

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF SEATTLE  
APRIL 15, 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 5:00 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  
                  Robert Crutchfield  
                  Gerald Smiley  
                  Ahmed Abdi (by phone)

Absent:        Dr. Paula Houston  
                  Paul Purcell

Public Comment

Michael Fuller  
Marguerite Richard

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Meeting of March 18, 2019; and, approval of the Expenditure Certification Reports (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of March 1 through March 31, 2019).

Commissioner Smiley moved to approve the Consent Agenda and the motion was seconded by Commissioner Crutchfield. Hearing no questions or comments, Commissioner Thiele called for a vote. The Consent Agenda was approved by majority vote of those Board members present (4 yes; 0 no).

## Regular Agenda

### Resolution No. 5170 – SHA / OPEIU Contract

Commissioner Smiley moved for consideration of Resolution No. 5170; it was seconded by Commissioner Crutchfield. Human Resources Director Marc Nilsen and Labor Negotiator Leigh Ann Tift then introduced to the Board Resolution No. 5170 and recommended adoption of the resolution.

Resolution No. 5170 authorizes the Executive Director to execute a new three-year contract with the Office and Professional Employees International Union Local No. 8 (OPEIU), effective January 1, 2019 through December 31, 2021. The three-year contract covers compensation and working conditions for all employees in OPEIU represented positions.

Employees will receive: (1) a 3.25% wage adjustment for 2019 (retroactive); (2) a base wage increase for 2020 equal to CPI-W, Seattle-Tacoma-Bellevue, with a minimum of 1.5% and a maximum of 3.75% and (3) a base wage increase for 2021 equal to CPI-W, Seattle-Tacoma-Bellevue, with a minimum wage increase of 1.5% and a maximum of 3.75%. In 2020 and 2021, OPEIU employees may earn between 0.5% and 1% as merit pay, or could qualify for 8 hours of merit leave. For employees who are at the top of the pay grades, merit pay is paid as a lump sum. For those below the top of the grade, merit pay is added to base pay.

Hearing no further discussion, Commissioner Thiele called for a vote. Resolution No. 5170 was approved by a majority vote of the Board present (5 yes; 0 no).

### 2018 SHA Strategic Plan YE Report

Policy & Strategic Initiatives Director Andria Lazaga presented the report to the Board, which continues to reflect the breadth of what SHA presents. The report lists baseline information regarding demographics, units and buildings owned and operated by SHA, voucher utilization and organizational cornerstones.

### Voucher Utilization Update

Acting Rental Assistance Programs Director Dave Wellings presented the Q4 2018 and Q1 2019 Voucher Utilization information to the Board, reporting that voucher utilization is up from 93.4% to 94% from YE 2018 to the first quarter of 2019 (utilization at Q3 2018, utilization was at 91.8, reporting a significant increase by year-end 2018). The report reflects much leasing success for voucher holders as a result of the increase to the Voucher Payment Standard (VPS).

### SHA Executive Director Report

Executive Director Lofton gave the Board updates on comments that were brought to the Board during the Board March 15 Meeting during the Public Comment period.

The Commissioners were invited to attend the annual SHA Anniversary awards, which celebrates staff service to the agency. It will be held on May 10, 2019.

Mr. Lofton reported on the progress made in acquisition of properties to the SHA housing portfolio, as well as projects underway. The Red Cedar building has been completed: SHA is planning an Open House and Community Celebration. We will keep the Board apprised of the date and will be coordinating tours of the new property. This will coincide with the grand opening Vulcan's new completed building, Cypress.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the April 15, 2019 Regular Session of the Board adjourned at 5:43 p.m.

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Secretary-Treasurer