
SEATTLE HOUSING AUTHORITY REGULAR BOARD BRIEFING

LOCATION: Virtual Meeting
Microsoft Teams
Audio Only: (206) 257-3799; Conference ID 373 851 455#
Video/Audio: [Click here to join the meeting](#)

DATE: May 9, 2022, 4:30pm - 6:00pm

BOARD ATTENDEES:

Paul Purcell, Board Chair	Dr. Paula Houston
Gerald Smiley, Vice-Chair	Rita Howard
Sally Clark	Twyla Minor
Robert Crutchfield	

DISTRIBUTION SHA Board of Commissioners; Cabinet

AGENDA:

- Call to Order and Commissioner Roll Call
- Public Comment - Follow-Up (Executive Director's Updates)

Briefing Items

- Resolution No. 5242: Hinoki Bond Issuance Addition (10 minutes)
- Resolution No. 5243: Admin Plan Revision; Project-Based Rent Increase Policy (30 minutes)
- Executive Session: Real Estate Transaction (5:15 p.m.)

BOARD BRIEFING MAY 9, 2022:

- **Call to Order and Commissioner Roll Call**

While awaiting a quorum of the Board, Commissioner Purcell asked the Executive Director to brief those Commissioners present about several topics - see Public Comment - Follow-Up (Executive Director's Updates).

At 4:40 p.m., Commissioner Purcell called the meeting to order. Commissioners Purcell, Clark, Crutchfield, and Minor were present. Commissioners Dr. Houston, Howard, and Smiley were absent although Commissioner Smiley joined the meeting for Executive Session.

- **Public Comment - Follow-Up (Executive Director's Updates)**

- Following up on a shooting incident that occurred at one of SHA's owned and managed scattered sites properties, and a near neighbor's concern expressed during public comment, Director of Housing Operations Dave Wellings met twice with the complainant and another near neighbor. Lt. Joseph Osborne, Seattle Police Department North Precinct, was also present at one of the meetings. Additionally, there will be another meeting to include a crime prevention coordinator. Dave has talked with household members as well and will provide the Executive Director with his recommendation(s) in the near future. It was determined that neither the victim nor the shooter are on the lease and the unit is currently vacant.
- SHA's Cedarvale property is across the street from New Haven, an assisted living facility. A New Haven employee suffered a gunshot wound during a carjacking of his/her vehicle. The employee said the perpetrators came from the direction of the Cedarvale property. Although it is unknown whether they are SHA residents, because they came from the direction of our property, we are working closely with the New Haven Executive Director and staff.
- Another carjacking incident took place at one of our senior buildings, Island View. A resident had her purse and car stolen; however, the incident did not occur within the field of vision of our security cameras. Staff was able to obtain expanded footage of the area and provide it to the police showing the potential assailant at the property. Staff continues to work with the police and the residents of Island View to provide them with victim advocacy services.
- The Executive Director shared that since we lost some of our relationships with the Seattle Police Department about two years ago, he and staff have been working with the Mayor's Office and the Chief of Police discussing ways to replenish resources back to SHA properties and restore our working relationships. In the meantime, SHA is increasing site security at properties considered "hot spot areas".
- To provide a "heads-up" to the Board, the Executive Director reported a stabbing at our Bell Tower site last week although there was security on site. The victim, treated and released; is currently back in his unit. Building security

detained the perpetrator until Seattle police arrived on scene. The Executive Director reminded the Board that there was a significant fire at Bell Tower a month and a half ago. The responsible party for that fire is in custody. .

- Responding to a question from Commissioner Purcell about whether SHA should take a public stand on Social Housing, the Executive Director said that staff doesn't have enough information, at this time, to take a lead. He felt that we needed to understand it a bit better.

Briefing Items

- **Resolution No. 5242 - Hinoki Bond Issuance Addition**

Resolution No. 5242 authorizes the agency to issue an additional \$5,000,000 in short-term tax-exempt bonds to finance construction costs associated with the Hinoki project. This will allow the project to take advantage of a legislative change known as the "4% Fix" to generate additional low-income housing tax credits. The Resolution also authorizes the Executive Director to enter into and execute the various agreements and amendments associated with this change on behalf of the Authority and as the General Partner of Yesler Block 5.1 LLLP.

- **Resolution No. 5243 - Administrative Plan Revision - Project-Based Rent Increase Policy**

Resolution No. 5243 authorizes the Authority to revise the Administrative Plan Project-Based Voucher Contract Rent Increase Policy. This policy revision primarily applies to Permanent Supportive Housing (PSH) contracts and permits the Authority to adjust the gross rent for PSH contracts to the applicable Affordable Voucher Payment Standard upon contract renewal.

- **Executive Session**

At 5:30 p.m., the Commissioners adjourned to Executive Session to discuss real estate matters. Commissioner Smiley joined the proceedings at this time. Following Executive Session, Commissioner Purcell reconvened the regular meeting.

Hearing no further business, Commissioner Clark made a motion to adjourn the meeting; seconded by Commissioner Purcell. Upon vote taken, the meeting adjourned at 6:10 p.m.