

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

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in regular session on December 19, 2016, 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 5:04 p.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 (late arrival)
 Zachary DeWolf
 Dr. Paula Houston
 David Moseley
 Jermaine Smiley (phoned in during Public Comment)

Public Comment

Marguerite Richard

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of November 17, 2016; minutes from the Regular Board Briefing of December 12, 2016; and, the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the period November 1 through November 30, 2016). Commissioner Houston moved to approve the Consent Agenda and the motion was seconded by Commissioner DeWolf. Hearing no questions or comments, Commissioner Thiele called for a vote. The Consent Agenda was approved unanimously by those Board members present (6 yes, 1 absent).

Regular Agenda

Resolution No. 5119 - Yesler Terrace Disposition Application to the Department of Housing and Urban Development (HUD)

Commissioner Moseley moved for consideration of Resolution No. 5119; it was seconded by Commissioner Abbey. Director of Housing Finance and Asset Management Ann-Marie Lindboe presented the resolution and recommended adoption of the resolution by the Board.

Resolution No. 5119 authorizes the Executive Director or designee to submit an application to HUD for the global disposition of approximately 13.4 acres at Yesler Terrace designated for the development of new housing at all income levels, as well as office space and retail. Approximately three acres are planned for SHA-developed housing designated to serve extremely low-income and very low-income populations, with the remaining 10.4 acres are designated for sale to private builders for market-rate and workforce housing, office space and retail.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5119 was approved unanimously by those Board members present (6 yes, 1 absent).

Resolution No. 5120 – 2016 SHA Year-End Committed Funds

Commissioner Smiley moved for consideration of Resolution No. 5119, and it was seconded by Commissioner DeWolf. CFO Shelly Yapp presented the resolution and recommended adoption of the resolution by the Board.

Resolution No. 5120 is an annual resolution presented to the Board which identifies the portion of SHA's Unrestricted Cash committed to future purposes of the agency. Adoption of the resolution would designate the YE preliminary Committed Funds towards a Future Building Fund at a proposed seed level of \$5 million for feasibility studies and initial concept planning work.

There will be a report of the final dollar amounts of the Committed Funds to the Board once the 2016 independent Audit of SHA's Financial Statements for 2016 are completed.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5120 was approved unanimously by those Board members present (7 yes).

Resolution No. 5121 - SHA Executive Director Contract Renewal

Commissioner Abbey moved for consideration of Resolution No. 5121, and it was seconded by Commissioner Smiley. General Counsel James Fearn presented the resolution to the Board.

The SHA Executive Director contract expires on December 31, 2016. Resolution No. 5121 authorizes the Board Chair, or her designee to enter into an employment agreement with the Executive Director for a three-year period commencing January 1, 2017 and ending December 31, 2019, subject to the same terms and conditions as the Executive Director's existing employment agreement. Commissioner Thiele expressed that she is pleased that Mr. Lofton was willing to renew his contract as Executive Director, and thanked him for the exemplary work that he's accomplished in said position during his tenure locally, as well as nationally.

Hearing no further questions or comments, Commissioner Thiele called for a vote. Resolution No. 5121 was approved unanimously by those Board members present (7 yes).

2017 Federal Legislative Report

Intergovernmental Relations Director Lisa Wolters reported to the Board that the electoral college confirmed that presidential election results stand as Donald Trump as the President-elect (elected President with 279 electoral votes versus Hillary Clinton's 228 electoral votes). The significant pieces that impact SHA and those of the housing community are recent actions in the Senate, where the Republicans maintained majority status with 52 seats (46 seats for the Democrats), as well as retaining control in the House of Representatives (239 Republican seats vs. 194 Democrat seats). President-elect Trump has named many Cabinet positions to date, with Ben Carson, a retired neurosurgeon, nominated for Secretary of Department of Housing and Urban Development, which will have interesting connotations for the housing authority communities.

Workforce Opportunity System (WOS) Update

Sr. Policy Analyst Matt Helmer and Strategic Initiatives Coordinator Karmin Hallberg presented to the Board an update of the Workforce Opportunity System (WOS), which is concluding its second year of operations. WOS is a pilot partnership, funded and sponsored by JPMorgan Chase, was created to better serve work-able SHA residents who want to advance their career and educational goals in order to achieve future self-sufficiency. Many partners are involved in this collaborative effort with SHA, including Seattle Colleges District, Workforce Development Council of Seattle-King County, Seattle Jobs Initiative, and the Financial Empowerment Network of King County. Through efforts to bridge gaps that exist among these organizations and institutions, we are able to test new pathways to education and employment for SHA residents. During the second year, primary focus was shifted from Opportunity Week (a 40-hour/week class centered towards career planning and exploration designed to connect residents to community college enrollment, or direct job placement). This focus was aimed towards the creation of Opportunity Workshops, 90-minute sessions hosted twice a month at various locations around the community, are geared for SHA residents to attend and learn about employment, education and financial services that our partners offer. They are able to meet one-on-one to chart their individual journey towards self-sufficiency. In addition to Opportunity Workshops, an online tool was created for staff across the agency to assist resident enrollment to attend the workshops. SHA staff has greatly contributed to the WOS effort agency-wide. Going forward, staff will be testing different strategies for greater outreach engagement.

Commissioner Moseley requested a future briefing to determine the continuation of the program after the 3-year pilot concludes and how to proceed thereafter. Commissioner Abdi expressed concern regarding possible language barriers for residents that may hinder them from partaking in the workshops.

Reports

Executive Director Reports

Executive Director Lofton reported to the Board that SHA has been awarded the ROSS Education Grant from HUD, which consists of \$452,000 to be paid out over the next 3 years to assist students (ages 15-20) in navigating and paying for college. There were 52 applications nationwide and SHA was one of nine housing authorities that was an award recipient of the grant. The Citizen Review Committee (CRC) for Yesler Terrace has been reactivated to address going forward to explore what is needed to be intentional to making a vibrant, mixed-income community at Yesler, and what people programs, the efforts to provide support for employment, education and health that we will need to put in place now in order for it to sustain over time. SHA held a graduation ceremony for the Economic Opportunity Job Shadowing Program which identified residents with interests in working in a particular field and partnered them with employers that offered on the job training and internships. 16 residents were recruited for the program with 6 employers; 14 residents completed the internships, with one additional resident unable to complete it because he obtained full time employment during the course of the program.

Media Clips

Communications Manager reported on articles which SHA was mentioned including articles regarding the Bailey Gatzert Home From School Program, the King County/Health Clinic, a Seattle University continuing grant for the Central District, an artist working at Yesler Terrace, as well as a profile on Highpoint as a desirable living community.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the December 19, 2016 Regular session of the Board adjourned at 6:17 p.m.



Secretary-Treasurer