

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

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Regular Session on March 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 5:04p.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
 Robert Crutchfield
 Dr. Paula Houston
 Paul Purcell
 Gerald Smiley (by phone)

Absent: Ahmed Abdi

Public Comment

Jiro Ramji
Marguerite Richard
Susan Hill

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Regular Board Briefing of February 11, 2019; approval of minutes for the Regular Board Meeting of February 19, 2019; approval of minutes for the Regular Board Briefing of March 11, 2019; and, approval of the Expenditure Certification Reports (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of February 1 through February 28, 2019).

Commissioner Purcell moved to approve the Consent Agenda and the motion was seconded by Commissioner Houston. Hearing no questions or comments, Commissioner Thiele

called for a vote. The Consent Agenda was approved by majority vote of those Board members present (6 yes; 0 no).

Regular Agenda

Resolution No. 5168 – Ritz Tax Credit Partnership Exit

Commissioner Houston moved for consideration of Resolution No. 5168; it was seconded by Commissioner Purcell. After the second motion, Commissioner Purcell then presented an inquiry regarding a potential conflict of interest; he then disclosed his past involvement in this project when employed with the company that put together the original partnership agreement. It was determined that there was no conflict of interest that would prohibit his involvement in the following discussion. Finance & Asset Management Director Jared Cummer then introduced to the Board Resolution No. 5168 and recommended adoption of the resolution.

Resolution No. 5168 authorizes the acquisition of the limited partner interests in the Ritz Apartments LP from Enterprise Community Investments, and also authorizes the assumption of the outstanding debt and the dissolution of the partnership reverting ownership to SHA. SHA and Enterprise have negotiated the early **exit and transfer of Enterprise's** 99.99 percent ownership interest to SHA for a total transfer fee of \$28,345, where SHA would assume the outstanding bonds with Chase Bank (approximately \$862,588), as well as an outstanding loan from the City of Seattle Office of Housing (\$560,000). S.P.A.C.E. Foundation will be the Limited Partner with a 0.01 percent interest.

Hearing no further discussion, Commissioner Thiele called for a vote. Resolution No. 5168 was approved by a majority vote of the Board present (6 yes; 0 no).

SHA Executive Director Report

Executive Director Lofton gave the Board updates on comments that were brought to the Board during the February 19 Board Meeting during the Public Comment period.

Mr. Lofton spoke to the Board regarding recent legislation occurring at the state-level, where there has been quite a bit of interest and discussions regarding eviction reform, as well as

tenant rights issues. SHA has been involved with many of these discussions. A couple of bills have moved out of the House, and conversations continues to occur around some of the issues associated with eviction reform, and just cause evictions, the latter of which aren't as impactful as Seattle has been involved with some of the proposed time limits for some time.

Regarding recent federal-level legislation, the President has released an advanced copy of his 2020 budget proposal, and as with his previous proposals, this budget makes significant reductions in domestic spending, while increasing dollars for defense spending. Early analysis of the proposal indicates a 16% reduction in funding for HUD. Congress has not been receptive and has **rejected the President's budget** for the past two budget years, and has appropriated higher levels of funding for low-income programs including those administered by HUD, so we are hopeful that this will occur again.

Mr. Lofton reflected on the **Mayor's 2019 State of the City speech, where SHA was** mentioned prominently in seeming support of the recent Acquisitions and Preservation plan and directs the Office of Housing to reprogram budget dollars to acquire subsidized buildings for low-income residents. Mayor Durkan also mentioned a new program providing free access to Orca cards for low-income residents with transportation needs. SHA is being included in the pilot by identifying 1,500 SHA residents in need to track how support in transport to jobs, healthcare, etc. impacts quality of life for those residents.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the March 18, 2019 Regular Session of the Board adjourned at 5:50 p.m.

Secretary-Treasurer

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