Seattle Social Housing Developer
www.socialhousingseattle.org
PRA Request: https://seattlesocialhousing.org/public-records-request/

Seattle Social Housing Developer

May 21, 2026 Board Meeting Minutes

(regular meetings 3rd Thursday every month)

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

5:31pm	**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 5:31pm. **Roll Call:** *Roll Call included one-word check-in from board members* Board Members Present: ● Ryan Driscoll ● Leah Salerno ● ChrisTiana ObeySumner ● Joshua Nadel ● Kaileah Baldwin ● Tom Barnard ● Olivia Butkowski ● Karen Estevenin ● Josh Park ● Carl Nelson Absent: Becca Book (excused) **A quorum was established** **SSHD Staff or Affiliated Personnel Present:** ● Tiffani McCoy ● Ginger Segel ● Lilly Fowler ● James Mayton ● Abesha Shiferaw ● Bulent Ozdemir ● nikkita oliver	ChrisTiana ObeySumner, (Chair)
5:34pm	**Carl moved to approve the May 21st meeting agenda.** Olivia seconded. 10 yes, 0 no, 0 abstain	ChrisTiana ObeySumner, (Chair)

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

  5:36 5:37	**Motion Passes.** **Leah moved to approve April 16th Meeting Minutes.** Josh N. Seconded. 9 yes, 0 no, 1 abstain (Josh P.) **Motion Passes.** **Carl moved to approve May 5th Special Meeting Minutes.** Leah Seconded. 9 yes, 0 no, 1 abstain (Josh P.) **Motion Passes.**	
5:38pm	**Call for Public Testimony.** The Chair called for public testimony. No public comments are offered.	ChrisTiana ObeySumner, (Chair)
5:39pm 5:41pm	**Officer Elections** Kaileah Baldwin, the Board Vice Chair, facilitated the elections for all Board Officer positions for one-year terms from the date of the vote until the next annual elections at the regular Board meeting in May of 2027. **Chair Position** **Nomination:** ChrisTiana ObeySumner, self-nomination. ChrisTiana briefly addressed the Board about their reasons for seeking re-election and their vision for what they hope to accomplish if elected to a full term as Chair. **Kaileah conducted the vote for Board Chair; since there was only one candidate, Board members were asked to vote in favor or opposition to electing ChrisTiana to Board Chair.** 9 yes, 0 no, 1 abstain (ChrisTiana) **ChrisTiana was elected to serve as Board Chair for a term ending in May 2027.** **Vice Chair Position** **Nomination:** Leah Salerno, self-nomination	Kaileah Baldwin, Board Vice Chair

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		
5:43	Leah briefly addressed the Board about their reasons for seeking election and their vision for what they hope to accomplish if elected as Vice Chair **Kaileah Conducted the vote for Board Vice Chair; since there was only one candidate, Board members were asked to vote in favor or opposition to electing Leah to Board Vice Chair.** 9 yes, 0 no, 1 abstain (Leah) **Leah was elected to serve as Board Vice Chair for a term ending in May 2027.**	
5:45	**Treasure Position** **Nomination**: Josh Nadel, self-nomination Josh N. briefly addressed the Board about his reasons for seeking re-election and his vision for what he hopes to accomplish if elected to a full term as Treasurer. **Kaileah Conducted the vote for Board Treasurer; since there was only one candidate, Board members were asked to vote in favor or opposition to electing Josh N. to Board Treasurer.** 9 yes, 0 no, 1 abstain (Josh N.) **Josh N. was elected to serve as Board Treasurer for a term ending in May 2027.**	
5:47	**Secretary Position** **Nomination**: Olivia Butkowski, self-nomination. Olivia briefly addressed the Board about her reasons for seeking election and her vision for what she hopes to accomplish if elected Secretary. **Kaileah Conducted the vote for Board Secretary; since there was only one candidate, Board members were asked to vote in favor or opposition to electing Olivia to Board Secretary.** 9 yes, 0 no, 1 abstain (Olivia) **Olivia was elected to serve as Board Secretary for a term**	

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

5:50	**ending in May 2027.** **Board Member & Committee Liaison** **Nomination**: Ryan Driscoll, self-nomination Ryan briefly addressed the Board about his reasons for seeking re-election and his vision for what he hopes to accomplish if elected to a full term as Liaison. **Kaileah Conducted the vote for Board Member & Committee Liaison; since there was only one candidate, Board members were asked to vote in favor or opposition to electing Ryan to Board Member & Committee Liaison.** 9 yes, 0 no, 1 abstain (Ryan) **Ryan was elected to serve as Board Member & Committee Liaison for a term ending in May 2027.**	
5:51 pm 5:57	**Finance Report** • Bulent Ozdemir, SSHD CFO, provided updates regarding April financials, which include an overview of income statement and balance sheet and noted any variations or differences. Bulent also provided updates regarding the State Audit Report and new updates to the previous report version and responded to questions and discussions from Board members. The board reviewed the statements of income and expenses which compared budgeted expenditures to actual expenditures for April 2026. The Board also reviewed the balance sheets for April 2026. **Josh N. moved to approve the April 2026 financial statements.** Tom seconded**.** 10 yes, 0 no, 0 abstain **Motion passes. April 2026 financials are approved.**	Bulent Ozdemir, SSHD CFO

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		
6:00	**Josh moved to approve the updated Annual Financial Report for 2025.** Kaileah seconded**.** 10 yes, 0 no, 0 abstain **Motion passes. The updated Annual 2025 Financial Report is approved.**	
6:02 6:10	**CEO/Staff Update** Tiffani McCoy, SSHD Interim CEO, provided updates regarding public requests to record SSHD Board meetings and opened the floor for discussion and feedback. Tiffani also shared that she will be scheduling one-on-one midpoint check-ins with board members. Additional updates were provided regarding board appointment statuses and staffing. Lastly, Tiffani conducted a temperature check regarding the possibility of moving future board meetings to a different date to accommodate scheduling needs. **Chair noted that the meeting was ahead of schedule and a full 10 minute break would be possible if the Board wanted one.** **Leah moved to amend the agenda to lengthen the break from 5 min to 10 min.** **Josh N. seconded.** 10 yes, 0 no, 0 abstain **Motion passes.**	
6:11 pm	**BREAK** Chair announces a 10-minute break from 6:11-6:21	
6:21pm	**Approval of First Acquisition** Board called the meeting back to order at 6:21pm. • James Mayton, SSHD Director of Acquisitions, presented SSHD's first acquisition opportunity, Elara at the Market. He reviewed staff's rationale for the proposed purchase; James stated that the proposed purchase price is $60,900,000 ($409/K per unit). He also presented additional analysis related to social impact, long-term investment benefits, and	Ginger Segel, SSHD CREDO

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		
             6:49 6:50	due diligence findings. James concluded his presentation by introducing Resolution 2026-07 and Resolution 2026-09 for Board consideration and approval. • James also facilitated further discussions and questions regarding the proposed acquisition. • It was noted that the Board Real Estate Committee recommends the Board approve the acquisition of Elara at the Market. **Chair announced a final call for discussion or questions regarding the proposed acquisition and resolutions before the board. Hearing none, the Chair suggested Board members consider final action on the Resolutions 2026-07 and 2026-09.** **Tom moved to approve and adopt the Acquisition Authorization Resolution 2026-07.** Karen seconded**.** 10 yes, 0 no, 0 abstain **Motion passes. Acquisition Authorization Resolution 2026-07 is approved.** **Josh N. moved to approve and adopt Reimbursement Resolution 2026-09.** Kaileah seconded**.** 10 yes, 0 no, 0 abstain **Motion passes. Reimbursement Resolution 2026-09 is approved.**	
6:51pm	**New Construction Values Resolution 2026-08** • Ginger Segel presented the New Construction Development Policy proposal. She provided background context noting that this proposal builds upon the recently adopted New Acquisition Policy approved by the Board. Ginger explained that this value screening establishes the criteria and requirements for new construction projects. She further explained that this resolution has been reviewed and	Ginger Segel, SSHD CREDO

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		
          7:06	recommended for approval by the Real Estate Committee prior to being brought before the Board today. The proposal highlighted several key policy elements, including permanence of SSHD assets as a public promise, income diversity, unit diversity, new construction policy, development and open space policy, building amenity space policy, parking policy, climate adaptation and resiliency policy, and universal design standards. **Carl moved to approve the New Construction Value Resolution 2026-08.** Leah seconded**.** 10 yes, 0 no, 0 abstain **Motion passes. New Construction Value Resolution 2026-08 is approved.**	
7:07pm 7:12	**Charter Updates** Tiffani McCoy presented to the Board on version 2 of the proposed Charter Amendments, including a revised amendment 16, as included in the Board packet provided to Board members in advance of the Board meeting. She explained that following the Board's previous recommendation on the charter amendments, two minor revisions were identified that required Board review and recommendation at today's meeting. She provided the update that the charter amendments recommendations by the board are scheduled for consideration by the Seattle City Council at its June 16 meeting. **Carl moved to approve and adopt Amendment 16 in version 2 of the proposed SSHD Charter amendments as the Board's recommendation to be sent to the Seattle City Council for approval.** Olivia seconded. 10 yes, 0 no, 0 abstain Motion passes.	Tiffani McCoy, Interim CEO

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		
7:13	**Kaileah moved for the Board to collectively adopt all of the proposed Amendments in version 2 of the SSHD Charter proposed amendments, as presented to and considered by the Board at this May 21st meeting, as the Board's collective recommendation of the Charter Amendments to be sent before the Seattle City Council for approval.** Tom seconded 10 yes, 0 no, 0 abstain Motion passes.	
7:14 7:15	Final announcements were made, including a reminder that there will be a Special Board meeting on June 2nd at 5:30pm. **Adjourn** With all business on the agenda concluded, the Board Chair adjourned the meeting at 7:15pm.	ChrisTiana ObeySumner, (Chair)