
SEATTLE HOUSING AUTHORITY
REGULAR BOARD BRIEFING

LOCATION	Via Teleconference Line (206) 257-3799; ID 877 198 629# Click here to join the meeting	
DATE	September 13, 2021 4:30pm - 6:00pm	
BOARD ATTENDEES	Paul Purcell, Board Chair Gerald Smiley, Vice-Chair Robert Crutchfield Dr. Paula Houston	Rita Howard Twyla Minor Debbie Thiele
DISTRIBUTION	SHA Board of Commissioners; Cabinet	

Commissioner Roll Call

AGENDA:

Briefing Items

- **Resolution No. 5221** – Yesler Disposition #1 (7.1 North; Northwest Kidney Center)
- **Resolution No. 5222** – Yesler Disposition #2 (8.2 & 8.3; Vulcan)
- **Resolution No 5223** – Scattered Site Disposition Ratifying Resolution
- **Resolution No. 5224** – Emergency Housing Voucher (EHV) Policy

- **S.P.A.C.E. Foundation**
 - **Resolution No. 009** – Scattered Site Disposition Ratifying Resolution

Informational Briefings

- 2022 MTW Plan Summary (Introduction)

Commissioner roll call was given at 4:34 p.m. The Briefing was held solely via teleconference. Commissioners Minor and Thiele were absent from the Briefing.

Review 9/20/21 Regular Board Meeting Agenda and Updates

Resolution No. 5221 – Yesler Disposition (7.1 North, Northwest Kidney Center)

Executive Director Rod Brandon introduced Development Director Terry Galiney to present Resolution No. 5221 to the Board. This resolution is required by HUD for the disposition/sale approval process. It approves the transfer of land to the Northwest Kidney Center, who are planning a 35,000 sq. ft. dialysis facility, which will be in close proximity to Harborview and Kaiser Permanente, allowing them access to dialysis patients of the facility. This project is currently in the early design and permitting stage and is scheduled for closing in October 2021. The land was sold to Northwest Kidney Center for \$6M. All proceeds are designated to the Yesler Redevelopment Plan.

Resolution No. 5222 – Yesler Disposition (8.2 & 8.3, Vulcan)

Mr. Galiney presented Resolution No. 5222 to the Board, which approves the transfer of these lots to Vulcan and is also required by HUD for the disposition/sale approval process for this project. Vulcan plans to build a 345-unit apartment project, of which 91 units will be affordable at 80% AMI. It will include two buildings separated by a pedestrian path. Vulcan is currently in the design and permitting stage; it was initially scheduled to close in September 2021, but they have submitted a pre-negotiated closing extension to extend closing to December 2021. The land was sold to Vulcan for \$22.5M. All proceeds are designated to the Yesler Redevelopment Plan.

Resolution No. 5223 – Scattered Sites Disposition Ratifying Resolution

Mr. Brandon introduced Finance & Asset Director Jared Cummer to present Resolution No. 5223. This resolution authorizes the four separate ground leases between SHA and S.P.A.C.E. Foundation for the 148 properties effective September 1, 2021, with initial lease terms of 40 years (this revision to the method of property transfer has no impact on the residents.)

At the December 16, 2019 SHA Board Meeting, the Board passed Resolution No. 5180, which authorized the agency to make application to the Department of Housing and Urban Development (HUD) for a Section 18 conversion of units in our scattered sites portfolio, and for related tenant protection vouchers. The application was approved by HUD on November 13, 2020. In March 2020, the Special Projects and Creative Energies (S.P.A.C.E.) Foundation Board passed Resolution No. 006 authorizing the acquisition of 148 buildings consisting of 228 units for \$1 each from SHA, in order to complete the Section 18 conversion once approved by HUD. All residents were informed of the Section 18 conversion and have signed new leases with the S.P.A.C.E. Foundation effective September 1, 2021.

S.P.A.C.E. Foundation Resolution

Resolution No. 009 – Scattered Site Disposition Ratifying Resolution

As with Resolution No. 5223, Resolution No. 009 authorizes the four separate ground leases between SHA and S.P.A.C.E. Foundation for the 148 properties effective September 1, 2021, with initial lease terms of 40 years. The Management Agreement and other documents remain the same.

Resolution No. 5224 – Emergency Housing Voucher (EHV) Policy

Mr. Brandon introduced Rental Assistance Programs Director Alice Kimbowa to present Resolution No. 5224 to the Board. This resolution seeks authorization to adopt the Emergency Housing Voucher (EHV) Policy, which will be integrated as part of the SHA Administrative Plan. This policy outlines funding, partnering agencies, waiting list management, and family eligibility. It also addresses providing housing search and financial assistance to support families to lease up with the EHV, as well as EHV use of funds, reporting and financial records.

Effective July 1, 2021, SHA was awarded 498 EHV as part of the American Rescue Plan (ARP), for which the agency was required by HUD to enter into a Memorandum of Agreement (MOU) with the regional Continuum of Care (CoC) to establish a partnership for the administration of the EHV. SHA entered into an MOU with the King County Regional Homeless Authority, which oversees the CoC. In PIH Notice 2021-15, HUD requires Public Housing Authorities (PHAs) to adopt EHV policies by September 30, 2021.

SHA 2022 Proposed Moving to Work (MTW) Annual Plan

Mr. Brandon introduced Andria Lazaga, Policy and Strategic Initiatives Director and Policy Coordinator Lila Sweeney to present the 2022 Proposed MTW Plan to the Board.

As one of the initial 39 MTW agencies, 2022 will mark SHA's 24th year as a Moving to Work (MTW) agency. An MTW Annual Plan is submitted to HUD each year in lieu of the standard Annual Plan (completed by non-MTW agencies); its submittal due date is October 17. SHA combines a Public Comment process of the Plan and the Proposed Budget annually, held this year from August 30 through September 30. The three main components of the MTW Annual Plan is made up of data on households and units funded through the MTW Block Grant; new and existing MTW activities and strategies; and planned application of Block Grant funds. SHA provides an itemized accounting of our estimated sources of funds for the upcoming fiscal year and our planned application of those funds. SHA also uses the MTW Annual Plan to include details of SHA's local asset management plan. Nearly 80% of SHA's housing units are funded by the MTW Block Grant and there are 20 MTW activities encompassing 125 strategies. Funding flexibility allows for mission critical investments in areas such as supportive services and housing quality.

Highlighted changes to MTW housing stock consist of:

- SHA may add MTW Low Income Public Housing (LIPH) subsidy to the 27-unit South Park Manor building in Seattle Senior Housing Program (SSHP), which is currently operated without a subsidy.
- 244 housing choice vouchers may be converted from tenant-based to project-based, bringing SHA's total PBV commitment up to 4,400. These include 82 new project-

based units in Hinoki at Yesler, 155 SHA-owned units previously part of properties privately Section 8 contracted with HUD, and 7 units in an affordable housing development next to the Roosevelt Light Rail station.

There are no new activity or strategy proposals in 2022, but SHA will explore piloting a homeownership program in 2022. In the initial pilot, SHA intends to focus on supporting low-income families who have been displaced or are at risk of being displaced from Seattle and are impacted by systemic inequities that drive gaps in homeownership. The final program model will be informed by the communities impacted and may evolve accordingly. Also, SHA continuously seeks to leverage our MTW flexibility to streamline and improve processes for both participants and staff. Building on COVID protocols and “off year” reviews for fixed income residents, SHA is expanding “light touch” annual reviews which have demonstrated to be effective, cost efficient and make the process easier for many residents/participants and staff. Regarding inspections, SHA uses MTW to reduce the frequency of inspections and use alternative formats, all with a risk management approach. In 2022, the Housing Choice Voucher program has the following updates: Piloting Housing Quality Standards pre-inspections in buildings that frequently rent to tenant-based voucher holders, pre-authorizing units before a Request for Tenancy Approval (RFTA) is submitted to speed up the move-in times for new tenants, reactivating a strategy to allow property owners/managers to self-certify minor fails for all inspection types.

Mr. Brandon gave mention to an update on the next Strategic Plan, as well as new vaccination mandates for SHA staff, which he will present at the September 20 Board Meeting. Mr. Purcell then asked the Board if there were any questions, or comments pertaining to the Briefing. Hearing none, he then asked for a motion to adjourn the meeting (Commissioner Crutchfield gave the motion; Commissioner Howard seconded it.) The meeting was adjourned at 6:05 p.m.

Secretary-Treasurer