

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
OCTOBER 17, 2016

The Commissioners of the Housing Authority of the City of Seattle (Seattle Housing Authority) met in regular session on October 17, 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 5:04 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
 Jermaine Smiley

Absent: David Moseley
 Zachary DeWolf

Public Comment.

Linde Knighton

Michael Fuller

Marguerite Richard

Consent Agenda. Commissioner Thiele presented the Consent Agenda, which included approval of the minutes of the Regular Board Meeting of September 19, 2016; minutes of the Regular Board Briefing of October 10, 2016; and, the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period September 1 through September 30, 2016). Commissioner Abbey moved to approve the Consent Agenda and the motion was seconded by Commissioner Smiley. Hearing no further discussion, Commissioner Thiele called for a vote, and the Consent Agenda was approved unanimously.

Regular Agenda

Resolution No. 5112 – 2017 Proposed Budget

A motion was called for reconsideration for Resolution No. 5112 from a previously tabled discussion; Commissioner Smiley moved the motion, and Commissioner Abbey seconded the motion. Finance & Administration Budget Manager Scott Woo once again presented Resolution No. 5112 and recommended adoption of the resolution by the Board.

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.

After no further discussion, the Chair called for a vote. Resolution No. 5112 was approved unanimously.

Resolution No. 5113 - 2017 MTW Annual Plan

A motion was called for reconsideration for Resolution No. 5113 from a previously tabled discussion; Commissioner Houston moved the motion, and Commissioner Smiley seconded the motion. Policy & Strategic Initiative Coordinator Beka Smith once again presented to the Board Resolution No. 5113 and recommended adoption of the resolution by the Board.

Resolution No. 5113 approves the 2017 Annual MTW Plan for SHA, certifies that the public hearing requirement has been met, and introduces three new MTW activities proposed in the Plan, which consists of Leasing Incentives, Self-Financed Energy Performance Contracts, and Creating Moves to Opportunity.

After no further discussion, the Chair called for a vote. Resolution No. 5113 was approved unanimously.

Resolution No. 5114 – OPEIU Labor Contract

Commissioner Smiley moved for consideration of Resolution No. 5114 and Commissioner Houston seconded the motion. Human Resources Labor Relations Negotiator Leigh Ann Tift presented Resolution No. 5114 and recommended adoption of the resolution by the Board.

Resolution No. 5114 authorizes the Executive Director to execute the three-year collective bargaining agreement with the Office and Professional Employees International Union Local 8, effective January 1, 2016 through December 31, 2018. The OPEIU represents approximately 140 SHA employees who perform administrative, financial and property management tasks. The previous contract expired on December 31, 2015.

After no further discussion, the Chair called for a vote. Resolution No. 5114 was approved unanimously.

Resolution No. 5115 – Bellwether Bond Resolution (Cambridge Apartments)

Commissioner Abbey moved for consideration of Resolution No. 5115 and Commissioner Smiley seconded the motion. Finance & Asset Management Director Ann-Marie Lindboe presented Resolution No. 5115 and recommended adoption of the resolution by the Board.

Resolution No. 5115 authorizes the issuance of up to \$26.5M of private activity tax-exempt revenue bonds to finance the acquisition and rehabilitation of the Cambridge Apartments sponsored by Bellwether Housing. The bonds are non-recourse to Seattle Housing Authority.

After no further discussion, the Chair called for a vote. Resolution No. 5115 was approved unanimously.

Resolution No. 5116 – Bellwether Bond Resolution (Security House)

Commissioner Smiley moved for consideration of Resolution No. 5116 and Commissioner Abbey seconded the motion. Finance & Asset Management Director Ann-Marie

Lindboe presented Resolution No. 5116 and recommended adoption of the resolution by the Board.

Resolution No. 5116 authorizes the issuance of up to \$15M of private activity tax-exempt revenue bonds to finance the acquisition and rehabilitation of Security House sponsored by Bellwether Housing. The bonds are non-recourse to Seattle Housing Authority.

After no further discussion, the Chair called for a vote. Resolution No. 5116 was approved unanimously.

Resolution No. 5117 – Bellwether Bond Resolution (University District Apartments)

Commissioner Smiley moved for consideration of Resolution No. 5117 and Commissioner Abdi seconded the motion. Finance & Asset Management Director Ann-Marie Lindboe presented Resolution No. 5117 and recommended adoption of the resolution by the Board.

Resolution No. 5117 authorizes the issuance of up to \$16M of private activity tax-exempt revenue bonds to finance a portion of the acquisition and construction of the University District Apartments sponsored by Bellwether Housing. The bonds are non-recourse to Seattle Housing Authority.

After no further discussion, the Chair called for a vote. Resolution No. 5117 was approved unanimously.

Media Clips

Communications Director Kerry Coughlin briefed the Board on media coverage involving the Lam Bow fire incident, which was followed up with mainstream coverage regarding the needs of the residents. This media exposure garnered an outpouring of donations for items, goods and funds, which were dispersed to the building residents. Commendations were given to agency staff for quick responses and extraordinary service. There was good coverage of Commissioner Ahmed Abdi's confirmation to the SHA Board, as well as for the RV children's involvement with the Rainier Vista Pavement to Parks Project.

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 to the Board about Lam Bow fire response, as well, noting that within ten days after the fire, the agency was able to rehouse all of the households that had been affected by the incident. In addition, the Biella Foundation generously donated \$10,000 to Lam Bow Fire Fund to help the residents, with an additional pledge to match any funds donated to the residents up to \$10,000. We will be distributing proceeds from the first donation to residents this week, and continue to publicize that additional monetary donations are still be accepted for the residents.


Mr. Lofton made mention to the Board regarding the new encampment ordinance proposal from City Council which would make it possible to camp on public property, and would assume SHA property as public. SHA has been making suggestions and providing input to the City to clarify this wording and would determine that should not be considered public property. The issue has been tabled for now, and will be reconsidered after their budget process.

Mr. Lofton spoke about the Bailey Gatzert pilot and made mention of finding a home for a family that were to be timed out of their current shelter living.

Calendar of Events

Mr. Lofton invited all of the Commissioners to attend the Mayor's Boards & Commissions Appreciation Event to be held on Thursday, October 27, 2016 at 5:30p.m. at Seattle City Hall.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the October 17, 2016 regular session of the Board adjourned at 6:02 p.m.



Secretary-Treasurer