

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
SEPTEMBER 19, 2016

The Commissioners of the Housing Authority of the City of Seattle (Seattle Housing Authority) met in regular session on September 19, 2016, at the Seattle Housing Authority's Central Office Building located at 190 Queen Anne Avenue North, Seattle, Washington. Board Vice-Chair Emily Abbey called the meeting to order at 5:03 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, Vice-Chair
 Ahmed Abdi
 Dr. Paula Houston
 David Moseley
 Zachary Pullin

Absent: Jermaine Smiley

Public Comment. None.

Consent Agenda. Commissioner Vice-Chair Abbey presented the Consent Agenda, which included approval of the minutes of the Regular Board Meeting of August 15, 2016; minutes of the Regular Board Briefing of September 12, 2016; and, the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period August 1 through August 31, 2016). Commissioner Moseley moved to approve the Consent Agenda and the motion was seconded by Commissioner Houston. Hearing no further discussion, Commissioner Abbey called for a vote, and the Consent Agenda was approved unanimously.

Introduction of Commissioner Ahmed Abdi

Newly confirmed SHA Commissioner Ahmed Abdi was presented to the Board. He gave brief remarks to the group about his background and expressed his pleasure to be there.

Regular Agenda

Resolution No. 5111 – Bellwether (1511 Dexter – Anchor Flats) Bond Issuance

Commissioner Pullin moved for consideration of Resolution No. 5111 and Commissioner Moseley seconded the motion. Finance & Asset Management Director Ann-Marie Lindboe presented Resolution No. 5111 and recommended adoption of the resolution by the Board.

Resolution No. 5111 authorizes the issuance of private activity tax-exempt revenue bonds to finance the acquisition and construction of a 71-unit apartment building at 1511 Dexter named Anchor Flats sponsored by Bellwether Housing. The bonds will be purchased by Umpqua Bank and are non-recourse to Seattle Housing Authority. After further discussion, the Vice-Chair called for a vote. Resolution No. 5111 was approved unanimously.

Resolution No. 5112 - SHA 2017 Proposed Budget (First Reading)

Commissioner Moseley moved for consideration of Resolution No. 5112 and Commissioner Houston seconded the motion. CFO Shelly Yapp presented Resolution No. 5112 as a follow up briefing and recommended future action at the October 17, 2016 Regular Board Meeting .

Resolution No. 5112 would adopt the 2017 SHA Proposed Budget, a total agency budget of \$268.4M, which represents an increase of 20.3% over the 2016 SHA Budget. The resolution includes language confirming that the 2017 combined SHA operating and capital budget incorporates MTW budgeted income and expenditures. And, the resolution contains certifications by the Board required by HUD for their approval of our MTW budget. Finally, the resolution calls for quarterly reviews with the Board, as needed, on the status of SHA's federal funding.

Ms. Yapp presented an overview of the 2017 Budget books and invited the Commissioners to schedule individual budget briefings with her to go over the budget in greater depth and have answered any questions that may arise. She gave an overview of the budget numbers, the budget process and various highlights of the budget, with a detailed review of Resolution No. 5112.

The Public Hearing for the Proposed Budget, as well as the 2017 Annual MTW Plan, began on September 16, 2016. Ms. Yapp will come back to the Board with an additional briefing and action for Resolution No. 5112 at the October 17th Board Meeting.

SHA Delegated Expenditure Authorization

CFO Shelly Yapp presented the SHA Delegated Expenditure Authorization report to the Board which is the annual notification of the list of SHA employees with delegated expenditure authorization pursuant to SHA purchasing policies. Expenditure authorization permits an employee to make financial commitments for SHA up to the amount authorized. All expenditures over \$50,000 must be approved by the Executive Director of SHA.

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 briefed the Board of a session in August with the Director of Mixed Income Communities Institute Mark Jacobs of Case Western Reserve University in Cleveland, OH. Mr. Jacobs visited the northwest and SHA, King County Housing Authority (KCHA), as well as Tacoma Housing Authority (THA) to talk about issues and challenges around what makes a successful mixed income community.

Mr. Lofton remarked on a media story regarding an individual who had been served by a different program (NAVOS) in housing owned by SHA that had been leased out to them for their work. NAVOS decided to discontinue their relationship with SHA and the lease of that particular residence. The client was initially worried of being displaced as a result of their actions. The media picked up the story while SHA, as well as other entities, were in the midst of working on the solution to prevent such actions from occurring. As a result, the family is still in their home, and SHA worked with the family to find a suitable solution for the family to remain there and not be negatively affected by NAVOS actions.

Mr. Lofton reported on a complaint by the City of Seattle Office of Civil Rights regarding an individual's assertions that SHA should be responsible for alleged harassment from another resident, those occurrences that took place not on SHA property. SHA decided to file suit and have this matter settled accordingly.

Calendar of Events

Mr. Lofton invited all of the Commissioners to attend the SHA All Staff Meeting on September 29th at Seattle Center Fisher Pavilion.

Commissioner Abbey asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the September 19, 2016 regular session of the Board adjourned at 6:03 p.m.



Secretary-Treasurer