

Seattle Social Housing Developer

April 16 2026 Board Meeting Minutes

(regular meetings 3rd Thursday every month)

<p>Date/Time: Thursday April 16, 5:30 - 7:30pm Meeting Location: Seattle City Hall, RM L280 Online option: https://seattle.webex.com/seattle/j.php?MTID=mbd809efc732765889405b07136c499c1</p>		
<p>5:30pm</p>	<p>Call to Order The regular meeting of the Seattle Social Housing Developer Board of Directors was called to order by Board Chair ChrisTiana ObeySumner at 5:30pm.</p> <p>Roll Call: <i>Roll Call included one-word check-in from board members</i></p> <p>Board Members Present:</p> <ul style="list-style-type: none"> • Ryan Driscoll • Leah Salerno • Becca Book • Carl Nelson • ChrisTiana ObeySumner • Joshua Nadel • Kaileah Baldwin • Tom Barnard • Olivia Butkowski • Karen Estevenin <p>A quorum was established</p> <p>SSHD Staff or Affiliated Personnel Present:</p> <ul style="list-style-type: none"> • Tiffani McCoy • Ginger Segel • Lilly Fowler • Nikkita Oliver • Abesha Shiferaw • Brian Abeel 	<p>ChrisTiana ObeySumner, (Board Chair)</p>
<p>5:35pm</p>	<p>Ryan Driscoll moved to approve the April 16th meeting agenda. Leah seconded. 10 yes, 0 no, 0 abstain</p>	

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5:36	<p>Motion Passes.</p> <p>Ryan Driscoll moved to approve April 2nd Special Meeting Minutes. Becca Seconded. 10 yes, 0 no, 0 abstain Motion Passes.</p>	
5:37	<p>Carl Nelson moved to approve the March 19 Regular Meeting Minutes. Becca Seconded. 10 yes, 0 no, 0 abstain Motion Passes.</p>	
5:39pm	<p>Call for Public Testimony.</p> <p>Public comment was provided by Alex Booth, Silas James, Ollie *no last name provided.</p> <p>The Chair reminded the public that written public comments can be submitted to info@seattlesocialhousing.org.</p>	<p>ChrisTiana ObeySumner, (Board Chair)</p>
5:46 pm	<p>Finance Report</p> <ul style="list-style-type: none"> Brian Abeel, Interim CFO, presented to the board and led discussion on the 2025 full year financial report, the financial statements for the first quarter of 2026, including the March 2026 financial statements, and provided an update on the State Audit. 	<p>Brian Abeel, SSHD Interim CFO</p>
5:56	<p>Josh Nadel moved to approve 2025 financials. Tom seconded.</p> <p>10 yes, 0 no, 0 abstain Motion passes. 2025 financials approved.</p>	

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5:57	<p>2026 First Quarter Review including March 2026 Financial Review The board reviewed the updated financial statements for each month in the first quarter of 2026.</p> <p>The board reviewed the statements of income and expenses which compared budgeted expenditures to actual expenditures for March '26. The Board also reviewed the balance sheets for March '26.</p>	
6:09	<p>Josh Nadel moved to approve the March 2026 financial statements along with the 2026 First Quarter financial statements. Tom seconded.</p> <p>10 yes. 0 no. 0 abstain. Motion passes. March 2026 and 2026 Quarter 1 financials approved.</p>	
6:10 pm	<p>Prospective Board Consultant: In The Works Kristen Harris-Tally and Teddy McGlynn-Wright of In the Works presented about their approach to working with and supporting organizations and discussed potential scope of work and consultation with the board.</p>	<p>Kirsten Harris-Tally and Teddy McGlynn-Wright, In the Works</p>
6:47 pm	<p>CEO/Staff Update Tiffani McCoy provided staff updates as well as updates regarding open board seats and the processes to fill those seats.</p>	<p>Tiffani McCoy, Interim SSHD CEO</p>
6:53 pm	<p>5 MIN BREAK</p>	
6:58 pm	<p>Project Approval Process SSHD Resolution 2026-06: Acquisition Policy Ginger Segel, Chief Real Estate Development Officer, presented on the Project Approval Process and SSHD Resolution 2026-06: Adopting and Acquisition Policy.</p>	<p>Ginger Segel, CREDO</p>

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<p>7:41</p>	<p>Kaileah Baldwin moved to table the discussion of the Board Governance Committee Charter until it can be further considered at the same board meeting as any proposed updates to the Executive Committee Charter. Carl Seconded.</p> <p>5 yes. 3 no (Leah, Josh, Ryan). 2 abstain (Becca, ChrisTiana).</p> <p>Motion passes. Discussion tabled.</p> <p>Ryan shared a roster of all board committee assignments that reflects board members' interest in joining new committees. (<u>attached</u>)</p>	
<p>7:42</p>	<p>Ryan Driscoll moved to approve the presented committee assignments for board members. Kaileah seconded.</p> <p>10 yes, 0 oppose, 0 abstain.</p> <p>Motion passes. Committee assignments is approved.</p>	
<p>7:43 pm</p>	<p>Adjourn</p> <p>The Board Chair provides final announcements about what is coming up in May for the Board, including officer elections at the May regular board meeting.</p> <p>Meeting adjourned by the Chair at 7:43.</p>	<p>ChrisTiana ObeySumner, (Chair)</p>