

MINUTES OF THE REGULAR ANNUAL MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
APRIL 18, 2022

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Regular Annual Session on April 18, 2022, via teleconference. Board Chair Paul Purcell called the meeting to order at 5:06 p.m. Kimberly Garrett performed a roll call for Board Commissioners in attendance. Commissioners present and absent were as follows:

Present: Paul Purcell, Chair
Gerald Smiley, Vice-Chair
Sally Clark
Robert Crutchfield
Rita Howard
Twyla Minor

Absent: Dr. Paula Houston

Public Comment

Sean DeBlicke
Susan Petusche, Olive Ridge
Summer Gray

Consent Agenda

Commissioner Purcell presented the Consent Agenda, which included approval of minutes for the Special Board Meeting of March 21, 2022, as amended; approval of minutes for the Regular Board Briefing of April 11, 2022; and approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of March 1 to March, 31, 2022.)

Commissioner Smiley moved to approve the Consent Agenda and the motion was then seconded by Commissioner Crutchfield. Hearing no questions or comments, Commissioner Purcell called for a vote. The Consent Agenda was approved unanimously among the members of the Board present at that time (6 yes; 0 no).

Regular Agenda

Federal & State Legislative Updates

Executive Director Rod Brandon introduced Intergovernmental Relations Director Lisa Wolters to update the Board on current Federal and State legislation.

To familiarize the Board, Ms. Wolters began with a breakdown of the Fiscal Year 2022 Budget process and timeline as the federal fiscal year ends in September, but it is a rarity that the budget process is completed by then. It's said that the President proposes but Congress Disposes, meaning the President can suggest budget numbers, but Congress is the only one who can appropriate it. Then, the House would come out with what they propose for fiscal numbers, the Senate would then come out with their numbers and then the two must agree and then the final budget is passed. Last year, the White House's proposal was late (usually if they try to complete it by February), and we didn't get a final appropriations bill passed until March of 2022. When this occurs, a continuing resolution is passed to keep the funding going at the previous year's level.

Ms. Wolters introduced the Consolidated Appropriations Act of 2022, a \$1.5 trillion omnibus bill with a \$4 billion increase from FY 2021 allocated to HUD for a total of \$53.7 billion. The categories for housing choice voucher (HCV) were about \$24 billion for our housing choice voucher renewals and administrative fees which is something that's very important to non-MTW agencies. Also appropriated was \$200 million for 25,000 new incremental Housing Choice Vouchers, so we estimate that SHA may receive 100 new additional vouchers for allocation. For FY 2022 Public Housing spending, the legislation includes \$5.038 billion for the operating fund and \$3.2 billion for the capital fund which is pleasing to note as capital funding historically has been gravely underfunded. As for the operating fund, it's still not what the advocates would ask for in need, but we are starting to at least see this administration and this Congress and that could be because the Democrats have the majority at this point, investing in affordable housing. As for services, the legislation includes \$109 million for the Family Self-Sufficiency Program, \$35 million for ROSS, and \$15 million for Jobs Plus. These are services that we access, and our residents benefit from the family self-sufficiency program (a program where people can have a portion, like a savings program), the ROSS program helps to provide services to residents and Jobs Plus is like the JobLink Program. For homelessness funding, the legislation includes \$3.213 billion for Homeless Assistance Grants and \$3.58 billion for Homeless Assistance Grants. These monies

do not come to SHA directly, but is dispersed to the City or the County, but there continues to be increases in homeless funding as homelessness is still considered a national epidemic

The President's FY 2023 budget proposal, which includes \$71.9 billion for HUD, an increase of \$6.2 billion more than FY 2022 enacted. This is a positive sign as under the previous administration we would see devastating cuts to the housing programs. Although the President's budget is not what becomes law, it was still a signal around how they feel about affordable housing, so this is a good signal from this current administration. Section 8 Housing Assistance Payment Renewals proposal is \$26.234 billion, a \$2.139 billion increase and Administrative Fees proposed is \$3.014 billion, a \$603 million increase. For the Public Housing Capital Fund: \$3.2 billion, level funding compared to current levels and the Public Housing Operating Fund: \$5 billion, a \$39 million decrease. We did see a decrease in the operating fund so that will be a place of advocacy for us and when we advocate, we're educating and talking about the need for public housing operating, and how we use that. Proposed for Family Self-Sufficiency: \$120 million, an \$11 million increase and for Homelessness Assistance Grants: \$3.576 billion proposed, a \$363 million increase due to the priority that homelessness is getting around nationally. The Community Development Block Grant: \$3.745 billion including \$195 million for the Historically Underserved Communities Initiative, \$445 million increase which we hope that this administration continues to serve housing initiatives related to generally by populations.

State legislative session ended in March, and it was a banner year for investment in housing: \$430 million dollars for affordable housing and homelessness, \$114 million for the Housing Trust Fund, \$240 million for Rapid Housing Acquisition, \$60 million for Permanent Supportive Housing and the new Apple Health and Homes program, \$15 million for homeless youth facilities housing and \$37 million to permanently increase the Aged, Blind, and Disabled cache. The Supplemental Operation Budget is \$290 million for affordable housing and homelessness, \$55 million for frontline homelessness service providers, \$2 million for pre-eviction legal aid, \$1.8 million for tenants' right to counsel, \$68 million for rental assistance, \$4.5 million for foreclosure prevention, and \$45 million for services to help transition people experiencing unsheltered homelessness into affordable housing. For homeless service providers, we advocated in our part of numerous groups, but two primary groups for permanent supportive housing providers Ms. Wolters

took a more active role this time to really make sure that permanent supportive housing providers see our support and advocacy.

Regarding bills that SHA worked on with the Association of Washington Housing Authorities, one of the biggest ones was the real estate excise tax to give nonprofit affordable housing developers and local governments. The HB 1643: REET Exemption Bill, introduced by Rep. Hackney, creates a real estate excise tax exemption to give nonprofit affordable housing developers and local governments a leg up when competing for properties, making it easier to build more affordable housing quickly. HB 1866: Apple Health and Homes, introduced by Rep. Chopp, creates the “Apple Health and Homes” program which will assist persons receiving community support services through medical assistance programs to receive supportive housing. HB 1905, introduced by Rep. Senn, prevents discharges into homelessness among young people exiting publicly funded systems of care such as the juvenile justice system, behavioral health inpatient care, and foster care. HB 1975, introduced by Rep. Wylie, allows a public housing authority to contract with a property management services company for the operation of a housing project. Specifies that rent and other housing project revenues collected by a property management services company to pay operating and maintenance costs must be treated as private funds. HB1593, introduced by Rep. Leavitt, deals with expanding the landlord mitigation program to alleviate the financial burden on victims attempting to flee domestic violence, sexual assault, unlawful harassment, or stalking.

Annual Seattle Housing Authority Board of Commissioner Elections

Board Chair Paul Purcell introduced the process of annual commissioner elections, describing the tasks and job as a commission officer and opened the floor for nominations. Commissioner Crutchfield moved to reelect Paul Purcell as the Board Chair and reelect Gerald Smiley as the Board Vice-Chair of the SHA Board of Commissioners. Commissioner Clark seconded the motion, and the Board took a vote: the motion was approved unanimously among the members of the Board present at that time (6 yes; 0 no).

Commissioner Purcell discussed administrative items with the Board regarding Board meeting schedules and location of Meetings going forward. Following a brief discussion, it was decided unanimously among the Board to conduct Board Briefings virtually and to conduct Board Meetings in person, the first being in May 2022.

Executive Director Report

Executive Director Brandon made mention of the nice gathering at High Point on Friday, April 15 for the SHA Spring Break Community Clean up Event in conjunction with Bikeworks and Rec N Street who were also on-site repairing bikes and engaging youth in games. The Mayor participated, helping with picking up litter with staff, and engaging with the community.

Second, Mr. Brandon made mention of a shooting incident that occurred a couple of weeks prior at an SHA scattered site property. Unfortunately, there was an individual who was not a member of the household who resides there nor in the active part or in as a victim, but it did occur on SHA property, and it did occur inside units. We are following up with the Seattle Police Department, with the family and with the community on the impact because of this unfortunate situation.

Dave Wellings, Housing Operations Director, gave the update that following that incident, there was a second shooting at the same property on the same day involving the same shooter in the 8-unit building.

Executive Session 6:07pm: SHA Executive Director 2022 Accountability Agreement

Executive Session ended at 6:32pm and Mr. Purcell asked for any further questions, or comments from the Board. Hearing none, it was moved by Commissioner Clark and seconded by Commissioner Crutchfield that the April 18, 2022, Regular Annual Session of the Board be adjourned. All commissioners present at the time (5) voted unanimously to adjourn at 6:33 p.m.

Secretary-Treasurer