

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
NOVEMBER 15, 2021

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Regular Session on November 15, 2021, via teleconference. Board Chair Paul Purcell called the meeting to order at 5:04 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
Debbie Thiele

Absent: Dr. Paula Houston
Rita Howard
Twyla Minor (experienced difficulty in joining the meeting)

Public Comment

Susan Hill
Susan Pratuch (ex parte for an Olive Ridge resident, as well.)

Consent Agenda

Commissioner Purcell presented the Consent Agenda, which included approval of minutes for the Special Board Meeting of October 11, 2021; approval of minutes for the Regular Board Briefing of November 8, 2021; and, approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of October 1 to October 31, 2021.)

Commissioner Thiele moved to approve the Consent Agenda and the motion was then seconded by Commissioner Smiley. 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 (4 yes; 0 no).

Regular Agenda

Resolution No. 5230 – Yesler Disposition

Commissioner Crutchfield moved for consideration of Resolution No. 5230; Commissioner Smiley seconded the motion. Development Director Terry Galiney presented Resolution No. 5225 to the Board and recommended adoption of the resolution.

Resolution No. 5230 authorizes the Executive Director to submit an application to HUD for the disposition of approximately 0.83 acres at Yesler Terrace, designated for the development of rental housing to be sold to Sustainable Living Innovations. The proposed high-rise development will consist of 375 units (which is negotiable); in addition to market rate housing, 26.5% of their units will be affordable to renters who are earning 80% of area median income (AMI). Closing is scheduled for December 2021, but this date may change.

Hearing no further discussion, Commissioner Purcell called for a vote. Resolution No. 5230 was approved unanimously among the members of the Board present at the time (4 yes; 0 no).

Voucher Payment Standard 101

Dani Fitts, HCV Compliance and Policy Manager gave an introduction to the Board on Fair Market Rents (FMRs) and Voucher Payment Standards (VPS), followed by Budget Analyst Colin Miller, who presented an overview of the financial context for Housing Assistance Payments (HAPs).

Voucher payment standard (VPS) starts with fair market rents, which are set by HUD every year to capture an estimate of what the 40th percentile of rents are in an area and for every region in the United States, ours being the Seattle Bellevue Metro area. These come out year around September to be effective on October 1st. Non-MTW agencies are required to set their VPS between 90% and 100% of the fair market rents. Normally, these FMRs would set off an analysis for non-MTW agencies where they would need to decide or determine whether their current VPS is within that 90% to 100% range. We've waived this through our MTW authority and we consider VPS outside of this range. We can also use a number of other factors for determining when we would update our VPS. Small area FMRs are FMRs based on zip code for large metropolitan areas. KCHA uses these for establishing VPS in their jurisdiction.

A VPS is the maximum amount of assistance a family can receive, based on the region's Fair Market Rent (FMR) and funding from HUD. Landlords can set rent to be

higher than the VPS. However, tenancy is approved by SHA based on Rent Reasonableness and Affordability for the tenant. VPS apply only to tenant-based vouchers and matters in unit affordability, as SHA must approve all units for tenancy and affordability is one criteria for tenancy approval (tenants must pay no more than 40% of their income to rent.) SHA's subsidy payment is usually the difference between the tenant's portion and the unit rent, but never more than the VPS. The two types of VPS are Market Rate VPS, which generally applies to units in the private rental market, and Affordable Housing VPS, which is applied to tenant-based units owned by non-profit and government entities. SHA reviews payment standards at least annually to ensure aptness of the payment standard amounts for each unit size. Mr. Miller referred to charts to give the overview of financial context to Housing Assistance Payments; he pointed out that out of the 2022 SHA budget, housing assistant payments make up about 40% on the expenditure side of the budget.

Executive Director Report

Executive Director Brandon introduced Dave Wellings, SHA's new Housing Operations Director, who gave remarks. Mr. Brandon thanked Denille Bezemer for her leadership in directing the office until the hiring process for a permanent director had been completed. Mr. Brandon then informed that Board that Kimberly Garrett would be reaching out to them to schedule individual meetings to garner opinion on current Board processes (additions, edits, and changes) to ensure that the Board was receiving information that they feel is relevant to them and the work of the agency.

Mr. Brandon made mention to an article included in media clips of EHV utilization written by the Seattle Times, as well as a potential date for the Board to tour the SLI factory in Tacoma.

Mr. Purcell asked for any further questions, or comments from the Board. Hearing none, it was moved by Commissioner Crutchfield and seconded by Commissioner Smiley that the November 15, 2021 Regular Session of the Board be adjourned. All commissioners present at the time (4) voted unanimously to adjourn.

Secretary-Treasurer