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SEATTLE HOUSING AUTHORITY  
REGULAR BOARD BRIEFING

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LOCATION	<p><b><u>Virtual via Microsoft Teams</u></b> (206) 257-3799; Phone Conference ID 869 252 502# <a href="#">Click here to join the meeting</a></p> <p><b><u>In person listening option: SHA Central Office</u></b> 101 Elliott Ave W, 1<sup>st</sup> Floor Tahoma Conference Room Seattle, WA 98119</p>								
DATE	February 12, 2024, 4:30pm - 6:00pm								
BOARD ATTENDEES	<table><tr><td>Paul Purcell, Board Chair</td><td>Rita Howard</td></tr><tr><td>Gerald Smiley, Vice-Chair</td><td>Dr. Paula Houston</td></tr><tr><td>Sally Clark</td><td>Twyla Minor</td></tr><tr><td>Robert Crutchfield</td><td></td></tr></table>	Paul Purcell, Board Chair	Rita Howard	Gerald Smiley, Vice-Chair	Dr. Paula Houston	Sally Clark	Twyla Minor	Robert Crutchfield	
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**Commissioner Roll Call**

**AGENDA:**

**Briefing Items**

- **Resolution No. 5278:** St. Luke's Housing LLLP Buy Up Program (10 min)
- **Resolution No. 5279:** Reintegration Housing Program (30 min)

Commissioners roll call was given at 4:34 p.m. The Briefing was held at the SHA Central office with a teleconference option. Commissioners Minor and Purcell were absent from the Briefing.

## **Review 02/20/24 Regular Board Meeting Agenda and Updates**

### **Resolution No. 5278: St. Luke's Housing LLLP Buy Up Program**

Executive Director Rod Brandon introduced Development Program Manager Lauren Mathisen to the Board to present Resolution No. 5278.

The Buy Up Program provides funding to outside partners for affordable housing projects. It adds family sized (3-BR+) units in areas with high opportunity, with funding to be structured as a long-term, low-interest loan.

SHA has partnered with BRIDGE Housing on their affordable housing project for St. Luke's, located in the high-opportunity Ballard neighborhood in order to increase the total number of three-bedroom units in this development. SHA providing \$935,000 in capital financing to the project and the co-developers are adding eleven affordable three-bedroom apartments because of this funding. Resolution No. 5278 authorizes SHA to lend up to \$935,000 to the BRIDGE/Community Roots partnership for this project and to make and execute documents and contracts related to this loan. Closing on this project is expected for March 6, 2024.

### **Resolution No. 5279: Reintegration Housing (Pilot) Program**

Mr. Brandon introduced Research & Evaluation Analyst II Sarah Zavaleta, and Strategic Advisors for Reintegration Policy Terry Mowatt and Marie Wiley to present the Reintegration Housing (RH) Pilot Program to the Board.

Resolution No. 5279 authorizes the establishment of a Reintegration Housing Program to serve justice-involved individuals (JIIs) exiting incarceration to support the successful reintegration of low-income households belonging to this vulnerable population.

The RH program is targeted towards JIIs, which are approximately 10 times more likely than the general public to experience homelessness. Initially people of color are disproportionately incarcerated, and those who have been incarcerated before having been historically barred from stable housing, is a known factor that significantly reduces recidivism rates. The many challenges that people face in finding and securing secure, stable housing here in Seattle post release is very important to staff at SHA.

Ms. Zavaleta introduced Ms. Wiley and Mr. Mowatt to give testimony to their experience as individuals returning and reintegrating back into society.

Ms. Wiley: "Returning home is a very interesting topic, for someone who is releasing from any state facility or incarceration. I know for me, there were different things that were really important, such as who I was releasing to, where I was releasing to and what I was releasing to keeping those things in the forefront of my mind through my own personal reintegration process. And, implementing it into this program designed with the

understanding that those are going to be the things that are monumental to an individual reintegrating. Whether you're reintegrating to community, or a wife, or a husband, or your children, or your parents, all those things and the lifestyle that those individuals live are going to have an impact on your reintegration, as well as if it's successful or how likely you are going to be to be a part of some recidivism in the future. And, the fact of the matter is, if you're coming home, you really don't want to go back. For me releasing, I didn't have my Who's Who in order. I had lost both of my parents during my incarceration. Coming home to myself and my wits and just the courage to know that I had to start over in a new city here in Seattle where I'm not from. Leaning on the resources that I gained through the Black Prisoners Caucus during my incarceration and the community support that had reached out to me and said that they were going to be welcoming me. So, I leaned into those things, and even though it was hard, I had to have faith in my community to understand that this was possible. I don't have to do this alone, and these are people who've been through it before. They've been exactly where I am and now, they're successful. They're in a position where they can help me. So, understanding those things and implementing my own personal experience and going into the facilities and talking with currently incarcerated individuals, individuals and understanding what their needs are going to look like when they return home, it's a very individualized thing. But if you understand those three things, who, what and where you're going, you're going to have some foundational basics for success."

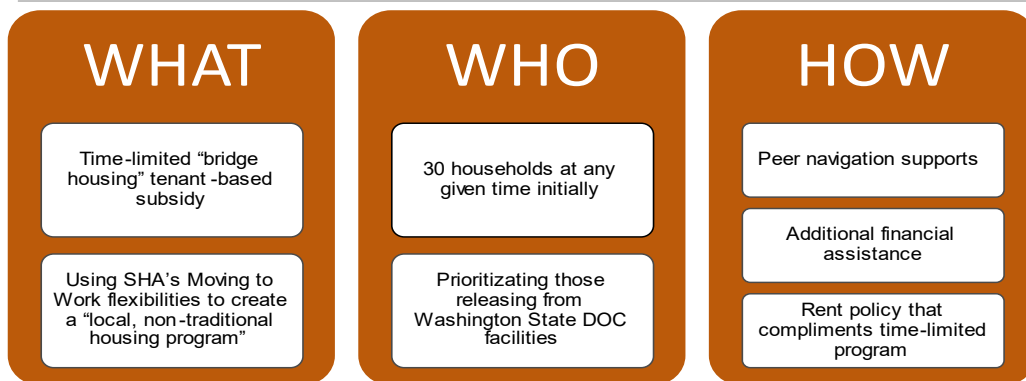
Mr. Mowatt: "For those who haven't met me, I just wanted to share a little bit of my story. First, my name is Terry Mowatt. I've had the pleasure to work at SHA for the last year. I'm also a Black Prisoner's Caucus member. In 2022, I was given an early release from prison after serving 22 years. So, my plan that I had in place for releasing was okay; my mom lives out of state and my dad is no longer with us, but I have a son. And, so through the courts and my attorney, we arranged for this immediate release so that I would go and stay with my son. At the time I was released on April 1st, which was a Friday, I was told that I had to go and report to my community correction officer on Monday. When I went there that Monday, everything went fine; no problems and everything went as planned. They told me to just come in and make sure you report to us every couple of weeks. Everything was good. Well, a few days later, I get a phone call from my correction officer saying that there's a problem with my address, and so I'm asking, 'Well, what's the issue?' and what he stated to me that the issue was that the apartment complex where my son stayed was too secure and his officers wouldn't have access to the way they wanted to, and so I needed to move from that place. You know, I think it was that moment I kind of realized how easy it is for people to go backwards, because here it is I've been doing 20 years of preparation for an opportunity to be released and I'm contemplating what am I going to do next? You know, nothing kind of prepares you for that uncertainty, for that feeling that, you know, I don't know what I'm going to do. And so many of us, you know, decide, okay, well I do know how to do certain things and those are the things that I did prior to going inside. But this is what I know and so that's what the main reason why I'm very passionate about this project just because I have a personal connection and I wanted to make sure that individuals releasing from prisons didn't have to face that uncertainty of being unhoused or not knowing where they were going to have a roof over their heads."

There are approximately 1200 individuals releasing from Washington State DOC Department of Corrections facilities into King County. Every single year, approximately 10% of those who are releasing are released to homelessness, but that 10% isn't the whole story, as this includes only those who maxed out, which means that they reach the maximum date that they could be held in the DOC facility. At this point, individuals are released even if they have not found or secured stable housing. So, there are quite a few others that are not captured in this amount or in this percentage that may have found an address, but that it wasn't stable housing. Whether it was finding home, finding a place on someone's couch, or finding a place in a transitional housing location. But there's quite a lot of need for stable housing among individuals that are returning into Seattle and more of the majority of those that are returning identify as Black, or African American, or White. They identify as male between the ages of 25 and 61, about one in ten of those individuals were turning to King County identify as women.

The concept for the RH Program is to prevent homelessness for individuals exiting incarceration, while supporting their successful reintegration into society. Some of the biggest challenges expressed from the JII community when seeking housing after release is the availability/affordability of housing, landlord discrimination, as well as lack of credit/rental/employment history available to lease up. There is a need for support services after release such as transportation, employment, behavioral/mental health support, as well as community and familial reintegration.

An overview of the program model is listed below.

## Program Overview



SHA will utilize it's Moving to Work flexibilities to create this local nontraditional housing program. What makes it local nontraditional is that it does have a time limit that the rent policy will be different than our traditional programs, and the referral process will also differ from our traditional programs. The program is intended to serve 30 households at any given time, and prioritizing those who are releasing within the next six months from Washington State Department of Corrections Facilities. SHA will be providing pure

navigation supports, additional financial assistance and there will be a rent policy that complements the time limited nature of this program and encourages self-sufficiency, or gainful employment of program participants. Although, the timing of housing for this population can be very difficult with the timing of release with the Department of Corrections. One of the solutions to this timing problem we had was that we wanted to provide a tenant-based subsidy that could be used to seek out housing in any subsidized unsubsidized unit in Seattle. So, this includes apartments in the private market, as well as market rate units. Our market rate units are intended to be used at SHA buildings to ensure that stable housing is identified in time for some people to have a timely release. A release address is required to be approved and having these backup, for lack of better terms, apartments will assist with that. Again, housing choice was very important to people that we talked to in the prisons and release or reentry centers and being able to give them the flexibility of shopping either with our own owned and managed buildings or in the private market really allows them that freedom.

Peer Navigation is very important during the reintegration process, and introducing the peer navigator into this program design was very important because it led with the foundation of relationship building, understanding that participants will have someone who will be here through this process with them. Someone who has been through what they've been through, experienced what they've experience, and been through an environment that they've been through while understanding those things are what's going to make this position and this relationship. Certification for this position will be gained via the Washington State Peer Certification Board.

Another element of this program that we're really excited about is a partnership with JobLink and participants in the RH Program will automatically be enrolled in JobLink and do not have to join the wait list. There will be two career coaches who have managed caseloads of 15 each and they will help support the education and employment needs of the program participants, as well as help assist the Peer Navigators in connecting these participants with additional resources that are not available internally. Additional financial assistance includes \$2000 financial assistance per household deposits and fees will be paid first out of that money and the remaining funds can go towards essential furniture and supplies.

Regarding the income calculation and rent structure for this program, the income will be calculated on a household basis using a simplified no deductions or allowances calculation. It will use gross income. Tenants will be responsible for a gradual percentage of that gross income of rent per month, and so this will be a graduated rent of 10% starting out in the first six months, going up to 20% of their household income in the next six months and then capping at 30% of the household income for the remainder of the program. There will be no minimum rent and the rationale for all of these decisions is that this program is time limited, and we want to encourage education and gainful employment of individuals that are participating in the program. There will be recertifications every six months to help to facilitate this graduated current policy, but there will be interims allowed any time if there are decreases of more than \$200.00 a month, which is the same as our current regular standard programs. The voucher payment standard will be used for our current housing choice vouchers program.

The application process will be dependent on two to three referral partners, and they will each be designated a fixed number of referrals. The Washington State Department of Corrections will be one referral partner, as well as one or two grassroots organizations who have access to individuals who are currently incarcerated and awaiting release. The timeline for this program is to house 30 participant households by the end of this year. In 2024, the request for proposals for the Peer Navigators contract is targeted to open in March or April of this spring, and to start serving or housing people in July of 2024. The second cohort is set to begin sometime around July 2026, 24 months later and SHA anticipates serving approximately 60 households by the conclusion of this program.

After further discussion, Mr. Brandon then asked the Board if there were any questions, or comments pertaining to the Briefing. After hearing none, Commissioner Howard moved for adjournment, that being seconded by Commissioner Smiley. The February 12, 2024, Regular Board Briefing was adjourned at 5:47 p.m. after a vote of the Board present (4 yes; 0 no; 0 abstentions.)

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Secretary-Treasurer