

Housing Levy Oversight Committee Meeting (In-Person, with Virtual Option) March 12, 2020 Minutes

Committee Members Present: Doug Ito, Beth Boram, Colin Morgan-Cross, Kelli Larsen, Ann Melone, Traci Ratzliff, Erin Christensen Ishizaki

City Staff Present: Emily Alvarado (OH), Laurie Olson (OH), Stephanie Velasco (OH), Jess Chow (HSD)

1. Welcome and Updates (3:05)

- Per City of Seattle guidance, we have made a virtual option for this meeting. In-person meeting option is available with physical distancing of at least 6 feet, and all surfaces have been sanitized in advance of attendees arriving.
- Other Coronavirus updates:
 - Kelli noted that given Coronavirus, SRO-type housing is not far off from shelter. Property managers are trying to get full-time janitors in as many days as possible, to help sanitize spaces.
 - Jess: We should also keep in mind that a lot of youth (under 25) income is plummeting. Anticipate increased demand for this population. Levy funds 6 out of 11 homelessness programs. 5 are funded through general fund.
- Laurie: We've released our first in a decade Spring NOFA for \$20 million. This is a way for us to more quickly move projects that are ready through the pipeline.
 - Competitive applications will demonstrate innovation and creativity in financing. For example, we have an application for a permanent supportive housing project that's not using 9% LIHTC. This will allow the project to move more quickly through development, more cost-effectively.
 - Applications are due March 31st. We plan to make an announcement of awarded projects in April or May.

2. Review DRAFT 2019 Housing Levy Report

- OH staff walked Committee Members through the draft 2019 Housing Levy Report, and Committee Members provided questions, comments, and other feedback. That feedback is captured below, by report section.
- Cover letter
 - Stephanie will send Doug a draft letter to preface the report. We may want to add a cover letter on the report for next year, acknowledging effects of Coronavirus.
- Housing Levy Accomplishments in 2019
 - Operating and Maintenance (Traci): Why does summary of funding commitments and number of rental units provided annual operating subsidy not show in O&M section?
 - Stephanie: Will be sure to include this 2019-only version of summary in O&M section, along with Levy-to-Date summary.

- Administration (Doug): In addition to the total dollar amount of administration funding expended, we should say what percent of total Levy revenues this is (as benchmark against cap of 9% set by ordinance).
- Table: Three-Year Summary of Funding and Production
 - Traci: Why do we not include in this table or another one that shows the existing year commitments? It seems odd to not have this information in this table or some table where folks can quickly see the production for a given year. Maybe below?
 - Colin: It's hard to track in this table whether we are "on pace". Could we show a bar graph over time? We want to show that outcomes have been good.
 - Traci: Shouldn't Acquisition and Preservation show that we are meeting/exceeding this goal?
- Rental Production and Preservation Program
 - Traci and Beth: For all programs, maybe we should change sticky note at top of each section to show one-year production number, rather than cumulative to-date total and 7-year goals.
 - Doug: Second graf under 2019 Summary – Can we clarify that "the rest of the funds serve 50-60% AMI"?
 - Traci: Want to highlight leverage and one-time fund sources (e.g., Mercer Megablock, REET II, 1406 funding) in this section.
 - Colin re: table: Should we also include the unit types, population served, etc? Stephanie: This information is included in the companion 2019 Annual Investments Report, where we describe the funded projects in greater detail.
 - To add: Area Median Income footnote, showing income limits
- Operating & Maintenance Program
 - Traci: The current subheadings under 2019 summary are confusing. Need something that talks about preliminary 2019 commitments if that is how we phrase it.
 - Stephanie: We can show multiple tables – one showing just 2019 projects identified for preliminary commitments, and then separately show projects identified in previous years that are now actually receiving funding.
 - Operating Support Using SHA Vouchers (Erin): This is a new partnership leveraging outside sources, recognizing the need for O&M. We should spend some time here talking about vouchers and the context for this program.
- Homelessness Prevention and Housing Stability Services Program
 - Suggestion to combine all Homelessness Prevention sections and Rapid Rehousing sections, so reader doesn't have to bounce back and forth between reporting on the two programs.
 - Homelessness Prevention: Add "after program exit" to "Housing stability at 6 months" and "Housing stability at 12 months".
 - Demographics table: could separate this into two tables, one for Homelessness Prevention and the other for Rapid Rehousing
- Homeownership Program
 - Traci: How much of the funds for Foreclosure Prevention will re-programmed?

- Since we were unable to review the Acquisition and Preservation Program section of the report in great detail, Committee Members were asked to submit any additional comments on this section via e-mail.

3. Next Meeting and Adjourn (4:35)

- Stephanie will send out a Doodle poll for the next meeting.