

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
FEBRUARY 20, 2024

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Regular Session on February 20, 2024, via teleconference and at the SHA Central Office. Board Vice-chair Gerald Smiley called the meeting to order at 5:02 p.m. Kimberly Garrett performed a roll call for Board Commissioners currently in attendance. Commissioners present and absent were as follows:

Present: Gerald Smiley, Vice-Chair
Robert Crutchfield
Sally Clark
Dr. Paula Houston
Rita Howard

Absent: Paul Purcell, Chair
Twyla Minor

Public Comment

Dan Kruzich, Bitterlake Manor

Consent Agenda

Commissioner Smiley presented the Consent Agenda, which included approval of minutes for the Special Board Meeting of January 22, 2024; approval of minutes for the Regular Board Briefing of February 12, 2024; and approval of the Expenditure Certification Reports (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of January 1 to January 31, 2024.)

Commissioner Clark moved to approve the Consent Agenda and the motion was then seconded by Commissioner Howard. Hearing no further comments, the Consent Agenda was approved by the majority of the members of the Board present at that time (5 yes; 0 no; 0 abstentions).

Regular Agenda

Resolution No. 5278 – St. Luke’s Housing Buy Up Program

Commissioner Smiley called for consideration of Resolution No. 5278; Commissioner Clark motioned, and Commissioner Crutchfield seconded the motion. Development Program Manager Lauren Mathisen presented Resolution No. 5278 to the Board and recommended adoption of the resolution.

SHA has partnered with BRIDGE Housing on their project in the high-opportunity Ballard neighborhood in order to increase the total number of three-bedroom units in this development. SHA is providing 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. The closing date for this project has been extended to April 2, 2024.

Hearing no further comments, Commissioner Smiley called for a vote. Resolution No. 5278 was approved among the members of the Board present at the time (5 yes, 0 no; 0 abstentions.)

Resolution No. 5279 – Reintegration Housing Pilot Program

Commissioner Smiley called for consideration of Resolution No. 5279; Commissioner Crutchfield motioned, and Commissioner Clark seconded the motion. Executive Director Rod Brandon presented Resolution No. 5279 to the Board and recommended adoption of the resolution.

The Seattle Housing Authority is planning to implement a new housing program pilot to assist justice-involved individuals (JIIs) in their reintegration to society by providing bridge housing and connection to necessary support services. Providing bridge housing will help prevent homelessness and allow for timely release for members of this vulnerable population while they seek long-term housing stability. Resolution No. 5279 authorizes the establishment of a Reintegration Housing Program to serve justice-involved individuals exiting incarceration to support the successful reintegration of low-income households belonging to this vulnerable population.

Hearing no further discussion, Commissioner Smiley called for a vote. Resolution No. 5279 was approved among the members of the Board present at the time (5 yes, 0 no; 0 abstentions.)

Executive Director Report

Mr. Brandon updated the Board on a variety of activities that have taken place at SHA recently. Dave Wellings joined Mr. Brandon to discuss Housing Operations news.

Two weeks prior, an SHA Asst. Property Manager was assaulted by knifepoint at one of the high-rise buildings but was able to break free and lock themselves in the office while calling their manager and the police. The police came to get their initial investigation, but they did not catch the attacker. It was then determined by the police and some others that it was a hate crime that could have led into a sexual assault crime, as well. The employee is currently on leave while taking some much-needed time from work and they will be reassigned to different position once they return back to work. Staffing models are being adjusted and partnering with contracted service providers, such as ADS and Full Life Care, in order to have them supplement our own staffing in the buildings and further expand and/or maintain the coverage in these buildings. Additional security staffing is being looked at for placement at the more hotspot buildings.

Mr. Brandon invited HCV Director Alice Kimbowa to give a brief update on the HCV waitlist numbers and demographics, locations, and AMI of the voucher applicants.

Mr. Brandon told the Board about recent visitors to SHA from the HUD Principal Deputy Secretary, as well as from the president of NAHRO and his staff from the Fort Wayne Housing Authority, a new MTW housing authority. Mr. Brandon also made mention of the MTW extension status and efforts to extend the contract past 2028.

Commissioner Smiley gave kudos to staff and management for the great work they do locally, as well as on a national level daily. It was then moved by Commissioner Crutchfield and seconded by Commissioner Howard that the February 20, 2024, Regular Session of the Board be adjourned. The meeting was adjourned by unanimous decision at 6:01 p.m.

Secretary-Treasurer