

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF SEATTLE  
AUGUST 18, 2025

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Regular Session on August 18, 2025, at the SHA Central Office, as well as via teleconference. Board Chair Sally Clark called the meeting to order at 5:04 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  
Paul Purcell  
Twyla Minor  
Rita Howard

Absent: Robert Crutchfield, Vice-Chair  
Paula Houston  
Gerald Smiley

Public Comment

Dan Kruzich, Bitterlake Manor

Sabrina Hawkins, Rainier Vista East property owner

Consent Agenda

Commissioner Clark presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of July 21, 2025; approval of minutes for the Regular Board Briefing of August 11, 2025; 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, 2025).

Commissioner Purcell moved to approve the Consent Agenda, with Commissioner Howard 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 (4 yes; 0 no; 0 abstentions).

## Regular Agenda

### Resolution No. 5299: SHA Bylaws Amendments

Commissioner Clark called for consideration of Resolution No 5299; Commissioner Howard motioned, and Commissioner Purcell seconded the motion. General Counsel Chuck Lind began describing recommended bylaw updates to the Board. At last week's Board Briefing, Commissioner Purcell had asked about signature authority changes. As a result, changes were made to the proposed amendments which now include wording that in the absence of the Executive Director, the agency will follow a previously approved resolution by the Board to go through a cascade of staff who assume signature authority; if none of those in the previously approved resolution are available, then signature authority will move to the Board Chair.

Commissioner Clark touched on one other change, which will be the move from one-year Board officer terms to two-year terms. Commissioner Purcell stated his appreciation for both this change and the one relating to signature authority noted earlier.

After further comments, Commissioner Clark called for a vote on Resolution No. 5299. The resolution was then approved among the members of the Board present at the time (4 yes, 0 no; 0 abstentions).

### Legislative Response Team (LRT) Update

Mr. Brandon introduced Anne Keeney (Director of Policy and Continuous Improvement) and Demi Reeves (Intergovernmental Relations Coordinator). Ms. Keeney stated that today's update would focus on changes at the federal level that will most impact SHA tenants. Ms. Reeves commented that LIHTC (Low-Income Housing Tax Credits), Medicaid, and SNAP (Supplemental Nutrition Assistance Program) will experience the greatest changes; today's presentation will describe the changes to Medicaid and SNAP.

Ms. Reeves continued, detailing Medicaid changes. Namely, there will be new work requirements for enrollees, an increased frequency of recertification to every six months, removed eligibility for refugee, asylee, and other temporary statuses, and the cost of Medicaid will be shifted in some ways to states. Additionally, SNAP changes

include making older enrollees subject to work requirements, removes eligibility for refugee, asylee, and other temporary statuses, applies a cost-neutrality requirement to the Thrifty Food Plan so that any funding increase is tied solely to inflation and not to the actual cost of healthy food, and the cost of SNAP will be shifted in some ways to states.

Ms. Keeney commented that while specifics about the impact on tenants are still unknown, we can provide general ideas. Additionally, some of the changes will impact a portion of those enrolled in Medicaid and SNAP, while other changes will impact *all* enrollees of both programs. As a reminder, 60% of tenants are elderly and disabled, while 40% are considered able to work; 26% of the able-to-work households have children in the home. There are 17,613 households served by SHA, and 81% of them are eligible for Medicaid while 86% are eligible for SNAP. In response to a question from Commissioner Purcell, Ms. Keeney stated that SHA has no reporting responsibility relating to Medicaid or SNAP. Today's presentation is to understand how SHA tenants may handle these changes in their daily lives. Commissioner Howard added that these kinds of pressures on people can result in behavioral health issues. It is possible that some of what was shared in today's public comment is a result of people and children feeling the pressure. Commissioner Minor heard that SNAP recertification over-the-phone was not going well even though the program had encouraged people to recertify via that method; has SHA heard anything about this? Ms. Keeney replied that she has no information on this, and Ms. Reeves agreed she has no specifics.

Regarding SNAP changes, there was already a work requirement for those up to age 54, and now the requirement has increased to age 64. SHA is unsure of how this change, as well as the changes to noncitizen eligibility, may impact tenants. In general, folks are expected to see a cut of \$56/month for the average family enrollee. It is unknown if Washington state will attempt to make up that difference. What this all comes down to is how a household's ability to make rent may be impacted as they try and handle potentially decreased benefits from these programs. Ms. Reeves described the implementation timeline for the changes outlined today. The timeline ranges from July 4, 2025, to October 1, 2028.

Commissioner Purcell asked if we know the cost of completely backfilling the funding that will be lost. Ms. Reeves replied that we do not; it depends on some of the budget forecast and whether there might be a recession. There should be more detailed modeling coming out in the future. Commissioner Howard asked for more information about the cost-neutrality requirement for the Thrifty Plan. Ms. Reeves stated that there will be inflationary increases to program funding, but there will not be increases based on the cost of actual goods. For example, annual inflation may be a certain percentage but if there is a bad agricultural year and the cost of fresh produce skyrockets, the program will no longer fund the difference between the inflation and the actual cost of the fresh produce.

Mr. Brandon offered a conclusion, stating that periodic updates on other areas will also be provided as appropriate. Commissioner Clark is curious to see if the state steps in on Medicaid or food security, adding that tenants will fall off Medicaid and pay more for medical care. It may not be immediate, but it will happen. Commissioner Purcell posited that the Board ought to send a formal letter to local elected officials urging them to backfill funding. Mr. Brandon believes it is best to start these conversations early and agreed with Commissioner Purcell that discussions on some kind of statement should begin. Commissioner Clark stated the Board would take its direction from Mr. Brandon as it sounds as though there are similar conversations going on with other housing authorities.

#### Executive Director Report

Mr. Brandon spoke about interim Seattle City Councilmember Debora Juarez and is encouraged by her strong interest in Northgate. With regard to follow-up information requested at last week's Board Briefing, SHA staff has replied to the YWCA and is meeting with them on-site to walk through their concerns. Additionally, Mr. Brandon thanked Ms. Hawkins for her public comment.

In the Asset Management report, there is a one-page status update on various developments and redevelopments that are in the pipeline. Mr. Brandon encouraged the Board to read it closely.

Commissioner Howard pointed out that on page two of Communications' report under "federal impacts", it states that at [www.seattlehousing.org](http://www.seattlehousing.org) there is a page describing federal changes that affect tenants in SHA's housing programs.

Unfortunately, Commissioner Howard could not locate that page online, so she asks that this be made more accessible on the website than it is currently.

Mr. Brandon talked about town hall meetings held internally for staff. Resident engagement is also intensifying with town halls at some sites. Mr. Brandon stated that though the meetings were intended to be about federal changes, most questions from residents were about their daily lives and concerns at the properties. Commissioner Clark asked if commissioners could receive a calendar of future meetings, and Mr. Brandon agreed to share this. Commissioner Purcell commented about the voucher unit ratio and offered his congratulations for the very high usage of vouchers compared to previously.

#### **Executive Session: Potential Litigation Discussion**

Recess for this session began at 6:08 p.m. with the Board scheduled to return back to Regular Session at 6:30 p.m. Extensions to the Executive Session were requested by Mr. Lind at 6:35 p.m., 6:40 p.m., and 6:45 p.m.

After completing the Executive Session and returning to the Regular 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 August 18, 2025, Regular Session of the Board was then adjourned at 6:57 p.m. as agreed among the members of the Board present at the time (4 yes, 0 no; 0 abstentions.)

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Secretary-Treasurer