

MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF SEATTLE  
JULY 10, 2023

The Commissioners of the Housing Authority of the City of Seattle (“Seattle Housing Authority” or “SHA”) met in Regular Session on July 10, 2023, at the SHA Central Office and via teleconference. Board Chair Paul Purcell called the meeting to order at 4:35 p.m. Kimberly Garrett performed a roll call for Board Commissioners currently in attendance. Commissioners present and absent were as follows:

Present: Paul Purcell, Chair  
Sally Clark  
Robert Crutchfield  
Dr. Paula Houston  
Rita Howard  
Twyla Minor

Absent: Gerald Smiley, Vice-Chair

Public Comment

Shannon Newsom

Consent Agenda

Commissioner Purcell presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of June 20, 2023; and approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of June 1 to June 30, 2023.)

Commissioner Howard moved to approve the Consent Agenda and the motion was then seconded by Commissioner Crutchfield. Hearing no further questions or comments, Commissioner Purcell called for a vote. The Consent Agenda was approved by the majority of the members of the Board present at that time (6 yes; 0 no; 0 abstentions).

## Regular Agenda

### Resolution No. 5265 – SHA Line of Succession Designation

Commissioner Purcell moved for consideration of Resolution No. 5265; Commissioner Clarke seconded the motion. Executive Director Rod Brandon presented Resolution No. 5265 to the Board and recommended adoption of the resolution.

Resolution No. 5265 identifies and designates personnel of the Authority that will serve as Acting Executive Director in the absence of the Executive Director. This resolution updates the prior resolution adopted in May 2021 with the current names and titles of persons holding director positions within the Authority.

Hearing no further discussion, Commissioner Purcell called for a vote. Resolution No. 5265 was approved among the members of the Board present at the time (6 yes, with Commissioner Smiley's arrival; 0 no; 0 abstentions.)

### Resolution No. 5266 – SHA Bargaining Agreement: Trades

Commissioner Purcell moved for consideration of Resolution No. 5266; Commissioner Clark seconded the motion. Mr. Brandon introduced Human Resources Director Evelyn Correa and Deputy HR Director Valerie McKenna, who presented Resolution No. 5266 to the Board and recommended adoption of the resolution.

Resolution No. 5266 authorizes the Executive Director to execute a new three-year contract with Seattle/King County Building and Construction Trades Council (the Council) effective January 1, 2023, through December 31, 2025.

The Council represents approximately 198 SHA employees, including skilled and unskilled trades staff. The previous contract expired on December 31, 2021. Both parties agreed to a one-year contract extension for an economic wage adjustment that expired December 31, 2022. SHA and the Council began meeting in 2023 to negotiate a new contract. A tentative agreement was reached June 1, 2023, and the Council's bargaining team recommended approval of the contract to their membership. The members of the Council ratified the agreement on June 15, 2023. The contract covers compensation and working conditions for the Council's members.

{During this negotiation process, our dear SHA colleague Leigh Ann Tift passed away suddenly. The Board offered condolences and appreciation for all the hard work she performed during this effort.}

Hearing no further discussion, Commissioner Purcell called for a vote. Resolution No. 5266 was approved among the members of the Board present at the time (6 yes, 0 no; 0 abstentions.)

### Aging in Place, Pt. 2

Housing Operations Deputy Director Rachael Steward and Policy Strategic Advisor Andy Chan addressed AIP concerns in SHA properties and what more can be done to support successful AIP.

To support this effort, there five areas of AIP support that were addressed:

- Support thriving social communities, via social and cultural clubs, volunteer and employment opportunities, intergeneration programs, as well as accessibility to technology training (for which costs would consist of additional staffing and supplies to support the activities, with a high impact on mental health and the ability to function in a high-tech world.)
- Increase the quantity of senior-preferred housing to provide targeted services to concentrated populations of seniors. Many seniors prefer living with other seniors; we can increase senior, or senior-preferred housing through attrition. (The cost would be low, with a high impact on sense of security and provision of service.)
- Be a partner in cluster care, as homecare is a cornerstone of AIP. The homecare system is straining to provide sufficient homecare and Coordinated Personal Care (CPC) is an innovation that can provide more responsive, and more consistent homecare. (Low cost with a high impact on the quality and sustainability of homecare.)
- Provide caregiver housing, as it is increasingly difficult to hire and retain low paid homecare workers. Rent burden is a key cause of homecare worker attrition and North Seattle has a particularly low rate of caregivers. Term-limited housing subsidy incentivizes job retention (capping the number of available vouchers limits cost, but the impact could be significant for a small proportion of the population.)
- Increase access to wellness programming (and, possibly healthcare); wellness programming can provide lifelong AIP benefits and there are many seniors who do not have exposure to wellness programming. We have a model for wellness programming which could be expanded to provide greater coverage for seniors (with an estimated annual wellness programming budget of \$400k-\$450k, which could make a high impact on healthy aging skills.) Current programming and interventions for SSHP residents consist of senior wellness via Full Life Care and Aging and Disability Services.

### Executive Director Report

Mr. Brandon invited the Board to an opening of SHA's newest building open house at Salish Landing Apartments (at the site of the formerly known as the Lam Bow Apartments that succumbed to fire damage in 2016) on August 15. He also gave kudos to Commissioner Smiley for representing SHA at a SCIDpda event, as well as Commissioner Clark for representing SHA at the Housing Levy passing ceremony at City Council. Commissioner Clark mentioned that Mayor Harrell and particularly the City Council were appreciative of SHA's partnership in moving pieces in place to assist with the passage of the Levy. Mr. Brandon expressed excitement for the outcome of the levy passage in November.

Following up from last month's budget meeting, there was Public Comment from a resident at Yesler regarding uncoordinated maintenance service; this issue has been addressed and rectified.

Mr. Brandon made mention of the annual budget survey sent out to residents for comment on what they would like to have represented in the budget next year. There was a great deal of participation and input from the online forms and this information will be compiled and reported back to the Board at a later date. Kudos given to the Budget Office for their extra efforts towards resident outreach and cross-coordination with the other departments.

Mr. Brandon opened the floor to Commissioner Howard to share some thoughts that she is experiencing or hearing from other residents for SHA to consider as we move forward with the 2024 budget process.

### Commissioner Remarks

Commissioner Rita Howard discussed her experiences as well as those of other residents in her building about issues around safety, and has had extensive conversations with staff, residents in other buildings as well as her participation in a strategic planning meeting where they were seeking input from residents with Kevin Baker. She shared her thoughts on safety whether it be safe facilities or physical spaces, adequate outdoor and entryway lighting, having skid strips on stairways that are frequently used by residents, and secure doors to buildings. Also mentioned was hoarding and cluttering in units, which is a safety issue because it often leads to fire hazards and an inability of emergency personnel to get into units, and then electrical issues within units. In addition, there are safety issues that arise out of human interactions, and that includes things like vandalism in

buildings and then that vandalism resulting in things being broken that are left broken. Homeless squatters can be an issue in some buildings. An increase in staff of SHA buildings that are comparative to the number of units and tenants of the buildings, as well as a more focused security staff where present in SHA buildings was proposed and suggested. As a resident Commissioner, Ms. Howard wanted to present these issues to the board for their consideration in terms of funding in the future budget process for 2024.

After further discussion, Commissioner Purcell asked for any further questions, or comments from the Board. Hearing none, it was moved by Commissioner Clark and seconded by Commissioner Purcell that the July 10, 2023, Regular Session of the Board be adjourned. All commissioners present (6) voted unanimously to adjourn at 6:02 p.m.

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Secretary-Treasurer