

MINUTES OF THE REGULAR AND ANNUAL MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
MAY 16, 2016

The Commissioners of the Housing Authority of the City of Seattle (Seattle Housing Authority) met in regular session on May 16, 2016, at the Seattle Housing Authority's Central Office Building located at 190 Queen Anne Avenue North, Seattle, Washington. Board Chair Debbie Thiele called the meeting to order at 5:04 p.m. Kimberly Garrett called a roll call for Board Commissioners in attendance. Commissioners present and absent were as follows:

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

Absent: Aser Ashkir

Public Comment.

Presentation of 2016 Dream Big Scholarship Award Recipients. Executive Director Andrew Lofton welcomed and congratulated the award recipients on their achievements and Courtney Cameron introduced the students individually to the Board. The students were recognized for their hard work and special recognition was given to the families and mentors of the students, as well.

Consent Agenda. Commissioner Chair Thiele presented the Consent Agenda, which included approval of the minutes of the Regular Board Meeting of April 18, 2016; minutes of the Regular Board Briefing of May 9, 2016; and, the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period April 1 through April 30, 2016). Commissioner Gibson moved to approve the Consent Agenda and the motion was

seconded by Commissioner Smiley. Hearing no discussion, Commissioner Thiele called for a vote, and the Consent Agenda was approved unanimously.

Regular Agenda

Resolution No. 5100 - VPS Recommendation

Commissioner Pullin moved for consideration of Resolution No. 5100 and Commissioner Smiley seconded the motion. CFO Shelly Yapp and Rental Assistance Programs Director Cynthia West presented Resolution No. 5100 and recommended adoption of the resolution by the Board.

This resolution authorizes an increase to the voucher payment standards for SHA's Section 8 Housing Choice Vouchers Program for tenant-based vouchers in the private sector rental market to 100% of 2016 Fair Market Rents ("FMR") for all bedroom sizes, while maintaining existing voucher payment standards for rentals in the non-profit and public sector affordable housing market. This action would reflect an overall average increase of about 25% from the current VPS levels. This VPS increase would become effective July 1, 2016.

After further discussion, the Chair called for a vote. Resolution No. 5100 was approved unanimously.

Resolution No. 5101 - MTW Contract Extension

Commissioner Gibson moved for consideration of Resolution No. 5101 and Commissioner Abbey seconded the motion. Executive Director Andrew Lofton presented Resolution No. 5101 and recommended adoption of the resolution by the Board.

This resolution would authorize the Executive Director, or his designee, to submit a letter to HUD, accepting the modification to, and extension through 2028 of, the existing Amended and Restated Move to Work Agreement dated December 31, 2008 as described in HUD's letter dated April 14, 2016. This response letter would in effect enforce a bilateral contract extension agreement between the parties.

Hearing no further discussion, the Chair called for a vote. Resolution No. 5101 was approved unanimously.

Affordable Housing Week Proclamation

Mr. Lofton presented to the Board the Affordable Housing Week (May 16-22, 2016) proclamation, which calls attention to the affordable housing crisis, and acknowledges and supports the goals of all affordable housing providers and advocates whose mission is to provide access to safe, healthy and affordable homes to all. This is the first year this week has been formally implemented.

Hearing no further discussion, the Chair called for a vote. The Affordable Housing Week Proclamation was adopted unanimously.

SSHP Rent Structure

Property Management Administrator Jake LeBlanc gave a presentation to the Board on the Seattle Senior Housing Program, which contains a portfolio of 23 buildings with over 1,000 units housing low-income, senior-aged residents and up to 10% young disabled residents. SHA is revisiting SSHP's rent structure, which is currently based on a flat-rent tier system (of which 174 residents that are grandfathered outside of the tier system.) The goals are to the maintain affordability for low-income program participants, provide high-quality service to SSHP residents, while maintaining the program's long-term viability. Additional safety and security measures, increased on-site staffing and services, as well as a more equitable rent structure are concerns voiced by many of the SSHP residents. Staff will collaborate with the Rent Structure Advisory Committee to develop and model adjustments, and will return back to the Board to discuss options for changes.

Yesler Relocation

Commissioner Smiley recommended that this presentation be tabled and postponed until next month due to time constraints; Commissioner Gibson seconded the motion. Commissioner Thiele called for a vote and the recommendations was approved unanimously.

Executive Director

Executive Director Andrew Lofton and Board Chair Debbie Thiele thanked Commissioners Nora Gibson and Kollin Min for their longstanding contributions and participation to the SHA Board, as well as the expertise and leadership exhibited in their roles as SHA Commissioners.

Mr. Lofton presented to the Board a summary of the 2016 First Quarter Key Indicators of progress of the agency predicated by Strategic Plan directions and goals.

Calendar of Events

Executive Director Lofton invited the Board to attend the SHA Annual Anniversary Luncheon on May 20th for staff celebrating milestone years worked at SHA. The Board was also invited to attend various Juneteenth Celebrations held at SHA Buildings, as well as around the surrounding communities.

Media Clips

Communications Director Kerry Coughlin spoke briefly of the recent articles trending around Yesler Terrace and its current redevelopment activities.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the May 16, 2016 regular session of the Board adjourned at 6:26p.m.


Secretary-Treasurer