

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
FEBRUARY 18, 2019

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Regular Session on February 18, 2019, 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 5:01 p.m. Kimberly Garrett performed a roll call for Board Commissioners in attendance. Commissioners present and absent were as follows:

Present: Debbie Thiele, Chair
 Dr. Paula Houston, Vice-chair
 Michael Diaz
 Twyla Minor
 Gerald Smiley
 Robert Crutchfield
 Paul Purcell

Public Comment

Elizabeth Humphries
Michael B. Fuller
Marguerite Richard

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Special Board Meeting of January 13, 2020; the Regular Board Briefing of February 10, 2020; and, approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of January 1 to January 31, 2020).

Commissioner Purcell moved to approve the Consent Agenda and the motion was then seconded by Commissioner Smiley. Hearing no questions or comments, Commissioner Thiele called for a vote. The Consent Agenda was approved unanimously among the members of the Board (7 yes; 0 no).

Regular Agenda

Resolution No. 5184 – CNI Supplemental Grant Fund

Commissioner Purcell moved for consideration of Resolution No. 5184; Commissioner Smiley seconded the motion. Development Director Terry Galiney presented Resolution No. 5184 to the Board and recommended adoption of the resolution.

Resolution No. 5184 authorizes SHA to accept a \$4M CNI supplemental grant from HUD and to sign/approve related documents and certifications necessary to receive the award. HUD previously funded two Choice Neighborhood Initiative (CNI) grants for the Yesler Redevelopment and, in late 2019, invited SHA to apply for a supplemental CNI grant. These funds were awarded through a competitive process and are restricted and to be used as funding for replacement housing at Yesler Terrace.

Hearing no further discussion, Commissioner Houston called for a vote. Resolution No. 5184 was approved unanimously among the members of the Board (7 yes; 0 no).

Legislative Update

Intergovernmental Relations Director Lisa Wolters briefed the Board on recent City and State legislative action to date:

House Bill (HB) 2453, State Good Cause

Introduced by Rep. Macri, this this bill would only allow landlords to terminate tenancies or not renew leases for the clearly defined reasons in the bill (i.e., for nonpayment of rent, lease violation, demolishing property, etc.) Currently, the City of Seattle ordinance requires landlords to have good cause (specific reasons to be stated in writing) in order to terminate a month-to-month tenancy. Unless otherwise noted, an owner must give a termination notice at least 20 days before the start of the next rental period. If it passes, the new legislation could require a 60-day notice for other good cause that constitutes a legitimate economic, or business interest and a writ may be issued extending that for another 60 days.

HB 2520, State Damage Claim Documentation, HB 2520 Thai

This bill addresses documentations when a landlord feels entitled to keep deposits on rental units. A written checklist or statement to the tenant at the end of the tenancy specifically describing the condition and cleanliness of or existing damages to the premises, fixtures, equipment, appliances, and furnishings. Not more than thirty days and not less than fourteen days before the termination of the rental agreement, a tenant may submit a written request to the landlord for a walkthrough of the premises, after which the landlord shall include copies of estimates received or invoices paid to reasonably substantiate damage charges.

Senate Bill (SB) 6378, State Trailer Bill Kuderer

In this bill, residential tenant protections are clarified to ensure that tenants with limited resources are able to maintain stable housing; how/when tenants can access emergency rental assistance to pay off unlawful detainer judgment amounts; when tenants can request a different rent due date, and; that a landlord cannot threaten a tenant with eviction or failure to pay fees not related to rent.

HB 1694, State Deposit Installment, Morgan

This bill allows tenants to pay last month's rent and deposit in installments of up to 3 months. This bill passed, but has no impact on SHA, as the agency already allows residents to pay security deposits in installments for up to six monthly payments.

CB 119726 City of Seattle Winter Eviction Bill

This bill, relating to termination of residential rental tenancies and prohibiting evictions in winter months passed, but with several amendments, including: the ban is for December through February, and limited to low- and moderate-income tenants (100 %AMI and below). It exempts cases with documented criminal or nuisance activity, **or where a tenant's behavior is proven to make neighbors unsafe**. It also exempts owner-occupied properties, as well as landlords with four, or fewer housing units.

Bills that did not move were in regard to Fair Chance and Rent Control.

SHA Executive Director Report

Executive Director Andrew Lofton briefed the Board on the recent joint press conference with the Mayor, announcing SHA's acquisition of the Northgate Plaza site, and a partnership with the City to formulate a long-term plan for the redevelopment of the site. SHA will work with the City to develop a vision agreement regarding the site, as well as funding commitments, by the end of this year.

New Holly Residents, along with representatives from SHA, City Council, SPD and Seattle Public Schools, held a community meeting to discuss safety concerns in light of recent violent activity in the neighborhood. With help from an SHA Community Builder, over 200 residents attended the organized event and shared their concerns about the safety of their neighborhood. The organizers asked the invitees to share what they heard from the community at the meeting, and to return to a future meeting to respond to the concerns.

Commissioner Thiele then asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the February 18, 2020 Regular Session of the Board was recessed at 5:57 p.m., and the Executive Session opened at 6:00 p.m. Following the conclusion of the Executive Session of the Board, the Regular Session of the Board was resumed and adjourned at 6:40 p.m.

Secretary-Treasurer