

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
AUGUST 20, 2018

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in regular session on August 20, 2018, at SHA’s Central Office Building located at 190 Queen Anne Avenue North, Seattle, Washington. Board Vice-Chair Emily Abbey called the meeting to order at 5:02p.m. Kimberly Garrett performed a roll call for Board Commissioners in attendance. Commissioners present and absent were as follows:

Present: Emily Abbey, Vice-Chair
Ahmed Abdi (by phone)
Robert Crutchfield
Dr. Paula Houston
Paul Purcell
Gerald Smiley

Absent: Debbie Thiele, Chair

Public Comment

Summer Gray

Consent Agenda

Commissioner Abbey presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of July 16, 2018; Regular Board Briefing of August 13, 2018; and, approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of July 1 through July 31, 2018).

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

Regular Agenda

Resolution 5154 - Voucher Payment Standard Determination

Commissioner Crutchfield moved for consideration of Resolution No. 5154; it was seconded by Commissioner Dr. Houston. CFO Shelly Yapp and Housing Choice Voucher Program Director Cynthia Setel presented Resolution No. 5154 to the Board and recommended adoption of the resolution.

Resolution No. 5154 proposes to set the new 2018 MR-VPS at 100% of the 2018 HUD Fair Market Rents (FMRs) for all bedroom sizes and define those eligible for the 2018 MR-VPS. As a result of the Public Comment period, which closed on July 23, twenty-nine comments were submitted with a vast majority of them in favor of the proposed Voucher Payment Standard changes.

Hearing no further questions or comments, Commissioner Abbey called for a vote. Resolution No. 5154 was approved by a unanimous vote of the Board present (6 yes; 0 no).

Acquisition Opportunities

Finance & Asset Management Director Jared Cummer presented to the Board two **potential acquisition opportunities which would bring units quickly into SHA's housing inventory**, costing less than building new and would be able to serve more people.

Built in 1997 by the current owner, 101 and 107 27th Avenue consists of two buildings, each containing 5 units; eight 3-bedroom units, one 4-bedroom unit, and one 5-bedroom unit. 10 parking stalls are located on the property.

The other property built in 1986, 12530 35th Ave NE contains 69 units (one studio, fifty-five 1-bedroom units and thirteen 2-bedroom units) with sixty-nine parking stalls. This property contains three buildings, all three stories, with two of them walk-ups and one building has elevator access. These units have no rent, or income restrictions, giving SHA flexibility in terms of serving more people.

Next steps would include completing negotiation of purchase agreements for the properties, working on financing, including a City of Seattle bridge loan and anticipate bringing this to the Board for approval of the acquisitions in October 2018.

Executive Director Report

Mr. Lofton began his report presentation to the Board by briefly mentioning that he was honored by the RAVE Foundation/Seattle Sounders FC at a recent Sounders game and presented with the Golden Scarf award for **SHA's** contributions to the Seattle community. He then summarized to the Board some key takeaways from the July 31 Board retreat and plans going forward as to how to continue the momentum from conversations generated and discussed, i.e., income preference, right sizing, development partnerships/acquisitions. Also discussed were **SHA's role in addressing homelessness**, potential private fundraising opportunities for services at Yesler, and generally the future focus and direction of the agency.

Mr. Lofton made mention of meetings with WCAN to discuss their concerns regarding **SHA's eviction fees**. We continue to make contact with WCAN in response to their inquiries, will have future follow up conversation regarding this topic.

Brief mention was made regarding the process of accreditation, including a summary of the report and recommendations that were suggested to the agency **in regard to review of SHA's** by-laws and necessary updates. Mr. Lofton will come back to the Board with suggested changes, and if there are other changes to explore, further conversation will be had with the Board.

Commissioner Abbey asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the August 20, 2018 Regular Session of the Board was adjourned at 5:50 p.m.

Secretary-Treasurer