

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
JANUARY 20, 2026

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Regular Session on January 20, 2026, at the SHA Central Office, as well as via teleconference. Board Chair Sally Clark called the meeting to order at 5:03 p.m. Kimberly Garrett then performed a roll call for Board Commissioners currently in attendance. Commissioners present and absent were as follows:

Present: Sally Clark, Chair
Paula Houston
Kristin Ryan
Paul Purcell
Rita Howard
Twyla Minor

Absent: Robert Crutchfield, Vice-Chair

Public Comment

Dan Kruzich at Bitter Lake Manor announced that residents at that location have established a residents’ council and they look forward to working with SHA to address concerns that come up. Commissioner Clark thanked Mr. Kruzich and those who are on the Community Resident Councils.

Consent Agenda

Commissioner Clark presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of December 15, 2025; approval of minutes for the Regular Board Briefing of January 12, 2026; and approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of December 1 to December 31, 2025).

Commissioner Purcell moved to approve the Consent Agenda, with Commissioner Ryan seconding the motion. Upon a question from Commissioner Purcell, Chief Financial Officer Jared Cummer highlighted additional activity listed in the

bank wires section of the Expenditure Certification Report, stating that the bond is now paid off for Northgate which clears the way for Development to begin demolition at the site. Additionally, \$5.1M went through First American Title for the closing of Jackson Park Village in December 2025. Mr. Cummer noted that on a monthly basis, the Board is likely to see between \$2M-4M wired out in relation to Jackson Park Village; this is different from how the Board would have seen money related to Yesler developments, which were funded from land sales. Commissioner Purcell asked for more details on how SHA is funding Northgate. Mr. Cummer replied that SHA owns the land for Northgate free and clear, so this is more like paying off a mortgage than anything. Commissioner Purcell asked if SHA's intention is to recoup the \$67M the agency has put into Northgate? Mr. Cummer replied that SHA has roughly \$30M into Jackson Park Village and put \$20M into Red Cedar well before that. Through the land sales at Northgate, the intent is to recoup as much of that \$67M as possible. Commissioner Ryan asked if the numbers Mr. Cummer shared are just for land, and he confirmed that is the case.

Hearing no further comments, the Consent Agenda was approved by the majority of the members of the Board present at that time (6 yes; 0 no; 0 abstentions).

Regular Agenda

SHA 2025 Audit Entrance Conference

Mr. Cummer recapped the 2024 State audit from the state, adding that once that audit is completed, CliftonLarsonAllen (CLA) begins their 2025 audit, part of which will later be submitted to HUD (Housing and Urban Development). This new audit is usually published in May and finalized in June, then the State will begin their 2025 audit of the agency in July. Principal Accountant Mandy Merchant of CLA provided an overview of required communications from them to SHA. CPA and Manager Jane Tinker and Senior Accountant Emily Perdue provided additional details.

Ms. Perdue explained that CLA's audit will express an opinion on compliance over major federal programs, internal controls over financial reporting and compliance in accordance with GAAS (Generally Accepted Accounting Standards), among others. In addition to the audit, CLA will help the agency complete the HUD Financial Assessment Subsystem Submission (FASSUB) template. Ms. Merchant described the various

portions of the agency that are examined by the audit, as well as the responsibilities of SHA's governance, management, and independent auditor.

Commissioner Purcell commented that the agency has had very few findings, but the State's 2024 audit found some things that CLA did not; can CLA comment on that? Ms. Merchant stated that they do test payroll of 22 employees, then for 40 employees in the MTW program and 40 employees in the Housing Choice Voucher cluster. CLA did not find any issues, but this is a very good point that the Commissioner raises. Therefore, this year CLA will look at those findings and consider how this may impact their own audit. Commissioner Purcell asked how the Board is made aware of verbal comments related to the IT security audit, and Ms. Merchant replied that the comments are given to SHA management, so it is up to them to forward them to the Board. Mr. Cummer added that in the most recent audit there were no verbal comments, while in the year prior to that there was a recommendation to update a procedure to match what the actual practice was. That was not reported to the audit committee as it was so small. Commissioner Purcell expressed that he wants to be kept in the loop on important IT audit comments.

Ms. Merchant continued her presentation, providing information on updates from the GASB (Governmental Accounting Standards Board) which will largely be effective June 30, 2026. Commissioner Ryan asked about the comparison between last year's audit to this year's; will CLA be able to illustrate how the GASB changes impact these two different years' reports? Mr. Cummer asked Ms. Merchant to take this on, and she provided her assent. She added that because the effective date is not until June 30, 2026, the changes will not take place until the following year's audit.

Resolution No. 5306: HCV Administrative Plan Update

Commissioner Clark called for consideration of Resolution No 5306; Commissioner Howard motioned, and Commissioner Ryan seconded the motion.

Resolution No. 5306 adopts, approves and incorporates three main categories of updates within the HCV Administrative Plan: these updates include non-substantive updates and clarifications, general policy changes proposed by HCV, as well as significant impact changes.

Director of Rental Assistance Programs Alice Kimbowa introduced the topic along with Compliance and Policy Manager Mark LaBrayere. Mr. LaBrayere provided an overview of the updates, paying special attention to timelines that staff must adhere to for communication regarding tenant accommodation requests. He stated that requests will be acknowledged within 5 business days of receipt and a written determination issued within 20 business days of all documentation being submitted to SHA. Additionally, requests to move with continued assistance will be provided an automatic receipt of request and issued or denied within 60 days of receipt by SHA. Commissioner Purcell asked if this timeline is too tight for staff to adhere to. Commissioner Howard noted that it is within 20 business days of *all documentation being submitted to SHA*, and that this provides a significant amount of time for the agency to respond. Executive Director Rod Brandon added that the timelines described were carefully examined by staff and are ones they believe they can meet, but another annual review can be done next year to confirm if these standards are able to be upheld. Ms. Kimbowa confirmed Mr. Brandon's words.

Commissioner Ryan asked the agency to continue looking at other timelines in the Administrative Plan to ensure they both serve residents and are attainable by the agency. Commissioner Howard stated that there is nothing in these updates that says when residents will be supplied with a list of the documents SHA requires in order to issue a decision. Ms. Kimbowa replied that the notice sent in receipt of the initial request contains this information, but she will confirm this. General Counsel Chuck Lind added information about how different requests are treated—someone in a wheelchair who wants their door peephole lowered may not need supporting documentation compared to someone with an invisible disability. Due to the varied nature of accommodation requests, there is no one-size-fits-all list of required documents that can be sent to each requestor. Commissioner Howard reiterated that she just wants there to be some timeline provided to tenants regarding notice of whatever documentation they need. Commissioner Clark asked if we could move forward with the Administrative Plan as it is but return afterward to Commissioner Howard's question and provide an analysis of how long it takes on average to get back to tenants about required documentation. Mr. Lind stated that the Office of the General Counsel is already gathering this information to bring forward to leadership and the Board for their input.

Mr. LaBrayere continued his presentation, explaining another change to the abilities of the Executive Director. Commissioner Clark noted that the Board's concern was when might the Executive Director's right to offer vouchers to very low income (50% Area Median Income (AMI) and extremely low income (30% AMI) be exercised. Mr. LaBrayere and Ms. Kimbowa replied that all requests for this come from staff to Mr. Brandon. Commissioner Clark requests that the Board be notified a year from now of each instance in which this power was used.

After further comments, Commissioner Clark called for a vote for Resolution No. 5306. The resolution was then approved among the members of the Board present at the time (6 yes; 0 no; 0 abstentions).

Resolution No. 5307: Potential Litigation Discussion

Commissioner Clark called for consideration of Resolution No 5307; Commissioner Ryan motioned, and Commissioner Purcell seconded the motion. General Counsel Chuck Lind presented the resolution to the Board and recommended adoption of the resolution. Mr. Lind commented that in response to the request of the Board at its most recent briefing, text has been added to the resolution to the effect that the Executive Director will share with the Board in Executive Session as soon as possible following the exercise of the authority granted by this resolution.

Resolution No. 5307 authorizes the Executive Director to initiate or join litigation necessary to protect the interests or programs of the Seattle Housing Authority

After further comments, Commissioner Clark called for a vote for Resolution No. 5307. The resolution was then approved among the members of the Board present at the time (5 yes; 0 no; 0 abstentions).

Executive Director Report

Mr. Brandon stated that there was a large community meeting at Rainier Vista regarding community safety, and the Police Chief, King County Prosecutor's Office, and four Councilmembers or their staff were present. Random shootings, drive-by shootings, and police activity around that community were shared by residents as topics of concern. One resident mentioned community policing and discussions in the Police Department are happening around that. Another growing concern in Rainier Vista is

resident frustration regarding maintenance needs and response time. SHA is engaging more with residents about this and appreciates residents exercising their voices. One organization joining this is Got Green, which is a nonprofit representing some of the residents' interests. Commissioner Clark is wondering if Rainier Vista is grouped together under the HOPE IV portion of the maintenance section of the Executive Director Report. Housing Operations Director Dave Wellings and his deputy are on-site elsewhere right now and unable to answer, but Rainier Vista is an older property that was most recently renovated in the 1990s. Roughly 35, 40-years later now, Rainier Vista and some other similar properties need capital improvements.

Commissioner Purcell asked if SHA has commissioned a Capital Needs Assessment (CNA) from the people who built Rainier Vista and other properties to ascertain capital planning for this work. Asset Management Director Bobby Coleman stated that the agency is in process of issuing work orders to have these CNAs prepared. Over the last year and a half we have been working to bring on an outside vendor to perform these assessments, and they are expected to occur this year. Commissioner Ryan asked was this for all HOPE VI properties. Mr. Coleman confirmed this and said that work funded by an Opportunity Initiative is just being launched.

Commissioner Howard added that it is very important to communicate to tenants what some of these priorities are and how certain repairs get funneled through certain programs, and funding sources, and whether they are capital improvements or maintenance; can these things be communicated to tenants through *The Voice*? Seeing an elevator get replaced when it was working fine, while there are leaks that remain unfixed is very strange to tenants. Communications Director Mafara Hobson stated that this type of communication is on her list of things to do.

There was a business owner who had concerns about a pest problem at the back of an SHA property in Belltown, and Mr. Brandon and Commissioner Clark visited the property following some work by SHA staff to see how well it was resolved. Commissioner Clark provided her comments and accolades to staff for figuring out a pest solution.

Regarding the federal budget there is some activity regarding a budget for the current year, as the continuing resolution currently in effect expires at the end of January. The numbers coming out of these discussions seem better than expected.

Some areas have no growth, such as the tenant voucher area. Overall, if this holds, Mr. Brandon will remain pleasantly surprised.

Lastly, in regard to the new mayor of Seattle—Mr. Brandon believes the agency will be more engaged with this new administration given the interest in housing and social housing. He has already been contacted several times to sit on various committees, asked for comments on some items, and asked to attend their cabinet meeting even though SHA is not a City agency. There is an enormous amount of interest in new, affordable units of housing coming online in Seattle. Commissioner Purcell asked if SHA could do anything related to housing fostered youth. Ms. Kimbowa stated that SHA spent a good amount of last year engaging with the state's Department of Children, Youth and Families (DCYF) to figure out some ideas. This year, SHA will see what can be implemented as a result of that engagement. There are some systemic issues in the way of movement on this that SHA cannot solve, but which have been brought up to the state's awareness.

Commissioner Ryan noticed the 50% increase in insurance claims; what is the reason for this? Mr. Cummer offered to have the agency's risk manager contact Commissioner Ryan to provide this information.

Hearing no further comments, Commissioner Clark called for adjournment of the Meeting. It was moved by Commissioner Purcell and seconded by Commissioner Howard. The January 20, 2026, Regular Session of the Board was then adjourned at 6:52 p.m. as agreed among the members of the Board present at the time (5 yes, 0 no; 0 abstentions.)

Secretary-Treasurer