvals, and other financing related activities. The estimated development cost of Hinoki is \$72,000,000.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5152 was approved by a unanimous vote of the Board present (6 yes; 0 no).

### Federal Legislative Update

Intergovernmental Relations Director Lisa Wolters presented to the Board an overview of the Omnibus Bill for Fiscal Year 2018, some of what is now known regarding Omnibus Bill for Fiscal Year 2019, as well as Executive Orders and legislation that is expected to be proposed soon regarding work requirements.

### Executive Director Report

Mr. Lofton spoke to the Board about the national award that SHA received from the U.S. Soccer Foundation at the Urban Soccer Symposium held in Washington, D. C. on March 24, 2018. SHA was given the Innovation Award for ‘the imaginative and original programming that SHA has implemented to create positive social change in Seattle.’ SHA was nominated by RAVE Sounders, the non-profit organization of the Seattle Sounders and an amazing partner that has provided funding for the creation of a small soccer field to be located at Yesler Terrace. SHA Policy & Program Manager Jared Jonson has been instrumental in working with the Seattle Sounders and developing a relationship with them to bring this project to fruition.

Mr. Lofton made mention about events impacting SHA, particularly on the city level. The City of Seattle implemented the Fair Chance Ordinance which went into effect in early April 2018. The ordinance prohibits landlords from using criminal background checks to determine

tenancy. SHA disagrees in how that applies to the agency and our federal programs versus the City of Seattle's intentions for the ordinance that was directed at private landlords. SHA continues to have conversations about this, and have solicited direction from HUD. In the meantime, the City has agreed to wait for that information and has issued a moratorium for SHA.

Executive Session – Personnel Issues; 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 April 16, 2018 regular session of the Board was tabled at 6:05 p.m. 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 7:15pm.

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Secretary-Treasurer