

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF SEATTLE  
FEBRUARY 19, 2019

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Regular Session on February 19, 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 5:04p.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  
                  Paul Purcell  
                  Gerald Smiley (by phone)

Absent:         Robert Crutchfield  
                  Dr. Paula Houston

Public Comment

Dr. Jeffrey Perkins  
Jiro Ramji  
Michael B. Fuller  
Marguerite Richard

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of December 17, 2018; and, approval of the Expenditure Certification Reports (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of December 1 through December 31, 2018, as well as for the Period of January 1 through January 31, 2019).

Commissioner Purcell moved to approve the Consent Agenda and the motion was seconded by Commissioner Abdi. Hearing no questions or comments, Commissioner Thiele called for a vote. The Consent Agenda was approved by majority vote of those Board members present (5 yes; 0 no).

## Regular Agenda

### Resolution No. 5164 – 2018 Write-Off of Delinquent Accounts

Commissioner Purcell moved for consideration of Resolution No. 5164; it was seconded by Commissioner Abdi. CFO Shelly Yapp presented Resolution No. 5164 to the Board and recommended adoption of the resolution.

Resolution No. 5164 authorizes the write-off of tenant and voucher participant accounts which have been deemed uncollectible for the year. Total write-offs for 2018 are \$472,885. This amount consists of write-offs in Low Income Housing and Non-Federal SHA housing portfolios (LIPH/NF), in HOPE VI tax credit properties, as well as in the Housing Choice Voucher/Section 8 (HCV) program. The 2018 total write-offs are 33.9 percent below the \$715,114 in write-offs in 2017, and all three of the write-off categories experienced a decrease in write-offs in 2018 by comparison to 2017.

Hearing no further discussion, Commissioner Thiele called for a vote. Resolution No. 5164 was approved by a majority vote of the Board present (5 yes; 0 no).

### Resolution No. 5165 – Jefferson Terrace LLLP Formation

### Resolution No. 5166 – Jefferson Terrace Bond Inducement

Commissioner Purcell moved for consideration of Resolution No. 5165; it was seconded by Commissioner Abbey. Commissioner Abbey then moved for consideration of Resolution No. 5166; it was seconded by Commissioner Abdi. Finance & Asset Management Director Jared Cummer presented both resolutions to the Board and recommended adoption of both resolutions.

Resolution No. 5165 authorizes SHA to establish a limited liability limited partnership for the purpose of applying for low-income housing tax credits, tax-exempt bond cap, necessary Department of Housing and Urban Development (HUD) approvals and other potential funding sources available to finance the rehabilitation Jefferson Terrace.

Resolution No. 5166 declares that SHA may sell tax-exempt bonds to finance the project and allows reimbursement to the agency for costs related to the project through tax-exempt bond proceeds, in the event the agency issues bonds to finance the project.

After further discussion of both resolutions, Commissioner Thiele called for a vote for Resolution No. 5165; it was approved by a majority vote of the Board present (5 yes; 0 no). She then called for a vote for Resolution No. 5166; it was approved by a majority vote of the Board present, as well (6 yes; 0 no).

Resolution No. 5167 – SHA Collective Bargaining Agreement with the Seattle King County Building and Construction Trades Council

Commissioner Abbey moved for consideration of Resolution No. 5167; it was seconded by Commissioner Abdi. Human Resources Director Marc Nilsen and Labor Relations Negotiator Leigh Ann Tift presented Resolution No. 5167 to the Board and recommended adoption of the resolution.

Resolution No. 5167 authorizes the Executive Director to execute a new three-year contract with the Seattle King County Building and Construction Trades Council, effective January 1, 2019 through December 31, 2021. Employees will receive a 3.25% wage adjustment for 2019 (retroactive), a base wage increase for 2020 equal to CPI-W for Seattle-Tacoma-Bellevue (with a minimum of 1.5% and a maximum of 3.75%), and a base wage increase for 2021 equal to CPI-W for Seattle-Tacoma-Bellevue, with a minimum wage increase of 1.5% and a maximum of 3.75%. Applying the COLA will increase 2019 wages over 2018 wages for this group of employees in the amount of \$380,926.68; over the life of the contract, a wage increase in 2020 will be 1.5%-3.75% (roughly \$100,000-\$400,000), with a similar range for a wage increase in 2021.

Hearing no further discussion, Commissioner Thiele called for a vote. Resolution No. 5167 was approved by a majority vote of the Board present (5 yes; 0 no).

SHA Executive Director Report

Executive Director shared with the Board the success and completion of a new project, created by SHA residents in cooperation and funded by various partners; a Somali counting book titled Baro Tirinta Af Soomaaliga. This book is in conjunction with a prior release last year of another book titled Baro Af-Soomaali, a Somali picture book.

Mr. Lofton presented to the Board the 2019 Board work plan, a calendar agenda which forecasts items to be brought to the Board for briefings, as well as and items for Board action. A Board/Cabinet retreat is planned for the spring, and he requested that the Board inform him of any items that they would like discussed at the retreat.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the February 19, 2019 Regular Session of the Board was tabled at 5:45 p.m. Executive Session followed immediately thereafter. Following the conclusion of the Executive Session of the Board, the Regular Session of the Board was resumed and adjourned at 6:15 p.m.

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Secretary-Treasurer