

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
FEBRUARY 17, 2026

The Commissioners of the Housing Authority of the City of Seattle (Seattle Housing Authority” or “SHA”) met in Regular Session on February 17, 2026, at the SHA Central Office, as well as via teleconference. Board Commissioner Sally Clark called the meeting to order at 5:02 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
Kristin Ryan
Paul Purcell
Twyla Minor
Robert Crutchfield, Vice-Chair
Rita Howard
Paula Houston

Absent: None

Public Comment

Shalisa Hayes, the daughter of an SHA tenant, raised some concerns. The first being that SHA’s website provides information for tenants to contact their property manager, but it does not provide information on what to do when a property manager fails to respond. Lake City House has a tenant with a water leak and a mold problem, and it has been months since it was first reported but no action has been taken. Ms. Hayes asked for Housing Operations Director Dave Wellings’ department to be notified. Commissioner Clark asked if Ms. Hayes would like to be contacted directly about this matter, after which Ms. Hayes provided her contact information to the Board.

Consent Agenda

Commissioner Clark presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of January 20, 2026; approval of minutes for the

Regular Board Briefing of February 9, 2026; and approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of January 1 to January 31, 2026).

Commissioner Crutchfield moved to approve the Consent Agenda, with Commissioner Purcell seconding. Hearing no further comments, the Consent Agenda was approved by the majority of the members of the Board present at that time (7 yes; 0 no; 0 abstentions).

Regular Agenda

Resolution No. 5308: SHA Additional Annual Holidays

Commissioner Clark called for consideration of Resolution No 5308; Commissioner Crutchfield motioned, and Commissioner Purcell seconded the motion.

Resolution No. 5308 authorizes SHA to add two annual holidays, Veterans Day and Indigenous Peoples' Day. Commissioner Howard expressed her appreciation to Executive Director Rod Brandon for his understanding that coverage of sites is unclear during these holidays, and the Human Resources Department for working to make the agency's benefits on par with other regional housing authorities. She added that SHA is not merely a landlord but also provides support for a variety of wraparound services; in this context, the agency is facing a conservative budget and standard coverage for services is scant. In Commissioner Howard's own building, they receive 2.5 hours of cleaning coverage for only three days of the week. Commissioner Howard expressed concern that adding additional holidays leads to scant coverage becoming even more scant. Additionally, SHA community builders for senior buildings are handling 22 buildings per person; when that person is away, it impacts the community building that is possible within the senior portfolio. As such, the staff absences caused by adding these two holidays are not ameliorated by providing mere emergency coverage at properties. Hospitals don't abandon clients when they celebrate Christmas or any other holiday; should SHA aim for holiday parity with other housing authorities if it means there are two fewer days they can offer services to residents? Commissioner Clark asked Commissioner Howard to clarify what she is asking for. Commissioner Howard replied that she believes it would be worthwhile to look at the hospital model for how

holidays are managed. She added that the services she refers to are ones that residents “need,” not ones that they simply “like.”

Commissioner Purcell asked to offer a comment, and Commissioner Clark asked that he hold his comment in favor of addressing the vote on this matter and staying on schedule. Commissioner Purcell agreed.

After further comments, Commissioner Clark called for a vote for Resolution No. 5308. The resolution was then approved among the members of the Board present at the time (6 yes; 0 no; 1 abstention).

Resolution No. 5309: 2026-2028 OPEIU Contract

Commissioner Clark called for consideration of Resolution No 5309; Commissioner Crutchfield motioned, and Commissioner Ryan seconded the motion.

Resolution No. 5309 authorizes SHA to enter into a collective bargaining agreement with the OPEIU (Office and Professional Employees International Union) from January 1, 2026, through December 31, 2028.

After further comments, Commissioner Clark called for a vote for Resolution No. 5309. The resolution was then approved among the members of the Board present at the time (7 yes; 0 no; 0 abstentions).

Illegal Dumping

Mr. Brandon introduced the topic, stating that it is one follow-up to longstanding concerns and attempts to address illegal dumping, largely at HOPE VI properties and Yesler Terrace. Dave Wellings (Housing Operations Director), Brian Zumeta (Strategic Advisor), and Phillippia Goldsmith (Community Builder Supervisor) provided more information. Mr. Zumeta stated that dumping comes from both inside and outside the community. Maintenance staff spend roughly 1,300 hours each month taking care of the dumping during daily cleanups which diverts them from doing apartment maintenance. The Clean Green Ambassador team performs daily trash pickup, flags dumping that requires maintenance pickup like for larger furniture items and engages with residents. SHA Solid Waste staff provide curbside pickup and illegal dumping collection. SHA

holds periodic community clean up and donation day events. There are also donation bins at NewHolly, High Point, and some other properties.

Mr. Zumeta notes that there are gaps to close. For example, there needs to be more consistent messaging and in multiple languages to share with residents. There could be training happening at resident move-ins and during annual reviews. There could also be youth-specific programming such as cleanup events. Trash bins could be more clearly labeled for the unit they belong to. 269 households have trash bins that are too small for the number of household members. Households with home-based businesses such as daycares have the same trash capacity as those without a business. The Clean Green Ambassador team has been very effective, but they lack permanent funding and are not present in all neighborhoods.

As for planned interventions, SHA will update training for staff who frequently interact with residents, revise printed materials that are distributed to residents and posted in public spaces, devise a way to better utilize Clean Green's ability to identify households that are in need of additional waste support, integrate waste management orientation into the move-in process for residents, and provide programming at community events, particularly for youth.

Ms. Goldsmith provided additional details about the Clean Green Ambassador program, stating that it began in August of 2025 and was funded by a \$100,000 grant from the city. The agency received 25 applications from residents to participate, which was more than expected. There are five paid ambassadors who work 10 hours each week. Since October 2025, there have been over 900 hours of litter pick up; this frees up Maintenance employees' time to work on other tasks. There has been more engagement from NewHolly homeowners and increased resident education. Going into the future, staff hope for expansion of this program to Rainier Vista, High Point, and Yesler Terrace, as well as a boost to the supervisor's position from a part-time to a full-time role.

Mr. Zumeta described additional planned interventions, such as relabeling poorly marked trash containers and removing those that are not linked to a specific unit, clearly designating container pickup spaces, and organizing additional community cleanup

events. Staff will also right-size containers for 93 NewHolly households and make available on-demand large item pickup for households there.

In response to a question from Commissioner Clark, it was explained by staff that the Clean Green Ambassador funding is solely by grant, so if there is no funding coming from the agency or additional grant funding, the program will expire in September 2026. Commissioner Clark asked about the age breakdown of those who applied to the program. Ms. Goldsmith stated it is mostly older folks due to its 8-10 AM working hours, but at \$25/hour it did also garner some attention from youth. Staff will consider changing working hours going forward to better involve other age groups. Commissioner Howard asked if staff have figured out what dollar amount it would take to keep the program going beyond its grant-funded timeline. Ms. Goldsmith replied that she has not, and that the \$100K grant paid for the one part-time supervisor and the ambassadors and does not include pay for the time of other staff who have been involved. Mr. Zumeta replied that there is an Open Space Association at High Point that is funding a similar program. To keep this one going at NewHolly, \$100K is in the right ballpark. To expand it to two additional sites, it may cost a little less than \$100K per added site. Commissioner Howard asked if Seattle Public Utilities might be will to support this effort, and Mr. Zumeta replied he does not know.

Commissioner Crutchfield asked to what extent has this program dealt with the issue of illegal dumping—50% improvement? 75% improvement? Mr. Zumeta replied that anecdotally, folks on the ground say there is considerable improvement; he has heard “night-and-day improvement” from residents. This unfortunately does not translate well into percentages. Ms. Goldsmith added that she has noticed places where litter has been ground into the dirt that are now clean and has seen residents ask for their own litter picker to help. Commissioner Ryan asked about the history as to why SHA self-hauls illegal dumping from properties. Given the data around staff hours spent on this, can the agency go back to Seattle Public Utilities (SPU) for basic help such as with right-sizing trash receptacles? Mr. Brandon replied that there is history around when the HOPE VI communities were redeveloped, but he lacks clarity on it. He promised to dig up that history and share it. Commissioner Ryan asked if the agency could ask SPU to perform pickup again as that is their specialty. Mr. Brandon replied

that it is not that simple and straightforward; he will need to do more digging and get back to the commissioner on that.

Mr. Zumeta stated that there is a long history of SHA self-hauling waste not only at HOPE VI communities but at all SHA properties. SHA staff understand what residents need more than SPU might, given that SHA properties would be nothing more than a blip on SPU's expansive radar. Commissioner Howard asked how SHA informs residents of large-form pickup, suggested that SHA try and foster a culture of responsibility in residents for the items they own, and requested information about costs to the agency if it were to take on full financial support of the Green Clean Ambassador program. Mr. Brandon replied that it is still too early in the program to provide that kind of information as there may be additional expenses down the line that should be included in any estimates provided to the board. Those estimates will be provided, but they must wait for the program to play out for a while longer. Commissioner Minor echoed Commissioner Howard's comment that once it is available, she would like financial information about SHA taking over full support of the Green Clean Ambassador program.

Commissioner Purcell asked about the undersized containers at units that have businesses and asked if SHA could establish a policy where residents who have a business must have a larger container. Mr. Zumeta replied that they could potentially create a policy and noted that it is a more nuanced issue than was mentioned during the presentation. Commissioner Purcell stated that he understands the difficulty when it comes to essentially subsidizing someone's business when it should be a cost that they bear because they are doing business. Mr. Zumeta agreed.

Commissioner Purcell asked if there are cameras around trash areas that might identify people who are dumping large items. He noted that this costs everyone, including those who live with trash in their neighborhood. Commissioner Minor asked how enforcement would be regulated. Commissioner Clark has heard that SPU struggles with this question of enforcement regulation as well and asked if there have been any enforcement actions. Mr. Zumeta replied that there have been fines levied on residents where SHA can connect specific dumping instances or overflowing trash containers to specific residents. There needs to be a fairly high level of evidence to

connect it back to a resident, and when that threshold is met, enforcement can be enacted. That alone, however, is not enough to fully stop illegal dumping. The goal is to treat the actual causes of illegal dumping rather than just treating the symptoms of a problem, which is the dumping itself. Commissioner Purcell asked if there needs to be a one-time capital investment to provide new bins, and should SPU be involved in making sure we have the right sizes and labeling of bins.

Commissioner Clark commented that the presentation today was on some of the assessment and the positive community work that has been done. She commented that Commissioner Purcell and other commissioners seem to be interested in enforcement actions. Mr. Zumeta responded that a couple of months ago in the Executive Director's Report there was a fairly comprehensive look at enforcement actions. Commissioner Clark commented that she knows SPU has this same issue with illegal dumping, too; turning to them may not provide a solution to this issue. She added that the board is not signaling or asking for a change that would take SHA solid waste employees off their jobs. Commissioner Crutchfield wondered if SHA could learn from other housing providers, too. Mr. Brandon replied that many others place cameras on trash collection areas, and the agency has to be careful to be respectful of folks in the placement of those. Commissioner Ryan wondered if tenants have opportunities for "freecycling," and also wondered if dumping tends to happen more around tenant move-outs or other obvious patterns. Commissioner Clark noted that, for example, at the University of Washington, there are a lot of dumping of couches at the end of spring quarter.

Mr. Brandon expressed his appreciation of the good discussion and of staff for their work out in the field and on this presentation. Commissioner Clark stated that if the Green Clean Ambassador program comes back for funding later in the year, information about metrics would be very helpful.

Executive Director Report

Mr. Brandon stated that the full shutdown of the federal government was ended, and SHA as well as other federal agencies were able to get their budgets through. The agency was pleasantly surprised to find that funding for housing authorities that have voucher programs increased; for SHA, that increased way by about 3.4% over the

agency's 2025 actuals. This is a 10% increase over the 2026 budget that the board approved. Mr. Brandon added that at the same time, in the budget appropriation process, the amount of reserves housing authorities can hold is four months; beyond that, any extra dollars will be taken back by the federal government. SHA has not had any money swept. Additionally, agencies can hold up to twelve months' worth of expenses in reserve for development opportunities. Typically, the agency would like to hold it for longer than 12 months, but that is the limit now provided. Commissioner Ryan asked when these limits will go into effect. Mr. Brandon replied that they will be retroactive to the beginning of this year.

Mr. Brandon noted that he is trying to connect with Minneapolis' housing authority which is similar to SHA in that they have a similar sized portfolio and are an MTW (Moving to Work) agency. His goal is to see what lessons SHA may learn from how they have handled the past couple months.

In the last few years, the agency has tried a lot of new things. As SHA continues to try and have the right staffing levels to ensure continuity of services, agency leadership remains wary of the chance for a severely decreased budget in future years. Until the agency receives consistent messages on the budget forecast, the agency will stick with the basics rather than trying new things that require additional capital input. Commissioner Purcell stated that he believes it is important that the board focuses on the agency's core mission, supports residents, supports staff, and prepares for whatever may come in the future.

Commissioner Ryan asked about the Real Estate Roadmap being revisited, as well as a few other topics; she asked that the board's list of future topics be updated in light of recent conversations. Mr. Brandon said he would take care of this and let the board know. Commissioner Clark asked Commissioner Ryan to send any other topics of interest to Mr. Brandon via email due to a poor audio connection on Commissioner Ryan's part which made it difficult to fully understand her comments. Commissioner Ryan signaled her agreement.

Hearing no further comments, Commissioner Clark called for adjournment of the Meeting. It was moved by Commissioner Purcell and seconded by Commissioner

Howard. The February 17, 2026, Regular Session of the Board was then adjourned at 6:44 p.m. as agreed among the members of the Board present at the time (6 yes, 0 no; 0 abstentions.)

Secretary-Treasurer