

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF SEATTLE  
AUGUST 15, 2016

The Commissioners of the Housing Authority of the City of Seattle (Seattle Housing Authority) met in regular session on August 15, 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 5:03 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  
                  Dr. Paula Houston  
                  David Moseley  
                  Zachary Pullin  
                  Jermaine Smiley

Absent:         Aser Ashkir

Public Comment. Lora Wait-Hoy (representing OPEIU members of SHA staff)

Consent Agenda. Commissioner Chair Thiele presented the Consent Agenda, which included approval of the minutes of the Regular Board Meeting of June 20, 2016; minutes of the Regular Board Briefing of July 11, 2016; minutes of the Regular Board Briefing of August 8, 2016; and, the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period June 1 through June 30, 2016, as well as for the Period of July 1 through July 31, 2016). Commissioner Houston moved to approve the Consent Agenda and the motion was seconded by Commissioner Abbey. Hearing no further discussion, Commissioner Thiele called for a vote, and the Consent Agenda was approved unanimously.

Regular Agenda

Resolution No. 5106 – Housing Assistance for School Stability (Home From School)

Commissioner Abbey moved for consideration of Resolution No. 5106 and Commissioner Pullin seconded the motion. Policy & Strategic Initiatives Coordinator Beka Smith presented Resolution No. 5106 and recommended adoption of the resolution by the Board.

Resolution No. 5106 would approve an amendment to the 2016 Annual MTW Plan that would allow SHA to launch a pilot program to provide homeless and unstably housed families with children with affordable housing in the neighborhood of their current school. The pilot is being initiated at Bailey Gatzert Elementary School. Public comments expressed during the comment period were primarily positive towards the pilot program.

After further discussion, the Chair called for a vote. Resolution No. 5106 was approved unanimously.

Resolution No. 5107 - Revolving Operating LOC (Line of Credit)

Commissioner Pullin moved for consideration of Resolution No. 5107 and Commissioner Smiley seconded the motion. CFO Shelly Yapp presented Resolution No. 5107 and recommended adoption of the resolution by the Board.

Resolution No. 5107 authorizes the Executive Director to extend the OLOC as it matures until August 31, 2022, provided the interest rate does not exceed a specified cap and all other material terms remain substantially the same. The OLOC provides the credit capacity for SHA to meet operating obligations in the event of a temporary cash flow shortage. There is currently no balance on this line of credit.

Hearing no further discussion, the Chair called for a vote. Resolution No. 5107 was approved unanimously.

Resolution No. 5108 - Bellwether Bond Issuance

Commissioner Moseley moved for consideration of Resolution No. 5108 and Commissioner Smiley seconded the motion. Asset Management Director Anne-Marie Lindboe presented Resolution No. 5108 and recommended adoption of the resolution by the Board.

Resolution No. 5108 is an inducement resolution that would allow Seattle Housing Authority (SHA) to issue up to \$16 million in private activity bonds to finance the acquisition and construction of University District Apartments (UDA) by the University District Apartments 4% Limited Partnership (LP) with Bellwether Housing. The bonds when issued would be non-recourse to SHA.

After further discussion, the Chair called for a vote. Resolution No. 5108 was approved unanimously.

Resolution No. 5109 - NewHolly Bond Issuance

Commissioner Houston moved for consideration of Resolution No. 5109 and Commissioner Pullin seconded the motion. Asset Management Director Anne-Marie Lindboe presented Resolution No. 5109 and recommended adoption of the resolution by the Board.

Resolution No. 5109 authorizes the issuance of private activity tax exempt revenue bonds to finance the acquisition and rehabilitation of the 305 housing units in NewHolly Phase I by the NewHolly Phase I Limited Liability Limited Partnership (LLLL).

After further discussion, the Chair called for a vote. Resolution No. 5109 was approved unanimously.

Resolution No. 5110 - NewHolly Phase I LLLL

Commissioner Abbey moved for consideration of Resolution No. 5110 and Commissioner Pullin seconded the motion. Asset Management Director Anne-Marie Lindboe presented Resolution No. 5105 and recommended adoption of the resolution by the Board.

Resolution No. 5110 authorizes the Executive Director or his designee to complete and sign the documents necessary to construct, finance, and lease NewHolly Phase I, a 305- unit low-



income housing development to the New Holly Phase I LLLP. This is a companion resolution to Resolution No. 5109, which authorizes the issuance of tax exempt bonds for this project.

After further discussion, the Chair called for a vote. Resolution No. 5110 was approved unanimously.

#### Seattle Housing Authority Board Elections

Board Chair Thiele opened up for nominations from the Board for the position of Board Vice-Chair. Commissioner Emily Abbey was nominated for the position of Board Vice-Chair by Commissioner Zachary Pullin; the motion was seconded by Commissioner Jermaine Smiley. Commissioner Abbey graciously accepted the nomination of Board Vice-Chair. After no further nominations or discussion, it was moved to close the nomination period, which was seconded by Commissioner Pullin. The vote to close was unanimous. Board Chair Thiele requested a motion to approve Commissioner Emily Abbey as SHA Board Vice-Chair. Commissioner Pullin so moved and Commissioner Housing seconded the motion. After no further discussion, the vote was approved unanimously.

#### Strategic Plan Indicators Dashboard

Executive Director Lofton brought to the Board's attention the current key indicators dashboard which has used over the last several years as a metric tool to support the goals and priorities of the agency and to keep the Board apprised of agency progress. Policy & Strategic Initiatives Director Andria Lazaga and Sr. Policy Analyst Shkelqim Kelmendi presented an initial draft of a new set of Key Board Indicators in order to reflect 2016-20 Strategic Plan goals. The new dashboard was created for the Board to provide them with a quick glance metric of agency progress. The Board was invited to give input, as the dashboard is currently a work in progress and is steadily evolving.

### Executive Director Report


Executive Director Lofton brought to the Board's attention the SHA department reports, reporting department monthly news of interest, for perusal. He requested any inquiries that the Board may have regarding SHA activities. Mr. Lofton spoke of the budget process nearing completion this month, with the Budget Summary being sent out for public comment at the end of August. At the September Briefing, the Board will be presented the 2017 SHA Proposed Budget Summary, with final adoption of the Budget occurring at the October 17 Board Meeting. He also made note of progress at Yesler Terrace, where Hoa Mai Gardens is scheduled to be completed late Spring 2017, Vulcan has begun its first project near Raven Terrace, and we anticipate that the construction of the park will be underway by 2017.

Mr. Lofton gave an update regarding the current vacancy for the resident position on the SHA Board. The Mayor has appointed Ahmed Abdi as SHA Commissioner, and he has been scheduled to go before the Affordable Housing Committee at City Council for vote on August 17th.

### Media Clips

Communications Director Kerry Coughlin spoke briefly of the recent articles trending around Yesler Terrace and its current redevelopment activities for June & July 2016, as well as the current progress of the SHA website redesign. Breathe Easy Homes at Yesler Terrace was recognized in the media as being awarded by HUD.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the August 15, 2016 regular session of the Board adjourned at 5:57p.m.



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Secretary-Treasurer