

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
MAY 15, 2023

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Regular Session on May 15, 2023, at the SHA Central Office and via teleconference. Board Chair Paul Purcell called the meeting to order at 5:08 p.m.

Public Comment

None

Regular Agenda

Federal & State Legislative Recap

Executive Director Rod Brandon introduced Intergovernmental Relations Director Lisa Wolters to present an overview of the Debt Ceiling, Congressional Appropriations for Fiscal Year 2024, as well as an update on the State Legislature.

Meetings with President Biden and leaders were held last week, and as a reminder, the debt ceiling is the legal limit of how much the US can borrow to pay bills that are already owed. Consider how it interrelates to the federal appropriation process. The Republicans are wanting to raise the debt ceiling, rollback appropriation spending to FY 2022 limits, which would be considerable and make cuts. The Biden administration has said that they don't have an interest in rolling them back, as the Senate has the House, they have the votes to do that. Another piece that is significant is that they want to put in work requirements for people who Medicaid and for those who receive food assistance; Biden is not in favor of the Medicaid piece but is waiting to see the proposal around food assistance. As all of this is being considered, the clock is ticking while the debt ceiling is going on and it is taking up a lot of time for what should be the federal appropriations process. Senator Murray, because of her leadership position, is being pulled into these talks a lot more, which means SHA's MTW renewal issue is still an open one.

SHA had three priority bills for SHA, meaning agency staff did active work as part of workgroups on these bills. We tracked, testified, and reached out to legislators to educate them about the benefit to SHA residents, or to other housing authorities. These bills are Child Welfare Housing Assistance (SB 5256), Covenant Homeownership Account (HB 1474) and the Housing Trust Fund (\$400 M).

SB 5256 began about 13 years ago, and it got partially across the finish line; the ask was for \$18M from the State Legislature, and we got close to around \$9M in the Governor's budget. This provides HCV's program called Family Unification Program, or FUP, and Foster Youth to Independence. The housing is funded, but the services are not. This program is for children, or families that are for the family side that are involved in the Child Protective Services. This voucher is what would allow a family to be reunited. They just need a stable home; or if they had a stable home, the children wouldn't need to be removed into foster care. For Foster Youth to Independence, this is for foster care youth that are aging out and need the housing subsidy, but there have never been service dollars to help maintain their housing stability. And what we have seen with this program over the years is that if you're involved in the Child Protective Services, or you're in foster youth, there is some level of trauma that has happened to you. And, when you are reunited, that trauma doesn't just go away; sometimes it gets worse. So, this is the first time that the state has put money towards the services, and we are the third state in the nation to do this. If this gets implemented, Washington will be the first state in the country to do this.

HB 1474 creates the Covenant Homeownership account to help with down payment and closing costs for first time home buyers for those who would have been excluded from home ownership by racial covenants, restrictive covenants, and it funds this through an increase to the document recording fee. This is the first one in our understanding that has been done in the country. We expect hopefully that some money might start to be able to flow from this within a year. The Washington State Housing Finance Commission will be doing this, but also expect this to be challenged in court, and that is part of the strategy. Part of the strategy was to show that the state was responsible for the harm that was done to people of color, by the strict, restrictive covenants. So, it sets up the precedent of 'reparations' (for lack of a better term) or being able to compensate people for that harm.

That is what makes it so significant. The third bill, The Housing Trust fund, is one that SHA consistently supports, as although SHA doesn't necessarily access the Housing Trust fund very much, it is where all our nonprofit partners receive their funding.

Other bills that are significant to SHA are:

1. HB 1260 - Removes Payback Requirements for ABD Cash Assistance
Assistance per age, blind and disabled (ABD) which removes the payback requirements; this is significant for the people that we serve.
2. SB 5197 - Eviction Notice and Legal Process
Addresses landlord-tenant relations by providing technical changes to eviction notice forms and modifying certain eviction processes.
3. HB 1074 - Governing Landlord's Claims for Damage
Requires a landlord to substantiate the cost of any damages withheld from a tenant deposit with repair estimates, invoices, or other documentation and prohibits a landlord from withholding any portion of a tenant deposit for certain items.
4. HB 1293 - Design Review
Requires counties and cities planning under the Growth Management Act to apply only clear and objective design review standards to the exterior new developments, except for certain designated landmarks and historic landmarks.
5. HB 1110 - Middle Housing
Legalizes fourplexes statewide, provides an affordable density bonus by allowing sixplexes if 2 units are affordable.

2024 Budget Highlights consists of:

Operating Budget

Benefits SHA Residents

- An 8% increase in the Aged, Blind and Disabled cash grant starting in 2024, which will increase the average monthly payment from \$185 to \$200.

Benefits SHA Waitlist Recipients

- A permanent ongoing **increase of \$26.5 million** for the Housing and Essential Needs rental assistance program.

Potentially Benefits SHA Residents and Staff

- \$150 million for HB 1474 to provide homeownership opportunities for people harmed by historic racially restrictive covenants and redlining

Potentially Benefits SHA Residents

- **\$5 million** for eviction prevention and tenants right to counsel.

Benefits our Non-Profit Housing Providers

- An ongoing homeless services funding **increase of 6.5%** which is a **\$45 million investment** in our state's frontline provider workforce.



April 2023

Capital Budget

- **\$400 million** for the Housing Trust Fund.
- **\$40 million** for land acquisition to quickly acquire land for affordable housing to be built.
- **\$60 million** for infrastructure needed when building new affordable homes.



April 2023

Board Chair Paul Purcell requested roll call for the purpose of consideration of the Consent of Agenda since a quorum was in place (Commissioner Gerald Smiley joined the Meeting during the legislative discussion.) Kimberly Garrett performed a roll call for Board Commissioners currently in attendance. Commissioners present and absent were as follows:

Present: Paul Purcell, Chair
Gerald Smiley, Vice-Chair
Sally Clark
Rita Howard

Absent: Robert Crutchfield
Dr. Paula Houston
Twyla Minor

Consent Agenda

Commissioner Purcell presented the Consent Agenda, which included approval of minutes for the Regular Annual Board Meeting of April 17, 2023, and approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of April 1 to April 30, 2023.)

Commissioner Clark moved to approve the Consent Agenda and the motion was then seconded by Commissioner Smiley. Hearing no further questions or comments, Commissioner Purcell called for a vote. The Consent Agenda as was approved by the majority of the members of the Board present at that time (3yes; 0 no; 1 abstentions).

2024 SHA Budget Priorities

Mr. Brandon reminded the Board that the SHA budget process in early March of the calendar year in preparation for a board review and vote in the fall. We began that process, with departments looking at their operational and capital needs and putting together a budget that meets those needs. The focus has been around three areas; serving more people, serving existing residents well/quality of life, and employee wellness. This gives the Board idea of where our focus is on in addition to the normal budget. The Board is invited to participate in that discussion and think about things might not be on the table or that you've always been concerned about that you might want us to consider to be reflected in the 2024 budget. While the SHA mission is to serve more people than we've done before, we also want to have our staff focus on serving our existing residents well and focus on

their quality of life and how we deliver our service goods to them. In the same regard, we want to continue to take care of our employees and make employee wellness a priority.

In serving more people, one of SHA's development priorities in increasing units, look at our Acquisition Program and the criteria that we established for that to acquire more property and construct property with structures on it to house more individuals and leverage partnerships with non-profit organizations like the Buy Up program. The Buy Up program is a program where we partner with other providers or developments to increase the number of units or change the composition of the units on a particular project. Additionally, we can also serve more people by our efficiencies and management of vacancies and right-sizing of units.

In serving our residents well and increasing their quality of life in SHA housing, we want to look at increasing building presence by Property Management staff in better addressing items of concern, maintenance, and enhanced communication/interaction with residents. We are looking to increase the building security at some of the more challenging buildings, and support Aging in Place needs for our residents. We are challenging staff to look at and suggest ideas on how we can do that more effectively.

When looking at tenets to support employee wellness, the focus is on:

- Improved onboarding and ongoing employee support
- Staffing ratios that allow for accessing training & other enrichment
- Tuition assistance
- Recruitment incentives to improve agency diversity at all levels.

Aging In Place (AIP) Pt. 2: Demographics, Current Interventions, and Opportunities

Mr. Brandon introduced HCV Strategic Advisor Andy Chan to present AIP in SHA properties: Part 2 as a follow-up and continuation of previous presentations earlier this year.

The purpose and goals of the presentation is understanding what aging in place means, understanding the Board's concerns about unmet aging in place needs and reporting how we currently address aging in place, and looking at ways we could have increased impact on aging in place. Specifically, the goal is to respond to some of the questions that were posed to staff during the past presentations.

First one is how do the senior populations in our portfolios differ from each other? The second one is what are some of the age-related programming and interventions SHA

currently supports and the third one is what could SHA do in response to the recommendations of the experts in aging who were consulted on earlier in the year.

Mr. Chan reported on SHA's diverse senior populations & current interventions for AIP residents. Seattle demographics were noted for Seattle, then broken down by SHA properties of HOPE VI/Yesler Terrace, LIPH, and Seattle Senior Housing Program (SSHP). Programming and interventions in HOPE VI/Yesler Terrace consists of activities such as Habesha Coffee Time, Vietnamese Teatime, Soul Line dancing, karaoke, and Community Technology Digital Equity Project learning labs, to name a few. Programming and interventions in LIPH building consists of more case management for mental health, addressing high clutter and services aimed at aging and disability. SSHP interventions and programming, too is aimed at aging and disability, as well as senior wellness. In determining what more can SHA do to support AIP residents, it was determined that supporting more social, thriving communities through clubs, intergenerational programs, volunteer/employment opportunities, as well as accessible technology training is key. An increase of quantity of senior-preferred housing and being a partner in coordinated personal care can provide more responsive and consistent homecare to senior residents. Even though wellness programming can provide lifelong AIP benefits, many seniors do not have exposure to this. Staff is currently building a model for wellness programming which could be expanded to provide greater coverage.

After further discussion, Mr. Purcell asked for any further questions, or comments from the Board. Hearing none, it was moved by Commissioner Howard and seconded by Commissioner Clark that the May 15, 2023, Regular Session of the Board be adjourned. All commissioners present at the time (4) voted unanimously to adjourn at 6:29 p.m.

Secretary-Treasurer