

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

The Commissioners of the Housing Authority of the City of Seattle (Seattle Housing Authority” or “SHA”) met in Regular Session on August 17, 2026, at the SHA Central Office, as well as via teleconference. Board Commissioner 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
Robert Crutchfield
Paul Purcell
Twyla Minor
Rita Howard, Vice-Chair
Kristin Ryan
Dr. Paula Houston

Public Comment

Ben Wong, a resident at Olympic West, requested prioritization of working with residents. There is a shared sense among himself and other residents that SHA does not value their input, which has made them resentful. In 2007, residents put together a community Wi-Fi initiative, and it needs updating. Over nine months, he alleged that residents attempted to work with SHA to no avail, and there was even a mention that the agency might remove the existing Wi-Fi equipment. Additional efforts have felt unheard and been unsuccessful. Mr. Wong asks that he and his neighbors be given a meeting with SHA regarding aligning the agency’s actions with its values. Commissioner Clark thanked Mr. Wong for his comment and stated that he would probably be contacted by someone from the agency regarding a response.

Consent Agenda

Commissioner Clark presented the Consent Agenda, which included approval of minutes for the Regular Annual Board Meeting of July 20, 2026; approval of minutes for the Regular Board Briefing of August 10, 2026; and approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of July 1 to July 31, 2026).

Commissioner Purcell moved to approve the Consent Agenda, with Commissioner Ryan seconding the motion. 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).

SHA JobLink Program Briefing

Housing Operations Deputy Director Rachael Steward introduced JobLink Administrator Ron Jenkins, the presenter of this topic. Mr. Jenkins shared a description of the JobLink program, which connects tenants to employment, education and resources, and provided additional details. The program serves North Seattle, Central Seattle, South Seattle, and West Seattle with a physical location in each region.

Commissioner Clark asked—658 is the total number of participants, but 135 is the total year-to-date number of enrollees? And some graduate the program after one year, but others stay on for several? Mr. Jenkins replied that those numbers are correct. Additionally, the average time on the program waitlist is 5-6 months and program participants can stay on for multiple years; there are even some who stay on for seven or eight years. In the Foster Youth to Independence (FYI) Initiative, there are 31 active participants, and there are 25 households in the Housing Reintegration Program.

Commissioner Purcell asked about internship programs—is there any formalized relationship with employers regarding these? Mr. Jenkins replied there are not, and Commissioner Clark asked what kind of industries the agency is trying to help tenants find work in; for example, would blue collar jobs be an option, and do residents want those types of jobs? Mr. Jenkins responded that a good amount of folks in the program say they want to come back. That is, they want to work for JobLink or in housing. Commissioner Clark asked what kinds of jobs participants are obtaining. Mr. Jenkins

replied that some have gotten jobs as property managers, others work with SHA Community Builders, and there is a range of other positions beyond those. In fact, 12% of SHA's employees have come from the JobLink program.

This year, JobLink created an initiative to reach more residents including those not formally enrolled in the program. This initiative is called JobLink in Community and is intended to offer accessible employment and education resources through community events and workshops. Events have included AWS (Amazon Web Services) AI training, a resource fair at Yesler and Denny Terrace, graduation celebrations at Lake City Court and Yesler, among others.

Commissioner Howard noted that she often sees an advertisement from JobLink in *The Voice* which goes out to all residents. She stated that the phrasing of it to “get on the waiting list” for JobLink makes it seem as though it takes *years* to make your way through the waitlist, and this may unintentionally discourage tenants from attempting to become a participant. Mr. Jenkins stated he would work with Communications to get the marketing clearer. Commissioner Ryan asked what the biggest constraints are to expanding the program; is it needing more employees so they can have a greater total caseload? Mr. Jenkins replied that they are in discussions with leadership for ways to be more innovative in reaching additional people without increasing their headcount. Commissioner Clark asked about the 17 people being served by the JobLink in Community initiative who are not actually SHA residents. Mr. Jenkins replied that those folks joined the AWS AI Training event and have not met individually with career counselors. Commissioner Clark countered that if the agency is constrained by its headcount, how can it serve people *outside* the agency while it still has tenants on the waitlist? Mr. Jenkins clarified that non-tenants are not permitted to have individual meetings with career coaches; rather, they will be referred to another service that may help them.

Commissioner Howard asked if the annual goal of the number of people served equals the maximum number of people the agency is capable of serving. Mr. Jenkins replied that no, there is more capacity than that. Commissioner Howard also asked if the agency is contracted to deliver specific services to enrollees and asked for more details. Mr. Jenkins provided various real-life examples of services that enrollees have

received. Commissioner Howard asked how tenants can find out about all the things available that Mr. Jenkins described. He responded that they could find out through tabling events and word-of-mouth. The program has been hesitant to describe available emergency funds up front because they are so limited and that is not the main purpose of the program. When someone has their initial consult with a career coach, financial information is presented at that time.

Commissioner Ryan asked if there are any particular lines of work that participants have expressed an interest in, but the agency has been unable to help. Mr. Jenkins replied that he is unaware of any, but he can confirm this. Commissioner Howard asked for more description of the term “stabilization efforts” regarding the Housing Reintegration Program and the FYI Initiative. New Initiatives & Strategic Partnerships Manager Carmen Hallberg provided a response, stating that stabilization efforts include things such as obtaining basic needs like furniture and hygiene supplies, teaching someone how to use a phone, getting a copy of their social security card so they can use it for employment, and establishing health insurance. Commissioner Crutchfield asked if there is a way to see how many children of adult tenants continue into educational programs. Mr. Jenkins replied that he can try and find this information. Commissioner Crutchfield also asked about support for juniors and seniors in school. Ms. Hallberg expressed her appreciation for this question and her hope that they could explore it going forward. Commissioner Crutchfield wondered if there are young people who just need, for example, the lab fee to finish one final class for their degree. Ms. Hallberg replied that yes, they are helping with these things right now, including testing fees for some certifications.

Deputy Director Jen Chan thanked the commissioners for their input and interest, as did Mr. Jenkins. Commissioner Clark offered additional comments to sum up the discussion.

Executive Director Report

Ms. Chan filled in for Executive Director Rod Brandon who was unable to attend the meeting. She stated that a notice was issued to the owner of the motorcycle mentioned in a public comment at last month’s Board meeting. The agency is also

continuing to make progress on maintenance work orders at NewHolly and will continue to keep the Board apprised. Ms. Chan touched on support efforts in the wake of a resident who was shot, as well. Lastly, Juniper Apartments in Yesler Terrace is fully leased, which is a major milestone.

In national news, Commissioner Purcell asked if the continuing resolution (CR) the senate passed will impact the agency's budget process at all. Ms. Chan replied that she will check in with the Chief Financial Officer Jared Cummer regarding this. In local news, a transit measure will go to voters on the November ballot that, if passed, would significantly increase the numbers of SHA participants who are able to receive a free transit pass. The Seattle Office of Housing has a new director, Kelli Larsen, and she is someone with whom SHA has a great working relationship.

Ms. Chan noted that in October, the Board will receive a presentation about the Dayforce project which will update the agency's Human Resources Information System. She described additional agency-centric topics that will be shared in more detail with the Board over the coming months, as well as during the upcoming Board retreat. Commissioner Clark asked about the Intergovernmental Relations (IGR) report in which junk fees were mentioned. The report stated that IGR was working with counsel to determine any impact on operations, and Commissioner Clark noted her interest in the answer to this. Under the Continuous Improvement section, the commissioner also found it interesting that there is a continual effort to educate employees about the Moving to Work (MTW) program; she noted that it would be good for the commissioners to all have a refresh on the MTW program as well.

Commissioner Purcell noted that page 8 on the Asset Management & Development report shows that several inspections of SHA units fail; what is the reason for this? A systemic maintenance issue? Age of the building? A staff member replied that a common reason for failed inspections is having too many items or clutter in the unit. After that, clutter support is obtained and a unit will typically be able to pass on its second inspection. Commissioner Ryan asked about Northgate Commons-related money; Ms. Chan replied that Mr. Brandon would be better situated to answer the question, and she would follow up with him.

Hearing no further comments, Commissioner Clark called for adjournment of the Meeting. It was moved by Commissioner Howard and seconded by Commissioner Purcell. The August 17, 2026, Regular Session of the Board was then adjourned at 6:25 p.m. as agreed among the members of the Board present at the time (7 yes; 0 no; 0 abstentions.)

Secretary-Treasurer