

MINUTES OF THE REGULAR ANNUAL MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
MAY 17, 2021

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Regular Session on May 17, 2021, via teleconference. Board Chair Paul Purcell called the meeting to order at 5:01 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
Robert Crutchfield
Rita Howard
Debbie Thiele

Absent: Dr. Paula Houston
Twyla Minor

Public Comment

None

Consent Agenda

Commissioner Purcell presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of April 19, 2021; approval of minutes for the Regular Board Briefing of May 10, 2021; 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, 2021.)

Commissioner Smiley moved to approve the Consent Agenda and the motion was then seconded by Commissioner Thiele. 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 (5 yes; 0 no).

Regular Agenda

Resolution No. 5215 – SHA Line of Succession

Commissioner Smiley moved for consideration of Resolution No. 5215; Commissioner Thiele seconded the motion. Executive Director Rod Brandon presented Resolution No. 5215 to the Board and recommended adoption of the resolution.

Resolution No. 5215 designates directors to serve as Acting Executive Director in the absence of the Executive Director in order to provide for continuity of operations of the agency during periods when the Executive Director will not be available. This resolution identifies the line of succession for directors that will serve as Acting Executive Director in the absence of the Executive Director.

Hearing no further discussion, Commissioner Purcell called for a vote. Resolution No. 5215 was approved unanimously among the members of the Board present at the time (5 yes; 0 no).

Resolution No. 5216 – Lam Bow Omnibus Financing

Commissioner Crutchfield moved for consideration of Resolution No. 5216; Commissioner Howard seconded the motion. Development Director Terry Galiney presented Resolution No. 5216 to the Board and recommended adoption of the resolution.

Resolution No. 5216 is an omnibus financing resolution that enables SHA to execute a lease with and make loans to the project LLLP (6935 Delridge Way LLLP) and allows SHA to sign the documents required relating to the financing of SHA's Lam Bow Apartments low income housing development project. Lam Bow previously consisted of 51 units, subsidized with project-based vouchers, in two buildings. One of the buildings caught fire in 2016 and was badly damaged. After a capital needs assessment of the remaining structure, SHA determined it would be more prudent to demolish the remaining building and redevelop the entire site. This redevelopment replaces all 51 units from the original Lam Bow building and adds an additional 31 units to the site.

Hearing no further discussion, Commissioner Purcell called for a vote. Resolution No. 5216 was approved unanimously among the members of the Board present at the time (5 yes; 0 no).

Resolution No. 5217 – Lam Bow Bond Issuance

Commissioner Howard moved for consideration of Resolution No. 5217; Commissioner Thiele seconded the motion. Development Director Terry Galiney presented Resolution No. 5217 to the Board and recommended adoption of the resolution.

Resolution No. 5217, an inducement resolution and companion piece to Resolution No. 5216, authorizes SHA to issue bonds in the principal amount, not to exceed \$24.5M, to loan into the 6935 Delridge Way LLLP to finance the construction of the Lam Bow Apartments, an 82-unit low income housing complex in West Seattle's Delridge neighborhood.

Hearing no further discussion, Commissioner Purcell called for a vote. Resolution No. 5217 was approved unanimously among the members of the Board present at the time (5 yes; 0 no).

State Legislative Wrap-up

Mr. Brandon introduced Intergovernmental Relations Director Lisa Wolters, who presented a wrap-up of key legislative bills that SHA worked on, many multi-year, via our association with AWhA (the Association of Washington Housing Authorities, of which Ms. Wolters is a co-Chair). Bill highlights include:

- **HB 1236: Good Cause Eviction** - Prohibits a landlord from evicting tenants unless there is good cause for eviction. The bill sets forth the activities that would be deemed good cause. This closed a loophole from trying to evict a tenant with good cause.
- **SB 5160: Tenant Protections** - A new proposal that would put a two-year restriction on the ability for a landlord to evict tenants relating to public health emergencies. The proposal drew a lot of opposition, and the Ways & Means amended the bill to remove some of the major opposition, including removing the 2-year prohibition on termination of tenancies, as well as narrowing the protections only to the current public health emergency only (not future). Key provisions include: repayment plans can't exceed 1/3 of monthly rent, right to Counsel, and a uniform 14-day pay, or vacate notice.
- **HB 1277: Document Recording Fee** - Creates a new \$100 fee on documents recorded with counties. The fee (that one pays when purchasing a house) is anticipated to raise roughly \$100M, which will be dedicated to fund rental

assistance. Key provisions include: twenty percent of funds must be deposited in the affordable housing for all account for operations, maintenance, and service costs for permanent supportive housing; four percent of the funds must be deposited into the landlord mitigation program account; and, the remainder of funds must be distributed to the home security fund account, with 60 % of funds to be used for project-based vouchers for nonprofit housing providers or public housing authorities, housing services, rapid rehousing, emergency housing, or acquisition. Funds may also be used for eviction prevention rental assistance.

There were a number of bills passed regarding racial equity, some of which impact the people SHA serves, employs, and which shows where our values are in racial equity and race and social justice at SHA. Such bills include the passing of Juneteenth (the 19th day in June, 1865 marking the emancipation of slaves) as a paid state holiday, automatic restoration of the voting rights to felons once they leave prison (and one allows for resentencing of some people serving life without parole under the state's three-strikes law due to second-degree robbery convictions), a ban of Native American mascots (in most schools), and the replacement of a statute of missionary Marcus Whitman at the U.S. Capitol with one of Billy Frank Jr.

Ms. Wolters spoke about current issues in Police reform, as it's quite know that BIPOC people are more impacted by policing and negatively impacted by policing Current moves towards police reform include: barring officers from using chokeholds restraints and no knock warrants, imposed restrictions on when officers can undertake vehicle pursuits, a requirement of officers to obtain approval from an elected official to use tear gas to subdue riots (which could go as high as contacting the mayor before taking such an action for a local standard), and then a new requirement for officers to intervene when they see use of excessive force.

Ms. Wolters gave a high-level budget summary (2021-23) to the Board, presenting that overall, the budget increases state funding by almost \$7 billion totaling more than \$58.9 billion in spending for the 2021-23 biennium (a 13.3 percent increase over 2019-21). The budget transfers \$1.8B from the rainy-day fund and leaves an ending fund balance of \$662M for the 2021-23 biennium. The budget has grown by over \$20B and over fifty percent in the last six years. Over \$1B has been allocated to address the housing needs of

people in Washington, and a capital gains tax would enact a seven percent excise tax on extraordinary profits from the sale of financial assets of over \$250,000 per year. This tax would be paid almost exclusively by the richest one percent of Washingtonians and would generate more than \$500M per year to support investments in childcare, early learning, and public schools, and will raise about \$415M per year to go toward early learning and other education programs, with the remainder going toward the construction of schools. The Working Families Tax Exemption will provide about 420,000 low-income families in Washington state with a larger tax refund by giving back some of what they pay in sales taxes; Individuals with no children will be able to receive up to \$300 annually from the program, while families with three or more children will be able to receive up to \$1,200 per year, depending on their income level.

In a look ahead to the 2022 session, we're already starting to strategize and do interim work around issues we want to be at the table in representation and a part of the discussion for the welfare of our clients, as well as to make sure there is a race and social justice lens being used. Potential issues include rent control, limiting criminal background screening for tenants, as well as affordable housing for teachers. Brief mention was made regarding the federal infrastructure bill, and potential plans for it.

Executive Director Report

Mr. Brandon gave an update to the Board of some recent incidents that occurred at SHA housing and departmental highlights for the agency. He reported three incidents that occurred within the past week; two separate fire incidents (kitchen fire at Ballard House, kitchen fire at Michelson Manor with one fatality reported due to a medical emergency). Staff is working giving support to residents, as well as the family of the deceased. The third incident was a shooting was reported happening on Yesler property, where SPD worked with staff to find evidence on the cause of the occurrence; they were able to view footage that led to apprehending and capture of the perpetrator. This shook up the Yesler community, so they are galvanizing on how they can get more support from City Hall for that area.

Mr. Brandon asked Jared Cummer to give a brief update on the refunding of the Northgate property, and he articulated some of the financing and how the market rates were impacting the amount of money that will be saved over time.

Mr. Brandon reported that the Mayor had reached out with congratulations to SHA on the agency's vaccination efforts for residents, and extended support on the Northgate project and support of services in behavioral health. He all had a brief conversation with Senator Murray, welcoming him to his new role, giving congratulations on SHA's COVID-19 response, as well as discussing various items that SHA is prioritizing for the next session (digital equity, MTW status, and support for behavioral health for residents.) Mr. Brandon then thanked Commissioner Crutchfield for assisting with connecting with Kraken administration in potentially partnering with the agency.

He noted to the Board that resolutions sent to the commissioners for perusal will be sent in draft form in case of changes needed to them prior to being sent forth for the Board Meeting for action.

Mr. Purcell then asked for any questions, or comments from the Board. Hearing none, it was moved by Commissioner Smiley and seconded by Commissioner Crutchfield that the May 17, 2021 Regular Session of the Board be adjourned at 6:03 p.m.

Secretary-Treasurer