

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF SEATTLE  
MAY 20, 2019

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Regular Session on May 20, 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 5:07 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  
                  Dr. Paula Houston  
                  Paul Purcell  
                  Gerald Smiley (by phone)

Absent:         Ahmed Abdi

Public Comment

Kristin O’Donnell  
Summer Gray

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of April 15, 2019; approval of minutes for the Special/Annual Board Meeting of April 26, 2019; and, approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of April 1 through April 30, 2019).

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

## Regular Agenda

### Sustaining Yesler Services

Deputy Executive Director Anne Fiske Zuniga introduced Housing Operations staff Rachael Steward, Community Services Administrator and Maria Ursua, Supportive Services Coordinator to the Board to talk about the issue of the Choice Neighborhood Grant Initiative (CNGI) funding expiring soon, and our interest in the maintaining funding to provide continued services at Yesler. In the past, three different models were brought to the Board for were consideration for possible funding; (1) fundraising efforts through the SHA Executive Director, (2) treat Yesler services as an annual conversation in the course of the budget process, and (3) creating an endowment for funding Yesler services as a result of property sales toward the end of the redevelopment project of Yesler Terrace.

Ms. Steward and Ms. Ursua briefed the Board on The Promise: guiding principles that drove the redevelopment and revitalization of Yesler Terrace to become a diverse, mixed-income neighborhood **that honors the neighborhood's** history and cultural richness. Social equity, economic opportunity, environmental stewardship, and one-for-one replacement housing were major tenets of this vision. They reviewed the services that have been accomplished at Yesler over the past seven years, what it took to provide those services, as well as a gave a snapshot as what would be needed in the future to continue providing these services to residents, as well as the community. The strategic plan used to accomplish this goal was to promote quality communities (via art, redevelopment and community building), and to improve quality of life (via education, employment and health) through partnership and coordinated action with service partners and contracted providers.

### Yesler Terrace Quarterly Update

Senior Development Program Manager Terry Galiney provided and update to the Board regarding development and land sales projects involving Yesler Terrace land which includes SHA/affordable housing developments, as well as private market developments. There are 23 development sites at Yesler, consisting of nine completed projects, six projects currently in development and 8 remaining sites for future development use.

983 units have been completed (with 554 of these units having income restrictions) and more than half of replacement units have been completed, as well. 2,479 units are either completed, or in development and there are approximately 1,500 units expected in the future. The Yesler community is has many activities currently in place with the Black Farmers Collective, an off-leash dog area, as well as numerous neighborhood activities planned for residents and community members.

### Committed Funds Update

CFO Shelly Yapp gave a brief report updating the Board on the final Committed Funds total for year-end 2018. Ms. Yapp reported the total YE 2018 proposed committed funds are \$46.6M (down from the \$69.988M total that was given in December, which was based on October, 2018 data on expenditure funds). This end amount is primarily based on three items:

- King County Records Site Purchase (\$1.7M)
- 2018 Acquisition: Spring Lake Apartments, and two buildings at 27<sup>th</sup> Ave & Yesler Way (\$11.6M)
- Commitment of a buy-up project (37 units at the Roosevelt site) with Bellwether (\$1M)

### Housing Stability

Housing Operations Director Rod Brandon, and Deputy Director Denille Bezemer presented the Board with an update of SHA's housing stability efforts to date. Mr. Brandon explained that ensuring that residents are stably housed is a primary goal; to assist residents in overcoming barriers to improve the quality of their lives. We want to avoid eviction and keep people housed whenever possible while balancing the health and safety of the communities they reside in. Utilizing a multi-tiered system of housing stability supports, staff is able to apply these strategies in assisting with this goal. These strategies tiers are categorized by standard, at-risk households and crisis strategies. When applied, household results include safety, health, rent & bill stability, as well as positive relationships with property management staff and neighboring households.

Initial efforts towards this progress has been additional time for rent payment (for struggling residents), repayment plan options, reduction of fees and supportive services to mitigate future housing instability. More recently, there has been an improved process for addressing non-payment of rent, staff training on trauma informed care and a redirection of resources towards crisis situations of residents. Results have been a higher percentage of residents paying their rent on time, decreased eviction rate, and staff practices becoming more in alignment with housing stability goals. These efforts have been positively received by residents, partners and stakeholders.

#### SHA Executive Director Report

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

Mr. Lofton updated the Board SHA hosted Governor Inslee, several State legislators, as well as the Mayor and King County Executive at Rainier Vista to conduct a bill signing ceremony on five **Climate Change bills that were passed during this year's legislative session**. We were honored that Rainier Vista was chosen for such an event, which was well attended.

SHA, along with King County Housing Authority, is involved in the coordination of a study of housing and healthcare with United Health Care. **We hope to clarify what is needed to better prioritize the needs of our residents and what are the investments needed to accomplish this.** SHA's **Health Initiative aims to leverage the** health system to improve health for residents, particularly in support of housing stability.

A new organization was created for Moving To Work (MTW) agencies, which is now a formalized industry group with all the current 39 MTW organizations participating. This will give the opportunity to focus some additional staff resources on MTW type issues that are raised in the context of the regulatory environment with HUD and the statutory environment with Congress, while being able to put an MTW voice to those issues, not just those of housing authorities. The result is the MTW Collaborative, of which Mr. Lofton was selected to be on the inaugural Board of Directors of this newly formed agency, and was elected as its first chairperson.

Mr. Lofton spoke briefing on the quarterly Litigation Report, giving the Board an update on pending, in-progress, and litigation results.

Mr. Lofton made notice of the summary of the Board retreat held in April and asked the Board to peruse and review the information and make edits and/or additions as they see fit.

Commissioner Thiele asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the May 20, 2019 Regular Session of the Board adjourned at 6:22 p.m.

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Secretary-Treasurer