
**SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING**

LOCATION	Via Teleconference Line Microsoft Teams (206) 257-3799; Conference ID 711 076 310# Click here to join the meeting	
DATE	June 13, 2022, 4:30pm - 6:00pm	
BOARD ATTENDEES	Paul Purcell, Board Chair Gerald Smiley, Vice-Chair Sally Clark Robert Crutchfield	Dr. Paula Houston Rita Howard Twyla Minor
DISTRIBUTION	SHA Board of Commissioners; Cabinet	

Commissioner Roll Call

AGENDA:

Briefing Items

- **Resolution No. 5244** – Jefferson Terrace Bond Issuance (10 min)
- **Resolution No. 5245** – Jefferson Terrace Omnibus Financing (10 min)
- Strategic Plan Project Update (20 min)

Commissioner roll call was given at 4:31 p.m. The Briefing was held solely via teleconference. Commissioners Dr. Houston, Minor & Smiley were absent from the Briefing.

Review 06/21/22 Regular Board Meeting Agenda and Updates

Resolution No. 5244 – Jefferson Terrace Bond Issuance

Resolution No. 5245 – Jefferson Terrace Omnibus Financing

Deputy Executive Director Anne Fiske Zuniga introduced Finance & Asset Management Director Jared Cummer and AM Program Manager Sibyl Glasby to present these companion resolutions to the Board for consideration. Mr. Cummer first made mention to the Board about current market volatility, such not seen since the 80s, early 90s. The inflation index from May went in the opposite direction that everybody was thinking it would, and as a result, the bond market has really gone sideways, which has an impact on the Jefferson Terrace rehabilitation project. It is extremely fluid, so it's being watched very closely, especially given that the Federal govt is meeting this week and there will be a rate increase. It may be larger than what the market had originally anticipated, but SHA has buffers that are built into the project that we are watching closely, and we'll keep the Board informed, as this may affect the timing for these resolutions.

Jefferson Terrace, located on First Hill right next door to Harborview Medical Center, is SHA's biggest high-rise with the 300 units, and it's SHA's oldest high-rise, built in 1965. Currently, there is one entire floor that is leased to the University of Washington for their respite program, which is for clients that are coming out of Harborview that are currently homeless. They are allowed to lease those units for up to 6 months and they receive care there while they're in recovery. With the rehabilitation, we will be adding 6 new units that were in former agency space in the building so there will be an increase in actual residential units with the rehab. Demographically, Jefferson Terrace houses extremely low-income households with the average income at about \$10,000.00 per year. The building has a little older population, with the average age being 61 and roughly 40% of the households came from homelessness. 60% of the residents identify as having a disability and nearly 70% of the households identify as being non-white.

Jefferson Terrace needs rehabilitation. Critical building systems including the roof, building envelope, plumbing and ventilation systems require substantial repair and replacement as well as additional improvements are necessary to improve energy efficiency, security, access within the building, resident units, and community spaces at Jefferson Terrace. These resolutions support financing towards this rehabilitation effort.

SHA started planning construction last year. We have a completely refined scope at this point. We have all our permits issued for the project and Anderson Construction was selected as our general contractor, and we have a pre-development contract with them (Anderson has completed several the buildings at Yesler.) So, they are a real high-quality contractor to work with and have done a great work for us. We've selected U.S. Bank as our low-income housing tax credit, equity investor and they were the investor for both the new Holly rehabilitation as well as Rainier Vista NE. We have relocated 84 households and we

have 21 households on site that we're going to be relocating within the building. So, we're nearly completed with the relocation that we need for our first phase of construction

To summarize the rehabilitation scope, the total rehabilitation costs for Jefferson Terrace are approximately \$69M, with the exclusion of the acquisition costs. The rehabilitation work will encompass all the major systems including mechanical, plumbing, electrical, as well as several improvements to the common area and the lobby. Additional safety and security measures will be added, as well as some significant unit upgrades for our residents. We anticipate a 2-year construction period, and the project will be broken into three phases. The first phase will encompass the entire east wing, which is about 120 units, as well as common area and new office area improvements. The second phase will be half of the west wing, and the 3rd phase will be the final half of the west wing. A new laundry room is planned and will contain 22 machines for both washer and dryers, including both commercial and commercial washer and dryers. There are also plans for a community computer room. The entry to the building will be expanded with a new vestibule and a new intercom system for the residents; connecting both the community room from the outside like it is now but also to the lobby and the interior and with this lobby expansion will create more space for residents to socialize, to engage with the staff onsite, and make the entry much more welcoming and pleasant for residents.

Strategic Plan Update

Strategic Planning & Initiatives Manager Patrice Davis introduced Kevin Baker of Baker Consulting and his project partner Catherine Boyd to the Board when providing recent updates pertaining to the SHA Strategic Plan Project.

Kevin Baker, Diversity, an equity, and inclusion expert, is a well well-known African American grassroots community leader across Washington and across the country. He has worked with multiple agencies and departments, particularly with the City of Seattle, including several partners with SHA such as Department of Aging and Disability Services, Department of Early Education and Early Learning (DEEL) and Seattle Public Utilities. Kevin has also worked with the Human Services Department and Emergency Alliance Community of Color. For over 10 years, Kevin has been doing work and becoming anti-racist, exploring culturally responsive impacts on system change and organizational development and leading with an anti-racist lens. Kevin brings a wealth of working with a variety of stakeholders, including SHA staff and residents, and has worked to not only develop and facilitate some of our affinity groups, but he continues to be a mentor and helps to guide our affinity leads. Kevin has also worked in various projects with SHA providing anti-racist practices and trainings

Catherine Boyd is a PMP certified Project Management Professional, a facilitator in strategic planning. Catherine specializes in wide scale stakeholder engagement and specializes as well in project management and strategic planning on behalf of public and nonprofit organizations. She prioritizes anti-racist practices and frameworks in her work to help create a more just community and society. Catherine has excellent experience operationalizing the planning process and stakeholder facilitation. She worked with the Washington State Strategic Highway Safety Plan to implement a strategic plan over an 18-

month long planning process. Catherine also worked with the Washington State Department of Health where she was a Project Manager for a two-phase project to develop a new strategic plan for eliminating death and disability due to injury and violence in reducing injury risk in Washington state.

Ms. Davis highlighted a few key things that SHA is aiming to accomplish this year that Ms. Davis and Mr. Baker will be bringing to leadership and stakeholders for approval and to also inform. First thing is that we would like to really implement and explore a planning or steering committee and that is a cross-functional, cross-departmental group of people that will help guide SHA's strategic planning process. Mr. Baker would be leaning and steering that group. We would also like to have a meet and greet with Kevin and Katherine and a kickoff event for our planning process. We would hope to accomplish this year a stakeholder identification and really iron out our engagement, as well as taking some initial steps on the engagement process. As you all know, we've been trying to schedule an RSJ leadership retreat that Kevin will also be facilitating. And so, we're going to accomplish one of those this year and we also will be accomplishing or beginning some sort of SWAT, pestle, environmental landscape analysis this year, all of this with the goal of still adopting a plan by the end of 2023. It's going to be quick and a lot of work, but we are determined to do that, and we are really excited to be working with Kevin and Katherine in this process.

Ms. Fiske Zuniga made note that Kimberly Garrett will be sending out a poll for available dates to hold the retreat for the Board and the Cabinet for this training. Both Mr. Baker and Ms. Boyd gave follow up remarks.

Mr. Purcell then asked the Board if there were any comments pertaining to the Briefing. He then asked for a motion to adjourn. Commissioner Clark made a motion, and Commissioner Crutchfield seconded the motion. After a unanimous vote of Commissioners present (4), the June 13, 2022, SHA Regular Board Briefing was adjourned at 5:38 p.m.

Secretary-Treasurer