

MINUTES OF THE SPECIAL MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
OCTOBER 13, 2025

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Special Session on October 13, 2025, 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
Robert Crutchfield, Vice-Chair
Twyla Minor
Rita Howard
Paula Houston
Paul Purcell

Absent: Gerald Smiley

Public Comment

No public comments were given.

Consent Agenda

Commissioner Clark presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of September 15, 2025; approval of minutes for the Special Board Briefing of October 6, 2025; and approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of September 1 to September 30, 2025).

Commissioner Purcell moved to approve the Consent Agenda, with Commissioner Dr. Houston seconding.

In response to a question from Commissioner Purcell about follow up on delinquent behavior at New Holly, Executive Director Rod Brandon stated that the

“Housing Operations” section of the executive director report provided to the commissioners contains a report regarding that topic.

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

Resolution No. 5301 – SHA Moving to Work (MTW) Plan

Commissioner Clark called for consideration of Resolution No 5301; Commissioner Howard motioned, and Commissioner Minor seconded the motion.

After further comments from Policy Strategic Advisor Lily Sweeney, Commissioner Clark called for a vote on Resolution No. 5301. The resolution was then approved among the members of the Board present at the time (6 yes, 0 no; 0 abstentions).

Resolution No. 5300 – SHA 2026 Proposed Budget

Commissioner Clark called for consideration of Resolution No 5300; Commissioner Purcell motioned, and Commissioner Crutchfield seconded the motion.

After further comments from Chief Financial Officer Jared Cummer and Executive Director Rod Brandon, Commissioner Howard asked about Emergency Housing Vouchers (EHV). Mr. Cummer replied that there are some things still in flux about these and the loss of federal funding for them in the fourth quarter of 2026. The 2026 budget has enough money set aside to cover that lack of federal funding in the fourth quarter, but if a different course is decided at some point, then those funds could be reallocated.

Commissioner Howard also asked about the public safety contract discussed in past meetings; the commissioner thought that would show as an item in the 2026 budget and wonders where it is. Mr. Brandon replied that the contract referenced will be an amendment to the 2026 budget, and more discussion about the contract will occur today. In response to a question from Commissioner Howard, Mr. Brandon confirmed that there are funds available to support that contract. Commissioner Clark asked about the number of EHV's in the greater King County area. Mr. Brandon replied that SHA

currently has 510 of them. Commissioner Howard asked if SHA would send people on EHV's back to live on the street again at the end of SHA's funding of the EHV program, and there has to be some kind of plan for them down the road. Mr. Brandon replied in the affirmative that there must be a plan and stated that the board will continue to have discussions about how EHV recipients are handled.

Commissioner Purcell asked about revenue projections that were included in previous presentations but are not included in this resolution. Budget Manager Gashaw Dessie replied that the agency followed previous years' budget formats; there is no reason why projections could not be included. Mr. Cummer stated that an amendment to the resolution can be added which includes those revenue projections referenced by Commissioner Purcell. After additional discussion between Mr. Cummer and Commissioners Clark and Purcell, Commissioner Purcell stated he would like to go on record as having said that the board knows SHA has the revenue needed in order to approve the expenditures included in the 2026 budget. He also stated that he believes the board has some authority to allocate expenses to different programs. Lastly, the commissioner added that he simply wants to be on the record with these statements and if HUD does not need to have the agency's revenue projections for 2026, then there is no need to change the proposed budget with an amendment which includes them. Commissioner Clark agreed with Commissioner Purcell that it is a good idea to go on record that the board believes the 2026 proposed budget is a balanced budget based upon the revenue projections provided by staff.

Commissioner Clark brought up a topic mentioned at the last board briefing about what else can be done to focus on resident safety and security. Mr. Brandon reviewed the additional things SHA might be able to do that it has not already proposed. One idea was to be more proactive and have staff discover organizations that might help with this and with community building rather than just patrolling. Housing Operations Director Dave Wellings and Deputy Director of Housing Operations Rachael Steward are looking at one specific organization and their history of success with the thought that SHA may engage with them for a maximum of three years as a one-time investment. Mr. Cummer added that there is a current security Opportunity Initiative (OI) that will have \$1.7M left for 2026, and he offered that the board could add \$4M to that

fund. The \$4M would be sourced from a pool of \$13.8M of leftover or yet-to-be reallocated OIs. He reminded the board that they already approved the \$13.8M of leftover OI funds, and this would simply take \$4M of that and give it direction. In response to a question from Commissioner Clark, Mr. Cummer replied that the agency is not doing a \$10M housing acquisition OI.

Mr. Wellings shared information about how security is currently handled on site at SHA properties, as well as some of the challenges that come with the current approach of having private security companies' patrol. He stated that the group SHA is considering contracting with for three years is very different, and more engaged with residents by providing them with potential solutions—both immediate and longer term—to problems they may be facing. The organization would also be expected to build relationships with youth who may be part of troublesome activity otherwise. In response to a question from Commissioner Howard, Mr. Wellings stated SHA would look to have this organization at two or three HOPE VI communities and likely leave Yesler out. The goal is to try and have as great an impact as possible, and he believes this can be done at the HOPE VI properties. In response to a question from one commissioner, Mr. Wellings stated that SHA currently contracts with Phoenix and American Direct Services to do “observe and report” type security.

Commissioner Crutchfield asked about how SHA would evaluate success. Ms. Steward replied that SHA needs to see how many touch points the organization has both with residents and with guests. In some cases, intervention tends to happen *after* an incident, so the goal for the agency is to instead have intervention *prior* to an incident. There is also a possibility of having collaboration between this organization and other providers SHA engages with. In response to another question from Commissioner Crutchfield, Ms. Steward replied that the kind of impact that residents are looking for may be more like what this organization does, which is to be a presence in plainclothes in areas near schools or on 3rd Avenue that are known as trouble spots. Commissioner Dr. Houston asked for more information about outcomes, and Ms. Steward responded that one organization has a very good track record, and this is more about restorative justice than punitive justice. Commissioner Clark asked for updates on this program to be given a regular slot at each board meeting.

Commissioner Clark stated she understands there does not need to be a formal change to the resolution in order to approve the \$4M reallocation to community safety and security, but suggested there be a formal endorsement of such. Mr. Brandon agreed. Commissioner Purcell suggested a motion to direct Mr. Brandon to reallocate \$4M into the safety and security initiative discussed today. Commissioner Clark agreed to proceed in this manner.

Commissioner Clark called for a vote on Resolution No. 5300. The resolution was then approved among the members of the Board present at the time (6 yes, 0 no; 0 abstentions).

Commissioner Clark called for consideration of a motion for the Board to approve the reallocation of \$4M into the safety and security initiative discussed today; Commissioner Howard motioned, and Commissioner Purcell seconded the motion.

Resolution No. 5302 – Jackson Park Village (JPV) Omnibus Financing

Commissioner Clark called for consideration of Resolution No 5302; Commissioner Howard motioned, and Commissioner Purcell seconded the motion.

After descriptions of JPV efforts to date from Mr. Brandon, Deputy Director of Development Sandy Miller, and Acting Development Program Manager Samara Ressler, Commissioner Howard offered her appreciation of the clear reporting in the executive director's report about JPV project goals and how those will lead to a more sustainable building over time with lessened upkeep expenses. In response to one commissioner's question, Samara confirmed that the roughly \$94M figure she mentioned earlier is the sum of the tax credit equity (\$42.6M), the SHA permanent loan (\$32M), and the permanent bonds (\$20.8M).

Commissioner Purcell asked if any additional approvals are needed for anything else, such as for the agency's bonds. Ms. Miller replied that through the agency's current work to obtain approvals, SHA has already gained approval through May of 2026 for the release of funds, and a building permit is expected to be received in the next few weeks. The agency continues to work with others as required on additional approvals that may be needed now or in the future.

Commissioner Clark called for a vote on Resolution No. 5302. The resolution was then approved among the members of the Board present at the time (6 yes, 0 no; 0 abstentions).

Resolution No. 5303 – Jackson Park Village Bond Resolution

Commissioner Clark called for consideration of Resolution No 5303; Commissioner Howard motioned, and Commissioner Dr. Houston seconded the motion.

With no further comments, Commissioner Clark called for a vote on Resolution No. 5303. The resolution was then approved among the members of the Board present at the time (6 yes, 0 no; 0 abstentions).

Executive Session: Potential Litigation Discussion

Recess for this session began at 6:25 p.m. with the Board scheduled to return back to Special Session at 6:55 p.m.

After completing the Executive Session at 6:55 p.m. and hearing no further comments, Commissioner Clark called for adjournment of the Meeting. It was moved by Commissioner Purcell and seconded by Commissioner Howard. The October 13, 2025, Special Session of the Board was then adjourned at 6:57 p.m. as agreed among the members of the Board present at the time (6 yes, 0 no; 0 abstentions.)

Secretary-Treasurer