

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
JUNE 17, 2019

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Regular Session on June 17, 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 5:08 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
 Paul Purcell
 Gerald Smiley (by phone)

Absent: Ahmed Abdi
 Dr. Paula Houston

Public Comment

Susan Hill
Marguerite Richard

Consent Agenda

Commissioner Thiele presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of May 20, 2019; and, approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of May 1 through May 31, 2019).

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

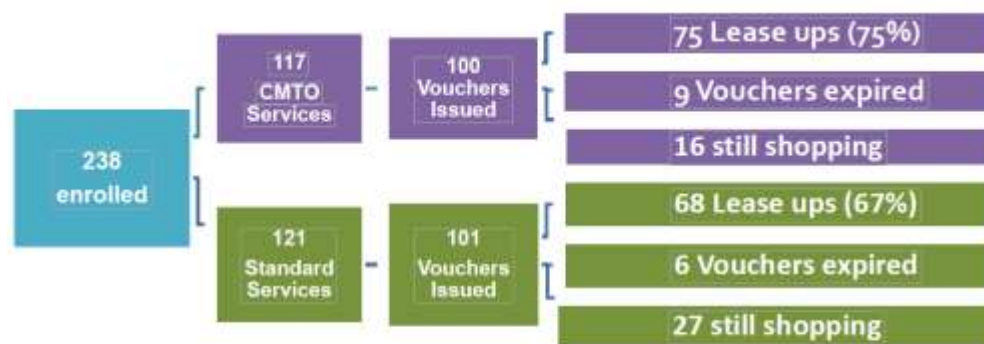
Regular Agenda

Release of Creating Moves to Opportunity (CMTO) Results

Policy Director Andria Lazaga introduced Jodi Speer, Policy Strategic Advisor II, to brief the Board on CMTO program results, specifically for SHA. SHA has a longstanding commitment towards providing residents to ensuring that everyone we serve has choice as to where they reside, and that there are services available to serve them where they live. Through the years, substantial investments have been made in improving the quality of housing in the communities where a vast majority of SHA housing is located, but everyone isn't able to live in those communities. SHA has tried to increase that choice for residents through the Scattered Sites Program, replacement housing for Hope VI communities, but we still wanted to create more choice for more residents. Knowing that neighborhood quality matters, especially for children, which studies suggest increases the likelihood for better outcomes than their counterparts living in lesser opportunity areas.

CMTO opportunity areas are areas where kids from lower-income households were more likely to go to college and make more money as adults. Seattle CMTO opportunity areas are primarily located in northern areas of Seattle. The CMTO program is designed to support families with children who receive a Housing Choice voucher to access to higher opportunity areas while generating knowledge on what's effective, as well as cost-efficient services to support these moves.

Seattle Phase I: Enrollment & Leasing Outcomes



This chart represents Seattle families who have leased a unit as of June 7th. The last group of Phase I families were issued vouchers at the end of April and typically have up to 180 days to find a unit. Therefore complete leasing outcomes will not be available until November 2019.



CMTO Phase II will begin enrollment in July, 2019. During this phase, intervention elements will be tested, and the hope is to determine which combination of strategies achieves the right balance of outcomes and scalability.

Acquisition & Preservation Plan Update

Finance & Asset Management Director Jared Cummer updated the Board on recent property acquisitions **to SHA's housing portfolio** in conjunction to the criteria of the SHA Acquisition Program (acquiring units and preserving and adding affordability, while following a guide for acquisition decisions.) Mr. Cummer reported that to date, the total units acquired so far are 69 units at the Spring Lake Apartment located in northeast Seattle; with another 262 total units under contract for acquisition of three properties (Golden Sunset Apartments-92, Weller Apartments-50, and MLK Jr. Apartments-120). SHA staff has been working on a transition plan for the properties, once acquired by SHA; Quantum will remain the management agent at the properties, however the Housing Operations Department is in the process of evaluating management of these new properties once acquired. These properties involve the transfer of three multi-family Housing Assistance Payment (HAP) contracts to SHA. In May, SHA received approval for the transfer of one contract HUD provided approval in early June for the other two properties. A closing date for these three properties has been set for July 1 and staff is working **with the sellers' attorneys and HUD to finalize documents for signature.**

Mr. Cummer presented a new opportunity to the Board with a brief overview of Section 18 conversion, referring to Section 18 of the 1937 Housing Act. This section governs the disposition and sale of public housing units owned by PHAs, and allows them to dispose of eligible units into a wholly owned 501c3 entity. HUD will then put a low-income covenant onto the property for 30 years, restricted to 30% AMI, or below and issues tenant protection vouchers to residents. This would benefit SHA financially by significantly increasing the amount of money made available to support these units. It also would remove the declaration of trust from the property, which would allow SHA to borrow money and use the HAP to repay the debt to put into capital needs.

Next steps include an amendment to the 2019 MTW Annual Plan, and a complete initial assessment of the Section 18 opportunity to bring a proposal back to the Board for a detailed briefing in July.

SHA Executive Director Report

Executive Director Lofton gave the Board updates on comments that were brought to the Board during the May 20 Board Meeting during the Public Comment period.

Matrix Communications was the vendor selected for the Community Wi-Fi project. This project came about as a result of exploring ways to make Wi-Fi access available to SHA residents. The project will bring free Internet into the common areas of 63 buildings, with six pilot sites (Bell Tower, Green Lake Plaza, Olive Ridge, Reunion House, Schwabacher House and University West). IT and Housing Operations staff has been working closely to push this project forward. We hope to have the majority of properties installed by the end of 2019.

The House Appropriations Committee passed Fiscal Year 2020 funding for the Transportation, Housing and Urban Development Committee. We are excited to announce that the discretionary funding level for FY 2020 is \$50.1 billion, an increase of \$5.9 billion over FY 2019 funding and \$13.4 billion over the President's FY 2020 budget. This is encouraging as the House once again has rejected the Administration's budget proposal, and has authorized funding at higher levels than the Administration has proposed. It is now headed for Senate approval and we will keep the Board apprised of this process.

Recently, there has been a series of violent activity, most notably around Rainier Vista, and we received a number of complaints from Rainier Vista residents. There were three incidents of "shots fired" in and around the Rainier Vista area during May, causing much consternation and concern among residents. Rod Brandon and his staff responded by hosting a community meeting with Seattle Police Department to discuss recent happenings, and to listen to resident concerns. The SPD explained that this is not the trend, and that Rainier Vista has experienced a decrease in crime statistics, and that while the May incidents did represent a spike in activity, it was not atypical to see an occasional spike in activity, particularly at the beginning

of the summer months. The community meeting and presence of SPD was appreciated by the residents.

Mr. Lofton reminded the Board of their invite to the Red Cedar grand opening and community celebrations occurring on Friday, June 28 and encouraged all to attend.

Commissioner Thiele reminded the Board of the summer Board meetings schedule and then asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the June 17, 2019 Regular Session of the Board adjourned at 6:39 p.m.

Secretary-Treasurer