

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
DECEMBER 21, 2015

The Commissioners of the Housing Authority of the City of Seattle (Seattle Housing Authority) met in regular session on December 21, 2015, at the Seattle Housing Authority's Central Office Building located at 190 Queen Anne Avenue North, Seattle, Washington. Board Chair Nora Gibson called the meeting to order at 5:07 p.m. Kimberly Garrett called a roll call for Board Commissioners in attendance; Commissioners present and absent were as follows:

Present: Nora Gibson, Chair
 Emily Abbey
 Aser Ashkir
 Zachary Pullin
 Jermaine Smiley
 Debbie Thiele, Vice-Chair

Absent: Kollin Min

SPECIAL NOTE.

Commissioner Vice-Chair Thiele was not present at the meeting during the votes on the Consent Agenda, as well as Resolution No. 5083.

Public Comment.

None

Consent Agenda. Commissioner Chair Gibson presented the Consent Agenda, which included approval of the minutes of the Regular Board Meeting of November 16, 2015; minutes of the Regular Board Briefing of December 14, 2015; and, the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period November 1 through November 30, 2015). Commissioner Pullin moved to approve the Consent Agenda

and the motion was seconded by Commissioner Ashkir. Hearing no discussion, Commissioner Gibson called for a vote, and the Consent Agenda was approved unanimously.

Regular Agenda

Resolution 5083 – Housing Choice Voucher (HCV) Administrative Plan Revisions

Commissioner Pullin moved for consideration of Resolution No. 5083 and Commissioner Ashkir seconded the motion. Resolution No. 5083 proposes changes and revisions to the HCV Administrative Plan. This resolution was presented to the Board on the proposed amendments to the Administrative Plan at the November 2015 Board meeting

HCV Director Cynthia West revisited Resolution No. 5083 and reported to the Board that revisions previously submitted regarding payment of VPS for project-based vouchers, bedroom size policy, as well as community service/volunteer requirements for residents had been removed until further discussion.

Hearing no further discussion, the Chair called for a vote. Resolution No. 5083 was approved unanimously.

Resolution No. 5088 – Balances On Unrestricted Cash

Commissioner Pullin moved for approval of Resolution No. 5088 and Commissioner Smiley seconded the motion. Resolution No. 5088 adopts the YE 2015 Committed Funds in the preliminary total amount of \$58.3 million and itemizes all committed items.

CFO Shelly Yapp presented a brief financial review of SHA's unrestricted cash balance (which is divided into committed funds, assigned funds and unassigned funds) and committed funds for the 3rd Quarter of 2015. The Board was briefed previously at the Board Briefing in November 2015. This is an annual resolution, and the fourth consecutive year which the Board has voted on resolutions adopting SHA's Committed Funds.

Hearing no further discussion, the Chair called for a vote. Resolution No. 5088 was approved unanimously.

Executive Director Report

Executive Director Lofton brought to the Board's attention the SHA department reports for perusal and requested any inquiries that the Board may have regarding SHA activities.

Mr. Lofton presented an MTW contract negotiation update to the Board, reporting on positive news for the MTW housing agencies, in which Congress came to an agreement on an omnibus appropriations bill. It was passed by Congress and signed by the President of the United States on Friday, December 18th. The bill contained MTW language that we have been working with Senator Patty Murray on, which directs HUD to extend the MTW contract with the same terms and conditions and precludes them from recapturing any reserve funds equal to four months of operating funds. This is a significant win for MTW agencies across the country, for we are now able to move forward with the existing MTW contract and existing authorizations. We have begun the conversation with HUD to begin the process of developing the specific language for the contract extension and expect to touch bases again in January. Kudos to Senator Murray, who was instrumental in this submittal process, as well as the successful completion of this win.

Substantially the Same methodology was not included in the language, as well as issues of cash management (HUD deferring to the new Treasury rules) will still need to be worked out.

Also included in the appropriations bill is the expansion of the MTW program to include one hundred additional agencies over the next 7 years.

Media

Mr. Lofton made special note of new signage displays to be placed around the Yesler redevelopment area to inform community and residents of the new plans of underway at Yesler Terrace and to give them the schematics, as well as a sense of the scope of the projects currently

in development. Many thanks to Communications Director Kerry Coughlin and her team in working with consultants in working on branding design and concepts to capture the exciting plans for Yesler while it's in its transition period.

Commissioner Gibson asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the December 21, 2015 regular session of the Board adjourned at 5:35 p.m.

A handwritten signature in blue ink, appearing to be "Kerry Coughlin", is written over a horizontal line. The signature is stylized and cursive.

Secretary-Treasurer