

Seattle Social Housing Developer

May 21, 2026 Board Meeting Agenda

(regular meetings 3rd Thursday every month)

<p>Date/Time: Thursday May 21, 5:30 - 7:30pm Meeting Location: Seattle City Hall, RM L280 Online option: https://seattle.webex.com/seattle/j.php?MTID=mbd809efc732765889405b07136c499c1</p>		
5:30pm (5min)	<p>Call to Order</p> <ul style="list-style-type: none"> • Roll Call • One word Check-in • Review & Approve Agenda <p><i>Items for Approval:</i></p> <ul style="list-style-type: none"> • Today's Agenda • April Board Minutes • May 5th Special Board Minutes • April Financial Report • New Construction Values • Approval of First Acquisition <ul style="list-style-type: none"> ◦ Authorizing Resolution Process • Reimbursement Resolution • Charter Updates 	Christiana ObeySumner, (Chair)
5:35 pm (10 min)	Public Comment	Christiana ObeySumner, (Chair)
5:45 pm (25 min)	<p>Officer Elections</p> <p>Election positions: Chair, Vice Chair, Treasurer, Secretary, and Board Liaison</p>	Christiana ObeySumner, (Chair)
6:10 pm (15min)	<p>Finance Report</p> <ul style="list-style-type: none"> • April Financials, Budget vs Actuals 	Bulent Ozdemir, SSHD CFO
6:25 pm (5 min)	<p>CEO/Staff Update</p> <ul style="list-style-type: none"> • Moving Board Meetings • Recording Meetings 	Tiffani McCoy, Interim CEO
6:35 pm (5mins)	BREAK	

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6:30 pm (20 min)	<p>Approval of First Acquisition</p> <ul style="list-style-type: none"> • Authorizing Resolution Process • Reimbursement Resolution 	Ginger Segel, SSH D CREDO
6:50 pm (20 min)	New Construction Values	Ginger Segel, SSH D CREDO
7:10 pm (5 min)	Charter Updates	Tiffani McCoy, Interim CEO
7:30 pm	Adjourn	ChrisTiana ObeySumner, (Chair)

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> 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>	

<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>		
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>	

<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>		
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>

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>7:12</p>	<p>Ginger reiterated that the Acquisition Policy before the board is the revised version that was sent to board members on 4/15, which reflects edits the Real Estate Committee requested to the Purchase and Sales Agreement section and includes:</p> <ul style="list-style-type: none"> • Requirement for CEO/SSHD to give a presentation on the status of the acquisition for consideration and feedback. • CEO's presentation needs to include an analysis of the financial impact on SSHD of the proposed acquisition and the "social impact analysis" described in Section III C of this policy. <p>Becca moved to approve this revised version of Resolution 2026-06. Josh seconded.</p> <p>10 yes. 0 no. 0 abstain. Motion passes. Resolution 2026-06 is adopted.</p>	
<p>7:14</p> <p>7:30</p>	<p>Board Governance Committee Charter</p> <p>Josh Nadel and Ryan Driscoll presented and led Board discussion on the proposed Board Governance Committee Charter to establish a Board Governance Committee.</p> <p>Josh Nadel moved to extend the board meeting by 15 mins. Becca seconded.</p> <p>9 yes,1 no (Karen), 0 abstain</p> <p>Motion passes. Meeting is extended to 7:45.</p> <p>Discussion of Board Governance Committee Charter resumed.</p>	<p>Ryan Driscoll and Josh Nadel, Board Members</p>

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7:41	<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>	
7:42	<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>	
7:43 pm	<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>



www.socialhousingseattle.org

PRA Requests - <https://www.socialhousingseattle.org/prarequest>

Seattle Social Housing Developer

May 5, 2026, Special Board Meeting Agenda

Date/Time: **Tuesday May 5th**, 5:30 - 7:30pm

Meeting Location: Seattle City Hall, Room L280 |Online option:

<https://seattle.webex.com/seattle/j.php?MTID=mbd809efc732765889405b07136c499c1>

5:30pm	<p>Call to Order The special meeting of the Seattle Social Housing Developer Board of Directors was called to order by Board Chair ChrisTiana ObeySumner at 5:31pm.</p> <p>Roll Call: 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 *arrived at 5:38, no impact on quorum* <p>A quorum was established</p> <p>SSHD Staff or Affiliated Personnel Present:</p> <ul style="list-style-type: none">• Tiffani McCoy• Lilly Fowler• Nikkita Oliver• Abesha Shiferaw• Bulent Ozdemir• Ginger Segel	ChrisTiana ObeySumner (Board Chair)
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<p>5:34</p> <p>5:35</p>	<p>Leah moved to amend the agenda by adding the possibility of a break, if time allows, after discussion and business regarding Charter Amendments is concluded.</p> <p>Carl Seconded.</p> <p>9 yes, 0 no, 0 abstain. Motion Passes.</p> <p>Carl moved to approve the May 5th amended meeting agenda.</p> <p>Becca seconded.</p> <p>9 yes, 0 no, 0 abstain Motion Passes.</p>	
<p>5:36pm</p>	<p>Call for Public Testimony.</p> <p>Public comment was provided by Abe Miller and Jeff Paul.</p>	<p>Christiana ObeySumner, Board Chair</p>
<p>5:41pm</p> <p>6:00pm</p>	<p>The Chair announced that the Board was entering Executive Session pursuant to RCW 42.30.110(1)(g) to “review the performance of a public employee” regarding 90 Day Review of SSHD's Interim CEO.</p> <p>The Chair also announce that the Executive session would end, and the Board would return at 6:00 pm back to an open meeting.</p> <p>The executive session ended, and the public was allowed to return to the Board meeting at 6:00 p.m.</p>	<p>Christiana Obey-Sumner, Board Chair</p>
<p>6:01pm</p>	<p>SSHD Charter Amendments</p> <p>Tiffani McCoy, interim CEO, presented to the Board about proposed charter amendments and responded</p>	<p>Tiffani McCoy</p>

<p>6:27 pm</p>	<p>to public comments received by SSHD on the topic. Tiffani emphasized that there is still tremendous support for SSHD and for exclusive and public ownership of investments and assets.</p> <p>Tiffani clarified that the process for charter amendments is the board recommending changes to Seattle City Council to adopt at the upcoming Council meeting.</p> <p>The Board engaged in discussion of the 16 charter amendments as well as the public comments SSHD on the topic of the proposed charter amendments.</p> <p>Tom motioned to adopt the 16 charter amendments that were presented by Tiffani McCoy to the Board at the 5/5/26 special meeting, in full as the Board’s collective recommendation to the Seattle City Council as an affirmative recommendation for these amendments to the SSHD Charter to be approved by the City Council and thereafter take immediate effect. Becca seconded.</p> <p>10 yes, 0 no, 0 abstain Motion Passes.</p>	
<p>6:28pm</p>	<p>Break The Chair noted that the meeting was ahead of schedule, so there was time for a 12 min. break, pursuant to the adopted amendment to the agenda. Announced the meeting would resume at 6:40pm</p>	
<p>6:40pm</p>	<p>Committee Charter</p> <ul style="list-style-type: none"> • Governance Committee • Executive Committee <p>Ryan Driscoll revisited and led Board discussion on the proposed Board Governance Committee and updated version of the Executive Committee Charters to establish respective board committees after addressing the overlap of the roles between the two committees as well as updating</p>	<p>Ryan Driscoll</p>

	<p>Tom seconded. 10 yes, 0 no, 0 abstain.</p> <p>Appointment is approved. Motion passes.</p>	
7:10pm	<p>Updates Officer Appointments</p> <p>Tiffani reminded the Board that the May 21st Board meeting will have officer voting and appointments.</p> <p>Nominations can be sent ahead of time. If members are self-nominating, please send a blurb to Board Clerk or CEO in advance of the May general meeting to be shared with the Board.</p> <p>Chair reminded members to send nominations and blurbs to Board Clerk in order to ensure a fair process since Chair is seeking re-appointment.</p>	Tiffani McCoy, Interim SSHD CEO
7:15pm	<p>Adjourned</p> <p>Chair called to adjourn the meeting at 7:15pm</p>	ChrisTiana ObeySumner, Board Chair

**Seattle Social Housing Developer PDA
Actual vs Budget Income Statement**

(values in USD)

	Q1 2026			April 2026			YTD Thru April 2026		
	Actual	Budget	Variance	Actual	Budget	Variance	Actual	Budget	Variance
Estimated Tax Revenues	12,500,000	-	12,500,000	4,166,667	-	4,166,667	16,666,667	-	16,666,667
Interest Income	314,594	4,444	310,150	324,589	47,941	276,648	639,183	52,385	586,798
Total Revenue	12,814,594	4,444	12,810,150	4,491,256	47,941	4,443,315	17,305,849	52,385	17,253,464
Payroll	228,081	283,334	(55,253)	113,465	131,667	(18,202)	341,546	415,001	(73,455)
Payroll Taxes and Benefits	57,998	99,167	(41,169)	25,921	46,083	(20,162)	83,919	145,250	(61,331)
Board Stipends	15,800	21,600	(5,800)	8,400	7,200	1,200	24,200	28,800	(4,600)
Legal Fees	174,157	75,000	99,157	69,326	25,000	44,326	243,483	100,000	143,483
Professional Fees	240,582	462,001	(221,419)	91,103	55,667	35,436	331,685	517,668	(185,983)
Rent	7,380	9,500	(2,120)	15,040	3,500	11,540	22,420	13,000	9,420
Insurance	4,346	3,000	1,346	-	-	-	4,346	3,000	1,346
Admin Other	36,180	61,680	(25,500)	6,947	9,477	(2,530)	43,127	71,157	(28,030)
Interest Expense	10,332	17,005	(6,673)	-	-	-	10,332	17,005	(6,673)
Total Expenses	774,854	1,032,287	(257,433)	330,203	278,594	51,609	1,105,057	1,310,881	(205,823)
Net Income	12,039,739	(1,027,843)	13,067,582	4,161,053	(230,653)	4,391,705	16,200,792	(1,258,496)	17,459,288

Balance Sheet

	3/31/2026	4/30/2026
	Actual	Actual
Assets		
Bank Accounts	131,907,673	130,715,509
Due from Other Governments	12,500,000	16,666,667
Property Acquisition Asset	-	1,234,368
Prepaid Expenses	38,569	72,207
Pension Asset	35,693	35,693
Credit Card Deposit	30,000	-
Total Assets	144,511,934	148,724,443
Liabilities & Equity		
Accounts Payable	198,000	202,661
Accrued Payroll and Related	87,648	134,444
Accrued Interest	0	0
Due to Other Governments	-	-
Note Payable City of Seattle	-	-
Equity	144,226,285	148,387,338
Total Liabilities & Equity	144,511,934	148,724,443

Seattle Social Housing Developer Charter Amendments
Version 2
May 21, 2026 Board Meeting

ARTICLE I. NAME.

The name of this corporation shall be the Seattle Social Housing Developer (“Public Developer”).

ARTICLE II. PURPOSE, DIRECTIVES, AND GOALS.

(1) The core mission of the Seattle Social Housing Developer shall be to develop, own, and maintain social housing developments, as well as lease units of said developments.

(2) In carrying out its purpose, the Public Developer MUST adhere to the following:

1. The housing MUST be owned exclusively by the Public Developer or by any form of entity or interest owned and controlled by the Public Developer;

2. To the extent possible, all developments MUST contain housing units that accommodate a mix of household income ranges, including extremely low-income (0-30% Area Median Income (“AMI”)), very low-income (30-50% AMI), low-income (50-80% AMI), and moderate-income (80-120% AMI), and a mix of household sizes. If the Public Developer takes over a building, existing residential tenants will not be displaced, and these targets will be achieved as tenants turnover in the building;

3. Tenancy MUST not be revoked based on changes to household income;

4. Rental rates MUST be dedicated to permanent affordability and ~~set based on~~ consider the amount needed for operations, maintenance, and loan service on the building or development containing the unit;

5. Residents MUST be afforded opportunities for restorative justice conflict resolution prior to being subject to eviction procedures;

6. ~~Developments~~ Housing MUST be permanently protected from being sold or transferred to a private entity or public-private partnership, except that as to any property or other interest, Public Developer may mortgage, lease, assign revenues to creditors, record restrictive covenants or grant deeds of trust and consent to any transfer of such property by operation of law, by foreclosure, or in lieu of foreclosure, subject to any recorded regulatory or other covenant requirement for use of the property;

7. Residents MUST have opportunities to participate directly and meaningfully in decision-making; and

8. New developments MUST meet green building and Passive House Standards.

(3) In carrying out its purpose, and to the extent legally allowed, the Public Developer should strive to achieve the following goals:

1. The Public Developer should use a lottery-based, minimal barrier application process, free of required rental references, co-signers, background checks, and application fees, and which does not discriminate based upon citizenship or immigration status;

2. The Public Developer should provide housing to those who live or work in Seattle;

3. The Public Developer should explore ~~tenant unit resident lease~~ ownership ~~options~~ models where the property is owned by SSHD and the housing unit is leased for a specified amount of time to the resident, as modeled by international social housing models;

4. The Public Developer should retrofit acquired buildings to meet Passive House Retrofit Standards under the EnerPHit Retrofit Plan and meet Americans with Disabilities Act standards;

5. The Public Developer should limit rent to no more than 30% of income;

6. New developments should include daycare, communal kitchens, affordable co-op working spaces, and/or common areas;

7. The Public Developer should construct new developments using union labor; ~~and~~

8. The Public Developer should establish a labor harmony agreement; ~~;~~ and

9. The Public Developer should include in all relevant agreements: (a) a right of first refusal to purchase any commercial property held by a third party that is on, attached to, or encumbers any Public Developer owned property at an amount that does not allow the private party to benefit from market speculation; and (b) a provision that, if the Public Developer does not exercise the right of first refusal, the third party may be limited in the profit received on any sale of the property by an Index Price. The Board of Directors of the Public Developer shall adopt a policy stating how the "Index Price" will be determined and implemented.

ARTICLE III. AUTHORITY AND LIMIT ON LIABILITY.

Section 1. Legal Authority. The Social Housing PDA is a public corporation organized pursuant to RCW 35.21.660, RCW 35.21.670, and RCW 35.21.730-.755. This Charter is subject to the constitutions and laws of the United States and the State of Washington and regulations adopted under those laws. Chapter 3.110 of the Seattle Municipal Code does not apply to the Public Developer and this Charter except to the extent stated herein. As a public corporation organized under said State and local laws, it is a political subdivision of the State with an area of operation limited to the City of Seattle.

Section 2. Limit on Liability. All liabilities incurred by the Public Developer shall be satisfied exclusively from the assets and properties of the Public Developer and no creditor or other person shall have any right of action against the City of Seattle on account of any debts, obligations or liabilities of the Public Developer.

Section 3. Mandatory Disclaimer. The following disclaimer shall be posted in a prominent place where the public may readily see it in the Public Developer's principal and other offices. It shall also be printed or stamped on all contracts, bonds, and other documents that may entail any debt or liability by the Public Developer. The Public Developer is organized pursuant to RCW 35.21.660, 35.21.670, and 35.21.730-.755. RCW 35.21.750 provides as follows: "[A]ll liabilities incurred by such public corporation, commission, or authority shall be satisfied exclusively from the assets and properties of such public corporation, commission, or authority and no creditor or other person shall have any right of action against the city, town, or county creating such corporation, commission or authority on account of any debts, obligations, or liabilities of such public corporation, commission, or authority."

ARTICLE IV. DURATION. The duration of the Public Developer shall be perpetual.

ARTICLE V. POWERS. The Public Developer shall have all powers available to public corporations under state and local law including RCW 35.21.660-.670 and 35.21.730-.755 and SMC 3.110.040-.060, 3.110.120 and 3.110.420 except as otherwise limited by this ordinance or the Charter. In addition, the Public Developer is empowered to perform all manner and types of community services and activities relating to the purpose of the Social Housing PDA utilizing local, state, federal, or private funds, or real property.

ARTICLE VI. LIMITS. The Public Developer, in all activities and transactions, shall be limited as set forth in SMC 3.110.080 at the time of enactment. In addition, the Public Developer shall not issue shares of stock, pay dividends, or make loans, and shall remain the sole owner of all of its housing (but not its commercial) assets either directly or through an entity formed pursuant to Article II, (2) 1, and the Public Developer shall not merge with

another corporation or organization unless the developments being transferred continue to be governed in perpetuity according to the requirements of this Charter.

ARTICLE VII. THE SOCIAL HOUSING PDA BOARD.

Section 1. The permanent management of the Social Housing Developer shall rest with the Board. There shall be thirteen (13) members:

1. Seven (7) members shall be initially appointed by the Seattle Renters' Commission, which is hereby given such authority. The initial seven (7) members appointed by the Seattle Renters' Commission shall include at least one (1) member who has experienced housing insecurity; at least one (1) member who has experienced financial eviction; and at least one (1) member who has been displaced. In addition, they shall represent a range of incomes, including three (3) members living at 0-50% AMI; two (2) members living at 50-80% AMI; two (2) members living at 80-100% AMI. The Seattle Renters' Commission shall appoint replacements, except that once the Public Developer has begun operation of social housing and has adopted the initial Rules and Regulations for the Constituency, the positions will be appointed by and filled with residents of social housing ("Constituency") pursuant to the Rules and Regulations for the Constituency as the term of each of the board members appointed by the Renters' Commission ends either by expiration of the term or the member resigning or otherwise ceasing to hold the position.
2. One (1) member shall be a rank-and-file union member appointed by the Martin Luther King, Jr. County Labor Council, which shall also appoint replacements.
3. One (1) member shall be a leader from a community organization that provides housing to marginalized communities. El Centro De La Raza shall appoint the first member to fill this position. The Board shall select replacements for this position after a public call for self-nominations.
4. Two (2) members shall be appointed by the City Council and one (1) member shall be appointed by the Mayor. As terms expire, the City Council and Mayor shall appoint replacements for their appointed members. Of the members appointed by the Mayor and City Council, there must be members with expertise in public housing finance, urban planning, and nonprofit housing development.
5. One (1) member with ~~expertise in green development~~ professional experience and expertise in the design or development of sustainable construction, appointed by the Green New Deal Oversight Board, which shall also appoint replacements that meet these qualifications.

Section 2. These persons and entities must appoint the first members of the Board within 60 days of the effective date of this Ordinance, and shall promptly appoint a replacement upon the expiration of members' terms or when a replacement is otherwise required. Board members must have a commitment to the goals of social housing.

Section 3. The terms of members of the Board shall be four years, except for the initial designation of Board positions to achieve staggered terms, as described below. No person shall serve more than eight (8) consecutive years on the Board. At the first meeting of the Board, the Board positions shall be divided into three categories, by random drawing. The first three names drawn shall be in Category One. The term of office of Category One positions shall be that which most closely coincides with the second anniversary of the formation of the permanent Board. The second three names drawn shall be in Category Two. The term of office for Category Two shall be that which most closely coincides with the third anniversary of the formation of the permanent Board. The remaining members shall be in Category Three. Their term of office shall be that which most closely coincides with the fourth anniversary of the formation of the permanent Board.

Section 4. The Board may create committees by resolution with a minimum of three (3) [board](#) members and a maximum of six (6) [board](#) members.

Section 5. Board Concurrence Required. The requirement for Board concurrence shall be that established by SMC 3.110.200, except that the donation of money, property, and assets is prohibited. The Board is prohibited from gifting money, property, or assets belonging to the Public Developer.

Section 6. Board Review. The Board shall meet at least once each month. The Board shall review monthly statements of income and expenses which compare budgeted expenditures to actual expenditures. The Board shall also review balance sheets each month. The Board shall review all such information at open public meetings, the minutes of which shall specifically note such reviews, and include such information.

If possible, all Board meetings shall be broadcast and, except for executive or closed sessions authorized under RCW 42.30.110 or RCW 42.30.140, all Board meetings shall be public and transparent. All public records of the Board and the Public Developer may be requested in accordance with RCW Chapter 42.56 and may not be withheld unless exempt or confidential under state law.

Section 7. Quorum Defined. A quorum to commence a Board meeting shall be no fewer than seven (7) members of the Board.

Section 8. Officers and Division of Duties. The Board shall have at least four (4) or more officers. The initial officers shall be the Chair, Vice-Chair, Secretary, and Treasurer. Officers

shall be elected from among the members of the Board by the Board for a term of one year, and members of the Board may serve additional terms as officers if elected by the Board.

Section 9. Removal of Board Members. If any Board member resigns, or becomes ineligible to serve, or misses three (3) or more consecutive Board meetings or two-thirds ($\frac{2}{3}$) of scheduled Board meetings in six (6) consecutive months, they shall be replaced, unless the absences have been excused by the Board.

The replacement member shall be selected in the same manner as the departing Board member.

Section 10. The Public Developer shall, at a minimum, pay Board members representing residents, community organizations, and the labor representatives for their time conducting Board business, as well as providing them with staff support as needed for them to successfully serve. The Board may choose to pay other members for their time.

ARTICLE VIII. CONSTITUENCY.

Section 1. Composition. Once the Public Developer begins operation of social housing and after it has adopted the initial Rules and Regulations for the Constituency, the Constituency of the Social Housing PDA shall consist of residents living within its developments and shall be governed by this Article. The Rules and Regulations shall provide for meetings, including notice, quorum, and other provisions dealing with the Constituency. The Constituency must have regularly scheduled meetings and an annual meeting when it elects position(s) to the Board.

Section 2. The concurrence of the Constituency shall also be required on the following matters: (1) any proposed amendments to the Charter; (2) any proposed amendments to the Rules and Regulations of the Social Housing PDA if said amendment deals with matters which are within the power and responsibility of the Constituency as set forth in this section; (3) proposed amendments to the provisions of the Rules and Regulations governing procedures for meetings of the Constituency; and (4) annually fixing the compensation of Board members and adopting Board reimbursement policies and (5) selection of an independent auditor. Such concurrence shall require an affirmative vote of a majority of the constituents voting on the issue.

Section 3. The Constituency shall elect a person or persons to serve on the Board in seven (7) of the thirteen (13) positions as provided herein and any Rules and Regulations adopted by the Constituency. If no candidate receives a majority affirmative vote, a run-off election between the top two candidates shall be held not later than one month following the first election.

Section 4. Each multifamily social housing development owned by the Public Developer shall form a governance council. The Board shall establish appropriate size limitations for governance councils based on the size of the developments that they represent.

A governance council shall have the following powers and responsibilities:

- (a) Host regular meetings to gather feedback and perspective of residents.
- (b) Provide the resident perspective to property management.
- (c) Represent the interests of the development in biannual meetings with the board.
- (d) Determine how to spend the building or development's allotted annual budget for common room amenities and social events.
- (e) Participate in the approval of renovation projects.
- (f) Other responsibilities as determined by the Board.

~~A governance council and the Board may consult with a mission-driven nonprofit corporation or community land trust with appropriate experience for the purpose of establishing managerial policies and practices that align with the requirements of social housing and the need to provide suitable renter protections.~~

ARTICLE IX. MEETINGS.

Section 1. Open Public Meetings. All Board meetings shall be open to the public to the extent required by RCW 42.30.010, et seq. Efforts to open meetings above and beyond the letter of the law are to be encouraged and applauded.

Section 2. Parliamentary Authority. The Board may adopt rules of procedure to govern its meetings and the meetings of any subcommittee or committee of the Board. Such rules of procedure shall be consistent with the Charter and state and local law.

Section 3. Minutes. Meeting minutes shall be made publicly available.

ARTICLE X. RULES AND REGULATIONS.

The Board shall adopt Rules and Regulations to govern the Public Developer that are consistent with this Charter.

ARTICLE XI. AMENDMENTS TO CHARTER.

Amendments to the Charter shall be recommended by the Board, and take effect upon City Council approval.

ARTICLE XII. RECORDS AND REPORTING REQUIREMENTS.

Records and reporting requirements shall be governed by SMC 3.110.390, 3.110.400, and 3.110.410 as existing on the date this ordinance was enacted

ARTICLE XIII. COMMENCEMENT.

The Public Developer shall come into existence upon the certification of passage of this initiative.

ARTICLE XIV. DISSOLUTION.

Dissolution of the Public Developer shall be in the form and manner required by law, City ordinance, and the Rules and Regulations. Upon dissolution of the Public Developer and the winding up of its affairs, all of the rights, assets and property of the Public Developer shall pass to and be distributed according to the terms of binding agreements or to a qualified entity specified in SMC 3.110.490.

ARTICLE XV. MISCELLANEOUS.

Section 1. Bonding. The members of the Board and any other officers or officials with the responsibility for handling accounts and finances shall file fidelity bonds in an amount determined adequate and appropriate by the Board. The Public Developer shall pay the premium for such bonds. The Public Developer shall identify these officers and officials and the amounts of their bonds in its annual report.

Section 2. Safeguarding of Funds. The Public Developer's funds shall be deposited into a depository acceptable to the Mayor and be otherwise safeguarded pursuant to such instructions as the Mayor may from time-to-time issue.

Section 3. Insurance. The Public Developer shall maintain in full force and effect liability insurance in an amount sufficient to cover potential claims for bodily injuries, death or disability, and for property damage, which may arise from or be related to its projects and activities. The Public Developer shall also maintain appropriate insurance to protect staff, officers, and Board members.

Section 4. Code of Ethics. No official or employee of the Public Developer shall engage in conduct prohibited under state or local law. Uncompensated officials and employees designated **by the Public Developer in its rules or regulations as** compensated employees shall annually by April 15 file statements of economic interest as required under SMC 3.110.570. The Board shall enforce the provisions of SMC 3.110.580. Additionally, all final Board determinations under SMC 3.110.580 shall be provided to the Seattle Ethics and Elections Commission for its information. The City Board of Ethics, in its discretion, may comment on any determinations and provide its comments to the Social Housing PDA Council.

Section 5. Discrimination Prohibited. Neither Board, Constituency, nor governance council membership may be directly or indirectly based upon or limited by age, race, color, religion, sex, national origin, marital status, sexual orientation, gender identity, political ideology, or the physical handicap of a capable person. Use of City funds shall be subject to the requirements of SMC 20.46 (City Contracting—Fair Business Practices).

Section 6. Severability. If any part of this Charter is found by a court to be illegal or unconstitutional, according to either the Federal or State Constitution or laws, the remaining parts shall remain in force.

The Charter shall be interpreted in the broadest sense in order that the Social Housing PDA may carry out its mandate.

New Section 7. The definitions contained in SMC 3.110.020 and Section 3 of Initiative 135 shall apply to this Charter. In the event of any inconsistency, Initiative 135 definitions control over the SMC, and Charter definitions control over both Initiative 135 and the SMC.

For the purposes of this Charter:

“Restorative justice” means a voluntary, community-centered process for residents grounded in relationship, respect, responsibility, repair, and reintegration. It brings together those impacted by harm to address conflict or issues by asking who has been harmed, what they need, and whose responsibility it is to meet those needs. The process supports meaningful accountability, repair of harm, and the restoration of relationships to the greatest extent possible, and, where feasible, addresses unmet needs connected to the conflict, harm, or issue.

“Social Housing Development” or “Development” means one or more housing buildings or portions of buildings that are built or acquired by the Public Developer and used specifically for social housing.

“The Public Developer” or “Social Housing Developer” means the Seattle Social Housing Developer and any entity it owns, controls or is under its common control.



Seattle Social Housing Developer

Charter Amendment Updates
May 5, 2026 Special Board Meeting

Amendment 1

Amendment	Location	Change
1	ARTICLE II, (3), (+9)	<p>The Public Developer should include in all relevant agreements: (a) a right of first refusal to purchase any commercial property held by a third party that is on, attached to, or encumbers any Public Developer owned property at an amount that does not allow the private party to benefit from market speculation; and (b) a provision that, if the Public Developer does not exercise the right of first refusal, the third party may be limited in the profit received on any sale of the property by an Index Price. The Board of Directors of the Public Developer shall adopt a policy stating how the “Index Price” will be determined and implemented.</p>

Amendment 2

Amendment	Location	Change
2	Article II, (2), 1	The housing MUST be owned exclusively by the Public Developer <u>or by any form of entity or interest owned and controlled by the Public Developer;</u>

Amendment 3

Amendment	Location	Change
3	Article II, 2 (4)	Rental rates MUST be dedicated to permanent affordability and set based on consider the amount needed for operations, maintenance, and loan service on the building or development containing the unit;

Amendment 4

Amendment	Location	Change
4	Article II, (2), 6	<p>Developments <u>Housing</u> MUST be permanently protected from being sold or transferred to a private entity or public private partnership, <u>except that as to any property or other interest, Public Developer may mortgage, lease, assign revenues to creditors, record restrictive covenants or grant deeds of trust and consent to any transfer of such property by operation of law, by foreclosure, or in lieu of foreclosure, subject to any recorded regulatory or other covenant requirement for use of the property.</u></p>

Amendment 5

Amendment	Location	Change
5	Article II, (3), 3	<p>The Public Developer should explore tenant unit, resident lease ownership options models where the property is owned by SSHD and the housing unit is leased for a specified amount of time to the resident, as modeled by international social housing models</p>

Amendment 6

Amendment	Location	Change
6	Article VII, Section 1, (5)	One (1) member with expertise in green development <u>professional experience and expertise in the design or development of sustainable construction</u> appointed by the Green New Deal Oversight Board, which shall also appoint replacements, that <u>meet these qualifications.</u>

Amendment 7

Amendment	Location	Change
7	Article VII, Section 4	Section 4. The Board may create committees by resolution with a minimum of three (3) board members and a maximum of six (6) board members.

Amendment 8

Amendment	Location	Change
8	Article V, Powers	The Public Developer shall have all powers available to public corporations under state and local law, <u>including RCW 35.21.660-.670 and 35.21.730-.755 and SMC 3.110.040-.060, 3.110.120 and 3.110.420 except as otherwise limited by this ordinance or the Charter.</u>

Amendment 9

Amendment	Location	Change
9	Article VI, Limits	In addition, the Public Developer shall not issue shares of stock, pay dividends, or make loans, and shall, remain the sole owner of all of its <u>housing (but not its commercial)</u> assets <u>either directly or through an entity formed pursuant to Article II, 1.,</u>

Amendment 10

Amendment	Location	Change
10	Article VIII, Section 2	<p>The concurrence of the Constituency shall also be required on the following matters: (1) any proposed amendments to the Charter; (2) any proposed amendments to the Rules and Regulations of the Social Housing PDA if said amendment deals with matters which are within the power and responsibility of the Constituency as set forth in this section; (3) proposed amendments to the provisions of the Rules and Regulations governing procedures for meetings of the Constituency; and (4) annually fixing the compensation of Board members and adopting Board reimbursement policies.; and (5) selection of an independent auditor. Such concurrence shall require an affirmative vote of a majority of the constituents voting on the issue.</p>

Amendment 11

Amendment	Location	Change
11	Article VIII. Section 4	A governance council and the Board may consult with a mission-driven nonprofit corporation or community land trust with appropriate experience for the purpose of establishing managerial policies and practices that align with the requirements of social housing and the need to provide suitable renter protections.

Amendment 12—RESCIND, CANT CHANGE ORDINANCE

Amendment	Location	Change
12	Section III. Definitions	<p>“Restorative justice” means a process of allowing tenants who are causing harm in the community to address root causes; avoiding any behaviors that take autonomy away from someone who is harming community in any way; ultimately striving to restore all parties to the state prior to the harm.</p> <p>“Restorative justice” means a voluntary, community-centered process for residents grounded in relationship, respect, responsibility, repair, and reintegration. It brings together those impacted by harm to address conflict or issues by asking who has been harmed, what they need, and whose responsibility it is to meet those needs. The process supports meaningful accountability, repair of harm, and the restoration of relationships to the greatest extent possible, and, where feasible, addresses unmet needs connected to the conflict, harm, or issue.</p>

Amendment 13

Amendment	Location	Change
13	ARTICLE VIII. Constituency	<p>Section 1. Composition. Once the Public Developer begins operation of social housing <u>and after it has adopted the initial Rules and Regulations for the Constituency</u>, the Constituency of the Social Housing PDA shall consist of residents living within its developments and shall be governed by this Article. The Rules and Regulations shall provide for meetings, including notice, quorum, and other provisions dealing with the Constituency. The Constituency must have regularly scheduled meetings and an annual meeting when it elects position(s) to the Board</p>

Amendment 14

Amendment	Location	Change
14	<p>ARTICLE XV. MISCELLANEOUS. Section 4. Code of Ethics</p>	<p>No official or employee of the Public Developer shall engage in conduct prohibited under state or local law. Uncompensated officials and employees designated by the Public Developer in its rules or regulations as compensated employees shall annually by April 15 file statements of economic interest as required under SMC 3.110.570. The Board shall enforce the provisions of SMC 3.110.580. Additionally, all final Board determinations under SMC 3.110.580 shall be provided to the Seattle Ethics and Elections Commission for its information. The City Board of Ethics, in its discretion, may comment on any determinations and provide its comments to the Social Housing PDA Council.</p>

Amendment 15

Amendment	Location	Change
15	Article VII. The Social Housing PDA Board	<p>Section 1. The permanent management of the Social Housing Developer shall rest with the Board. There shall be thirteen (13) members:</p> <p>1. Seven (7) members shall be initially appointed by the Seattle Renters’ Commission, which is hereby given such authority. The initial seven (7) members appointed by the Seattle Renters’ Commission shall include at least one (1) member who has experienced housing insecurity; at least one (1) member who has experienced financial eviction; and at least one (1) member who has been displaced. In addition, they shall represent a range of incomes, including three (3) members living at 0-50% AMI; two (2) members living at 50-80% AMI; two (2) members living at 80-100% AMI. The Seattle Renters’ Commission shall appoint replacements, except that once the Public Developer has begun operation of social housing and has adopted the initial Rules and Regulations for the Constituency, the positions will be appointed by and filled with residents of social housing (“Constituency”) pursuant to the Rules and Regulations for the Constituency as the terms of each of the board members appointed by the Renters’ Commission ends either by expiration of the term or the member resigning or otherwise ceasing to hold the position.</p>

Amendment 16--revised

Amendment	Location	Change
16	Article XV. Miscellaneous	<p data-bbox="894 211 2512 401">New Section 7. The definitions contained in SMC 3.110.020 and Section 3 of Initiative 135 shall apply to this Charter. In the event of any inconsistency, Initiative 135 definitions control over the SMC, and Charter definitions control over both Initiative 135 and the SMC.</p> <p data-bbox="894 468 1493 505">For the purposes of this Charter:</p> <p data-bbox="894 572 2512 905">“Restorative justice” means a voluntary, community-centered process for residents grounded in relationship, respect, responsibility, repair, and reintegration. It brings together those impacted by harm to address conflict or issues by asking who has been harmed, what they need, and whose responsibility it is to meet those needs. The process supports meaningful accountability, repair of harm, and the restoration of relationships to the greatest extent possible, and, where feasible, addresses unmet needs connected to the conflict, harm, or issue.</p> <p data-bbox="894 972 2512 1110">“Social Housing Development” or “Development” means one or more housing buildings or portions of buildings that are built or acquired by the Public Developer and used specifically for social housing.</p> <p data-bbox="894 1178 2512 1268">“The Public Developer” or “Social Housing Developer” means the Seattle Social Housing Developer and any entity it owns, controls or is under its common control.</p>

Seattle Social Housing Developer

Monthly Committee Report Out

This template helps each Board Committee summarize the key work and updates the full Board needs to make informed decisions and represent SSHD in the community. Please provide a monthly summary in whatever format works best for each committee to share at the Board meeting.

Executive Committee

Critical items/key discussions/Committee Work

- CEO Search Process Discussion—Executive Committee discussed the CEO Search process, discussion on who owns/leads what aspect of the process, and delegation of prep work.
- Discussion of potential new days for monthly board meetings to accommodate press release/conference strategy.
- Discussion regarding recording of monthly board meetings. There have been requests from the public regarding recordings of the meetings for accessibility. The Chair discussed the requirement between legal requirements and best practice.
- Code of Ethics: Nikkita Oliver discussed Code of Ethics, legal, social, and political risks.
- Discussion of May agenda priorities

Upcoming items for the general board

- Checking in with the broader board regarding new meeting days, times, and location
- Check in with broader board regarding their comfort around being recorded
- Code of Ethics vote after additional discussion

Finance Committee

Critical items/key discussions/Committee Work

- Welcoming and onboarding of permanent CFO and transition from former interim CFO.
- With staff, the Finance Committee is iterating on existing templates for monthly financial reporting for clarity and transparency.
- Overview of State Audit Process, including meeting with audit team to go over expectations and timing. Audit will take approximately 2 months from beginning in early April until the Opinion is issued. SSHD will then need to submit audit to the City Clerk.



PRA Requests - <https://www.socialhousingseattle.org/prarequest>

- Due to recent reports from KCRHA and King County regarding lack of financial controls, Finance Committee is working with staff to put together extensive financial control policies to ensure compliance, transparency, and stewardship of public resources.
- Transaction Report – line-by-line spending across SSHD – is reviewed monthly.
- Initial consideration for a 2026 Budget Revision to ensure that staff has authority to spend according to what the agency can afford based on actual funding levels.
- Consideration of financing strategies for potential acquisitions and developments. Staff are working with municipal advisors to identify bonding and investment strategies.

Upcoming items for the general board

- Board Review for April Financial Statements
- Board Review for formatting and contextual adjustments to approved 2025 Annual Financial Report, due to alignment with State Audit formatting.

Board Development Committee

Critical items/key discussions/Committee Work

- Building out the process for board committee appointments going forward. This will include a skills survey as well as a committee interest survey. Our next topic of discussion will be around the idea of term limits on committees.
- Work will be starting soon on the Ethics Committee charter. This will be an ad hoc committee that only meets when questions are raised for consideration. They will also likely build a support document with some common issues/concerns and their recommendations.
- Excited to get connected with our Board Development Consultants and examine how this committee will support their boarder work.

Upcoming items for the general board

- Committee Appointment Process will be ready for a full board vote in a few months
- Ethics Committee Charter will be ready for a full board vote in a few months

Real Estate Committee

New Construction

- REC gave input on a Values Screen for New Development survey that was shared with the full board. The responses that were received guided REC's consideration of nine potential sites. Survey responses will be reflected in the development process resolution for approval by full board, which outlines how staff will reflect charter values in new construction projects.
- On April 22, 2026, REC and staff toured nine potential sites for new construction, which staff selected from a pool of over 50 based on development feasibility.

PRA Requests - <https://www.socialhousingseattle.org/prarequest>

- Staff prepared summary financial analysis for eight of the sites, and test fits showing number and size of units and community spaces for six sites. Two sites have significant design work completed under current owner that could be included in purchase.
- REC provided input on the potential of constructing values-aligned social housing projects on each. Primary considerations included access to opportunity, exposure to noise/ pollution, potential community partners, initial financial analysis, and the ability to create high quality housing given site size/constraints.
- SSHD has a goal of having new units available at two sites by 2028. This is an aggressive development schedule, and will require acquiring sites that already have significant portion of design work completed or phasing development.
- Four sites were identified for further analysis. Together with acquisitions of existing units, this would provide social housing in five out of seven Council Districts. SSHD should prioritize acquisitions of sites/ housing units in District 6 (Ballard/ Magnolia) and 5 (North Seattle) in the future.

Request for Proposals (RFP) for Property Management

- REC received updates on this RFP, which closed April 22, 2026.
- Staff have identified a firm for property management of first acquisition, and potential firm to consider for management of a future second acquisition.
- Approach to property management will be guided by input from the resident governance work group.

Request for Qualifications (RFQ) for Design Services

- REC received updates on the RFQ for design services, which closed May 1, 2026.
- REC provided input on scoring criteria for upcoming interviews.
- SSHD received 33 applications, 23 are moving forward to review by the selection committee (Ginger, Mike, Kate, Josh P.)
- SSHD intends to select 5 firms for the small and medium size firm roster. The desired length for the large firm roster has not been decided.
- Successful firms will be added to a roster to consider for future projects. Creating this short list now will reduce time to delivering social housing once sites are acquired.

Acquisitions

- REC has received weekly updates on SSHD's first acquisition as it moves through due diligence. This property was discussed with the full board in executive session on April 2, 2026, and will be brought before the board for approval on May 21, 2026.
- REC reviewed and provided input on the Values Screen for New Acquisitions, which outlines how staff will integrate SSHD Charter values into acquisition of existing housing units. This generally reflects process the organization has been following in their first acquisition, but recommends additional "social impact analysis" including consideration of displacement risk. This was ultimately adopted by the full board on April 16, 2026.
- REC provided input on a potential second acquisition in central Seattle that could move forward by EOY 2026.



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REC Charter

- REC amended the charter for Open Public Meetings Act (OPMA) compliance, and to reserve seats for: A renter/ social housing resident, housing developer, green new deal oversight Board appointee, and urban planner or community

Upcoming items for the general board

- New Development Process approval (May 2026)
- Approval of first acquisition (May 2026)

- Approval of amended REC charter (TBD, likely June 2026)
- Overview of second acquisition (TBD)

Board Governance Committee

Critical items/key discussions/Committee Work

- Initial meeting of committee held on 5/14/2026.
- The agenda includes electing a chair and coordinating meeting times.
- Preliminary By-Law Review.

Upcoming items for the general board