

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF SEATTLE  
SEPTEMBER 17, 2018

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in regular session on September 17, 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 5:02p.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  
                  Ahmed Abdi  
                  Robert Crutchfield  
                  Paul Purcell  
                  Gerald Smiley (by phone)

Absent:         Dr. Paula Houston

Public Comment

Marguerite Richard  
Michael Fuller

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of August 20, 2018; Regular Board Briefing of September 10, 2018; and, approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of August 1 through August 31, 2018).

Commissioner Purcell moved to approve the Consent Agenda and the motion was seconded by Commissioner Abdi. 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; 0 no).

## Regular Agenda

### Resolution No. 5155 – Yesler Disposition

Commissioner Purcell moved for consideration of Resolution No. 5155; it was seconded by Commissioner Abdi. Senior Housing Developer George Nemeth presented Resolution No. 5155 to the Board and recommended adoption of the resolution.

Resolution No. 5155 authorizes the Executive Director to submit an application to HUD for the disposition of approximately 1.98 acres at Yesler Terrace, designated for the development of market-rate and affordable housing. The land area represents the southern part of Block 5, located east of 10th Avenue South and north of South Main Street. Since HUD has a Declaration of Trust on the property, SHA must receive HUD approval to sell the land in order to carry out the Choice Neighborhood Initiative (CNI) mixed-income redevelopment program. The sale of selected parcels of land at Yesler Terrace provides funding to finance the development of replacement housing and the addition of new affordable units.

After further discussion, Commissioner Thiele called for a vote. Resolution No. 5155 was approved by a vote of the Board present (4 yes; 1 abstention; 0 no).

### Resolution No. 5156 – West Seattle Rehabilitation Project

Commissioner Purcell moved for consideration of Resolution No. 5156; it was seconded by Commissioner Crutchfield. Finance & Asset Management Director Jared Cummer presented Resolution No. 5156 to the Board and recommended adoption of the resolution.

This project addresses rehabilitation for three West Seattle properties: Longfellow Creek Apartments, Wisteria Court Apartments and Roxhill Court Apartments. Resolution No. 5156 authorizes the agency to issue tax-exempt private activity bonds in the principal amount of not to exceed \$2,500,000 million to finance additional construction costs and authorizes the agency to increase the SHA permanent loan in a principal amount not to exceed \$3,000,000 to finance the West Seattle Affordable Housing LLLP. The Resolution also authorizes the Executive Director to enter into and execute the various agreements and amendments associated with the financing on behalf of the Authority and as the General Partner of the West Seattle Affordable Housing LLLP.

After further discussion, Commissioner Thiele called for a vote. Resolution No. 5156 was approved by a vote of the Board present (5 yes; 0 no).

#### Resolution No. 5157 – SHA By-Laws Update

Commissioner Purcell moved for consideration of Resolution No. 5157; it was seconded by Commissioner Abbey. Executive Director Andrew Lofton presented Resolution No. 5157 to the Board and recommended adoption of the resolution.

Resolution No. 5157 addresses amendments to the SHS Bylaws addresses certain bylaws which **conflict with the Board's current preferences for conducting Board business**. These bylaws include updating quorum requirements for meetings which involve Board action that adhere to state law, as well as updating Board Briefing and Meeting schedules to current practices. After closer examination, the Executive Committee will continue to review the bylaws for any further anomalies and will update the bylaws, as needed and required.

After further discussion, Commissioner Thiele called for a vote. Commissioner Smiley joined the meeting via phone. Resolution No. 5157 was approved by a vote of the Board present (6 yes; 0 no).

#### (Resolution No.5159) Introduction – 2019 SHA Proposed Budget: First Reading/Budget Survey

Commissioner Crutchfield moved to introduce Resolution No. 5159 to the Board; it was seconded by Commissioner Purcell. CFO Shelly Yapp introduced Finance and Administration staff that helped produce the budget for review. Ms. Yapp then introduced Colin Miller to the Board to give a brief overview of the 2018 Budget Survey which was available to residents and the community to help SHA choose budget priorities for 2019.

The survey was focused mainly on three strategic directions: (1) expanding housing opportunities, (2) promoting quality communities, and (3) improving quality of life. For each strategic direction, it asked surveyors to choose their highest priorities from 4-5 options. Mr. Miller reported to the Board a matrix of the options for consideration, respondents to the survey and the resulting numbers from votes submitted. The Board was concerned with outreach for

the survey and stressed that SHA ensure that the survey be made accessible to as many residents as possible, especially those whose primary language is not English, in order to get an inclusive survey response and result.

Resolution No. 5159 will be tabled for action until the October 15 Board Meeting.

#### Yesler Redevelopment Annual Report

Deputy Director Anne Fiske Zuniga and Housing Operations Director Rod Brandon presented the Yesler Redevelopment Annual Report to the Board. A presentation is also given to the City of Seattle annually, as well. This report provides an overview of SHA accomplishments to date, with a closer look at agency work in 2017. The positive transformation of the Yesler neighborhood is a result of the key partnerships that are integral to the implementation of the Yesler Terrace Redevelopment Plan. SHA continues its progress in delivering on the commitments we made to residents, the surrounding community, and to the City of Seattle.

Guiding principles include social equity, economic opportunity, environmental stewardship and one-for-one replacement housing. The report included Yesler housing progress for 2017, partnerships and accomplishments to date that help in providing a complete neighborhood for all (park completions, art installations, and a hill climb, as well as accessibility pathways tying housing to the Little Saigon community.) The report touches on how SHA has partnered with schools to enhance attendance and education for SHA resident children, as well as advance economic opportunities. Healthy outcomes for SHA residents is a priority, and the report lists information on how this impacts Yesler residents. A snapshot was given on relocation activities, which keeps track on numbers of original households needing relocating, households moved to date, where they moved (locally, as well as out of state.)

#### SHA Delegated Expenditure Authorization

CFO Shelly Yapp presented to the Board the annual notification listing SHA employees with delegated expenditure authorization on behalf of the agency. Expenditure authorization permits an employee to make financial commitments for SHA up to the amount authorized.

#### SHA Executive Director Report & Departmental Reports

Mr. Lofton offered to answer any questions regarding the departmental reports submitted to the Board. He also encouraged the Board to schedule individual budget briefings with Ms. Yapp and invited any inquiries as to any of the presentations given today.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the September 17, 2018 Regular Session of the Board was adjourned at 6:26 p.m.

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Secretary-Treasurer