MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
JUNE 15, 2026

The Commissioners of the Housing Authority of the City of Seattle (Seattle Housing Authority" or "SHA") met in Regular Session on June 15, 2026, at the SHA Central Office, as well as via teleconference. Board Chair Sally Clark called the meeting to order at 5:06 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 Kristin Ryan Paul Purcell Rita Howard Robert Crutchfield, Vice-Chair Paula Houston
Absent:	Twyla Minor

<u>Public Comment</u>

No public comments were made at this meeting.

<u>Consent Agenda</u>

Commissioner Clark presented the Consent Agenda, which included approval of minutes for the Regular Board Meeting of May 18, 2026; approval of minutes for the Regular Board Briefing of June 8, 2026; and approval of the Expenditure Certification Report (Authorization to Pay Outstanding Obligations of Salaries and Claims for the Period of May 1 to May 31, 2026).

Commissioner Howard moved to approve the Consent Agenda, with Commissioner Ryan seconding the motion. Commissioner Clark asked about a non-standard bank wire portion of the Expenditure Certification Report. Chief Financial Officer Jared Cummer replied that this is the second year HUD has done this when they reconcile the agency's funding amounts from the prior year. They miscalculated how much money they owed SHA, and though staff have been attempting to meet with someone at HUD to get this corrected, a meeting has not occurred likely due to lower federal staffing levels. It is likely that HUD will tell SHA in about a month that the agency has more money than it should and will subsequently start deducting those extra funds. This will have no impact on the agency other than the labor needed to calculate the funds and interest earned on them and separate them from other agency funds.

Mr. Cummer added that he will amend *Table A* regarding a bond payment with corrections, and the corrected table will be sent out to commissioners. Commissioner Clark proposed a friendly amendment to excise *Table A* from the report. Commissioner Purcell moved to approve the amendment, with Commissioner Crutchfield seconding the motion. The amendment was approved by the majority of the members of the Board present at that time (5 yes; 0 no; 0 abstentions).

Commissioner Dr. Houston joined the meeting at this time. Hearing no further comments, the amended Consent Agenda was approved by the majority of the members of the Board present at that time (6 yes; 0 no; 0 abstentions).

Executive Session: Potential Litigation and Performance Updates

Commissioners agreed to immediately enter the Executive Session and to reconvene afterwards to address remaining regular agenda item(s). Recess for this Executive Session began at 5:15 p.m. with the Board scheduled to return to Regular Session at 6:00 p.m. At 5:59 p.m., the Session was extended to 6:20 p.m. Subsequently, the Session was then extended again to 6:30 p.m. After completing the Executive Session at 6:30 p.m., the Board resumed the Regular Meeting agenda at 6:31 p.m.

Regular Agenda

Executive Director Report

Executive Director Rod Brandon brought up a couple of items not included in the reports submitted to the Board. The first item is that the agency has reached out to the Seattle Social Housing Developer (SSHD) to talk about what the two organizations might collaborate on or simply do to understand each other’s activities better. It was a pleasant meeting, and Mr. Brandon was invited to attend a press conference for SSHD’s first building acquisition. What SHA staff learned in that meeting was that SSHD is not limited to serving folks earning up to 120% of the area median income (AMI). Rather, there is no income limit that the developer must observe. Each building will reserve 10% of its units for residents earning 30% AMI or lower, then a certain amount will be set aside for 30-50% AMI residents, and the remaining units will go to residents of any income, regardless of how high.

Commissioner Ryan asked if there was any request for vouchers from SSHD. Mr. Brandon replied that there was some hope expressed by them for vouchers to go to 30% AMI tenants, to which Mr. Brandon explained that reallocating any vouchers would be taking them away from other affordable housing providers in the city. SSHD seemed to appreciate hearing this from Mr. Brandon and stated that they do not want to disrupt other providers, and they remain hopeful that residents who have a portable voucher will want to live at their property. Commissioner Purcell commented that this desire for vouchers is a contradiction to SSHD's model, asserting that SHA should continue to support those partnerships it currently has and that SSHD should make their proposed housing model pen out. Mr. Brandon indicated his understanding. Commissioner Purcell asked if the agency should develop a policy about if SHA's vouchers ought to end up at a SSHD property when their model is meant to have higher-income tenants subsidize rents of lower-income tenants. Housing Operations Director Dave Wellings reiterated that tenants who have portable vouchers can shop for a rental dwelling wherever they like, and their choice cannot be constrained by SHA. Mr. Brandon commented that he understands the Commissioner's intent is to say that SHA should not gift extra vouchers to SSHD; Commissioner Purcell agreed with this summary.

Commissioner Howard stated that in the Executive Director's Report, she notes 356 Special Purpose Vouchers that remain to be used. If these aren't being used, why not shift these vouchers to other uses? Mr. Brandon replied that these vouchers are constrained by additional parameters, such as that they might only be used by veterans or by foster youth. Commissioner Howard suggested that if they remain unused, the parameters be expanded. Mr. Brandon indicated he understood the Commissioner's point. Commissioner Clark added that a comment that she understood Commissioner Purcell's point about a voucher at a building where other tenants have unlimited income and suggested that perhaps this topic of vouchers and SSHD requires more discussion in the future. Mr. Brandon mentioned that he also spoke with SSHD about offering additional services to 30% AMI tenants like SHA does; SSHD had not yet considered the question of additional services and appreciated the insight from Mr. Brandon.

Moving on, Mr. Brandon spoke about his meeting with Mayor Wilson and her presentation of a transit pass program that provides free transit passes to some residents. Many SHA residents are recipients of these free transit passes, and if the new vote passes, even more residents will be eligible to receive them.

Commissioner Howard stated her appreciation for the “department overviews” included in this month’s Executive Director Report.

Hearing no further comments, Commissioner Clark called for adjournment of the Meeting. It was moved by Commissioner Howard and seconded by Commissioner Rayan. The June 15, 2026, Regular Session of the Board was then adjourned at 6:43 p.m. as agreed among the members of the Board present at the time (6 yes, 0 no; 0 abstentions.)

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Secretary-Treasurer