

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	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. Roll Call: Board Members Present: • 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* A quorum was established SSHD Staff or Affiliated Personnel Present: • Tiffani McCoy • Lilly Fowler • Nikkita Oliver • Abesha Shiferaw • Bulent Ozdemir • Ginger Segel	ChrisTiana ObeySumner (Board Chair)
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5:34	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. Carl Seconded. 9 yes, 0 no, 0 abstain. Motion Passes.	
5:35	Carl moved to approve the May 5th amended meeting agenda. Becca seconded. 9 yes, 0 no, 0 abstain Motion Passes.	
5:36pm	Call for Public Testimony. Public comment was provided by Abe Miller and Jeff Paul.	ChrisTiana ObeySumner, Board Chair
5:41pm	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. The Chair also announce that the Executive session would end, and the Board would return at 6:00 pm back to an open meeting.	ChrisTiana Obey-Sumner, Board Chair
6:00pm	The executive session ended, and the public was allowed to return to the Board meeting at 6:00 p.m.	
6:01pm	SSHD Charter Amendments Tiffani McCoy, interim CEO, presented to the Board about proposed charter amendments and responded	Tiffani McCoy

6:27 pm	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. Tiffani clarified that the process for charter amendments is the board recommending changes to Seattle City Council to adopt at the upcoming Council meeting. 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. 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. 10 yes, 0 no, 0 abstain Motion Passes.	
6:28pm	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	
6:40pm	Committee Charter • Governance Committee • Executive Committee 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	Ryan Driscoll

6:52pm	the Executive Committee Charter to reflect SSHD growing as an agency with staff. Ryan moved to approve the updated Executive Committee Charter. Josh N. seconded. 10 yes, 0 no, 0 abstain Motion Passes.	
6:54pm	Ryan moved to approve the Governance Committee Charter. Leah seconded. 10 yes, 0 no, 0 abstain Motion Passes.	
6:55pm	Ryan moved to appoint Josh N., Leah, Olivia, and ChrisTiana as the initial members of the Governance Committee. Carl seconded. 10 yes, 0 no, 0 abstain Motion Passes.	
6:58pm	Community Developer Appointment Leah provided an overview of the Community Developer position interview process and discussed the prospective candidates. Kaileah stated the Board members who conductive the interviews are in agreement and are recommending the board vote to appoint Joshua Seller Park, who brings both subject matter expertise and community connections. Board members were provided an opportunity to ask further questions and discuss the candidates.	Kaileah Baldwin, Ryan Driscoll, & Leah Salerno
7:05pm	Kaileah moved to appoint Joshua Seller Park to the Community Developer seat.	

	Tom seconded. 10 yes, 0 no, 0 abstain. Appointment is approved. Motion passes.	
7:10pm	Updates Officer Appointments Tiffani reminded the Board that the May 21st Board meeting will have officer voting and appointments. 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. Chair reminded members to send nominations and blurbs to Board Clerk in order to ensure a fair process since Chair is seeking re-appointment.	Tiffani McCoy, Interim SSHD CEO
7:15pm	Adjourned Chair called to adjourn the meeting at 7:15pm	ChrisTiana ObeySumner, Board Chair

Requestor	Amendment	Location	Change
SSHD	1	ARTICLE II. PURPOSE, DIRECTIVES, AND GOALS	The Public Developer should include in all relevant agreements: (a) a right of first refusal to purchase any commercial property owned by a third party that is associated with 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.
SSHD	2	Article VII. The Social Housing PDA Board. Section 2.	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 within 90 days appoint a replacement upon the expiration of members' terms or when a replacement is otherwise required. If the appointing person or entity fails to appoint a replacement within 90 days, the Board may appoint the replacement. Board members must have a commitment to the goals of social housing.
SSHD	3	Article II, (2), 1	The housing MUST be owned exclusively by the Public Developer <u>or by any form of entity or interest owned or controlled by the Public Developer;</u>
SSHD	4	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;
SSHD	5	Article II, (2), 6	Developments Housing 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>
SSHD	6	Article II, (3), 3	The Public Developer should explore tenant-unit; resident ownership of leaseholds options as modeled by international social housing models

SSHD	7	Article VII, Section 1, (3)	Current language: 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.
SSH	8	Article VII, Section 1, (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.
SSHD	9	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.

SSHD	10	Article IV, 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 and 3.110.420 except as otherwise limited by this ordinance or the Charter.
SSH	11	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 housing (but not its commercial) assets either directly or through an entity formed pursuant to Article II, 1.
SSHD	12	Article VIII, 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.

SSHD	13	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.
SSHD	14	Section III. Definitions	"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. "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.
SSHD	15	ARTICLE VIII. Constituency	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
SSHD	16	ARTICLE XV. MISCELLANEOUS. 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 <u>by the Developer in its rules or regulations</u> 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.
SSHD	17	ARTICLE V. POWERS.	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, <u>3.110.120</u> and 3.110.420 <u>except as otherwise limited by this ordinance or the Charter</u> . 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.
SSHD	18	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 <u>and has adopted the initial Rules and Regulations for the Constituency</u>, the positions will be appointed by and filled with residents of social housing ("Constituency") <u>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.</u>

SSHD	19	Article XV. Miscellaneous	New Section 7. The definitions contained in SMC 3,110.020 and Section 3 of Initiative 135 shall apply to the Charter. Initiative 135 definitions shall control in the event of any inconsistency. "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.
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