

MINUTES OF THE SPECIAL ANNUAL MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
MAY 21, 2018

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in special session on May 21, 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 5:00p.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

Sarah Stewart
Dennis Saxman
Andre’ Taylor
Xochitl Maykovich
Eli Goss
Dana Ventura
Edmund Witter
Nick Straley
Summer Gray
Susan Hill
Devin Silvernail

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of April 16, 2018; minutes for the Regular Board Briefing of May 14, 2018; and, approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of April 1 through April 30, 2018).

Commissioner Smiley moved to approve the Consent Agenda and the motion was seconded by Commissioner Crutchfield. Hearing no questions or comments, Commissioner Thiele called for a vote. The Consent Agenda was approved by majority vote of those Board members present (6 yes; 0 no).

Regular Agenda

Voucher Payment Standard 101

Rental Assistance Programs Director Cynthia Setel and CFO Shelly Yapp provided to the Board a background as to what drives a lot of the challenges of leasing up with vouchers in **Seattle's current rental** market.

Voucher Payment Standards (VPSs) define the maximum amount of rental subsidy a housing authority will pay on behalf of Housing Choice Voucher (HCV) participants based upon household size, unit required, etc. Nationally, HUD-established Fair Market Rents (FMRs) are the primary driver for housing authorities to establish their VPS. SHA, as a Moving to Work (MTW) agency has flexibility to utilize its vouchers in order to serve more people, while maximizing the impact toward our mission and strategic plan. Recommendations are made to the Board as to amount of rental subsidies based upon annual Fair Market Rents (FMR) for our area. In late February, HUD published revised and final 2018 Fair Market Rents (FMR) for the Seattle-Bellevue WA Metro Area, which **showed a 23 percent increase in the FMR's over the 2017 FMR's, while HUD's initial FMRs showed a 1 percent decrease in Seattle-Bellevue area rents.** HUD's determination in developing FMRs is to reflect the 40th percentile of rental prices by bedroom size in the area.

SHA administers over 10,000 Housing Choice Vouchers. Of this total, 7% (approximately 780) are reserved for special populations, such as veterans and foster youth. Payment Standards for these vouchers are typically driven by HUD regulations and MTW flexibility does not apply. The remaining 93% of the vouchers (9,740) are MTW Vouchers that SHA elects to distribute between Tenant-Based vouchers (where the voucher is issued to individual households and remains with household until they leave the program)—and Project-Based vouchers (which have been committed to and remain with project-based programs operated by public agencies or non-

profit housing providers.) Over the next month, staff will come to the Board with analyses, options and recommendations for changes to the Private Rental Market Voucher Payment Standard (PM-VPS) for the Tenant Based Vouchers level, and who would be eligible for the proposed changes. We will be looking at nontraditional approaches to balance budgetary constraints, with providing more choice for voucher holders. We will also develop a recommendation for moving forward, and construct a public process to solicit feedback from the broader community.

Executive Director Report

Mr. Lofton spoke to the Board about the Federal budget, and was pleased to report on **this year's Omnibus package, which provided a higher funding** level than what was initially anticipated. We are also encouraged on early conversations regarding the 2019 budget, which on the House (of Representatives) side has proposed appropriation levels equal to this year, maybe higher. We will continue to work with our congressional delegation to further the efforts of the agency. On another note, the Trump Administration has sent to Congress \$15 billion budget rescission request of the 2018 budget, to reduce dollars which have already been appropriated. Part of the proposal is to rescind \$41 million in prior-year unobligated balances from the Capital Fund, which would greatly impact the work of SHA. **It's not expected to be approved and the** potential of the rescission is extremely low, but we will continue to stay tuned to this outcome.

Mr. Lofton acknowledged SHA's partnership with Seattle Public Schools (SPS) to work toward a common shared goal of increasing academic success for our kids that live and reside in SHA housing. We have had some significant achievements during the course of the year. Andrew provided the Board with a summary of those accomplishments and the lessons learned that have been identified. The next step is to build off the attendance work and to expand our efforts to increase supports to resident students to help improve their academic achievement.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the May 21, 2018 Special session of the Board was tabled at 6:20 p.m. The Annual session of the Board followed immediately thereafter.

SHA Annual Board Meeting

Nominations for the position of Board Chair was called; Commissioner Abbey moved that Commissioner Thiele remain in Board Chair position, and Commissioner Crutchfield seconded the motion. Hearing no questions or comments, it was called for a vote. The nomination was approved by majority vote of those Board members present (5 yes; 1 abstention).

Nominations for the position of Board Vice-Chair was called; Commissioner Purcell moved that Commissioner Abbey remain in Board Vice-Chair position, and Commissioner Smiley seconded the motion. Hearing no questions or comments, it was called for a vote. The nomination was approved by majority vote of those Board members present (5 yes; 1 abstention).

Following the conclusion of the Annual session of the Board, the Special session of the Board was resumed and adjourned at 6:22pm.

Secretary-Treasurer