

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

The Commissioners of the Housing Authority of the City of Seattle (Seattle Housing Authority” or “SHA”) met in Regular Session on April 20, 2026, at the SHA Central Office, as well as via teleconference. Board Commissioner Sally Clark called the meeting to order at 5:14 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  
Robert Crutchfield, Vice-Chair  
Rita Howard  
Paula Houston

Absent: Twyla Minor

Public Comment

No public comments were made at this meeting.

Consent Agenda

Commissioner Clark presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of February 17, 2026; approval of minutes for the Regular Board Briefings of March 9 and April 13, 2026; and approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Periods of February 1 to February 28, 2026, as well as for the Period of March 1 to March 31, 2026).

Commissioner Purcell moved to approve the Consent Agenda, with Commissioner Ryan seconding the motion. Commissioner Purcell asked about the two public testimony issues raised in prior meetings—one by Lisa Hayes regarding her mother’s unit, and another about illegal dumping at garden communities. The

Commissioner asked about what follow up has been performed on those. Executive Director Rod Brandon replied that the Board would be provided with those updates. Commissioner Purcell also asked about the \$26M detailed in the Expenditure Certification Reports. Chief Financial Officer Jared Cummer replied that the agency held more cash on hand in February than normal because staff were uncertain what the federal funding of the agency would look like going forward.

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. 5310: 2026-2027 Trades Labor Contract

Commissioner Clark called for consideration of Resolution No 5310; Commissioner Purcell motioned, and Commissioner Howard seconded the motion.

Resolution No. 5310 authorizes SHA to enter into a two-year collective bargaining agreement with the Seattle-King County Building and Construction Trades Council that spans from January 1, 2026 through December 31, 2027. Labor Relations Manager Chip Weatherbee provided a summary of the resolution.

After further comments, Commissioner Clark called for a vote for Resolution No. 5310. The resolution was then approved of among the members of the Board present at the time (6 yes; 0 no; 0 abstentions).

#### 2025 Year End Financial Overview

Mr. Brandon introduced the topic and provided some broad highlights. Mr. Cummer continued the presentation, stating that he would share information about the 2025 revised budget versus actuals, as well as schedules for multi-year capital budgets. He noted that the Operating Budget includes department operations, property operations, and housing assistance payments (HAP). Overall, SHA ended 2025 in a strong and stable financial position, with operating results generally tracking close to expectations and significant progress made on long-term capital initiatives.

Mr. Cummer stated that “dwelling rents” were higher than expenses by just over \$1M and this was due to the dissolution of a partnership. There were higher interest

earnings than expected in 2025 as well, with “other income” exceeding projections by roughly \$3.5M. There was a negative variance on “special purpose voucher” funds by just under \$1.5M and that was due to some changes at Housing and Urban Development (HUD) at the federal level. Mr. Cummer also shared information about how the Public Housing Operating Subsidy and the Housing Choice Voucher Subsidy are utilized by the agency and how they are disbursed by HUD.

On the expense side, the agency was within \$2.5M of what it budgeted, which is less than a variance of 1% with regard to the total budget of \$351M. Savings were driven largely by labor and operating expenses, specifically regarding training and travel of staff. A large cost area was in “professional and service contracts” which is mainly due to the cost of security.

Commissioner Purcell asked about the excess revenue from 2025; does that then go to the agency’s reserves, will it be used for development, or will it be recaptured by HUD? Mr. Cummer replied that this so-called excess revenue really gets moved into the multi-year capital budget, and this includes four things: (1) capital preservation, (2) IT capital projects, (3) development/redevelopment projects, and (4) Opportunity Investments. He added that there are capital expenditures that are funded by that “excess revenue” mentioned by the commissioner in a process called Capital Expenditure Funding Reconciliation. Commissioner Purcell asked a clarifying question, and Mr. Cummer replied that the \$41M of excess revenue from 2025 went to capital grant draws in 2025, as well as capital expenditures such as the Northgate bond payoff, the Jackson Park Village partnership, the capital program and administration, Opportunity Investments, IT Capital, grant administration, Northgate relocation efforts, and an operating expenses shortfall.

Commissioner Purcell asked if the agency has similar rates of excess revenue in 2026 and there is no Northgate bond to pay off, could that revenue be routed into, for example, resident services? Mr. Cummer replied that this should not be viewed as revenue. The Board passes a balanced budget each year, but the issue is timing—does all the things the agency incurs costs for occur in the same year in which they are planned to occur? The excess revenue is a cash management strategy regarding this timing issue. He outlined some projects that the Board may see in 2026 and what the

excess revenue might be applied to. Commissioner Ryan suggested that this be viewed as “operating revenue” rather than “excess revenue,” and Mr. Cummer agreed that is the general idea he is trying to convey. In response to a question from one commissioner, he replied that revenue can range from \$20M to even \$80M from year to year, and it depends on the agency’s activities.

Mr. Cummer reviewed a list of loans that the Board has approved, and answered a clarifying question from Commissioner Ryan. Commissioner Howard asked about Opportunity Investments (OIs)—several of them had been concluded, but now there is excess revenue. Is there any plan around revisiting some of the OIs that were ended now that there are funds, particularly for programs benefiting youth and updating the agency’s aging housing stock that might be coming to an end? Mr. Brandon responded that the financial outlook for the upcoming year had looked more limited than it ended up being, but that the Board can always reevaluate an OI and have staff provide a rationale for either continuing an OI or for ending it. In response to a question from Commissioners Ryan and Clark, Mr. Cummer stated he could provide a list of OIs in next month’s Director’s Report.

Continuing with the presentation, Mr. Cummer provided a list of 2025 budget revisions. Commissioner Ryan asked if there is a reason why security is not listed. Mr. Cummer replied that the board asked for additional funds for a security OI, and this baseline security budget is something that will be discussed within the context of the 2027 budget this summer. He added that security costs are included under the operating budget. Commissioner Purcell asked about the exit of the Rainier Vista Northeast (RVNE) Limited Partnership, and Mr. Cummer explained. Commissioner Ryan asked about revenue and OIs, and Mr. Cummer stated that OIs were first conceived at a time when the agency had significant excess revenue and additional conversation will be had about this topic.

With regard to the 2026 budget outlook, total HUD funding for the year was up \$7.2B against 2025 numbers, for a total of \$77.3B. SHA has not yet received specific allocations. Mr. Cummer noted that HUD funding for 2026 increased funding for the Housing Choice Voucher (HCV) program nationwide by \$2.8B but decreased public housing funding by almost \$800M. In response to a question from Commissioner

Howard, Mr. Cummer explained that the public housing program has separate rules and regulations from the HCV program and includes actual units that the public housing authority owns. There is also no subsidy based on what the market-rate rent would be on the unit like there is for those in the HCV program. Mr. Brandon added that typically, what the tenant pays in public housing does not allow the housing authority to break even on expenses on the unit. Commissioner Howard asked if it was the public housing units that are aging and need more maintenance, and Mr. Brandon confirmed that is correct. Commissioner Purcell asked if public housing money from HUD has as much flexibility as the HCV money, and Mr. Cummer replied that as long as the agency fulfills the rules tied to those funds, it can be used well. Commissioner Howard asked how does SHA respond to the fact that it has all this public housing but various administrations want to support the HCV program more than public housing? Mr. Brandon replied that question needs more time dedicated to it than available at this meeting.

So far, 2026 looks promising but conflicts and wars in the middle east cause an increase in operating costs. The agency's aging portfolio also continues to be a concern. At the Board retreat, commissioners will hear from Asset Management about what it takes to maintain the agency's current portfolio. There are rising 2027 housing assistance payment (HAP) costs of roughly \$6.8M due to both inflation and the unexpected end of emergency housing voucher funding. Youth Services as well as Maintenance and Security OIs are expiring this year. The capital budget was reduced by \$10M for 2026, and if the agency continues to maintain that cut in future years, it will impact services. Major commitments for the agency include the Northgate redevelopment as well as SHA's aging high-rise portfolio. Commissioner Clark thanked Mr. Cummer for his presentation, noting that it provides the Board with some information that will assist in their understanding of the 2027 budget process that will be kicking off shortly.

#### Executive Director Report

Mr. Brandon began his report by addressing the public comment received at a previous board meeting from a Lake City House tenant's daughter. Concerns included

mold, a leak in the unit, possibly a failed window seal and a general lack of response from property management. Property management stated that the resident would be responsible for the amount of mold in the unit, and it was determined that communication to the resident surrounding this matter was inadequate. The property manager followed up, entered a couple work orders before the board meeting at which the public comment took place, and had a glazier visit who confirmed the window was not leaking. A different staff person cleaned the mold in the end. Following the board meeting, a staff member called the daughter, spoke with her for a half-hour, and determined that part of the issue was neither the daughter nor tenant had a clear understanding of who they should contact for issues. The problems have now been resolved.

Commissioner Howard stated that she believes SHA's website should be clearer regarding who should be contacted. Mr. Wellings responded that the methods of communication should be posted at each property and he does check for those during each of his site visits. He added that personally identifiable information such as full names were removed from the website due to phishing vulnerabilities that practice exacerbated. In response to another point from Commissioner Howard, he replied he is aware that the main phone line for SHA can be difficult for the public to navigate.

Moving on, Mr. Brandon addressed the status of scheduling the Board Retreat, touched on Reintegration Symposium by the Housing Choice Voucher team, interest from private developers in the Northgate site, and SHA's rating as a top ten employer in the area for organizations with more than 500 employees. Commissioner Clark asked for the Board Commissioners to be invited to attend wider-scale events like what Mr. Brandon described. Mr. Brandon said the agency would get better at extending those invitations.

Participants in the Emergency Housing Voucher (EHV) program are staying in the program longer than expected and are remaining stably housed; this is the case for SHA's EHV vouchers and for King County Housing Authority's EHV program, too. Commissioner Ryan asked for more information about the communications strategy with residents going forward. Commissioner Clark asked about the 99.6% for tenant rent collection in March that was described in the Finance & Administration report. Mr.

Cummer replied that his department is working to better align their rental collection tally with Housing Operations.

Hearing no further comments, Commissioner Clark called for adjournment of the Meeting. It was moved by Commissioner Howard and seconded by Commissioner Purcell. The April 20, 2026, Regular Session of the Board was then adjourned at 7:04 p.m. as agreed among the members of the Board present at the time (5 yes, 0 no; 0 abstentions.)

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Secretary-Treasurer