

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
APRIL 21, 2025

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Regular Session on April 21, 2025, at the SHA Central Office, as well as via teleconference. Board Commissioner Sally Clark called the meeting to order at 5:16 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
Rita Howard
Dr. Paula Houston
Paul Purcell

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

Public Comment

Jerry Chang

Grace Ross, Golden Sunset Apartments

Tom Grady, Golden Sunset Apartments

Commissioner Clark asked Executive Director Rod Brandon for an update on the follow-up in regard to the comments submitted.

Consent Agenda

Commissioner Clark presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of March 17, 2025; approval of minutes for the Regular Board Briefing of April 14, 2025; and approval of the Expenditure Certification

Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of March 1 to March 31, 2025).

Commissioner Howard moved to approve the Consent Agenda, and the motion was then seconded by Commissioner Purcell.

Executive Director Rod Brandon noted that “hug” should be corrected to “huge” on page six, line two of the March 17, 2025 minutes. Commissioner Clark agreed.

Commissioner Clark asked about the expenditure certification and the fact that it is larger than the last one by roughly \$25 million. Chief Finance Office Jared Cummer replied that in March, we received \$14 million back in additional revenues; \$9.8 million of that was in additional HCV draws, and \$2.3 million was drawn in March from a capital grant. Lastly, as part of the exit from Rainier Ave. E. we transferred the reserve to SHA from the old partnership account when everything was dissolved. This significantly increased the cash flow coming in, so we sent more to the government pool that month, and that \$27 million is one of the largest increases sent to the pool. Usually, we are somewhere in the range of \$15 million being sent to the pool. Additionally, our Jefferson bond payment is almost \$1 million and that came out in March. We also sent half-million to Key Bank Investments and paid the line of credit that we closed on to the tune of \$200k.

Mr. Cummer continued, adding that last month, there had been a question from Commissioner Purcell regarding prior month voids in the Section 8 program. Specifically, our voids increased by seven thousand. What’s causing this increase is we are issuing more checks than we used to for Section 8 payments as we have both had an increase in our utilization rate, and fewer people are signing up for ACH (electronic funds transfers) and more prefer to have a check issued. As a result, we have to monitor and if those checks aren’t cashed in three months or there’s another issue, we will void the check. That is what those prior month voids were about. SHA used to charge a fee for requesting a check, but when we shifted into Yardi, that \$3 fee disappeared; SHA is evaluating what else we can do to continue to improve this process and have more participants move to ACH. 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

Executive Director Report

Mr. Brandon brought up that in the HCV report it is mentioned we are not pulling additional folks from the waitlist for a couple of reasons—our utilization is very high right now, and we have some decisions we need to make on our emergency housing vouchers (EHV). This is just a pause. We are still admitting folks into our public housing, in the meantime. Commissioner Purcell asked how many people per month had SHA previously been pulling off the list? Director of Rental Assistance Programs Alice Kimbowa stated that SHA front loaded 1,500 households in February, March, and April of last year. Since then, we have not been selecting families from the voucher list. We hoped to restart selecting families around now, but the EHV situation with 548 households is pointing to a continuance of the pause. SHA is evaluating what solutions or options are out there for the EHV issue, which would cost roughly \$11 million annually if SHA were to absorb all the costs.

Executive Session: Potential Litigation Discussion

Recess for this session began at 5:47 p.m. with the Board scheduled to return back to Regular Session at 6:10 p.m.

After completing the Executive Session at 6:10 p.m., and hearing further comments,

Commissioner Clark called for adjournment of the Meeting. It was moved by Commissioner Purcell and seconded by Commissioner Howard. The April 21, 2025, Regular Session of the Board was then adjourned at 6:20 p.m. as agreed among the members of the Board present at the time (4 yes, 0 no; 0 abstentions.)

Secretary-Treasurer