

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
SEPTEMBER 15, 2025

The Commissioners of the Housing Authority of the City of Seattle (Seattle Housing Authority” or “SHA”) met in Regular Session on September 15, 2025, at the SHA Central Office, as well as via teleconference. Board Commissioner Sally Clark called the meeting to order at 5:08 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
Paula Houston
Paul Purcell
Rita Howard

Absent: Gerald Smiley
Twyla Minor
Robert Crutchfield, Vice-Chair

Public Comment

Leslie Newman on behalf of New Holly Homeowner’s Association (HOA) and its Board of Directors requests that the SHA Board refer to emails from March and September 2025 which are printed out in front of the Commissioners today. They request action on maintaining parks, roads, alleys, signage, and enforcement of residents’ behavior. Ms. Newman stated that SHA residents use the majority of these shared spaces. Commissioner Clark noted that illegal dumping has been an issue in this region for a while—is it confirmed that the illegal dumping is coming from residents? Ms. Newman replied emphatically in the affirmative. Commissioner Purcell asked if SHA is not responding to illegal dumping. Ms. Newman replied that there is pickup completed, but there are no fines or education around the behavior. Commissioner Purcell asked if there was a community resource person. Executive Director Rod Brandon stated that yes, there is, and they are engaged with the HOA. Ms. Newman

agreed that the HOA has been in contact with this person for 3 years, but it is just not enough. Commissioner Purcell asked if this is occurring as a function of how the garbage at the site is handled. Mr. Brandon replied that he is uncertain, and this would require follow-up from another staff member. Ms. Newman believes the illegal dumping is a result of a lack of fines and enforcement.

Gary Pope of New Holly stated that someone was recently hired to watch the neighborhood and report any illegal dumping they saw. Mr. Pope put those reports into a spreadsheet, and between April 14 and September 15 of 2025 there were 181 separate dumping incidents in the New Holly neighborhood. Mr. Pope can share with SHA which streets are the most common for people to dump on. While he understands that dumping is an issue in the SE portion of the city, that is not a reason to refrain from further action. He added that he is the HOA Board President and bought his home there in 2000, and that dumping started in 2011 and has significantly increased from that year on. Commissioner Purcell asked what is the policy on enforcement mechanisms? Director of Housing Operations Dave Wellings stated that expectations are outlined in the house rules that each household receives and described additional steps that the agency would take. Commissioner Clark added that she looks forward to receiving the data Mr. Pope has collected and asked Mr. Wellings if the SHA board could receive aggregate data about enforcement actions on this issue. Mr. Wellings replied that it might be difficult to get that information, and Commissioner Clark emphasized that she would like it. Commissioner Howard asked an additional question from Mr. Wellings about how they perform the cleanup.

Sabrina Hawkin of Rainier Vista came to speak about an assault on another person named Darlene who sat next to her at this meeting, as well as an update on the drive-by shooting that happened recently in her community. Things have been quiet this past month and she voiced her appreciation for any action SHA may have taken that caused this. Regarding the assault incident, a firework was thrown at Darlene by young teenagers, perhaps around the age of 14, who were in two cars on July 4th while she was in a park with Ms. Hoffman and her husband. Ms. Hoffman's husband ran after the vehicle to get their license plate. In fact, that same day, the same group of people in the same two cars came back into the neighborhood and were throwing fireworks at houses

which started two small fires which residents put out. Ms. Hawkin stated there needs to be more action around July 4th fireworks. Regarding the August 9 drive-by shooting, there were two people who were arrested and the prosecutor declined to press charges. One of the shooters is believed to be a resident of Yesler Terrace and one police officer has stated that there have been drive-by shootings in various SHA neighborhoods (Yesler Terrace, New Holly, Rainier Vista, etc.) since March or April of this year. Is there an SHA Seattle Police Department liaison officer like there has been in the past? Can something be done with their cooperation to increase the urgency of these cases?

Darlene Germino of Rainier Vista East identified herself as the person who was assaulted around 5 PM on July 4th with a firework thrown from a car. This is the third assault that has occurred to her in the last four years and she worries this is anti-Asian hate. She noted that fireworks in the neighborhood continued for two or three weeks following the holiday, and she wants to feel safe walking her dog again in the neighborhood during broad daylight. Commissioner Purcell asked if there is a fireworks policy for residents. Commissioner Clark replied that they are illegal in the entire city of Seattle.

Consent Agenda

Commissioner Clark presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of August 18, 2025; approval of minutes for the Regular Board Briefing of September 8, 2025; and approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of August 1 to August 31, 2025).

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

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

SHA 2026 Proposed Budget Introduction (Continued)

Commissioner Clark called for the budget introduction to begin. Mr. Brandon provided an overview of the presentation contents. Chief Financial Officer Jared Cummer described the main topics of the presentation—2026 Staffing Levels, Opportunity Initiatives, Capital & Redevelopment Budget, Maintenance & HCV Utilization Highlights, and Next Steps. He stated that typically SHA has addressed concerns noted in the Resident Budget Survey with increases in staff numbers; in 2026, there are no increases planned for full-time employee numbers. Mr. Cummer gave more information about who replied to the survey and what their feedback included. He noted that the largest increases in staff numbers between 2021 to 2025 were in resident-facing departments such as Housing Operations, Housing Choice Vouchers, and Asset Management. These staff increases have led to more presence of staff on-site, the ability to serve more voucher holders, and an increase in maintenance and capital investment, among other issues that were most requested by past respondents to the Resident Budget Survey.

Commissioner Purcell asked a clarifying question about how staff numbers are funded permanently versus by Opportunity Investments, which Mr. Cummer answered. Commissioner Clark asked if some of the staff numbers reflect the change from bringing work in-house that used to be contracted out. Mr. Cummer replied in the affirmative. Commissioner Clark stated that she understands that by maintaining the current staff numbers, SHA continues to address longstanding concerns mentioned in the survey. Mr. Cummer agreed that often, new changes that come from increased staff numbers can take a little time to be felt on-site and agreed with Commissioner Clark. Commissioner Purcell asked how can the impact of these new roles be measured in terms of are our residents more connected to resources and are they benefitting from those resources? Mr. Cummer acknowledged the question and added that SHA needs to determine how to measure the implementation of the Strategic Plan when it comes to the budget process. He stated that he is unable to provide Commissioner Purcell with an answer at this time. Mr. Brandon agreed with Mr. Cummer and will follow-up with Mr. Cummer later on. Commissioner Howard added that it is important to know how residents are supposed to be benefitting from various programs and whether they truly are.

Commissioner Clark asked if the \$2.25 million in tenant support contracts noted on Mr. Cummer's presentation is active. Mr. Cummer replied that yes, there are funds invested in contracts like this. Even so, there is research being done internally to see if there are other contracts that would better support buildings with higher mental health needs. He added that roughly 80% of youth services are funded through Opportunity Investments. When we are in this environment where it's uncertain where federal funding will go in the future, it is good to be mindful of what things may be at risk going forward. Commissioner Clark agreed this is important. Commissioner Purcell stated we probably ought not to get into the business of competing with nonprofits when it comes to supportive housing, and staff should know what resources are already available out there. Mr. Cummer agreed that it is important to know what resources already exist.

Finance and Administration Deputy Director Miki Naganuma talked about the vacant position review process which was used to determine what to do with 47 vacant positions. The end results were that 8 of these roles will not be filled and 4 of them were contract roles expiring at the end of 2025. That left the agency with a budget-neutral way to add 11 positions in 2026 across the Housing Operations, Housing Choice Vouchers, and Information Technology (IT) departments without increasing the number of full-time employees. These 11 positions are for a Digital Navigator, a Cyber Security Manager, 2 Senior Property Managers, 1 Property Assistant, and 6 additions to the Digital Navigation Team.

Ms. Naganuma presented information about the numbers of operating staffing levels, as well as Opportunity Initiative (OI) staffing levels, from 2024 and 2026. She explained any differences over the years in staffing levels. Also presented was a list of the OIs that will continue into 2026 as they are multiyear projects approved in the prior year. The continuing OIs are Public Housing Rehabilitation & Repositions; Housing Quality; ERP/HRIS; Private Security; Youth and Education Coordinators in Family Communities; IT Training, Mentorship and Intern Program; Process Improvement; Housing Re-Integration; and Aging in Place. These OIs come to a total cost of \$23.5 million. Ms. Naganuma also presented a list of repurposed OIs whose \$13.8 million of funding will be reallocated to help pay for those continuing OIs noted above. Repurposed OIs include Acquisition Funds; Staff Outreach; Digital Navigation

Evaluation; Rent Reporting; Wealth Building; Right Sizing; and Leaders at All Levels. Commissioner Purcell asked if Right Sizing was a HUD requirement. Mr. Cummer replied that it is a requirement to the best of each agency's ability as it requires housing authorities to relocate the households. The agency is not proposing that it stop right-sizing; Mr. Brandon confirmed that right-sizing will continue, but it will be at the agency's normal pace.

Commissioner Howard asked about over-housed households. Mr. Wellings replied that the target for SHA is to right-size 75 households each year, and the agency focuses on what are considered extremely over-housed households. That target will likely be met this year but was not met in 2024 at roughly 45 households. It was noted that these units typically require much more maintenance to get them rent-ready again, which slows the agency down. Mr. Wellings stated that the agency is unlikely to meet that 75 household target in 2026. Commissioner Howard asked if SHA knows how many households are over-housed. Mr. Wellings stated he would get the commissioner the estimated number after this meeting. Commissioner Howard asked if the agency would be doing any right-sizing in 2026. Mr. Wellings replied that the agency will be doing some, but likely less than before. Commissioner Purcell mentioned that right-sizing was part of the agency's plan to serve more people. Mr. Wellings agreed and noted that the agency is working in a different budget environment so there are certain realities about what gets prioritized.

Mr. Cummer offered to meet individually with any commissioners to go over 2026 budget questions they may have between now and the next Board Meeting.

Commissioner Houston proposed that the SPACE meeting originally scheduled to occur following this Board Meeting be postponed to another date. Commissioner Clark agreed, as did all other board members present. With that in mind, Commissioner Clark invited Mr. Brandon to make some brief remarks about the Executive Director Report.

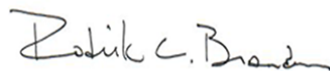
Executive Director Report

Mr. Brandon highlighted the reintegration project started a couple years ago that the agency is excited about. SHA has kicked off the replacement of the Human Resources Information System and the agency's financial system, too. There was an

annual fair event for Housing Choice Voucher holders recently and there was amazing turnout by residents who were able to be connected to various services and learn about their tenant rights. It is mentioned in the report that the agency is paying off a loan for the Northgate site; there is no needed action by the board for this as money has already been put aside. There may be a shutdown at the federal level coming but things are still uncertain. A Continuing Resolution may only go until November. SHA has a contingency plan involving the agency's reserves in the event of a shutdown. Lastly, labor negotiations are starting, and the board will be kept apprised as appropriate.

Commissioner Clark asked about the staff appreciation event that was mentioned in the report. Mr. Brandon replied that on Friday this week, there is a staff appreciation event for those who have been at the agency for a long while and all the commissioners are invited. Commissioner Purcell asked what the board needs to do with the Moving to Work (MTW) draft plan. Mr. Brandon replied that there will be no new activities for the agency's 2026 MTW plan, and the board will need to vote on it along with the 2026 budget. Commissioner Purcell asked about timing, and Mr. Brandon stated that more information will come in early October.

Hearing no further comments, Commissioner Clark called for adjournment of the Meeting. It was moved by Commissioner Purcell and seconded by Commissioner Howard. The September 15, 2025, Regular Session of the Board was then adjourned at 6:34 p.m. as agreed among the members of the Board present at the time (4 yes, 0 no; 0 abstentions.)



Secretary-Treasurer