

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
APRIL 17, 2017

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in regular session on April 17, 2017, at SHA’s Central Office Building located at 190 Queen Anne Avenue North, Seattle, Washington. Board Vice-Chair Emily Abbey called the meeting to order at 5:01 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
 Ahmed Abdi
 Zachary DeWolf
 Dr. Paula Houston

Absent: David Moseley (Excused)
 Jermaine Smiley

Public Comment

Susan Hill
Dr. Jeffrey Perkins, Jr.

Consent Agenda

Commissioner Abbey presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of March 20, 2017; minutes from the Regular Board Briefing of April 10, 2017; as well as the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the period of March 1 through March 31, 2017). Commissioner Abdi moved to approve the Consent Agenda and the motion was seconded by Commissioner Houston. Hearing no questions or comments, Commissioner Abbey called for a vote. The Consent Agenda was approved unanimously by those Board members present (5 yes 0 no).

Regular Agenda

Resolution No. 5129 – SSHP Rent Policy

Commissioner DeWolf moved for consideration of Resolution No. 5129; it was seconded by Commissioner Abdi. Executive Director introduced Policy & Strategic Initiatives Director Andria Lazaga presented Resolution No. 5129 to the Board and recommended adoption of the resolution.

Resolution No. 5129, which was previously brought for consideration to the Board in March 2017, would amend the rent policy structure of the Seattle Senior Housing Program (SSHP) and recommends a more fair and equitable rent structure for the program. The amended rent policy contains five main components: it would authorize SHA to expand the hardship policy offered to SSHP residents, to create a fifth rent tier (for individuals earning between 50 and 80 percent of AMI), to reset/update new goals for the distribution of rents within SSHP, to have the flexibility to change the timing of residents' annual rent adjustment, and to eliminate the Transfer Without Cause policy. Current SSHP residents will not experience rent increases due to this proposal. Based on feedback from the Board, the resolution was amended to include the actual rent tiers and a more thorough explanation of how rent adjustments would be calculated. The Board also identified an error in the memorandum accompanying the resolution related to the length of time residents currently need to live in their units to be eligible for the Transfer Without Cause policy. The error was corrected in the memorandum.

Commissioner Abdi expressed concern regarding the addition of the fifth rent tier, in regard to the current wait list time for SSHP units at the current rent tier structure. He was concerned that it would target seniors with higher incomes and prevent new residents an opportunity to join the program.

Commissioner Abbey commented that she felt that there were some inconsistencies with the purpose of the resolution and the mission of SHA. She proposed an amendment to Resolution No. 5129, to approve the proposed rent policy through 2017 and beginning in January 2018 rents for the SSHP would be calculated consistent with low income public housing rents, based on tenants paying 30% of their income for rent.. Commissioner DeWolf seconded the motion for discussion by the Board. Commissioner Abbey reiterated her belief that all SHA

residents should not have to pay more than 30% of their income on rent. Staff reiterated one of the goals of the program was to make the portfolio self-sufficient, and that even under the current rent tiers the portfolio was being subsidized by other portfolios. After further discussion amongst the Board and staff on the proposed amendment, Commissioner Abbey called for a vote. Amendment to Resolution No. 5129 was defeated by (3 no; 2 yes).

Hearing no further questions or comments, Commissioner Abbey called for a vote of Resolution No. 5129 as it currently states. Resolution No. 5129 was approved by majority vote of the Board present (3 yes; 1 no; 1 abstain).

Resolution No. 5130 – Assessment for Fair Housing (AFH)

Commissioner Houston moved for consideration of Resolution No. 5130; it was seconded by Commissioner Thiele. Sr. Policy Analyst Chris Klaeyen who presented Resolution No. 5130 to the Board and recommended adoption of the resolution.

Resolution No. 5130 would approve the 2017 Assessment for Fair Housing, including its findings and the fair housing strategies and goals it identifies, and authorizes the Executive Director to finalize the AFH report for submittal to HUD, due May 15, 2017.

Hearing no questions or comments, Commissioner Abbey called for a vote. Resolution No. 5130 was approved by majority vote (4 yes; 1 abstain).

Yesler Quarterly Update

Development Director Stephanie Van Dyke presented the 2016 Yesler Annual Implementation Report to the Board, along with Housing Operations Director Rod Brandon and Community Services Administrator John Forsyth. The report provided an overview of SHA accomplishments to date, with a detailed look at the agency's work in 2016. It also reflects the key partnerships that continue to be an integral part in the implementation of the Yesler Terrace Redevelopment Plan. SHA is well underway fulfilling the commitments we made to residents, the community, and the City of Seattle. Along with commentary on Yesler housing progress and community enhancements, the report provided information on SHA relocation efforts,

education and enrichment activities, economic opportunities, as well as priority hiring-Section 3 participation.

Executive Director Report

Executive Director Andrew Lofton opened his report making mention of the National Affordable Housing Association awarding a scholarship to 3 Washington low-income students, one of which resides at New Holly, Abdirisak Mohamud. The scholarship winners are invited to speak at their convention at the breakfast general session on Wednesday, April 19 at the Sea-Tac Doubletree Inn.

Mr. Lofton made mention to the Board the new levy proposed by the City of Seattle to address homelessness has since been rescinded by the Mayor and is collaborating with King County for a new levy in 2018. The landscape of homelessness is constantly changing, and this will be addressed further with the Board at the retreat planned for May 2017.

Mr. Lofton presented the KPI 2016 4th Qtr. Report to the Board, which reflects the agency's progress. Its new format reflects the Board's request for a more comprehensive usability of the document. The Voucher Utilization dashboard also reflected a new format with more relevant information given in a simpler form; this will now be presented as a quarterly report to the Board.

Commissioner Abbey asked if there were any further questions or comments from staff, or from her colleagues on the Board. Hearing none, the April 17, 2017 regular session of the Board adjourned at 6:22 p.m.

Secretary-Treasurer