

AGREEMENT

Between

The Housing Authority
of
The City of Seattle

And

Seattle/King County Building and Construction
Trades Council

Term of Agreement

January 1, 2026 – December 31, 2027

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MAINTENANCE AGREEMENT

WHEREAS, the Agreement made and entered into as of April 1, 1947, as amended, by and between the HOUSING AUTHORITY OF THE CITY OF SEATTLE, hereinafter called the Authority (or SHA), and the SEATTLE/KING COUNTY BUILDING & CONSTRUCTION TRADES COUNCIL and affiliate unions signatory hereto, hereinafter called the Council, provided the terms of wages, hours and working conditions of employees subject to this agreement; and

The parties hereto in the interest of standardization of conditions of employment on the projects of the Authority, and for the added purpose of fostering the mutual interests of both the Authority and the affiliated Unions of the Council, hereby agree to and adopt the following rules to govern wages, hours, and the other conditions of employment of all supervisory and non-supervisory employees performing maintenance work on property or projects coming under the management and/or direction of the Authority.

ARTICLE 1

RECOGNITION

Section 1.1, Union Recognition

The Authority recognizes the Council as the exclusive bargaining agent for its employees, as defined herein, with respect to rates of pay, wages, hours and conditions of employment, and for the adjusting of complaints and grievances.

Section 1.2, Employee Definitions

For purposes of this Agreement, the term "employee," when not more specifically modified, shall include all Regular, Project, and Temporary hourly paid maintenance employees, and maintenance supervisors of the Authority, but excluding elected official, officials appointed for fixed terms and confidential employees.

Section 1.3, Covered Work

This Agreement does not relate to installation work in connection with structural additions to buildings or dwelling units owned, operated or leased by the Authority, nor does this Agreement relate to any work involving new building construction under competitively-bid contracts.

Section 1.4, Union Stewards

The affiliated Unions of the Council each have the right to appoint stewards for their respective bargaining units. The Unions will have the right to a reasonable number of stewards based upon craft and work location. Upon appointment, the affiliated Union will notify Human Resources in

writing of the steward's status. The steward will be allowed reasonable time to perform their duties, which includes phone consultation with their business agent during regular work hours, and consultation with bargaining unit members regarding contract issues.

The Unions will present training to current union stewards within each bargaining unit or trade. The training will last no longer than four (4) hours. The training will be considered time worked for those union stewards who attend the training during their scheduled work shift. Union stewards who attend the training during their non-work hours will not be compensated. The parties will agree on the date, time number and names of stewards attending each session. Steward training will occur once during each new contract cycle or if there is a change of stewards during the duration of the contract.

Section 1.5, Bargaining Unit Work Agreement

The Authority and the Council recognize that the Council's bargaining unit members are performing the maintenance work on properties currently owned and/or managed by the Seattle Housing Authority, subject to the other provisions of this agreement. Redevelopment of current Seattle Housing Authority properties and changes to the current scope of properties affecting the bargaining unit will be brought to the Labor/Management Committee as defined in Article 30. The Authority and the Council agree to bargain any impacts to the bargaining unit (as defined in this section) caused by redevelopment of current Seattle Housing Authority properties, or by changes to the current scope of properties, prior to any intended impacts. The Authority agrees to give the Council one hundred and twenty (120) day notice of intent to bargain impacts.

Section 1.6, Contracting Out

The Authority will make every effort to utilize its employees to perform all skilled trades maintenance bargaining unit work on all properties currently owned and managed by the Authority, but the Authority reserves the right to contract out for work under the following guidelines:

1. The required expertise is not available within the Authority's work force, or
2. The required services involve the use of equipment or materials not possessed, or cannot be feasibly attained and utilized in a timely manner by SHA as required, or
3. There is a requirement of market competition or bid competition where the cost is not competitive or that the bid is not awarded to the Authority's bidding work group, or
4. When the services of a contractor are necessary due to emergency situations, or required by law, or
5. The occurrence of peak loads above the work force capability.

SHA will regularly communicate the use of these guidelines, the work category, and supporting factual basis for the need to sub-contract out work under this section to the affected maintenance

group and the Labor/Management Committee. This section is subject to Article 23, Settlement of Disputes.

Section 1.7, Union Membership

The Authority will inform new bargaining unit employees of the Council's status as the exclusive bargaining representative. Employees have the right to become a member of the appropriate affiliated union representing their position. The Authority agrees to remain neutral regarding Union membership. Should employees have a particular question about Union membership, the Authority will refer those employees to this Agreement, to a Union representative, and/or to PERC.

Section 1.8, Dues or Fees/Payroll Deduction

A. Dues Deduction. The Authority shall deduct union dues or fees for all employees who individually and voluntarily authorize and affirmatively consent, in writing, for such payroll deduction of dues or fees from each month's paycheck. Written authorization for dues/fees deductions shall be provided to the Authority. The Union shall designate the amount to be deducted. Such amount shall be remitted promptly to the Union. Employees requesting to stop dues/fees deductions shall provide written notification to both the Authority and the Union, with the Authority stopping deductions following written confirmation from the Union that the employee's dues/fees authorization has been terminated in compliance with the terms of the written authorization executed by the employee.

B. Recognition of Electronic Signature. The parties agree that the Authority will recognize electronic authorizations for membership.

C. Indemnification. The Council and/or the appropriate affiliated union agrees to hold the Authority harmless and indemnify for any costs, expenses, and attorney fees incurred by the Authority, or any of its supervisory or management personnel, as a result of any payroll deductions made under these dues provisions.

Section 1.9, New Hires and Rehires

The Authority will make best efforts to provide written notification to the Council of new hires, rehires in bargaining unit positions and changes in bargaining unit designation for unit positions seven (7) calendar days but no more than within fourteen (14) working days of hire. This notice will be via an individual email notification for each employee and will include:

1. First and last name
2. Home address
3. Work email address
4. Job title
5. Division
6. Work Location
7. Date of Hire
8. Status

ARTICLE 2

SUPERVISORY RESPONSIBILITIES

It is agreed that the general responsibilities of the supervisors in performing their duties are:

1. Prepare work plans and cost estimates and direct seasonal work programs;
2. Develop budget estimates and administer the expenditure of budgeted funds within stated limitations, for ordinary maintenance, extraordinary maintenance, and betterments and additions;
3. Inspect structures, grounds and equipment to determine corrective and preventative program needs;
4. Evaluate results of projects in terms of employee performance, job schedules and costs;
5. Assure completion within time and cost schedules;
6. Establish and maintain an effective working relationship among Maintenance personnel;
7. Evaluate the assignments of the work force and make recommendations and implement changes in the work force;
8. Coordinate, supervise and direct employees who provide maintenance services;
9. Conduct performance evaluations for those employees under his/her supervision and make recommendations to supervisors;
10. Initiate disciplinary action as necessary; and
11. Perform such other duties as are consistent with the overall responsibilities of the job.

ARTICLE 3

MANAGEMENT RIGHTS

The Board of Commissioners and its agents are legally responsible for the management of the Seattle Housing Authority. Reserved to the Authority, therefore, is the exclusive authority to manage, determine and operate its projects and employees and to regulate the general working conditions in relation to the efficiency of the operations subject to this Agreement. Except as specifically and expressly covered and controlled by the language of this contract or Federal or State laws and/or regulations, all matters relating to projects, facilities, budgets, and personnel shall be determined and administered by the Authority through such policies, procedures, and practices as it may select. This statement of SHA's authority shall be deemed the equivalent of a detailed enumeration of all respects in which such authority may properly be exercised.

ARTICLE 4

EQUAL EMPLOYMENT OPPORTUNITY AND DIVERSITY

The Authority and the Council agree to maintain the present program of Equal Employment Opportunity for all employees and applicants regardless of race, color, sex, creed, religion, national origin, age, marital status, ancestry, parental status, sexual orientation, gender identity,

or the presence of sensory, or physical disability. The Authority and Council reaffirm that they do and will continue to comply with Executive Order 11246 as amended by Executive Order 11375. Furthermore, the parties mutually affirm their commitment to the principles of racial, social and gender equity and fairness.

ARTICLE 5

EMPLOYMENT DEFINITIONS

Section 5.1, Employment Standard

The Council and its affiliated unions recognize that the ability of the Authority to provide employment for their members depends in significant part on the Authority's image as a public agency deserving of support, and agree to cooperate with the Authority and assist its efforts to assure a fair day's work on the part of each of their members, to improve productivity, eliminate waste, conserve materials and supplies, improve the quality of performance, and strengthen good will among the Authority, its employees, the residents of housing units operated by the Authority, and the general public.

Section 5.2, Temporary and Project Employment

A. Temporary Employment: Temporary positions are of limited duration and shall not exceed twenty-four (24) months. Whenever employees are needed to fill positions on a temporary basis, including to the extent that the Authority has limited funds, such as a grant or budget savings, the Authority's residents will be offered the positions first, if qualified. If the Authority's temporary needs are not met after offering the positions first to the Authority's residents, the appropriate signatory unions will be notified. The Authority will contact the signatory union's dispatch office with a request for a temporary employee(s). The signatory unions will dispatch the requested temporary employee(s) as available.

The temporary employee(s) will be required to fill out an employment application and will have their criminal history and driving license checked to meet the Authority's requirements for employment. This process usually takes at least two (2) days to be completed, and the applicant is not paid for this time. If the dispatched employee(s) does not meet the Authority's requirements, then the process may be repeated until a satisfactory employee is found. In the event that the unions are unable to furnish necessary employees within 48 hours of the original dispatch request, the Authority may secure such personnel from other sources available to it. The signatory unions agree to refer qualified and competent employees to the Authority to fill the temporary positions. There is no interview process involved in the selection of the temporary union dispatch employees. For all temporary employees who have been dispatched to the Authority from the signatory unions, the Master Agreement that the unions have with the appropriate organization or group that is responsible for executing a Master Agreement on behalf of employers, shall cover all wages, overtime rules, and fringe benefit contributions made to, and on behalf of, the dispatched employee(s).

B. Project Employment:

No new or additional project positions will be offered or filled by the Authority after execution of this Agreement. Any project positions in existence on the date of the execution of this agreement will be phased out on or before the conclusion of the existing project duration. Any regular employee who accepted project employment will be returned to regular employment in the same, or a substantially similar, job title. Any project employee who did not hold a regular position with the Authority prior to project employment will (1) apply for and hire into a regular position, (2) be hired as a temporary employee per this Article, or (3) be released by the authority. No project employee will suffer a reduction in hourly wage if hired as a temporary employee by the Authority in the same classification.

Project Employees will not earn seniority credits for their tenure; however, if the Project Employee completes the term of the appointment and is selected to fill a Regular position within 180 days of separating from the Project Employment position, the Project Employee will receive seniority credits for the time served as a Project Employee.

Section 5.3, Selection of Staff

The Authority may select its supervisors and other employees performing similar supervisory duties regardless of whether or not such employees are members of the Council's affiliated unions. The Authority may have Property Assistants who will be responsible for incidental maintenance and clean-up of units and common areas.

Section 5.4, Separation Pay

Employees who leave the employment of the Authority for any reason will be paid the full amount of compensation due. Compensation due for sick leave is determined by Articles 14 and 20. Annual leave is paid at 100% of the accrued amount. The employee has the option to use the sick leave funds for medical insurance payments as defined by the COBRA regulations.

Section 5.5, Pre-Employment Driving Requirement

A pre-employment driving evaluation will be given to all new temporary or regular employees who will be driving service vans or dump trucks for the Authority. If hired, the time spent in taking the driving test will be paid for by the Authority. Any required DOT physical will be paid for by the Authority.

ARTICLE 6

VACANCIES

Section 6.1, Filling Job Vacancies

The Council, and the appropriate Local Union, shall be notified by the Authority of any regular maintenance or construction position vacancies.

A. Maintenance Mechanic Vacancies. As vacancies become available in Maintenance Mechanic positions, the Authority will advertise the vacancies to members of the Council for a period of five business days. After five business days, and if no internal candidate is selected, the Authority will advertise to the general public. The Authority shall specify a special trade skill required within the Carpentry, Electrical, Painting or Plumbing Trades, if, in its discretion, that trade skill is required.

B. Regular Maintenance or Construction Vacancies. In filling other regular maintenance or construction vacancies, the Authority shall distribute an announcement of the vacancy to all Authority offices, stating the minimum qualifications and identifying who can apply for the position. The Authority may also advertise to outside sources or other internal sources.

C. In some unique cases, only the Authority's residents will be allowed to apply due to the Authority's goals for resident hiring.

D. The Authority may reject an application for a vacancy from any person who is incompetent or unsatisfactory. If the Council or appropriate Local Union feels that a rejection of a bargaining unit member application has been arbitrary or capricious for the person involved, the Council shall have the right to submit the case for determination upon its merits as contained in Articles 23 and 24.

Section 6.2, Lateral transfers

Whenever a job vacancy occurs or a new job is created, notice of said job vacancy shall be posted four (4) working days prior to filling such job. It is then the right of any SHA employee in the affected job classification to indicate his/her desire to be considered for the vacancy. Preference shall be given to the applicant with the most seniority in the affected classification. Once an employee is notified of his/her approval for the transfer, the employee must transfer to the new location within 14 calendar days after notification. If the Council or approving Local Union believes that the rejection of a bargaining unit member application has been arbitrary or capricious for the person involved, the Council shall have the right to submit the case for determination upon its merits as contained in Articles 23 and 24.

ARTICLE 7

PROBATIONARY/PROVISIONAL PERIODS

Except for employees hired on a temporary basis, all new employees covered by this Agreement will be on probationary status for a period of six (6) months from the date of hire. Upon satisfactory completion of the probationary period, the employee will be classified as a regular

employee. In the event a new employee fails to satisfactorily complete the probationary period, they will not necessarily receive advance notice of dismissal.

Those maintenance employees promoted to a new classification in the unit, effective on the date of their promotion, will be classified as "provisional" employees, and will remain in this classification for a period of six (6) months. If a provisional employee fails to satisfactorily complete the provisional period in the new position, they will be demoted to a position equal to the position held before the promotion if such a position is available; otherwise, the employee will be given two weeks' advance notice of dismissal.

ARTICLE 8

PERFORMANCE EVALUATIONS

Section 8.1, Schedule of Evaluations

Employees will be evaluated utilizing an electronic performance evaluation format. Each new regular employee will be evaluated after three (3) months of employment, but before the end of the sixth (6th) month of employment, and annually after that. Annual evaluations for employees subject to this contract will be due the last Friday in October, except Landscapers and Grounds Lead Workers. Annual evaluations for Landscapers and Grounds Lead Workers will be due the last Friday of January. A supervisory employee who has been transferred or promoted to a new position will also be evaluated during his/her first six (6) months on the new job (provisional status) and yearly thereafter. Evaluations and that are outstanding upon execution of the contract will be waived and reset for the new evaluation cycle.

Employees shall be entitled to have their Union Business Representative present during evaluations.

At the discretion of supervisory or management personnel, an employee may be evaluated more frequently if his/her performance necessitates a reevaluation.

Copies of all performance evaluations will be included in the employee's personnel file and will be used for determining transfers and promotions, or possible disciplinary, termination or layoff actions.

Section 8.2, Performance Improvement

A regular employee whose performance and/or conduct is unsatisfactory for a period of time shall be notified in writing that he/she is being placed on probation and what the deficiencies are. The employee shall sign the performance evaluation notice only for the purpose of showing he/she knows of its existence, not that he/she agrees with it. The form used will provide space for the employee's statement of rebuttal. The Union shall be advised in writing of employees placed on probation. If an employee fails to correct the problem(s) within a reasonable (not less than thirty (30) days, or more than six (6) months) time, he/she may be discharged. The Authority may, but need not, use suspension as a disciplinary measure before considering discharge.

Section 8.3, Merit Based Paid Merit Leave

Following the date of the employee's performance evaluation, employees will be awarded merit leave for that evaluation period, based on Performance Evaluation scores:

Average Score	Hours of Merit Leave
3.8 or over	40 hours
3.3 to 3.79	24 hours
3.0 to 3.29	8 hours

Merit leave must be used prior to the end of the following evaluation period – January 31 for Landscapers and Grounds Lead Workers and October 31 for all other employees.

Performance evaluations receiving scores under 3.0 are subject to the grievance procedure.

ARTICLE 9

WAGES

Section 9.1, Classifications and Rates of Pay

A. Classifications for Non-Supervisory personnel are:

Carpenter
Electrician
Senior Electrician
Residential Electrician
Painter
Plumber
Plumber II
Senior Plumber
Engineer
Vehicle Mechanic
Solid Waste Vehicle Mechanic
Glazier
Floor Coverer
Solid Waste Worker
Asbestos Abatement Worker
Asbestos Abatement Worker/Supervisor/Lead
Maintenance Mechanic
Vacate Technician Trainee
Vacate Technician
Maintenance Technician
Pest Control Technician
Laborer
Solid Waste Laborer

Solid Surface Shop Lead
Inventory & Warehouse Specialist
Landscape
Grounds Lead Maintenance Worker
Industrial Cleaner
Janitor
Event Hall Custodian

B. Non-Supervisory Pay Rates. The pay rates for non-supervisory personnel for 2026 are set forth in Schedule A, attached. Pay rates for the remaining years of this Agreement will be revised per Section 9.5. Pay rates may also be revised per the Authority's classification/compensation review policy, upon notice and consent by the Council.

C. Non-Supervisory Premium Pay Rates.

1. A \$5.00/hour premium shall be paid when a Painter performs drywall finishing work for eight consecutive work hours or more within the same work week.
 - a. The eight hour threshold shall include travel and mobilization time directly related to this work.
 - b. The threshold will reset the following week.
 - c. The premium shall be clocked separately and applied only for the duration of the drywall finishing assignment.
 - d. The premium does not apply to basic preparatory work commonly associated with painting, such as filling nail holes, patching minor surface imperfections, or other standard surface preparation performed in the normal course of painting duties.
2. A \$2.00/hour premium shall be paid:
 - a. When an employee works on swing staging, boom, scissor or other motorized lift.
 - b. When an Asbestos Abatement Worker performs Abatement Supervisor duties.
 - c. When employees perform lead-based paint abatement work. The employee must be certified to perform the work, using appropriate equipment and protective clothing.
3. \$4.00 premium will be paid when an employee is performing welding, provided the employee is qualified and certified to perform the work, and provided that welding tasks are not included in the employee's job description.
4. A \$20.00/hour premium will be paid when an employee is performing work related to a deceased resident and requiring a Bio-Hazardous Waste Certification. It will be the responsibility of the Employer to provide protective gear such as masks, gloves and hazmat suits and all necessary training to work safely with biohazardous materials.

5. A \$2.50/hour premium will be paid on all hours worked:
 - a. When an employee is assigned as a temporary Lead. The determination that a temporary Lead position is required, and the assignment of the temporary Lead, will be made by the crew supervisor at the beginning of the project and will be noted in Kronos. The designated Lead, working at the direction of the crew supervisor, will be responsible for sequencing work, directing and assisting the crew, and coordinating with the crew supervisor. To warrant the assignment of a temporary Lead, a project must require three or more workers, including the temporary Lead, and have an expected duration of four or more continuous hours. An employee assigned as a lead for at least 30 consecutive calendar days shall receive the premium on all hours compensated.
6. Employees shall be paid for all premiums performed.
7. Landscapers assigned to perform Laborer work will be paid at the hourly rate for Laborers and shall be paid a minimum of two hours for laborer work performed within the same day.
8. These premium rates do not apply to temporary employees hired by dispatch through signatory unions. Master Agreement rules apply.
9. An MM/Carpenter, MM/Painter, MM/Plumber or MM/Electrician shall be paid for all work performed at the craft rate.

Section 9.3, Classifications and Rates of Pay for Supervisors

A. Classifications for Supervisory personnel are:

- Carpenter Supervisor
- Electrician Supervisor
- Grounds Maintenance Supervisor
- Industrial Cleaner Supervisor
- Pest Control Supervisor
- Plumber Supervisor
- Solid Waste Supervisor
- Vehicle Supervisor
- Trade Supervisor/Vacate
- Trade Supervisor/Construction

It is the intention of the authority that supervisors will be paid at least 10% above the hourly rate of the employees they supervise. To the extent that the wage rates set out above do not reflect that 10% differential, the Authority agrees to address inequities or needed adjustments with the Council at Labor Management meetings. Provided and in recognition of shared supervision of licensed trade employees, Trade Supervisors/Vacate and Trade Supervisors/Construction shall be paid at the rate specified in Schedule A.

B. Supervisory Pay Rates. The pay rates for supervisory personnel for 2026 are set forth in Schedule A, attached. Pay rates for the remaining years of this Agreement will be revised per Section 9.5. Pay rates may also be revised per the Authority's classification/compensation review policy, upon notice and consent by the Council.

C. Supervisory Premium Pay Rates.

1. A \$2.00/hour premium will be paid when working on swing staging, boom, scissor, or other motorized lift.
2. A \$2.00/hour premium will be paid when a supervisor is performing lead-based paint abatement work. The employee must be certified to perform the work using the equipment and protective clothing.
3. Premium rates do not apply to temporary employees hired by dispatch through the signatory union. The Master Agreement rules apply.

Section 9.5, Wage Increases

A. Effective at the beginning of Payroll year 2026, all employees subject to this agreement will receive a wage rate increase of three percent (3.0%) against the base rate of pay. The rates are set out in Schedule A, and will be defined as "the contract rate for Payroll Year 2026."

B. For Fiscal Year 2027 wages will be determined based on the Employer's 2027 federal funding levels compared to the 2026 funding levels.

If any job classification not covered by this agreement (including management/executive staff, excluding the Executive Director) receives an across-the-board wage increase or average merit-based increase that is greater than identified below, all employees covered by this agreement will receive the identical wage percentage increase on the same effective date.

1. If funding levels increase by six percent (6%) or greater:
 - a. Beginning on the first day of payroll year 2027, employees will receive a percentage pay increase equal to one hundred percent (100%) of the Seattle-Tacoma, Bellevue Area Consumer Price Index (W) increase from October 2025 through October 2026 with a minimum of two and a half percent (2.5%) and a maximum of five percent (5%).
2. If funding levels are flat or increase by less than six percent (6%):
 - a. Beginning on the first day of payroll year 2027, employees will receive a percentage pay increase equal to one hundred percent (100%) of the Seattle-Tacoma, Bellevue Area Consumer Price Index (W) increase from October 2025 through October 2026 with a minimum of one and three quarters percent (1.75%) and a maximum of two and one half (2.5%).
3. If funding levels decrease by less than six percent (6%):
 - a. Employees will receive a lump sum payment equivalent to four percent (4%).

4. If funding levels decrease by six percent (6%) or more:
 - a. WAGE OPENER The parties hereby agree to a limited reopener of this Agreement. The parties agree to meet and negotiate over 2027 wages beginning in October 2026. The CPI-W increases or lump sum described above is null and void.
5. In the event that 2027 federal funding levels have not been determined by the first day of the 2027 payroll year, any wage increases will be determined once 2027 funding is finalized. All wage increases will be retroactive to the first day of the payroll year.

Federal funding levels are based on the following Housing and Urban Development (HUD) sources: Capital Subsidy, Housing Choice Voucher Fund, and Public Housing Operating Fund.

Both parties agree that the use of funding levels to determine wage rates is limited to the duration of this agreement and will not be carried forward in future agreements except by mutual agreement.

Both parties agree that the consideration of non-Council represented employee wage increases to determine wage rates is limited to the duration of this agreement and will not be carried forward in future agreements except by mutual agreement.

Section 9.6, Capital Improvement Work

When capital improvement program funds are used to pay Regular Maintenance employees, the rate of pay will be determined based upon the source of funds. The source of funds can be either Davis-Bacon Wage Determinations from the Department of Housing & Urban Development, or from the State of Washington Prevailing Wage Rates. The rate of pay will be determined by comparing the average hourly wage for SHA workers who are paid wages according to this Maintenance Agreement. The average hourly wages have been calculated to include monetary amounts for medical, dental, retirement, life insurance, and long-term disability benefits paid by the Seattle Housing Authority. There has been a reduction in the hours worked per year to account for Annual Leave, Sick Leave and holiday pay earned and used by the average employee.

When the SHA average hourly wage is below the Davis-Bacon, or State Prevailing Wage, the employee will receive additional compensation equal to the differential in wages. The premium pay rates in Article 9 would also be added to any of the pay rates on these capital improvement projects as necessary. When the SHA average hourly wage is above the Davis-Bacon, or the State Prevailing wage, the wages paid to the employees will remain as stated in Article 9.

ARTICLE 10

WEEK'S WORK

Section 10.1, Overtime

All compensated time on the time card entry worksheet in excess of forty (40) hours per payroll week (Friday through Thursday), and eight (8) hours per day, or ten (10) hours per day if the

employee is working a 4-10 work week schedule, shall be considered overtime. Overtime shall be paid at the rate of time and one-half, except that if an employee works more than two hours overtime on any given day, the employee will be compensated at a double time rate for all overtime hours on that particular day. An employee has the option to receive compensatory time in lieu of overtime pay at the rate equivalent to the applicable overtime rate.

Example: Employee works four (4) hours of overtime and elects compensatory time. They will receive six (6) hours of compensatory time if the applicable overtime rate was time and one-half or eight (8) hours of compensatory time if the applicable overtime rate was double time.

Employees required to work in excess of their normal work day are authorized an Authority-paid phone call to their residence of three minutes or less. Compensated time shall include Annual Leave, Sick Leave, and paid holidays.

Section 10.2, Compressed Workweek

An employee, with prior management approval, may opt to work a 4-10 workweek schedule. The supervisor, with the concurrence of the Department Director, shall determine which employee, if any, can work a 4-10 work week, after considering (1) the employee's wishes, (2) the operational needs of the department, and (3) coverage requirements. The 4-10 workweek can be changed by the Authority for documented business and staffing needs. It is the intent that a 4-10 work week shall include three (3) consecutive days off which shall include a Saturday and Sunday. Where an emergent need and/or an accommodation of an employee request dictate(s), an alternative day(s) off may be scheduled between Monday and Friday, with mutual agreement of the employee and the Authority.

Section 10.3, Authorization Process for Compressed Workweek

The Authority shall have the exclusive right to adopt rules and procedures defining and regulating the 4- 10 work week program. The Management Rights rule in this Agreement describes the authority by which the Management may set the general working conditions in relation to the efficiency of the operations which includes the 4-10 work week. It is not the intent of the Authority to change the description of the 4-10 work week program as described in Section 10.1 and 10.2 above.

Section 10.4, Work Hours

Regular shifts are shown in the box below. Shifts may be established between 6:00 a.m. to 5:30 p.m. as needed to meet the business needs of each operations group. Employees shall be given at least two weeks' notice of a change to their regular shifts.

Work Group	Current Hours of work
Solid Waste Division	5:30 a.m. to 2:00 p.m.
All Other Maintenance	6:00 a.m. to 5:30 p.m.

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Employees wanting to start work at other than the approved start times identified in this section can make a request to their immediate supervisor, stating the reason(s) for the flexible start time. Their supervisor may grant approval for valid reasons such as child care, car pool, elder care, vanpool, and medical accommodations in accordance with SHA policy. If the request is denied by their supervisor, the employee can appeal the decision to the Labor/Management Committee.

Section 10.5, Flexible Schedule

Maintenance Technicians will be allowed to work a part-time payroll week (Friday through Thursday) with a non-standard weekend of Tuesday and Wednesday instead of Saturday and Sunday to allow for coverage needs at the community facilities at HOPE VI sites. The hours of work will be determined based upon usage patterns of the facilities. All overtime provisions in Article 10, Section 10.1 apply.

Section 10.6, Sick Leave for Inclement Weather

When the Executive Director declares that the work day is an "inclement weather" day, employees may use sick leave to pay for time not worked on the inclement weather day if the employee has no other annual leave or personal holidays remaining in order to be paid for that day.

Section 10.7, Cancellation of Work

Cancellation of work due to snow will not result in loss of pay for regular employees. Employees who perform work on a day when work is canceled will receive one (1) day of Annual Leave as compensation.

Section 10.8, Rest Period between Shifts

Employees called back to work shall be allowed at least eight hours of rest before starting their shift. If the employee does not have eight hours rest before the start of their next shift, the employee shall be allowed to use sick leave or annual leave, at the employee's option, for part of their shift to ensure the proper rest period of eight hours. Employees must notify their supervisor of the election to take sick/annual leave for part of a shift as soon as practicable, but must always leave a phone or email message prior to the start of the shift.

Section 10.9, Compensatory Time

Scheduling compensatory time off shall be by mutual agreement of the employee and the Employer. Upon reasonable notice, the employee shall be paid cash in lieu of comp time, no later than at the end of the next pay period, at the regular rate of pay (at the time earned) for available compensatory hours. The employee will be paid cash in lieu of comp time at the regular rate of pay for unused compensatory hours earned prior to November 1 if the employee has not used the comp time earned prior to the end of the payroll year. Compensatory time that is earned on or

after November 1 will not be automatically paid out at the end of the payroll year and will be carried over to the following payroll year. There shall be no pyramiding of overtime.

ARTICLE 11

TEMPORARY EMPLOYEES

Section 11.1, Standards for Temporary Employees

It is agreed that all temporary employees hired by the Authority through the respective unions affiliated with the Council will be paid at the prevailing Building Trades Residential or Commercial Rate as appropriate, including the fringe benefit contributions to be paid either to the Trust Funds specified in collective bargaining agreements of the affiliated unions, or upon written request of the union, the fringe benefits may be paid directly to the employee. When the fringe benefits are paid to the Trust Funds, the unions and the Authority hereby agree to be bound by the terms of the Trust agreements for the exclusive benefit of the temporary employee, or their lawfully appointed successors.

Section 11.2, Public Employees Retirement System Re-Opener

In the event coverage of the Washington Public Employees Retirement System is extended to any such employee or class of employees so as to increase the amount of contributions to be made by the Authority with respect to any such employee(s), then the nature and extent of the Authority's obligation to make contributions under Article 11 shall be automatically reopened as a subject of bargaining.

Section 11.3, Modernization Work

The Authority may employ temporary employees from the Council affiliated unions for the purposes of modernization or rehabilitation work associated with housing redevelopment, or may use regular employees to do the work. The temporary employees who are performing work in these programs must be paid at the prevailing Davis-Bacon wage rate as determined by the HUD Department of Labor office. If the Davis-Bacon wages and benefits are greater than the Authority wages and benefits, there will be a differential paid to those employees only during the time they are working on those programs. If the Davis-Bacon wages and benefits are less than the Authority wages and benefits, there will be no differential, and the wages in the Maintenance Agreement will be paid to the workers performing the work.

ARTICLE 12

HOLIDAYS

Section 12.1, Guidelines for Use and Pay

Recognized holidays shall be New Year's Day, Martin Luther King, Jr.'s Birthday, Presidents' Day, Memorial Day, Juneteenth, Fourth of July, Labor Day, Veterans Day, Indigenous Peoples'

Day, Thanksgiving Day, the day after Thanksgiving Day and Christmas Day. An employee who is separated from employment on the last scheduled workday preceding a holiday will not receive the holiday pay. An employee who is on leave without pay status on the last scheduled workday preceding a holiday will not receive holiday pay.

There will be three personal holidays to replace General Election Day, Lincoln's Birthday and Veterans Day. To be eligible for the personal holidays a new employee must begin employment by June 1 for all three personal holidays and if hired after June 1 and before November 11, then two personal holidays will be allowed and all personal holidays are to be used by the end of the payroll year. If hired on or after November 11, no personal holidays will be given for that payroll year.

Section 12.2, Holiday Pay

There shall be no deduction of pay for the holidays above provided.

Section 12.3, Holiday Double Time

If employees are required to work on a recognized holiday, they shall be paid at the rate of double the straight hourly rate as set forth in Article 10 above. In addition, the employee will receive the holiday pay for this day.

Section 12.4, Alternate Holiday

Whenever any of the holidays fall on a Saturday or a Sunday, the preceding Friday, for the former and the following Monday, for the latter, shall be substituted therefore.

Section 12.5, Personal Holidays

Personal Holidays must be scheduled in advance, and not impair departmental operations as determined by the department Director. Personal holidays must be taken during the payroll year and cannot be carried forward as part of an employee's annual leave. As stated in Section 12.1, those employees on payroll at the beginning of a payroll year will be credited with twenty-four (24) hours of personal leave. The actual crediting will appear on the first payroll of the year, which spans from the previous payroll year to the current payroll year, but the leave cannot be taken until the current payroll year begins.

Section 12.6, Prorated Personal Holidays

At the time personal holidays are used, employees who work less than a full-time schedule will have the hours used for the personal holiday prorated based upon the hours in their regular work week and a five (5) day work week. (e.g.: A person who works a thirty (30) hour week, and works three (3) 10-hour days, will be awarded six (6) hours towards a personal holiday, and will need to use four (4) hours of annual leave to make up the difference for a 10-hour day.)

Section 12.7, Paid Holiday Pay

When the Executive Director declares the day before a holiday an inclement weather day, and the employee does not have any compensated leave available for the one (1) day before a

holiday, SHA will still pay the employee for the holiday. The employee may be on approved or unapproved leave without pay for the one (1) day only.

ARTICLE 13

ANNUAL LEAVE

Section 13.1, Use of Annual Leave

Regular full-time employees will accrue Annual Leave according to the accrual format and rate table below. Less than full-time employees will have their annual leave accrual pro-rated. Eligible employees will be able to use annual leave as soon as they earn it. Annual Leave hours will be earned bi-weekly based on the number of paid hours in the pay period. The maximum number of paid hours that can be used for calculating leave benefits will be 80 hours per pay period. Paid hours include regular work hours and all types of paid time off including annual leave, sick leave, holidays, and personal holidays. Overtime hours worked is not factored towards annual leave accruals. For employees hired after April 1, 1987, the amount of annual leave carried forward at the end of the 2013 calendar year shall not exceed two hundred forty (240) hours. Effective January 1, 2014, the amount of annual leave carried forward at the 2014 and ongoing payroll years shall not exceed two hundred forty (240) hours. Employees hired prior to April 1, 1987, shall accumulate annual leave at the normal rate, and the amount of annual leave carried forward at the end of any payroll year shall not exceed three hundred sixty (360) hours or forty-five (45) days. Effective January 1, 2014, the amount of annual leave carried forward at the 2014 and ongoing payroll years shall not exceed three hundred sixty (360) hours. Temporary employees do not receive annual leave.

Section 13.2, Scheduling of Annual Leave

Annual leave shall be taken at a time mutually agreeable between the supervisor and the individual employee.

Section 13.3, Annual Leave Accrual

Accrual Rate Table:

During Service Year	Annual Leave Accrual (biweekly)	Annual Leave Accrual (monthly)	Annual Hours
1	3.84	8.33	100
2	4.00	8.67	104
3	4.15	9.00	108
4	4.31	9.33	112
5	4.46	9.67	116
6	4.62	10.00	120
7	4.77	10.33	124
8	4.92	10.67	128
9	5.08	11.00	132

10	5.23	11.33	136
11	5.23	11.33	136
12	5.23	11.33	136
13	5.23	11.33	136
14	5.54	12.00	144
15	5.54	12.00	144
16	5.54	12.00	144
17	5.85	12.67	152
18	5.85	12.67	152
19	5.85	12.67	152
20	6.15	13.33	160
21	6.15	13.33	160
22	6.15	13.33	160
23	6.46	14.00	168
24	6.77	14.67	176
25+	7.69	16.67	200

Section 13.4 Leave Without Pay

Leave without pay must be requested in writing by the employees and approved in advance by the Department Director or designee. Unpaid leaves of absence, including extensions, shall not exceed five (5) months duration, although special protection may be extended to employees on leave without pay for major injury or illness.

In exceptional circumstances beyond the employee's control, leave without pay may be granted based upon the employee's past attendance and performance if all annual leave has been used. Leave without pay must be approved in advance by the Department Director or designee.

Section 13.5, Annual Leave Cashout

Once per calendar year on the first pay cycle in December each year, an Employee may elect to cash out up to twenty-four (24) hours of annual leave provided that the employee will be left with a minimum of eighty (80) hours of annual leave.

ARTICLE 14

SICK LEAVE, LEAVE FOR WORKPLACE INJURY, HEALTH CONDITION, DOMESTIC VIOLENCE, BEREAVEMENT

A. Sick Leave

Section 14.1, Sick Leave Accrual

Regular and Project employees will earn sick leave hours bi-weekly based on paid hours. The accrual rate will be based on 96 hours annually (3.69 hours per pay period) for a full-time employee, and prorated for less than full-time employees. The maximum number of paid hours that can be used for calculating leave benefits will be 80 hours per pay period.

Temporary employees will accrue sick leave in accordance with the Washington Paid Sick Leave Act (currently one (1) hour for every forty (40) hours worked).

Section 14.2, Use of Sick Leave

Sick Leave may be taken in units of not less than one-quarter (1/4) hour per day. Paid accrued sick leave shall be allowed due to:

- (1) the employee's illness, injury, or health condition; for medical diagnosis, care or treatment of the employee's illness, injury or health condition, or for preventative treatment; and
- (2) for the illness, injury, or health condition of a family member generally defined as children, spouse, domestic partner, parent (including in-laws), grandparent, grandchild, sibling, or those relatives living with and dependent upon the employee, or as specifically defined in Washington law; a family member's medical diagnosis, care, treatment, and/or preventative medical care;
- (3) when the employee's place of business has been closed by order of a public official for any health related reason, or when an employee's child's school or place of care has been closed for such a reason;
- (4) for a leave taken under the Washington Maternity Disability Regulation, Washington Family Care Act, Washington Domestic Violence Leave Act, or the Family and Medical Leave Act (FMLA). The Employer may require an employee taking leave under this section to furnish a written certification of illness by a licensed physician, physician's assistant or nurse practitioner if the illness results in absence of more than three (3) consecutive days at one time. Abuse of or fraudulently obtaining or attempting to obtain sick leave is cause for termination.

Section 14.3, Sick Leave Accumulation

Unused sick leave may be accumulated without limit.

Section 14.4, Sick Leave Payout

Any employee covered by this Agreement may designate a beneficiary to receive a cash payment in an amount equal to twenty-five (25) percent of such employee's accumulated and unused sick leave, which designation shall be in writing and filed with the Authority, and in the event of death of the employee, such payment shall be made to the designated beneficiary at the rate of pay of the employee in effect on the day prior to their death.

Section 14.56 Payment at Termination

An employee covered under this agreement will be paid up to twenty-five (25) percent of their earned but unused sick leave benefits upon their voluntary termination.

Section 14.7, Conversion of Sick Leave

An employee can convert sick leave to annual leave at the proportion of four (4) sick leave hours to one (1) annual leave hour after all the employee's annual leave hours have been used. The converted annual leave must be used at the time of conversion.

B. State Industrial Insurance

1. Employees suffering illness or injury compensable under the State Industrial Insurance and Medical Aid Acts shall receive compensation for time lost due to injury according to the terms of the Act. See, Chapter 51, RCW.

Employees may use their sick leave accruals pending approval of their L&I claim and prior to receiving their L&I time-loss funds. If an employee receives L&I compensation from the state for work hours that were previously compensated as paid sick time, the employee must reimburse their sick leave bank, i.e., buy back the employee's used sick leave. Under no circumstances can employees receive paid sick leave and State Disability Compensation concurrently for the same period of disability.

Employees may also use annual leave either at the same time as their L&I time-loss or as a stand-alone. Employees are not required to buy back their annual leave. Should they choose to buy back their annual leave, then all L&I reimbursements will be used to buy back sick leave first and then annual leave.

2. **Modified Duty.** The Authority will endeavor to return all injured workers to their regular job at the regular rate of pay for that job, in cooperation with the employee, the employee's physician, the Authority's Safety Administrator, and the Council. For on-the-job injuries, the State Labor and Industries Department will also be involved. The Authority will determine whether any Modified Duty is available on a case-by-case basis, in cooperation with the employee, the Authority's Safety Administrator, and the employee's physician, who must authorize the release for modified duty.

C. Leave for Health Condition (FMLA and PFML)

Leave benefits will be provided in accordance with the FMLA and its rules and regulations, and the Washington PFML statute, and its rules and regulations. Leave may be taken incrementally, or as a sequential period of time, as approved.

E. Domestic Violence, Sexual Assault, or Stalking Leave

In accordance with state law, the Authority has adopted the following policy to reduce domestic violence, sexual assault, and stalking, as defined by RCW 26.50.010, 26.50.110, 9A46.110 and RCW 70.125.030 respectively and jointly.

ELIGIBILITY: All employees are eligible to take leave under this policy. In order to take leave for domestic violence, sexual assault, or stalking, the leave must be taken by an employee for his/her own use, or for the use to provide care and/or assistance for a family member. For purposes of this section, a family member shall be defined as a child, spouse, domestic partner, parent, parent-in-law, grandparent, or a person in a dating relationship with the employee.

TYPE OF LEAVE COVERED: In order to qualify for leave under this policy, the employee must be taking leave for one or more of the following reasons:

1. To seek legal or law enforcement assistance, or remedies to ensure the health and safety of the employee or employee's family member(s) including, but not limited to, preparing for, or participating in, any civil or criminal legal proceeding related to, or derived from domestic violence, sexual assault, or stalking;
2. To seek treatment by a health care provider for physical or mental injuries caused by domestic violence, sexual assault, or stalking, or to attend to health care treatment for a victim who is the employee's family member;
3. To obtain, or assist a family member in obtaining services from a domestic violence shelter, rape crisis center, or other social services program for relief from domestic violence, sexual assault, or stalking;
4. To obtain, or assist a family member in obtaining mental health counseling related to an incident of domestic violence, sexual assault, or stalking in which the employee or the employee's family member was a victim of domestic violence, sexual assault, or stalking; or
5. To participate in safety planning, to temporarily or permanently relocate, or to take other actions to increase the safety of the employee or employee's family members from future domestic violence, sexual assault, or stalking.

D. Bereavement Leave

Three (3) days of Authority-paid bereavement leave shall be allowed and up to five consecutive days of sick leave may be used in the event of a death in the employee's family. Exceptions to taking the five days of sick leave consecutively may be made with supervisor approval, for example in the case where the funeral or memorial service occurs over a week after the date of death. The employee's family shall include the employee's spouse or domestic partner, and the

following relations to the employee, spouse or domestic partner: parents (natural parent, stepparent, or adoptive parent), parents-in-law, children (natural child, stepchild, adoptive child or foster child), siblings (natural sibling, stepsibling or adoptive sibling), grandparent or grandchild. Additional leave may be taken with supervisor approval.

Employees may request one day of funeral leave to attend a funeral or memorial service for relations other than the employee's immediate family, to include: (1) the employee's uncle, aunt, cousin, niece or nephew; (2) the spouse/domestic partner of the employee's sibling, child or grandchild; (3) the uncle, aunt, cousin, niece or nephew of the employee's spouse/domestic partner, or (4) the spouse/domestic partner of the sibling of the employee's spouse/domestic partner.

The employee shall give notice to his or her immediate supervisor as soon as possible and shall, if requested by the employee's supervisor, provide substantiation to support the request.

ARTICLE 15

INSURANCE BENEFITS

Section 15.1, Benefit Package

This Agreement recognizes that the Authority participates in the City of Seattle's insurance benefits under a contractual agreement between the City and the Authority. Pursuant to that agreement, the Authority is to offer identical medical, dental and vision benefits packages, with the same insurers as the City. The City reserves the right to modify, expand or otherwise change the benefit plan without the Authority's approval (including implementation of a flexible benefit plan), and will inform the Authority of its intent to modify prior to implementing the change. Accordingly, the Authority shall comply with the City of Seattle's guidance and practices involving enrollment eligibility, premium schedules, co pay, and other expenses not covered under any of these programs.

Section 15.2, Initial Eligibility

Coverage for medical, dental, vision, life, long term disability, and accidental death and dismemberment becomes effective on the first calendar day of the month following the employment date (first day of work). If the first day of work is the first calendar day of a month, then benefits will begin on that day. If the first day of work is not the first calendar day of the month, then benefits will start on the first of the following month. For example: if the first of the month falls on a Saturday, and the employee's first day of work is on Monday (the third calendar day of the month), then the employee's benefits would start on the first of the following month, even though the employee's first day of work is on the first work day of the month.

Section 15.3, Continuing Eligibility

Employees must have 80 hours of compensable hours in a month to qualify for coverage for that month. Coverage is not affected by any period of unpaid leave of absence of fifteen days or less. Authority payment for benefits for employees on leave without-pay shall be discontinued on the first of the month in which the employee is on leave-without-pay on the first calendar day of that

month and remains on leave-without-pay beyond the 15th day of the same month. Refer to Article 14, Section 14.9(6d) regarding continuing eligibility when FMLA qualified leave of absence is involved. Employees on leave-without-pay who wish to continue their coverage beyond their eligibility for Authority coverage may do so through COBRA, at their own expense, or self-pay for long term disability, or life insurance.

Section 15.4, Reinstatement

Employees returning to work after an unpaid leave of absence, whose benefits have terminated, and who are otherwise eligible will have benefits reinstated according to their return date:

1. Return on the first through the fifteenth, coverage is effective the first of that month, or
2. Return the sixteenth through the end of the month, coverage reinstates the first of the following month.

Employees may obtain benefit information from the Authority's Human Resources Department.

Section 15.5, Retiree Health Insurance Benefit

Employees eligible for retirement who have initiated monthly retirement benefits under the State Employees' Retirement System shall be eligible for health insurance coverage under the same program for retired employees of the City of Seattle. If the employee is eligible for retirement but does not begin monthly retirement benefits immediately upon termination of employment with the Authority, but does continue medical insurance through COBRA, that person may enroll in the retiree plan any time during COBRA, or within 30 days after the termination of COBRA coverage.

ARTICLE 16

RETIREMENT BENEFITS

The retirement benefits under the State Employees Retirement System shall be provided for each regular employee under the rules of the State Employees Retirement Board.

ARTICLE 17

JURISDICTION OF AGREEMENT

It is understood that this Agreement relates only to buildings owned and/or operated by the Authority, or to equipment owned, and/or leased by the Authority. The Agreement does not cover any installation work in connection with structural additions to the buildings.

ARTICLE 18

ASSIGNMENT OF WORK

All regular employees, as well as project and temporary employees, may be transferred, and/or assigned based on operational needs at the discretion and direction of the Authority. to any project coming under the management and/or direction of the Authority either directly or indirectly. An

employee who is assigned work for which a higher pay scale is normally in effect will be paid at the normal rate of the higher pay scale based on the collective bargaining agreement, Article 9 (including applicable premiums). When a non-supervisory employee substitutes for a supervisor, they will be paid at the appropriate rate established by the collective bargaining agreement. A supervisor who is temporarily assigned responsibility in a higher paid position shall have his/her wage adjusted to the appropriate rate.

ARTICLE 19

PROTECTIVE CLOTHING AND UNIFORMS

Section 19.1, Protective Clothing

The Authority will provide all protective clothing and equipment required by WISHA/DOSH, or may, in the discretion of management, offer reimbursement to employees who elect to purchase protective clothing or footwear. Except as provided in this section, employees must receive prior management approval before purchasing protective clothing or footwear.

All employees of the bargaining unit wear protective footwear in the performance of their duties as required by state or federal safety regulations and are eligible to request a reimbursement of up to \$350.00 once in each calendar year. Employees may request reimbursement for multiple pairs of footwear, provided the reimbursement for all footwear is submitted at the same time. The employee must submit a receipt for the footwear showing proof of purchase. Reimbursements shall be on the next AP check run, provided the request is submitted prior to the deadline for processing.

For those employees with repeated or continuous assignments which will result in greatly accelerated deterioration of personal footgear, the Authority will make available suitable footgear as necessary.

Section 19.2, Uniforms

At the employee's request, the Authority will provide five (5) work shirts, annually to each employee. Cleaning and maintenance of the shirt is the responsibility of the individual employee. The Authority will replace all such worn out shirts upon turn-in of such shirt by the employee.

ARTICLE 20

TOOL REIMBURSEMENT

Section 20.1, Reimbursement

The Authority shall reimburse employees for personal tools lost due to fire, or substantiated theft from Authority premises. Employees must submit an inventory at the time of employment, and update the listing as tools are added or subtracted from those required to be supplied by the employee. The inventory listing shall be submitted to the supervisor or manager. Acknowledgment of receipt of the inventory list will be returned to the employee. Employees must have the inventory on file prior to the loss, and are responsible for notifying management whenever personal tools are removed from Authority property.

Section 20.2, Tool Allowance

The Vehicle Mechanics, and the Vehicle Maintenance Supervisor will be allowed a \$1,800 (one thousand and eight hundred)_tool allowance for each calendar year for tool replacement, or upgrade. Proof of purchase will be required before reimbursement can be made.

Section 20.3, Safety Prescription Glasses Allowance

For those positions that require the use of safety glasses, the prescription safety glass allowance will be \$300.00, and will be available for reimbursement once every two years.

ARTICLE 21

STOPPAGE OF WORK

During the term of this Agreement there shall be no stoppage of work arising out of the application of this Agreement. All disputes shall be settled in accordance with the provisions hereinafter set forth.

ARTICLE 22

DISCIPLINE AND DISCHARGE

Section 22.1, Progressive Disciplinary Action

The Employer and the Union agree that in their respective roles primary emphasis shall be placed on preventing situations requiring disciplinary actions through effective employee management relations. The primary objective of discipline shall be to correct and rehabilitate, not to punish or penalize. To this end, in in order of increasing severity, the disciplinary actions that the employer may take against an employee include:

1. Verbal Reprimand
2. Written Reprimand
3. Suspension
4. Demotion
5. Termination

Section 22.2, Discipline for Just Cause

No regular employee who has completed their probationary period shall be disciplined or terminated except for just cause. Employees who have been discharged by the Employer shall receive a written statement of the cause of termination signed by the Department Director or their designee. The principles of just cause shall apply to all levels of discipline.

Section 22.3, Termination

1. Temporary or probationary employees may be terminated at any time at the Authority's sole discretion.

2. Regular employees, including those on provisional status, may be terminated only for just and sufficient cause in accordance with the Authority's personnel policies. Just and sufficient cause shall include, but not be limited to, unsatisfactory service, attitude, attendance, or performance; violation of SHA's rules and regulations and/or failure to follow the instructions of a supervisor.

3. All regular employees terminated for just and sufficient cause, and terminated probationary employees shall be paid for earned accumulated annual and compensatory time, but not for sick leave.

ARTICLE 23

SETTLEMENT OF DISPUTES

It is the intent of the Council and the Authority that all disputes arising out of the interpretation or application of this Agreement shall be amicably settled in accordance with the provisions hereof. The grievance procedures are written for a grievance of the Council against the Authority, but it is understood the steps are similar for a grievance of the Authority against the Council. Any employee who considers himself/herself unjustly treated must first communicate this grievance to the Council's representative.

Arbitration awards or grievance settlements shall not be made retroactive beyond the date of the occurrence or non occurrence upon which the grievance is based, that date being thirty (30) calendar days, or less prior to the initial filing of the grievance.

Majority Interest: A grievance in the interest of the majority (51%) of the employees in the bargaining unit shall be reduced to writing by the Council, and may be introduced at Step 3 and shall be processed within the time limits set forth herein. The filing must be within thirty (30) calendar days of the alleged contract violation.

A grievance shall be processed in accordance with the following procedure:

Step 1: A grievance shall be presented in writing, including identification of the Section(s) of the Agreement allegedly violated and the violation, by the Council representative to the Construction Operations Manager, Solid Waste Operations Manager, or Operations Program Administrator, or designee of the aggrieved employee within thirty (30) calendar days of the alleged contract violation. The parties shall make every effort to settle the grievance at this stage promptly. The Construction Operations Manager, Solid Waste Operations Manager, or Operations Program Administrator shall answer the grievance in writing within twenty (20) calendar days after the end of discussions with the Council representative. Any settlement reached at Step 1 shall be final and binding.

Step 2: If the grievance is not resolved as provided in Step 1, the Council representative shall forward the grievance to the Director of Housing Operations or the Director of Asset Management or designee within fifteen (15) calendar days after the Step 1 answer was received. The Director of Housing Operations or the Director of Asset Management

or designee shall thereafter convene a meeting within fifteen (15) calendar days between the Council representative and the aggrieved employee, together with the Construction Operations Manager, Solid Waste Operations Manager, or Operations Program Administrator, and any other members of management whose presence is deemed necessary by the Authority to a fair consideration of the alleged grievance. The Director of Housing Operations or Director of Asset Management shall give a written answer to the Council within fifteen (15) calendar days after the grievance meeting. Any settlement reached in Step 2 shall be final and binding.

Step 3: If the grievance is not resolved as provided in Step 2, or if the grievance is initially submitted at Step 3 pursuant to the Majority Interest, the Council representative shall then forward the written grievance to the Human Resources Director within fifteen (15) calendar days of the decision issued in Step 2. The Human Resources Director shall investigate the alleged contract violation, and if deemed appropriate shall convene a meeting within fifteen (15) calendar days after receipt of the grievance between the aggrieved employee, and the Council representative together with the Director of Housing Operations or Director of Asset Management, and the Construction Operations Manager, Solid Waste Operations Manager, or Operations Program Administrator. Within fifteen (15) calendar days after the meeting, the Human Resources Director shall forward a written reply to the Council. Any settlement reached in step 3 shall be final and binding.

The time limits referred to in the grievance procedure will not be waived unless agreed to by written mutual consent by the Council and the Authority (above supervision level). If the Authority, or the employee, or the Council fails to meet any time limits, the grievance shall be deemed to be settled in favor of the other party. Any time limits in the steps may be extended for a period not to exceed thirty (30) calendar days by mutual agreement of both parties.

ARTICLE 24

ARBITRATION OF DISPUTES

In the event the representatives cannot agree within ten (10) calendar days after the Authority's written response to Step 3 as set forth in Article 23, it shall be submitted within ten (10) calendar days to an arbitrator unanimously agreed upon by a representative from the Authority, and a representative from the Council. If the parties are unable to agree upon an arbitrator, they shall obtain a list of seven arbitrators from the Federal Mediation and Conciliation Service (FMCS), and they shall alternately strike names from the list; the right to strike first shall be determined by lot. The last name remaining shall be the arbitrator. The cost of such third-party arbitration shall be paid by the losing party. If partial relief is specified for one or both parties, the arbitrator shall make an award allocating cost. The representatives shall inform the arbitrator that a decision shall be completed within thirty (30) calendar days from the completion of the hearing. The decision of the arbitrator shall be final, conclusive, and binding upon the Authority, the Council and the employees involved.

In the event FMCS is unresponsive to the parties' request for a panel, the parties agree to utilize the American Arbitration Association (AAA), or another mutually agreed upon comparable agency, that maintains a roster of labor arbitrators.

ARTICLE 25

REDUCTION IN FORCE

Section 25.1, Definition

1. Temporary employees - Persons employed in a temporary classification for a specified period of time, as defined in this agreement. Such persons' employment automatically terminates at the end of the specified period of time or project unless advised to the contrary in writing. Temporary employees are paid the appropriate prevailing wage and receive only the Union benefits for which they are qualified.
2. Probationary employees - All persons newly employed in a regular classification for an indefinite duration as regular employees who have not completed the probationary period which shall be six (6) months.
3. Provisional employees - All employees in supervisory positions by reason of transfer, or promotion who have not completed the provisional period which may last a period of six (6) months.
4. Regular employees - Persons employed in a regular classification for an indefinite and unspecified duration on a full- or part-time basis, and who have completed the probationary period. Regular employees shall be paid and receive benefits in accordance with this Agreement.

Section 25.2, Lay-Off

1. Layoff is a termination of an employee's employment not directly related to performance, or service. Layoff reasons include, but are not limited to, reduction in staff for budgetary considerations, or work load, and/or elimination of a position due to administrative reorganization.
2. In all layoffs in any trade the following factors shall apply:
 - a. All temporary, project, and/or probationary employees shall be laid off in the category or trade undergoing layoff before any regular employees are laid off.
 - b. Demonstrated skill and ability to perform the work within the category, trade, and/or craft described in the Authority's manual of operations. When the skill and ability of employees to be laid off are equal, then length of continuous service with the Authority, and within the affected craft, shall prevail.
 - c. The Authority shall be entitled to retain supervisors and individuals having a dual rate, one of which shall be a supervisor, out of regard to seniority. Such employees shall

continue to accrue seniority in their trade during the time they serve in a supervisory capacity.

Section 25.3, Recall from Lay-Off

1. Employees laid off in accordance with the above paragraph shall be eligible for recall for up to twelve (12) months from the date of layoff, by inverse order of layoff, provided the employee is qualified and available.
2. Any notice of recall to a laid off employee shall be by certified mail to the employee's last known address. It is the responsibility of each employee to keep the Authority advised of any changes in address, or telephone number.
3. When the employee is notified of the recall, the employee must contact the Authority and report to work within forty-eight (48) hours of the specified reporting time, or he or she will be removed from the recall list. In cases where the former employee is employed and needs to notify his or her current employer of his or her resignation, the Authority will allow the recalled employee, in addition to the forty-eight (48) hours, up to two (2) weeks before reporting to work for the Authority.
4. The Union shall be notified of the employee's recall at the same time as the employee who is being recalled, and the Union and the Authority shall both make every effort available to them to notify the recalled employee by mail, telephone or other means, and to give the date and time to report to the Authority.

Section 25.4, Seniority

1. The seniority of an employee in the category/craft shall be established, after the employee has been removed from probationary status, as of the date on which he/she was hired as a probationary employee within the craft.
2. The seniority rights of an employee in the craft shall be lost for the following reasons:
 - a. Resignation.
 - b. Discharge (not for reduction in force or probation).
 - c. Retirement.
 - d. Failure to return to work in answer to a callback from layoff.
3. The seniority of a regular employee shall not be lost for the following reasons:
 - a. Time lost by reason of industrial accident, and/or industrial illness. Seniority shall accrue for the period of time lost.
 - b. Time lost by reason of jury duty, and temporary active duty in the Armed Forces of the United States. Seniority shall accrue for the period of time lost.

Section 25.5, Affirmative Action

1. Layoff will be in compliance with Article 4.
2. The same criteria defined for layoff for all employees shall be applied to protected classes of employees to affect the compliance criteria.

ARTICLE 26

SAFETY MEETINGS

Section 26.1, Safe Work Environment

The Authority agrees to provide a safe and healthful work environment for all employees consistent with applicable safety and health laws and regulations.

Section 26.2, Safety Committee

A Central Safety Committee, and regional Local Safety Committees consisting of equal numbers of elected employees and management representatives shall meet on a regular basis, at least quarterly, to review safety issues and recommend improvements. Local Safety Committees shall conduct safety meetings for staff covered by this Agreement if the topic of the safety meeting is directly related to the employees covered under this agreement. The meetings will be held at regional locations, and attendance is mandatory.

Section 26.3, Reporting Safety Violations

If an employee feels that problems are caused or aggravated by work related assignments or substances at the Authority, the employee will make that information known to their immediate supervisor, and/or the Safety Administrator, who will evaluate the information and if necessary make reasonable efforts to correct the situation.

ARTICLE 27

APPRENTICE PROGRAM

The Authority and the Council agree to utilize to the maximum extent practical the existing affiliated union apprenticeship programs to train Maintenance employees. Employees in an apprenticeship program can begin at a rate of pay that is mutually acceptable to the Unions and the Authority.

Advancement through the program is dependent upon the employee performing acceptable work and being certified to pass to the next step by the Union training program coordinator. The length of time in the program, and the percentage increases are determined by the Union. The Authority shall notify the Council, and the affected Union of openings at the apprentice level as they occur.

ARTICLE 28

EMPLOYEE COMMUNICATION

Section 28.1 Bulletin Boards

The Authority shall maintain in each Maintenance Shop, or Property Management facility where maintenance employees are stationed a bulletin board for the posting of approved Announcements and information. A section of the board shall be reserved for the Union announcements from the Seattle/King County Building and Construction Trades Council and the Local Unions. Posting of information shall be the responsibility of the Union. No materials of a political nature can be posted.

Section 28.2 Public Records Request

When documents in an individual employee's personnel, payroll, supervisor, training safety or medical file are the subject of a public records request, the Authority will provide the employee notice of the request in advance of the intended release date. If the Authority received a public records request (or personal information for the entire membership of the Union working for the employer, the Authority shall notify the Union and the Council as soon as possible and prior the release of the information.

Section 28.3 Electronic Communications

The Authority will permit Union officers and stewards the use of electronic mail, fax machines, copiers, telephones, video conferencing and similar equipment to communicate regarding Union business related to Seattle Housing Authority. These communications will be consistent with state law and the Authority's policies. The communications and the use of the Authority's equipment or systems must be brief in duration and frequency. In no circumstances shall use of the Authority's equipment or systems interfere with Authority operations or result in additional expense to the Authority. The parties understand and agree there is no guarantee of privacy in the communications described herein and that such communications may be subject to disclosure under the Public Records Act.

Section 28.4 New Employee Orientation

1. New Employee Orientation: The Authority will schedule monthly meetings for New Employee Orientation (unless there are no new employees), and will provide the Council the opportunity to meet new employees assigned to bargaining unit positions. The Authority will provide a list of such new employees who will be attending the monthly meeting not less than five (5) working days prior to the orientation meeting, or as soon as practicable.
2. Release Time for New Employees: The Authority will permit thirty (30) minutes of release time, either following New Employee Orientation or at another time upon reasonable notice, for the union to meet with new employees who are assigned to bargaining unit positions.

Section 28.5 Access and Distribution of Union Materials

The parties agree that the Union will have the right to distribute materials (such as the Collective Bargaining Agreement, membership applications, and notice of Union meetings) at Authority places of business before or after shifts, reasonably and without interfering with work.

The parties agree that the Union will have the right to hold an annual or more frequent training/discussion sessions as needed to familiarize attendees with the terms of the Collective Bargaining Agreement and/or to discuss other labor relations issues. These training/meetings will be off shift, arranged in advance with the Employer, and held at maintenance facilities and/or meeting rooms.

ARTICLE 29

ON-CALL ROSTER

Section 29.1, On-call Duty

On-call duty governed by this section is intended to be for IPS Carpenters, Electricians, Plumbers and employees qualified to perform cleaning work. Employees on-call shall be available by cellphone to respond to emergency calls from an answering service. On-call employees will be given access to all the Maintenance Facilities, and will be required to respond to work requests outside of their regularly assigned maintenance areas. The on-call roster will be maintained as the schedule of employees for an on-call cycle.

Section 29.2, On-call Hours

On-call hours are not to be earned during regularly scheduled hours of work. The on-call duty shall begin at 3:30 p.m. on Thursday, and end at 7:00 a.m. on the next Thursday; except that when a holiday falls on the last day of the on-call week, the on-call assignment shall conclude at the beginning of the regular work hours on the preceding regular work day (i.e. when the holiday falls on Thursday, the on-call duties will transfer on the Wednesday prior to the holiday). The on-call week beginning and ending times may change in order to coordinate with the 4/10 work week.

Section 29.3, On-call Roster Scheduling

The scheduler will be responsible to conduct roster management duties. One on-call roster cycle is defined to be thirteen (13) weeks. Assignments will be rotated on a weekly basis. The roster will continuously contain an employee from each of the Carpentry, Electrical, and Plumbing trades and qualified cleaners to provide for coverage at all required times for emergency response.

Sign-up List: A one-cycle sign-up list will be posted, or distributed for eligible employees to select on-call assignments at least four (4) weeks prior to the beginning of each cycle.

Request Submittal: Employees will submit to the scheduler their designated requests for duty week(s) in writing on the provided form. The sign-up will close two (2) weeks

before the cycle begins. Probationary Employees and Apprentices are not eligible for the on-call roster.

Assignment: Supervisors, and on-call staff may create a mutually agreeable schedule. When requests cannot be mutually agreed upon, employees will be offered their choice of on-call weeks based upon their position on a seniority wheel, which will list the employees by job title, in reverse seniority order to resolve the conflicting requests. After each assignment cycle, the wheel will be adjusted by moving the top employee on the wheel to the bottom, and all the other employees shall move up one rung. New employees are placed at the bottom for the cycle during which they were hired. Extra weeks will be offered to employees based on their position from the top on the seniority wheel. When no employee signs up for any duty weeks during a cycle, the Authority may assign those weeks. The weeks will be assigned to any qualified regular employee that has not signed up during that quarter. If the assignment procedures described above does not produce sufficient personnel within seven (7) days of the start of an on-call period, the scheduler will designate personnel using the reverse seniority wheel.

Roster Publication and Updating: The assignment list will be published once per month or adjusted and published as necessary to keep current as changes are made.

Scheduled Duty Fulfillment: Employees are responsible to be aware of their position on the roster, and be prepared for ,and conduct their duty. Employees must immediately notify the scheduler of inability to perform these responsibilities.

Withdrawal of Duty: If an employee has bid for an on-call week and is scheduled for on-call duty, but due to unforeseen circumstances will not be able to take the on-call assignment for all, or part of that week, that duty may be traded or reassigned as described below. Employees should submit written notification to the scheduler at least one (1) week prior to commencement of the scheduled duty date. Shorter notice is permitted for duty transfers arranged by on-call roster employees.

Transfers: Upon mutual agreement among employees on the on-call roster, on-call assignments may be traded provided timely notice is given in writing to the scheduler on a form proscribed for such notice. If the trade is approved by telephone, the employees involved shall sign the notice form thereafter to confirm the trade. Once an employee substitutes for another employee in this manner, the substituting employee will be responsible for responding to on-call calls. Consecutive weeks of duty may occur due to unusual circumstances, such as transfers of assignments, or lack of an alternate employee being available.

Reassignment: If an employee is unable to perform his/her duties, and does not arrange a transfer with another employee as described above, the duty will be reassigned to the next available employee on the seniority wheel. The withdrawing employee must submit written notice to the scheduler at least one (1) week prior to the date. Employees who sign up to perform on-call duties, and who do not do so lose their place in line on the

roster as if they had actually performed the duties. Exceptions for extenuating circumstances will be considered on an individual basis.

Section 28.4, Time to Respond to Emergency Requests

A cell phone will be provided for use in making calls to the answering service. Personnel on on-call duty are expected to call the answering service within 15 minutes after a call out. Those employees performing on-call duty shall use an SHA vehicle for responding to the emergencies only. It is preferred that employees take an SHA vehicle home for use in responding, and will be paid overtime pay, as described in Article 10, Section 10.1, from the time they leave home, and the pay will end when they return home. If employees choose not to take an SHA vehicle home, they will be required to travel to the SHA facility where their SHA vehicle resides, and drive the SHA vehicle to the location of the emergency. Employees who choose not to take an SHA vehicle home will be compensated for overtime pay as described in Article 10, Section 10.1 from the time the employee begins the trip from the SHA Maintenance Facility, and will end when the vehicle is returned to that facility.

Section 29.5, Training for On-call Workers

If personnel who volunteer and are assigned on-call duty require additional training, such training shall be at the expense of the Authority.

Section 29.6, On-call Compensation

An employee on on-call duty shall be paid at the rate of:

Fifteen percent (15%) of the employee's straight time hourly rate of pay for on-call time during an on-call week that includes one of the ten (10) scheduled holidays per Article 12; or

Ten percent (10%) of the employee's straight time hourly rate of pay for all other on-call hours.

When an employee is required to respond to an emergency, or when an employee is working scheduled overtime while on on-call duty, the on-call duty pay shall be discontinued for the actual hours worked, and compensation shall be provided in accordance with Articles 9 and 10, Section 10.1. Employees will not be required to work two consecutive holiday periods. (Thanksgiving, and the day after are defined as one holiday period.) One (1) hour of time can be added to an employee's pay at the start and/or end of the duty week for each time the employee actually has to transfer his/her personal vehicle to or from his/her Maintenance Facility when it is caused by taking an SHA vehicle home.

To assure adequate rest, an employee assigned to on-call duty may use annual leave or sick leave for part of their shift. Employees must notify their supervisor of the election to take sick/annual leave for part of a shift as soon as practicable, but must always leave a phone or email message prior to the start of the shift.

In addition, SHA will allow each on-call employee paid administrative leave per quarter to use for recovery time. The number of hours available will be based on the number of on-call weeks the employee takes per quarter.

On-call Weeks	Available Hours
1 or 2 weeks	8 hours
3 weeks	12 hours
4+ weeks	16 hours

Employees must make a request, in writing, to the supervisor. Requests will be approved by the Maintenance Manager. Approval will not be unreasonably denied.

ARTICLE 30

LABOR/MANAGEMENT COMMITTEE

Section 30.1, Committee Guidelines

A Labor/Management Committee shall be created to develop trust, communications, and cooperation between the Authority and the Council, and shall operate during the term of this contract. The Authority and the Council recognize that it is in their best interest to develop ongoing working relationships and a collaborative problem-solving mechanism. Where both parties recognize the existence of issues of mutual interest, they will meet and discuss those issues. The parties acknowledge and agree that these sessions are not a substitute for the mechanism structured for the purposes of contract negotiations. Both parties agree to meet within twenty (20) calendar days of a request being made for a meeting by either party.

Section 30.2, Committee Structure

There shall be a maximum of thirteen (13) members appointed to the committee to represent the Council, and a maximum of eight (8) members appointed to represent the Authority. Any member of the Committee may recommend issues to be discussed. All such issues will be placed on the Committee's agenda for discussion. Where practical, meetings will be rotated between the Council's offices, and the Authority's offices. Minutes will be taken at each Labor/Management Committee meeting, and approved by the Chairpersons for each party for distribution.

ARTICLE 31

COMMERCIAL VEHICLE DRIVER TESTING/FLEET POLICY

The licensed drivers of commercial motor vehicles that require alcohol and controlled substance testing shall be implemented according to the published 49 Code of Federal Regulations, Part 382, as promulgated by the United States Department of Transportation, Federal Highway Administration.

The Authority has installed and will utilize GPS monitoring in its vehicles per Fleet Policy Guidelines. The Authority will provide notice to the Union and an opportunity to bargain any material change to the Fleet Policy or use of GPS.

ARTICLE 32

DEPENDENT CARE ASSISTANCE PLAN

The Authority agrees to participate in the Dependent Care Assistance Plan (DCAP) administered by the City of Seattle. The DCAP complies with Sections 125 and 129 of the Internal Revenue Code.

ARTICLE 33

TERMS OF AGREEMENT

This Agreement, as amended, shall be in effect when signed, and is to continue in effect until December 31, 2027, and thereafter be subject to ninety (90) days' notice to, or by either the Council, or the Authority of a desire to cancel, change, or amend same.

IN WITNESS WHEREOF, the authority and the council have caused this agreement to be duly executed this _____ day of _____, 2026.

FOR THE AUTHORITY:

Rod Brandon, Executive Director
Seattle Housing Authority

FOR THE COUNCIL:

Monty Anderson, Executive Secretary
Seattle/King County Building and Construction
Trades Council

Antonio Acosta
Regional Manager
North Coast States Regional
Council of Carpenters

Todd Springer, Business Manager
IUPAT District Council 5

Sean Bagsby, Business Manager
International Brotherhood of Electrical
Workers Local 46

Zenia Javalera, Business Manager
Service Employees International Union #6

Michael Kunkle, Business Manager
Plumber & Pipefitters Local 32

Scott Sanchez, Business Manager
Laborers Local 242

Jim Gower, Field Representative
Engineers Local 302

Beth Bergeon, Business Representative
Automotive Machinist Local 289

Trades Contract 2026-2027

Schedule A

Job Title	2026 Pay Rate
Asbestos Abatement Worker	\$49.06
Asbestos Abatement Worker/Supervisor/Lead	\$52.35
Carpenter	\$50.44
Carpenter Supervisor	\$57.50
Electrician	\$61.09
Electrician, Senior 01	\$64.15
Electrician, Senior 02	\$67.20
Electrician Supervisor	\$73.91
Engineer	\$64.71
Event Hall Custodian	\$22.21
Floor Coverer	\$43.99
Glazier	\$50.44
Grounds Maintenance Lead Worker	\$36.88
Grounds Maintenance Supervisor	\$47.71
Industrial Cleaner	\$32.52
Industrial Cleaner Supervisor	\$47.71
Inventory & Warehouse Spec	\$40.65
Janitor	N/A
Laborer	\$39.20
Landscaper	\$28.37
Maintenance Mechanic	\$43.73
Maintenance Technician	\$34.47
Painter	\$43.99
Pest Control Supervisor	\$51.05
Pest Control Technician	\$44.03
Plumber	\$61.09
Plumber II	\$63.18
Plumber, Senior	\$67.20
Plumber Supervisor	\$73.91
Purchasing & Logistics Coordinator	\$44.72
Residential Electrician	\$45.29
Solid Surface Shop Lead	\$51.73
Solid Waste Laborer	\$40.53
Solid Waste Supervisor	\$57.55
Solid Waste Vehicle Mechanic	\$51.10
Solid Waste Worker-CDL	\$52.37
Trade Supervisor/Construction	\$59.26

Trade Supervisor/Vacates	\$59.26
Vacate Technician	\$28.22
Vacate Technician, Trainee	\$21.96
Vehicle Mechanic	\$47.69
Vehicle Supervisor	\$55.34
Warehouse Associate	\$40.38

ATTACHMENT 1

Training and Compliance

The Seattle Housing Authority intends and expects that employees will observe the collectively bargained jurisdictional boundaries. In particular, SHA expects that Maintenance Mechanics and Maintenance Technicians are assigned work that is (1) appropriate to their classification, and (2) within the agreed-to job description for the position. Further, SHA commits that employees will be properly trained for the work they are assigned to do and that employees, supervisors and managers will be trained and expected to observe the limits and boundaries set out in bargained job descriptions.

A. Training: SHA will:

1. Conduct mandatory training on the subject of the approved duties and assignments for Maintenance Mechanics and Maintenance Technicians. Supervisors, managers, and employees will be required to attend. The content and material of this training will be reviewed in labor/management forum, and labor's comments and suggestions will be considered.
2. Conduct skill-based training as needed. The content and materials of this training will be reviewed in a labor/management forum, and labor's comments and suggestions will be considered.

B. Compliance: To assure that the boundaries of job descriptions are maintained, SHA will take the following steps:

1. Any violations of this agreement or exceptions to the agreed-to work duties will be first reported to the employee's supervisor, or, if the employee is not comfortable with reporting to his/her supervisor, to the Program Administrator. If the conduct is reported to a supervisor, but not remedied or a satisfactory explanation provided, the violation/exception will be reported to the Program Administrator. If not remedied, or if the reporting employee wished to make an anonymous complaint, the conduct can be reported to either SHA's Director of Human Resources or the Labor Negotiator. SHA agrees that anonymous reports and reports to a Program Manager will be investigated (by a supervisor, if appropriate, by a Senior Property Manager, or by Human Resources).
2. The substance of reports of violations or exceptions will be brought to the Labor Management Committee, and a summary of SHA's investigation and response will be provided.
3. SHA will make compliance with this agreement a factor in the annual evaluations of Property Managers, Senior Property Managers and JPS management.
4. Repeated intentional violations of the obligations set out in this agreement can result in discipline, up to and including termination.

MEMORANDUM OF UNDERSTANDING NO. 1

Between the
SEATTLE HOUSING AUTHORITY

And the
SEATTLE/KING COUNTY BUILDING AND
CONSTRUCTION TRADES COUNCIL

The Seattle Housing Authority (the “Authority”) and the Seattle/King County Building and Construction Trades Council (the “Council”) agree to the following:

1.
 - a. Maintenance Technician: The Authority recognizes Laborers, Local 242, as the bargaining representative for Maintenance Technicians, unless previously affiliated with a different union.
 - b. Maintenance Technicians shall be assigned as needed in HMS. The positions are intended as entry level positions in maintenance and will be advertised to and filled by internal candidates and by external hire if there are no suitable internal candidates. The Maintenance Technician positions will not be used to replace Maintenance Mechanics or Trade Specific positions or MM/Trade positions. The Authority will notify and discuss with the Council at Labor Management meetings the addition of any Maintenance Technician positions above what is in the 2025 approved budget.
2. The Authority will maintain a “core” number of positions in the following trade classifications for the length of this contract, provided, the Authority is not subject to unforeseen budget or revenue reductions which necessitate a reduction in the core numbers. The “core numbers” are defined by the budgeted positions for Painters, Carpenters, Electricians, Plumbers, Floor Coverers, Glaziers, Laborers, Industrial Cleaners, and Engineers in the 2025 approved operating budget.

Should the Authority be subject to unforeseen budget or revenue reductions which require a change to the “core” number commitment, any adjustments to the “core” numbers will be addressed at the Joint Labor/Management Committee.

3. The Authority commits to a training and compliance plan related to Maintenance Mechanics and Maintenance Technicians as set forth in Attachment 1 to this agreement.
4. The Authority commits to a classification/compensation review for Vehicle Mechanic, Solid Waste Vehicle Mechanic, and Vehicle Supervisor to be completed no later than March 31, 2026. SHA and the Union will meet to review the compensation data. It is agreed that the compensation review will include data from the following organizations:
 - a. Vehicle Mechanic & Vehicle Supervisor
 - i. SHA
 - ii. City of Seattle
 - iii. King County
 - iv. University of Washington
 - v. Community Transit
 - vi. City of Tacoma
 - a. Solid Waste Vehicle Mechanic
 - i. SHA
 - ii. City of Seattle
 - iii. Recology
 - iv. King County
 - v. Waste Management
 - vi. Community Transit
 - vii. City of Tacoma
5. Base rate adjustment for Landscapers: \$1.50/hour increase to the base rate of pay to any Landscaper who hold a WSDA Commercial Operator Pesticide License. For those Landscapers who do not have a Pesticide License, SHA will pay, one time, for an appropriate course/training to enable the Landscapers to get the license. SHA will make efforts to offer the course/training to the Landscapers as soon as reasonably practicable.
6. Supervisors have the ability to assign tasks that might be performed by a Maintenance Mechanic to Trade classification workers (Electricians, Plumbers, Carpenters, Painters, Floor Coverers, and Glaziers) on an as-needed basis. Additionally, Trades classification workers have the ability to perform these tasks as they see the need and have the ability.
7. The Parties agree to create a floor of 75% of prevailing wage of construction electricians provided that federal funding levels, as defined in Section 9.5, do not decrease. The parties agree to review the prevailing wage of construction electricians prior to each annual increase and to adjust the rate if the rate has fallen below the 75% level.
8. The Authority currently allocates a limited number of Common Area Units (CAUs) to Trades employees working in HMS. In exchange for being provided with a CAU, the employee is expected to provide on-call availability for the property where the CAU is located without receiving the on-call premium.

The Parties agree to the following process when a CAU unit becomes available and SHA elects to continue to allocate the unit to HMS employees.

- a. HMS employees in job classifications that are eligible to perform the required on-call and who are currently assigned to the property where the CAU is located will be notified of the availability of the CAU and provided the opportunity to express an interest in moving into the CAU.
 - i. If more than one eligible employee expresses an interest, the employee with the most seniority will be selected.
- b. If no eligible employee currently assigned to the property is interested in the CAU, all HMS employees in the vacant job classification will be notified of the availability of the CAU and provided the opportunity to express an interest in transferring and moving into the CAU.
 - i. If more than one eligible employee expresses an interest, the employee with the most seniority will be selected.
- c. If there is still no interest in the CAU, it can be made available to a new hire who is assigned to the applicable property.

The Authority reserves the right to utilize a CAU in a manner that they consider appropriate and are not obligated to maintain the number of CAUs currently allocated to Trades employees. SHA shall provide notice to the Council prior to the decision to reduce the number of CAUs allocated to Trades employees.

- 9. During the term of the Agreement, the Labor Management Committee will address the on-call and after hours process and potential impacts to the bargaining unit due to the integration of formerly Hope VI Properties and IPS into HMS.

FOR THE TRADES COUNCIL:

Monty Anderson, Executive Secretary, Seattle/King County Building and Construction Trades Council	Date
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FOR THE AUTHORITY:

Rod Brandon, Executive Director Seattle Housing Authority	Date
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