https://seattlesocialhousing.org/

PRA Requests - https://seattlesocialhousing.org/public-records-request/

Seattle Social Housing Developer

November 19, 2026 Board Meeting Agenda

(regular meetings 3rd Thursday every month)

Date/Time: Thursday, November 19, 5:30 - 8:15 pm **Meeting Location:** Seattle City Hall, rm L280 | **Online option:** https://seattle.webex.com/seattle/j.php?MTID=mbd809efc732765889405b07136c499c1		
5:30pm (5min)	**Call to Order** Role Call ● One word check-in ● Review & Approve Agenda *Items for Approval:* ● Today's Agenda ● October Board Meeting Minutes ● October Special Board Meeting Minutes ● October Financial Report ● Youngstown Flats Reimbursement Authorization ● Debt Write Off Collection Policy ● Public Comment Policy	Leah Salerno, Chair
5:35 (10 min)	**Public Comment**	Leah Salerno, Chair
5:45 (30 mins)	**CEO Hiring Executive Session** Pursuant to RCW42.30.110 section 1.g *"To evaluate the qualifications of an applicant for public employment or to review the performance of a public employee. However, subject to RCW 42.30.140(4), discussion by a governing body of salaries, wages, and other conditions of employment to be generally applied within the agency shall occur in a meeting open to the public, and when a governing body elects to take final action hiring, setting the salary of an individual employee or class of employees, or discharging or disciplining an employee, that action shall be taken in a meeting open to the public;"*	Thomas Geffner, Chair of CEO Hiring Committee BJ Davis & Sarah Dunn, CEO Search Consultants

Seattle Social Housing Developer

https://seattlesocialhousing.org/

PRA Requests - https://seattlesocialhousing.org/public-records-request/

Date/Time: Thursday, November 19, 5:30 - 8:15 pm
Meeting Location: Seattle City Hall, rm L280 |
Online option:
https://seattle.webex.com/seattle/j.php?MTID=mbd809efc732765889405b07136c499c1

6:15 (20 mins)	**Discussion of Potential Real Estate Acquisition** Executive Session Pursuant to RCW42.30.110 section 1.b *"to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price."*	Ginger Segel, SSHD CREDO
6:35 (10 min)	**Break**	Leah Salerno, Chair
6:45 (30 mins)	**Proposed Updates to the SSHD Board Rules & Regulations**	Leah Salerno, Chair
7:15 (20 min)	**Financial Report** • October Financials, Budget vs Actuals • The Finance Committee reviewed and recommended the approval of the October Financials • Youngstown Flats Reimbursement Authorization Resolution 2026-27	Bulent Ozdemir, SSHD CFO
7:35 (10 min)	**Debt Write Off Collection Policy** Resolution 2026-24	Bulent Ozdemir, SSHD CFO
7:45 (10 min)	**Public Comment Policy** Resolution 2026-26	Leah Salerno, Chair
7:55pm (10 min)	**Vice Chair Election Discussion**	Leah Salerno, Chair
8:05 (10 min)	**Committee Assignment Process**	Ryan Driscoll, Board Liaison

https://seattlesocialhousing.org/

PRA Requests - https://seattlesocialhousing.org/public-records-request/

Date/Time: Thursday, November 19, 5:30 - 8:15 pm **Meeting Location:** Seattle City Hall, rm L280 | **Online option:** https://seattle.webex.com/seattle/j.php?MTID=mbd809efc732765889405b07136c499c1		
8:15pm	**Adjourn**	Leah Salerno, Chair

https://seattlesocialhousing.org/

PRA Requests - https://seattlesocialhousing.org/public-records-request/

October 15, 2026 Board Meeting Minutes

Date/Time: Thursday **October 15th**, 5:30 - 7:30pm Meeting Location: Seattle City Hall, RM L280 Online option: https://seattle.webex.com/seattle/j.php?MTID=mbd809efc732765889405b07136c499c1		
5:30pm	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 5:31 pm. Roll Call: *Roll Call included one-word check-in from board members* Board Members Present: • Ryan Driscoll • Leah Salerno • ChrisTiana ObeySumner • Joshua Nadel • Tom Barnard • Karen Estevenin • Thomas Geffner • Carl Nelson • Becca Book • Olivia Butkowski • Josh Sellers Park Kaileah Baldwin arrived at 5:38 Absent: Nina Olivier (excused) A quorum was established SSHD Staff or Affiliated Personnel Present: • Tiffani McCoy • Jenéa Jackson • Ginger Segel • Bulent Ozdemir • Lilly Fowler • Abesha Shiferaw	ChrisTiana ObeySumner (Chair)

	• Cameron Mason • Bernard Troyer	
5:34	Carl moved to approve the October 15th agenda. Josh P. seconded 11 yes, 0 no, 0 abstain Motion passes.	
5:35	Becca moved to approve the August 20th meeting minutes. Josh P. seconded. 11 yes, 0 no, 0 abstain Motion passes.	
5:36	The Chair called for public testimony. No public comments are offered.	ChrisTiana ObeySunmer, (Chair)
5:37	**Real Estate Transactions Executive Session** Pursuant to RCW42.30.110 section 1.b *"to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price."* *Executive Session concluded at 6:20 and meeting returned to open session.* Kaileah Baldwin arrived at 5:38pm.	Bernard Troyer, SSHD Senior Housing Developer

6:22 6:30	**Wave Feasibility Vote for Land Acquisition** Resolution 2026-23 Bernard Troyer presented on a site called Central District House and walked the board through a request to wave feasibility and proceed with design and site development. Bernard opened the floor for deliberation and questions and answered Board questions as they arose. Thomas G. moved to approve Resolution 2026-23. Becca seconded. 12 yes, 0 no, 0 abstain Motion Passes. Resolution 2026-23 is adopted.	Bernard Troyer, SSHD Senior Housing Developer
6:31	**Break** The Chair announced a 5-minute break from 6:31-6:36 pm.	ChrisTiana ObeySumner (Chair)
6:36 6:42	Finance Report • Bulent Ozdemir, SSHD CFO, provided updates regarding SSHD Elara at the Market property financials including September income statement, balance sheet, profit and loss, and provided updates regarding the Agency and Elara income statement. Bulent opened the floor for discussion and answered Board questions as they arose. • The Board reviewed the SSHD Agency September statements of income and expenses which compared budgeted expenditures to actual expenditures for the entire agency. The Board also reviewed the balance sheets for September 2026. • Josh N. noted that the Finance Committee has recommended the approval of the September 2026 financials. Josh N. moved to approve the September 2026 financial statements. Carl N. seconded. 12 yes, 0 no, 0 abstain	Bulent Ozdemir, SSHD CFO

	Motion passes. September 2026 financials are approved.	
6:42   <

	Bulent Ozdemir, SSHD CFO, presented the staff analysis regarding the potential of establishing LLCs for SSHD properties. After further analysis, the staff recommendation is to pause this possibility because the creation of LLCs will have an effect on SSHD REET and property tax exemptions. Staff are exploring a blanket exemption from REET and property taxes for SSHD. Bulent opened the floor for Board discussion and provided responses as they arose.	
7:12   <

	Charter. Becca seconded. 12 yeses, 0 no, 0 abstain Motion passed.	
7:18pm	**Adjourned** The Chair provided final announcements. With all business on the agenda concluded, the Board Chair adjourned the meeting at 7:18 pm.	ChrisTiana ObeySumner (Chair)

https://seattlesocialhousing.org/

PRA Requests - https://seattlesocialhousing.org/public-records-request/

October 27, 2026 Special Board Meeting Minutes

Date/Time: Tuesday, **October 27th**, 5:30 – 8:00pm Meeting Location: Seattle City Hall, RM 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 the Interim Board Chair Leah Salerno at 5:30pm. Roll Call: *Roll Call included one-word check-in from board members* Board Members Present: • Ryan Driscoll • Leah Salerno • Joshua Nadel • Tom Barnard • Karen Estevenin • Carl Nelson • Nina Olivier • Olivia Butkowski • Josh Sellers Park • Thomas Geffner (joined at 5:32) • Kaileah Baldwin (joined at 5:32) A quorum was established • Becca Book (joined at 5:39) • ChrisTiana ObeySumner (joined at 6:03) SSHD Staff or Affiliated Personnel Present: • Tiffani McCoy • Jenéa Jackson • Ginger Segel • Bulent Ozdemir • Lilly Fowler • Abesha Shiferaw	Leah Salerno (Interim Chair)

	• James Mayton • nikkita olivier • BJ Davis • Sarah Dunn	
5:33 5:34	Carl motioned to remove Reimbursement Authorization Resolution from the items for approval on the agenda. Josh N. seconded 11 yes, 0 no, 0 abstain Motion passed. Carl motioned to approve the October Special Board Meeting Agenda. Thomas G. seconded 11 yes, 0 no, 0 abstain Motion passed.	
5:35   <

	Leah S. is elected Board Chair.	
5:40	**Resident Governance Workgroup Final Presentation** nikkita oliver presented to the Board a report on the Resident Governance Workgroup final findings and recommendations. The presentation highlighted key components including the makeup of The Workgroup participants, design goals and scope, findings, and final recommendations from the Workgroup. nikkita opened the floor for discussion and feedback and answered questions as they arose. ChrisTiana joined the meeting at 6:03.	nikkita oliver, Resident Governance Consultant
6:29	**Break** The Chair announced a 5-minute break from 6:29-6:35 pm.	Leah Salerno (Chair)
6:35	Real Estate Transaction Executive Session Pursuant to RCW42.30.110 section 1.b *"to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price."* ***Executive Session concluded at 7:25 and meeting returned to open session.*** Nina Olivier left the meeting at 7:26. There was no impact on quorum.	James Mayton, Deputy Director of Real Estate

7:26 7:34	**Second Building Acquisition** James Mayton presented SSHD's second acquisition opportunity, Youngstown Flats. James reviewed staff's rationale for the proposed purchase, including property overview, strategic intent, alignment with SSHD Screening Values, social impact, long-term investment benefits, due diligence findings, and resident/community engagement goals and plans. James concluded his presentation by introducing Resolution 2026-25 for Board consideration and approval and answered any questions that arose. Becca moved to approve and adopt the Acquisition Authorizing Resolution 2026-25. Carl N. seconded. 11 yes, 0 no, 1 abstain (Thomas G.) Motion passes. Acquisition Authorizing Resolution 2026-25 is approved.	Ginger Segel, CREDO
7:35   <

	Tom B. seconded 12 yes, 0 no, 0 abstain **Motion passed.** Ryan presented the proposed SSHD Board Skills Training plans and schedule. Ryan also presented an outline of the SSHD Board Committee Assignment Process. Ryan opened the floor for discussions and feedback and answered any questions that arose.	
7:59pm	**Adjourned** **The Chair provided final announcements.** **With all business on the agenda concluded, the Board Chair adjourned the meeting at 7:59pm.**	Leah Salerno (Chair)

RULES AND REGULATIONS

OF

THE SEATTLE SOCIAL HOUSING DEVELOPER

Adopted [Month] [Day], 2026

ARTICLE I

BOARD

Section 1. Composition of the Board.

Management of all Seattle Social Housing Developer affairs shall reside in the Board. The Board shall be composed of thirteen (13) members, selected in the manner prescribed by the Charter as follows:

a. Seven (7) members shall be initially appointed by the Seattle Renters' Commission and shall include at least: one (1) member who has experienced housing insecurity; one (1) member who has experienced financial eviction; one (1) member who has been displaced; and two (2) members living at 80-100% area median income. The Seattle Renters' Commission shall appoint replacements, except that once the Public Developer has begun operation of social housing, the positions will be appointed by and filled with residents of social housing constituting the Constituency in accordance with the process prescribed in Article __.
b. One (1) member shall be a rank-and-file union member appointed by the Martin Luther King, Jr. County Labor Council.
c. One (1) member shall be a leader from a community organization that provides housing to marginalized communities, to be selected by the Board after a public call for self-nominations.
d. Two (2) members shall be appointed by the Seattle City Council and one (1) member shall be appointed by the Mayor of Seattle, and these members shall collectively have expertise in housing finance, urban planning, and nonprofit housing development.
e. One (1) member with professional experience and expertise in the design or development of sustainable construction shall be appointed by the Green New Deal Oversight Board.

The entities charged with appointing Board members shall hereafter be generally referred to as an "Appointing Body" for the purposes of these Rules and Regulations.

Section 2. Terms.

Board members shall serve for terms of four (4) years, and no person shall serve for more than eight (8) consecutive years on the Board. An Appointing Body may appoint a person who has previously served eight (8) consecutive years as a Board member, but who does not currently serve as a Board member, to the Board.

Section 3. Vacancies.

Board member vacancies shall be filled in the same manner in which the Board member being replaced was appointed, unless otherwise prescribed by these Rules and Regulations or the Charter. A vacancy, or vacancies, on the Board shall be deemed to exist in the case of the death, disability, resignation, or removal from office of any Board member as provided herein. Upon such an occurrence, the Board shall timely notify the Appointing Body that has the power to replace such a member and said Appointing Body shall have the opportunity to select another person as Board member to fill the vacant term, subject to approval and qualification as prescribed by these Rules and Regulations and the Charter.

Section 4. Removal from Office.

Any Board member who is absent for three (3) consecutive meetings; two-thirds (2/3) of the scheduled Board meetings, including special meetings, in a period of six (6) consecutive months; or who otherwise becomes ineligible to serve, shall have forfeited their position as Board member and their position shall be deemed vacant.

For the purposes of this Section, a Board member is not deemed "absent" from a meeting if said absence is excused. An absence is excused if it is noted during roll call that the absence shall be excused and the Board will confirm the approval of the excused absence when it approves the agenda for the meeting. However, any Board member present may object to the absence being excused and may call for an individual vote to determine if the absence will be excused prior to the adoption of the Agenda. Any excused absences shall be noted in the meeting minutes. Section 5. Board Compensation.

Subject to the provisions of Article VII, Section 10, of the Charter, the Board shall annually adopt by majority vote a resolution establishing the rates and amounts of Board member compensation. Such rates and amounts shall be reasonable and related to the conduct of official SSHD business.

Any resolution adopted pursuant to this Section may by resolution be amended by a majority of the Board at any regular or special meeting of the Board.

ARTICLE II

MEETINGS OF THE BOARD

Section 1. Regular Meetings.

Regular meetings of the Board shall be held at least once every month on the third Thursday of each month at 5:30 p.m. at Seattle City Hall, 600 4th Avenue, Room L280,

Seattle, WA 98104; provided, however, that the Board may alter such regular meeting time and place by resolution.

The agenda for all regular meetings shall be posted at least twenty-four (24) hours in advance as required by the Open Public Meetings Act, Chapter 42.30, RCW.

Section 2. Special Meetings.

Special meetings of the Board may be held at any place at any time whenever called by the Board Chair or by a majority of Board members in the manner prescribed by RCW 42.30.080.

Section 3. Notice.

No notice of regular meetings shall be required, except for the first regular meeting after any change in the time or place of such meeting adopted by resolution of the Board as provided above. Special meetings shall be noticed in the manner prescribed by RCW 42.30.080.

Notice may be waived as to:

a. Any member of the Board who at or prior to the time of the meeting convenes either files with the Board a written waiver of notice or is actually present at the meeting at the time it convenes, and
b. Meetings called to deal with an emergency involving injury or damage to persons or property or the likelihood of such injury or damage, where time requirements of such notice would make notice impractical and increase the likelihood of such injury or damage.

Section 4. Quorum.

At least seven (7) Board members must be present at any regular or special meeting of the Board to constitute a quorum. Board members participating by telephone or other live conferencing technology shall count toward the quorum. No business may be transacted without a quorum. Provided, however, that the lesser number in attendance at such a meeting may adjourn any meeting and the meeting may be reconvened in accordance with the procedures and noticing requirements prescribed by RCW 42.30.090.

Section 5. Open Meetings.

All meetings of the Board shall be held and conducted in accordance with the Open Public Meetings Act, Chapter 42.30, RCW. The Board may hold executive sessions to consider matters enumerated in RCW 42.30.110 or other sensitive of privileged matters recognized by law, and shall enter the cause therefor in its minutes.

Section 6. Hybrid Meeting Format.

Meetings of the Board shall be held in a hybrid meeting format allowing for Board members and members of the general public to attend either in-person or remotely via an online meeting platform. Information to access the online platform for both regular and special meetings shall be posted in advance along with the meeting agenda.

Section 7. Public Comment.

The Board shall adopt by resolution rules and regulations regarding opportunities for members of the public to comment during meetings of the Board. Such rules and regulations shall be consistent with the requirements of the Open Public Meetings Act, RCW 42.30.240.

Section 8. Proxies Prohibited.

No Board member may vote on any Board business by proxy or by mail.

ARTICLE III

OFFICERS AND COMMITTEES

Section 1. Officers Designated.

The officers of the Board shall be the Chair, Vice Chair, Secretary, and Treasurer, each of whom shall be elected by the Board. No person may simultaneously hold more than one of the offices of Chair, Vice Chair, Secretary, or Treasurer. Such other officers and assistant officers as may be deemed necessary may be elected or appointed by the Board. In addition to the powers and duties specified below, the officers shall have such powers and perform such duties as provided in the Charter, or that the Board may prescribe that are not otherwise prohibited by the Charter.

Section 2. Election and Terms of Office.

Each of the officers shall be elected by the Board by a majority vote of those members present and voting. The officers shall be elected by the Board at the first regular meeting after the term of new or reappointed Board members commences each year, for a one-year term, and each officer shall hold office during said one-year term and until their successor is elected. Officers may be elected to, and serve for, multiple consecutive terms.

Section 3. Powers and Duties

a. Chair. The Chair shall exercise the usual executive powers pertaining to the office of Chair. They shall preside at all meetings of the Board. They shall be the

designated agent of the SSHD to receive service of process. When authorized by the Board, they shall have the power to sign and execute all deeds, bonds, contracts, and other obligations or instruments in the name of the SSHD. All such instruments shall be effective, valid, and binding upon their signature alone without the necessity of adding thereto the signature of any other officer or officers of the SSHD. They shall lead a review at least annually of the performance of the Chief Executive Officer and report on this review to the Board in executive session.

b. Vice Chair. The Vice Chair shall act in the place of the Chair in the absence of the Chair, or upon inability or refusal of the Chair to act. A Vice Chair shall have such other duties as the Chair and the Board shall designate.
c. Secretary. The Secretary shall be responsible for notices for all meetings of the Board, for keeping its minutes, for proper custody of the SSHD's records, and signing with the Chair of the Board such instruments as require the Secretary's signature, and for such other duties as are incident to their office or are properly required of them by the Board.
d. Treasurer. The Treasurer shall have the care and custody of and be responsible for all funds and investments of the SSHD and shall cause regular books of account to be kept. They shall cause all funds and other valuable effects to be deposited in the name of the SSHD in such depositories as may be required by law, or, if not required, as designated by the Board. In general, they shall perform all of the duties incident to the office of Treasurer.
e. Fidelity Bond. All Board members and any other officers or officials with the responsibility for handling accounts and finances shall file fidelity bonds in an amount to be determined adequate and appropriate by a resolution adopted by the Board. The SSHD shall pay the premium for such bonds. The SSHD shall identify these officers and officials and the amounts of their bonds in the SSHD's annual report.
f. Delegation of Authority. The Board may delegate authority for the management of the SSHD to the Chief Executive Officer of the SSHD or their designee by adopted resolution. Such delegation shall not operate to relieve any Board member of any responsibility imposed by law.

Section 4. Removal.

Provided that reasonable prior notice of the alleged reasons for dismissal is given to all Board members, a majority of the whole Board shall have the right to remove any officer from their office, but not from their position on the Board, whenever in its judgment the best interests of the SSHD will be served thereby.

Section 5. Vacancies.

The Board shall fill any office which becomes vacant with a successor who shall hold office for the unexpired term and until their successor shall have been duly elected and qualified.

Section 6. Appointment of Committees.

The Board, by resolution adopted by a majority of the full Board, may designate from among its members one or more committees, each consisting of a minimum of three (3) Board members and a maximum of six (6) Board members, to advise the Board or, on matters other than those described in Seattle Municipal Code 3.110.200, to act for and on behalf of the Board. The designation of any such committee and the delegation thereto of authority shall not operate to relieve any Board member of any responsibility imposed by law. Committee members may include non-voting members as well as members who need not be Board members.

Section 7. Executive Committee.

The Executive Committee shall consist of the elected Board Officers. Except as provided by Seattle Municipal Code 3.110.200, the Executive Committee shall have and exercise such powers of the Board as the Board shall from time to time provide by resolution.

ARTICLE IV

CONSTITUENCY

- This section will be updated to incorporate and reflect the Constituency R & Rs -

ARTICLE V

CONSTITUENCY ELECTIONS TO THE BOARD

The Constituency shall elect from amongst its members the Board members for seven (7) of the thirteen (13) Board positions by a majority vote of those Constituency members present and voting at a regular meeting of the Constituency. Individual elections shall be conducted for each of the seven (7) positions, and in the event no single candidate receives a majority affirmative vote, a run-off election between the two candidates with the largest plurality of votes shall be held not later than one month following the initial election. The Constituency shall adopt rules and regulations to govern the election of Constituency members to the Board that are consistent with the Charter, these Rules and Regulations, and applicable laws.

The seven (7) Board positions subject to election by the Constituency shall be those Board positions identified in Article VII, Section 1, Subsection 1, of the Charter.

ARTICLE VI

GOVERNANCE COUNCILS

- This section will be updated to incorporate and reflect the Constituency R & Rs -

ARTICLE VIII

ADMINISTRATIVE PROVISIONS

Section 1. Books and Records.

The SSHD shall keep current and complete books and records of accounts and shall keep minutes of the proceedings of its Board, any committee having any of the authority of the Board, the Constituency, and any and all governance councils.

Section 3. Rules of Procedure.

The rules of procedure at meetings of the Board and Constituency shall be the rules contained in Roberts Rules of Order on Parliamentary Procedure, as amended, so far as is applicable, and when not inconsistent with these Rules and Regulations, the Charter, or with any resolution of the Board. Governance councils shall provide for rules of procedure for the conduct of their meetings in their bylaws adopted pursuant to the procedures identified in Article VI, Section 4.

Section 4. Indemnification of Board Members.

The SSHD shall defend and indemnify each current or former Board member whether acting as Board member or officer of the SSHD against all liabilities, costs, and expenses which may be imposed on or reasonably incurred by them, including the amounts of any attorneys' fees and other legal costs, reasonable settlements of any claims and any judgments or fines rendered pursuant to any legal or administrative action or proceedings hereafter made or instituted in which they may be involved or be made a party by reason of their being or having been a Board member or officer of the SSHD or by reason of any action alleged to have been taken or admitted by them in such capacity or power or willful misconduct in the performance of their duties as such Board member or officer.

The right of indemnification shall inure to each Board member or officer upon their appointment to the Board and in the event of their death shall extend to their heirs, legal representatives, and estate. Each person who shall act as Board member or officer of the SSHD shall be deemed to do so in reliance upon such indemnification and such rights shall not be exclusive of any other right which they may have.

Section 5. Amendment of Rules and Regulations.

Subject to the provisions of Article X, and Article VIII, Section 2, of the Charter, these Rules and Regulations may be amended, altered, or repealed by the affirmative vote of a majority of the whole Board at any regular or special meeting of the Board.

SSHD - Elara
Actual vs Budget Income Statement

(values in USD)

	Q2 2026	Q3 2026			October 2026			YTD Thru October 2026		
	Actual	Actual	Revised Budget	Variance	Actual	Revised Budget	Variance	Actual	Revised Budget	Variance
Rental Income	164,123	902,698	898,443	4,255	281,274	310,285	(29,011)	1,348,094	1,372,851	(24,756)
Other Income	19,705	125,982	136,246	(10,264)	37,405	44,940	(7,535)	183,091	200,891	(17,799)
Total Revenue	**183,828**	**1,028,679**	**1,034,689**	**(6,009)**	**318,679**	**355,225**	**(36,546)**	**1,531,186**	**1,573,741**	**(42,556)**
Utilities	57,574	81,282	90,662	(9,380)	27,737	34,027	(6,290)	166,594	182,264	(15,670)
Repairs, Maintenance, Grounds, L	8,516	22,536	33,213	(10,677)	12,991	22,945	(9,954)	44,042	64,674	(20,631)
Payroll	13,940	129,618	138,547	(8,929)	46,967	47,427	(460)	190,525	199,914	(9,389)
Security	-	-	13,500	(13,500)	59,293	19,800	39,493	59,293	33,300	25,993
Property Management Fees	4,333	30,000	30,500	(500)	10,000	10,500	(500)	44,333	45,333	(1,000)
Other Expenses	9,372	190,878	181,598	9,279	89,368	69,052	20,316	289,618	260,022	29,596
Total Expenses	**93,735**	**454,314**	**488,020**	**(33,707)**	**246,357**	**203,751**	**42,606**	**794,406**	**785,506**	**8,899**
Net Operating Income (NOI)	**90,093**	**574,366**	**546,668**	**27,697**	**72,322**	**151,474**	**(79,152)**	**736,780**	**788,235**	**(51,455)**
Depreciation & Amortization	-	362,786	362,942	(157)	120,929	121,085	(157)	483,714	484,027	(313)
Net Income	**90,093**	**211,580**	**183,726**	**27,854**	**(48,606)**	**30,389**	**(78,995)**	**253,066**	**304,208**	**(51,142)**

Balance Sheet

	6/30/2026	9/30/2026	10/31/2026
Assets	**Actual**	**Actual**	**Actual**
Bank Accounts	82,631	736,012	973,153
Accounts Receivable	39,014	78,997	60,839
Prepaid Expenses	-	526,139	510,220
Land	14,608,108	14,608,108	14,608,108
Building	46,335,187	46,436,545	46,436,545
Furniture & Fixtures	41,456	-	-
Accumulated Depreciation	-	(362,786)	(483,714)
Total Assets	**61,106,397**	**62,023,016**	**62,105,151**
Liabilities & Equity			
Accounts Payable	12,091	698	26,429
Accrued Liabilities	39,947	102,624	192,999
Tenant Security Deposits	69,940	70,440	69,242
Other Liabilities	9,628	13,194	29,028
Equity	60,884,698	61,534,387	61,534,387
Retained Earnings	90,093	301,673	253,066
Total Liabilities & Equity	**61,106,397**	**62,023,016**	**62,105,151**

SSHD - Agency

Actual vs Budget Income Statement

(values in USD)

	Q1 2026	Q2 2026	Q3 2026			October 2026			YTD Thru October 2026		
	Actual	Actual	Actual	Revised Budget	Variance	Actual	Revised Budget	Variance	Actual	Revised Budget	Variance
Estimated Tax Revenue	12,500,000	29,859,060	64,397,650	64,397,649	0	10,708,159	10,708,159	0	117,464,868	117,464,868	0
Interest Income	314,594	1,095,568	1,013,405	933,856	79,549	463,286	330,066	133,220	2,886,852	2,674,083	212,769
Total Revenue	**12,814,594**	**30,954,628**	**65,411,054**	**65,331,505**	**79,549**	**11,171,444**	**11,038,224**	**133,220**	**120,351,720**	**120,138,951**	**212,769**
City of Seattle Administrative Fees	-	121,148	121,148	121,148	-	-	-	-	242,296	242,296	-
Payroll	228,081	430,783	546,194	540,797	5,396	206,622	207,529	(907)	1,411,679	1,407,190	4,489
Payroll Taxes and Benefits	57,368	92,600	159,913	143,840	16,073	46,502	63,226	(16,724)	356,383	357,034	(651)
Board Stipends	15,800	19,200	21,600	16,200	5,400	5,076	5,400	(324)	61,676	56,600	5,076
Prof Services - Legal	174,157	126,782	151,843	190,800	(38,957)	24,376	60,000	(35,624)	477,157	551,738	(74,581)
Prof Services - Finance	8,448	58,432	40,479	65,479	(25,000)	73,040	32,000	41,040	180,400	164,360	16,040
Prof Services - HR	-	20,850	52,984	47,250	5,734	21,882	10,550	11,332	95,716	78,650	17,066
Prof Services - IT	-	4,079	8,783	9,280	(497)	2,897	3,000	(103)	15,760	16,359	(599)
Prof Services - Other	232,134	270,254	203,846	204,046	(200)	72,224	127,000	(54,776)	778,457	833,434	(54,977)
Rent	7,380	22,560	22,560	22,560	-	7,520	7,520	-	60,020	60,020	-
Insurance	4,346	9,897	4,000	3,000	1,000	948	-	948	19,190	17,243	1,948
Travel	1,364	2,882	8,556	12,098	(3,542)	4,175	5,340	(1,165)	16,977	21,684	(4,707)
Admin Other	35,191	61,379	19,956	29,899	(9,943)	19,331	14,087	5,245	135,858	140,556	(4,698)
Interest Expense	10,332	-	-	-	-	-	-	-	10,332	10,332	-
Depreciation & Amortization	-	-	-	-	-	190	-	190	190	-	190
Total Expenses	**774,600**	**1,240,846**	**1,361,862**	**1,406,398**	**(44,535)**	**484,783**	**535,652**	**(50,868)**	**3,862,091**	**3,957,495**	**(95,404)**
Net Income	**12,039,994**	**29,713,782**	**64,049,192**	**63,925,107**	**124,085**	**10,686,661**	**10,502,573**	**184,088**	**116,489,629**	**116,181,456**	**308,173**
			-	-		-	-		-	-	

Balance Sheet

	3/31/2026	6/30/2026	9/30/2026	10/31/2026
Assets	Actual	Actual	Actual	Actual
Bank Accounts	131,907,297	100,781,404	131,594,206	130,381,968
Due from Other Governments	12,500,000	12,500,000	44,746,264	55,454,423
Property Acquisition Asset	-	-	359,532	1,629,726
Land, Building, Furniture & Fixtures	-	-	6,857	6,667
Prepaid Expenses	34,916	78,079	9,378	9,378
Pension Asset	35,693	35,693	35,693	35,693
Credit Card Deposit	30,000	-	-	-
Total Assets	**144,507,906**	**113,395,176**	**176,751,932**	**187,517,855**
Liabilities & Equity				
Accounts Payable	129,125	127,633	160,357	160,608
City of Seattle Administrative Fees	-	-	-	-
Accrued Payroll and Related	152,241	211,919	136,448	215,460
Equity	144,226,540	113,055,623	176,455,127	187,141,788
Total Liabilities & Equity	**144,507,906**	**113,395,176**	**176,751,932**	**187,517,855**

SSHD - Agency + Elara
Actual vs Budget Income Statement

(values in USD)

	Q1 2026	Q2 2026	Q3 2026			October 2026			YTD Thru October 2026		
	Actual	Actual	Actual	Revised Budget	Variance	Actual	Revised Budget	Variance	Actual	Revised Budget	Variance
Agency Revenues	12,814,594	30,954,628	65,411,054	65,331,505	79,549	11,171,444	11,038,224	133,220	120,351,720	120,138,951	212,769
Elara Revenues		183,828	1,028,679	1,034,689	(6,009)	318,679	355,225	(36,546)	1,531,186	1,573,741	(42,556)
Total Revenue	**12,814,594**	**31,138,456**	**66,439,733**	**66,366,194**	**73,540**	**11,490,123**	**11,393,450**	**96,674**	**121,882,906**	**121,712,693**	**170,213**
Agency Expenses	774,600	1,240,846	1,361,862	1,406,398	(44,535)	484,783	535,652	(50,868)	3,862,091	3,957,495	(95,404)
Elara Expenses		93,735	454,314	488,020	(33,707)	246,357	203,751	42,606	794,406	785,506	8,899
Total Expenses	**774,600**	**1,334,581**	**1,816,176**	**1,894,418**	**(78,242)**	**731,140**	**739,403**	**(8,263)**	**4,656,497**	**4,743,002**	**(86,505)**
Agency Net Income	12,039,994	29,713,782	64,049,192	63,925,107	124,085	10,686,661	10,502,573	184,088	116,489,629	116,181,456	308,173
Elara Net Income	-	90,093	211,580	183,726	27,854	(48,606)	30,389	(78,995)	253,066	304,208	(51,142)
Total	**12,039,994**	**29,803,875**	**64,260,772**	**64,108,834**	**151,938**	**10,638,055**	**10,532,962**	**105,093**	**116,742,695**	**116,485,664**	**257,031**
Memo: Elara NOI		*90,093*	*574,366*	*546,668*	*27,697*	*72,322*	*151,474*	*(79,152)*	*736,780*	*788,235*	*(51,455)*

Balance Sheet

	3/31/2026	6/30/2026	9/30/2026			10/31/2026		
Assets	**Total**	**Agency**	**Agency**	**Elara**	**Total**	**Agency**	**Elara**	**Total**
Bank Accounts	131,907,297	100,781,404	131,594,206	736,012	132,330,219	130,381,968	973,153	131,355,121
Due from Other Governments	12,500,000	12,500,000	44,746,264		44,746,264	55,454,423		55,454,423
Accounts Receivable				78,997	78,997		60,839	60,839
Property Acquisition Asset	-	-	359,532		359,532	1,629,726		1,629,726
Land, Building, Furniture & Fixtures	-	-	6,857	60,681,868	60,688,725	6,667	60,560,939	60,567,606
Prepaid Expenses	34,916	78,079	9,378	526,139	535,517	9,378	510,220	519,598
Pension Asset	35,693	35,693	35,693		35,693	35,693		35,693
Credit Card Deposit	30,000	-	-		-	-		-
Total Assets	**144,507,906**	**113,395,176**	**176,751,932**	**62,023,016**	**238,774,947**	**187,517,855**	**62,105,151**	**249,623,006**
Liabilities & Equity								
Accounts Payable	129,125	127,633	160,357	698	161,055	160,608	26,429	187,036
Accrued Payroll and Related	152,241	211,919	136,448		136,448	215,460		215,460
Tenant Security Deposits	-			70,440	70,440		69,242	69,242
Other Liabilities	-			115,818	115,818		222,027	222,027
Equity	144,226,540	113,055,623	176,455,127	61,836,060	238,291,186	187,141,788	61,787,453	248,929,241
Total Liabilities & Equity	**144,507,906**	**113,395,176**	**176,751,932**	**62,023,016**	**238,774,947**	**187,517,855**	**62,105,151**	**249,623,006**

Seattle
Social Housing
Developer

Seattle Social Housing Developer

Investment Instruments

October 2026 Summary

Nov 19, 2026 Board Meeting

October 2026 Investment Yield Comparison

Average balance and yield by account

Account	Average October 2026 daily balance	Annualized rate, October 2026*
LGIP	$5,844,838	3.96%
IntraFi via KeyBank	$1,218,113	3.21%
Treasury Bills via KeyBank	$123,075,747	3.67%

* Bond equivalent yield

LGIP (3.96%): the rate changes daily

Pooled fund that tracks short-term market rates. Its yield rose from about 3.72% on August 1st to 4.00% by October 31st. Invests in US Treasury bills, repurchase agreements, floating rate notes, etc.

Treasury Bills (3.67%): the rate is locked at purchase

Bought on Aug 10th and Sep 1st before short term rates rose. LGIP account was set-up in mid September following Board resolution required by WA State Treasury.

IntraFi (3.21%): participating banks set the rates as these are overnight bank deposits

Deposits are spread across banks to stay within FDIC limits. August interest rate was 3.00%.

Source: LGIP daily earnings report (Oct 2026), IntraFi statement, KeyBank investment account statement (Oct 2026)

Seattle Social Housing Developer

Seattle
Social Housing
Developer

Seattle Social Housing Developer

Reserve, Write-off and Collection Policy

November 19, 2026 Board Meeting

Reserve, Write-off and Collection Policy (#2026-24)

The policy sets when SSHD **reserves** past-due amounts, **writes them off** and **collects** them. A write-off is an accounting entry only: it does not forgive the debt.

Non-residents (vendors, contractors, reimbursements)

Reserve: at 90+ days past due, counted from SSHD's written request (invoice or email).

Write-off: reviewed at 180+ days once internal collection is exhausted. CEO or designee approves under $10,000; **Board approves $10,000+**. Claims from one party may not be split to avoid the threshold, and each write-off is documented.

Collection: CEO or designee may hire a collection agency once internal efforts are exhausted.

Residents (past-due rent and fees)

Reserve: at 90+ days past due, counted from the due date.

Restorative Justice (RJ): offered within 10 days of falling past due; collection pauses while it is open. A resident keeping to an RJ payment plan is not sent to a collection agency.

Collection: property management collects while the resident lives on site. After move-out, the balance goes to a collection agency unless the RJ outcome says otherwise.

Write-off: remaining balance written off within 30 days of move-out.

Records: reference checks confirm tenancy dates only. SSHD will not oppose order limiting dissemination (OLD) if the resident is complying with a payment plan.

Seattle Social Housing Developer

Seattle Social Housing Developer

Resolution 2026-24

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SEATTLE SOCIAL HOUSING DEVELOPER ADOPTING A POLICY FOR RESERVE WRITE-OFF COLLECTION

The Board of Directors ("Board") of the Seattle Social Housing Developer ("SSHD"), in Public Session, does hereby find and declare:

WHEREAS, the SSHD is a public development authority organized and operating pursuant to the laws of the State of Washington; and

WHEREAS, the permanent management of the SSHD is vested in the Board, pursuant to Article VII, Section 1, of the SSHD Charter; and

WHEREAS, the Board provides monthly review in open public meetings of the finances of the SSHD, including statements of income and expenses and balance sheets, pursuant to Article VII, Section 6, of the SSHD Charter; and

WHEREAS, the day-to-day management of the SSHD necessarily requires financial transactions that include, but are not limited to, contracts for goods and services, acquisitions of real and personal property, and receiving rent payments from SSHD residents; and

WHEREAS, as a party to financial transactions, it is inevitable the SSHD will from time to time owe, or be owed, monies; and

WHEREAS, the Board desires to establish policies to provide for maintaining financial reserves to satisfy doubtful claims and debt, collecting debt owed to the SSHD, and writing off amounts determined to be uncollectible; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Seattle Social Housing Developer as follows:

Section 1. Reserve, Write-Off and Collection Policy Adopted. The Reserve, Write-Off and Collection Policy, attached hereto as Attachment A, is hereby adopted and incorporated into this Resolution by reference.

Section 2. Effective Date. This Resolution is effective immediately upon its adoption.

ADOPTED by the Board of Directors of the Seattle Social Housing Developer at a regular meeting held on November __, 2026.

_____

Leah Salerno, Chair

SSHD Board of Directors

ATTEST:

_____

Olivia Butkowski, Secretary

SSHD Board of Directors

Seattle Social Housing Developer

Reserve, Write-off and Collection Policy for Claims and Debt

Purpose: This Policy establishes how Seattle Social Housing Developer ("SSHD") records reserves for doubtful claims and debt, how it writes off amounts determined to be uncollectible, and what its collection processes are.

I. **Scope:**

- **a.** Claims and debt owed to SSHD by parties other than residents of an SSHD property — for example, a credit due from a vendor, an overpayment to a contractor, or a reimbursement receivable.
- **b.** Claims and debt owed by residents at a property — for example, past-due rent.

II. Claims and debt owed to SSHD by parties other than residents of an SSHD property:

- **a.** Recording Reserves: SSHD will record a reserve for any claim or receivable that is 90 or more days past due. The 90 days are counted from the date SSHD sends a written communication to the debtor — for example, an invoice or a credit/payment request by email.
- **b.** Write-offs:
  - **i.** When a claim or receivable is 180 or more days past due, SSHD will evaluate whether it should be written off. The CEO, or designee, may authorize a write-off upon determining that all internal collection efforts have been exhausted and that no internal cost-effective means of collection remains.
  - **ii.** Write-offs of $10,000 or more require Board approval; the CEO, or designee, may approve write-offs of less than $10,000. Claims and debts from one party should not be split to circumvent the Board approval threshold.
  - **iii.** For each item that the CEO or designee decides to write off or take to the Board for a decision, there should be documentation showing details such as aging, summary of efforts for collection, and reason for write-off.
  - **iv.** Removing an uncollectible claim, debt, or account receivable from SSHD's accounting records is an accounting action only and does not forgive the debt. Collection efforts may continue after a write-off, including engagement of a collection agency.
- **c.** Collection Efforts: The CEO, or designee, may decide to engage a debt collection agency to recover claims after all internal collection efforts have been exhausted. Selection of a debt collection agency will follow SSHD's procurement policies and procedures.

III. **Claims and debt owed by residents at a property:**

- **a.** Recording Reserves: SSHD will record a reserve against resident rent, fee, and other receivables that are 90 or more days past due, measured from the date each amount became due under the resident's lease.

b. Write-offs: When a resident vacates an SSHD property — whether voluntarily, by expiration of the lease, or by eviction — any receivable balance remaining on that resident's account will be written off within 30 days after the move-out date. Removing a receivable from SSHD's accounting records is an accounting action only; it does not forgive the debt, and collection efforts may continue after write-off as provided in Section III.d.

c. Restorative Justice ("RJ") Process: Before any past-due resident receivable is referred to a third-party collection agency or to a property management company's internal collections department, the resident will be offered the opportunity to participate in SSHD's RJ process, which should start within 10 days after the resident is past due. Collection activity on the affected balance will be paused while an RJ process is open. If the RJ process concludes without an arrangement that resolves the balance, SSHD will resume collection efforts as described in Section III.d.

d. Collection Efforts:

- **i.** While a resident remains in an SSHD property, collection efforts will be conducted by the property management team, whether third-party or internal.
- **ii.** Collection efforts will be paused when an RJ process begins and will resume only after that process has concluded.
- **iii.** When an RJ process concludes, collection efforts will resume in accordance with the outcome of that process: (A) If the outcome is a payment plan, the SSHD property management team (in-house or third-party) will administer the balance under the terms of that plan, and the balance will not be referred to a collection agency while the resident remains in compliance with it. The RJ conclusion document will show next steps if the resident fails to comply with the payment plan. SSHD will follow these next steps if the resident fails to comply with the payment plan. (B) If the outcome is a decision to proceed with eviction, collection efforts will be compliant with the RJ process outcome until eviction. The RJ process, including its conclusion and required next steps, will be established in a separate process document. Until that separate process document is finalized, SSHD will continue its collection efforts and will not defer them pending establishment of the RJ process.
- **iv.** A resident facing eviction may choose to move out voluntarily. A resident who moves out voluntarily avoids an eviction judgment, which can appear in court records and tenant screening reports.
- **v.** After a resident vacates the property, whether through eviction or by moving out voluntarily before an eviction is completed, SSHD will refer any remaining balance to an outside collection agency, unless the resident participated in the RJ process and the outcome of that process requires that the balance not be referred to a collection agency. That agency may be the internal collections department of SSHD's third-party property management company or an unaffiliated collection agency. Where the property is managed by a third-party property manager, referral

and agency selection will follow the terms of the applicable property management agreement. Where the property is self-managed, SSHD will select the agency in accordance with SSHD's procurement policies and procedures.

vi. If, during an eviction proceeding, the resident asks the court for an order limiting dissemination ("OLD"), SSHD will not object to the request if a payment plan agreed to by SSHD is in place and the resident is complying with its terms.

vii. Reference Check: When a prospective landlord contacts SSHD for a reference check on an existing or previous resident, SSHD will confirm only the tenancy start and end dates.

IV. **Recoveries of debts and claims written off:** Payments and recoveries received on an account that has been written off will be recorded as revenue or as a credit to an expense account in the period in which they are received.

Seattle
Social Housing
Developer

Seattle Social Housing Developer

Reimbursement Resolution

Nov 19, 2026 Board Meeting

November 2026 Reimbursement Resolution (#2026-27)

The Board adopted a similar reimbursement resolution for the Elara purchase in May 2026 (Resolution # 2026-09).

Why we need a reimbursement resolution

Federal tax rules let SSHD repay itself from tax-exempt bond proceeds for project costs paid before the bonds are issued, but **only if the Board first declares its intent** (Treasury Regulation § 1.150-2).

Requirement	Deadline
Declare official intent	Within 60 days after SSHD pays the cost
Reimburse from bond proceeds	Within 18 months of the later of payment or the project being placed in service
Outer limit	No more than 3 years after the cost is paid

What the resolution does

Declares intent to borrow up to $300 million

Bonds would repay capital costs SSHD pays from its own funds before the bonds are issued.

Covers SSHD's housing program

Buying property in Seattle and building, rehabilitating, renovating and equipping multifamily housing.

Confirms the cash is not set aside

Costs will come from available funds that are not reserved long term for the project.

Limits use of reimbursed cash for one year

Amounts cannot go into reserve or pledged for tax-exempt bonds, or into an abusive arbitrage device.

Takes effect on adoption

It does not mean the Board approves issuance of bonds or commit SSHD to borrow.

Seattle Social Housing Developer

SEATTLE SOCIAL HOUSING DEVELOPER
RESOLUTION NO. 2026-27

A RESOLUTION OF THE SEATTLE SOCIAL HOUSING DEVELOPER DECLARING ITS OFFICIAL INTENT TO REIMBURSE CAPITAL EXPENDITURES IN CONNECTION WITH THE ACQUISITION OF A CAPITAL PROJECT FROM PROCEEDS OF A FUTURE BORROWING

BE IT RESOLVED by the Board of Directors of the Seattle Social Housing Developer as follows:

Definitions. As used in this resolution, the following capitalized terms shall have the following meanings:

"Board" means the Board of Directors of SSHD.

"Bonds" means bonds or other obligations evidencing indebtedness issued by SSHD to finance expenditures in connection with the Project.

"Project" means a program to acquire real property in the City of Seattle and to construct, rehabilitate, renovate and equip multifamily housing, along with ancillary and related facilities.

"RCW" means the Revised Code of Washington.

"SSHD" means Seattle Social Housing Developer, a public corporation organized pursuant to RCW 35.21.660, RCW 35.21.670, and RCW 35.21.730-.755.

Findings and Determinations. The Board hereby finds and determines that SSHD intends to make expenditures in connection with the Project from funds that are available but that are not (and are not reasonably expected to be) reserved, allocated on a long-term basis, or otherwise set aside for those expenditures, and reasonably expects to be reimbursed for those expenditures from proceeds of Bonds.

Declaration of Intent to Reimburse. The Board hereby declares its intent within the meaning of Treasury Regulation § 1.150-2, as promulgated under the Internal Revenue Code of 1986, as amended, to issue a maximum amount of $300 million principal amount of Bonds to reimburse SSHD for capital expenditures paid in connection with the Project prior to the issuance of the Bonds.

Declaration Reasonable. The Board has reviewed the existing and reasonably foreseeable budgetary and financial circumstances of SSHD and has determined that SSHD reasonably expects to reimburse itself for expenditures for the Project from proceeds of Bonds because SSHD has no funds available that already are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by SSHD for those expenditures on the Project.

Limitation on Uses of Reimbursement Amounts. SSHD will not, within one year after the expected reimbursement, use amounts corresponding to proceeds received from Bonds issued in the future to reimburse SSHD for previously paid expenditures for the Project in any manner that results in those amounts being treated as replacement proceeds of any tax-exempt bonds, i.e., as a result of being deposited in a reserve fund, pledged fund, sinking fund, or similar fund (other than a bona fide debt service fund) that is expected to be used to pay principal of or interest on tax-exempt bonds, nor will SSHD use those amounts in any manner that employs an abusive arbitrage device to avoid arbitrage restrictions.

Date of Declaration. This declaration of official intent shall be dated as of the date of adoption of this resolution.

Effective Date. This resolution shall be in full force and effect from and after its adoption.

ADOPTED by the Board of Directors at a regular meeting held on November 19, 2026.

SEATTLE SOCIAL HOUSING DEVELOPER

_____

Chair, Board of Directors

ATTEST:

_____

Secretary

Seattle Social Housing Developer

Public Comment Policies and Procedures

Adopted: [Month] __, 2026

I. POLICY

The Seattle Social Housing Developer ("SSHD") shall provide opportunities for the public to comment on pending actions being considered by the Board of Directors ("Board") in accordance with the following policies and procedures.

II. PUBLIC COMMENT

The Board shall provide an opportunity for members of the public to provide public comment at regularly scheduled meetings of the Board in accordance with the following policies and procedures:

A. The Board Member serving as the meeting's "Presiding Officer" shall enforce these policies and procedures.

B. The total time allotted for public comment shall be up to 20 minutes. The Presiding Officer may extend the allotted public comment time with the concurrence of a majority vote of Board Members present.

C. Members of the public seeking to provide public comment shall signify their interest by printing their name on the provided "Public Speaker Sign-In Sheet" prior to the Board meeting being called to order and shall signify whether they wish to address the Board as an individual or a group. The Presiding Officer shall extend to members of the public attending the meeting remotely the opportunity to add their name to the Public Speaker Sign-In Sheet.

D. The Presiding Officer shall recognize speakers in the order designated on the Public Speaker Sign-In Sheet. Individual speakers may be recognized for two minutes, and a group of three or more may be recognized for five minutes.

E. The Presiding Officer may, at their discretion, shorten the speaking time allotted for each individual speaker to a period not less than one minute, and for a group of three or more not less than three minutes, provided that such shortening of

time is announced by the Presiding Officer at the start of the public comment period and applied equally to all members of the public wishing to speak.

F. After allowing all persons on the Public Speaker Sign-In Sheet to address the Board, if the time allotted for public comment has not elapsed the Presiding Officer may provide an opportunity for members of the public who have not yet addressed the Board to be recognized to provide public comment.

G. Public comment shall not be accepted at special meetings of the Board, or during the meetings of committees of the Board.

III. WRITTEN COMMENT

Members of the public may submit written comment to info@seattlesocialhousing.org at least twenty-four (24) hours in advance of the meeting to enable staff to compile and distribute to the Board. If a written public comment is received less than twenty-four (24) hours in advance of a Board meeting, the public comment will be distributed to the Board in advance of the following regular meeting.

IV. DISRUPTIONS

To ensure that the business of the SSHD is transacted efficiently, transparently, and accessibly, the Board will maintain meeting decorum and limit disruptions in accordance with the following policies and procedures:

A. Public comment with any of the following characteristics is deemed by this Policy to be disruptive:

1. Failure of a speaker to comply with the allotted time established for the individual speaker's public comment;
2. Public comment that is unrelated to an agenda item or the Charter responsibilities of the Board;
3. Behavior, such as threats, personal attacks, or the use of racial, misogynistic, or gender-related slurs, or abusive language or other disorderly conduct, that intentionally disrupts, disturbs, or otherwise impedes the orderly conduct of a meeting of the Board.

B. The Presiding Officer may preserve the order and decorum of the meeting by warning a speaker engaged in conduct constituting disruptive public comment to cease such conduct. If a speaker persists in such conduct, the Presiding

Officer shall issue a second warning. The Presiding Officer shall state clearly and concisely the basis for both warnings. If a speaker continues to persist in such conduct, the Presiding Officer may terminate the remainder of the speaker's comment period.

C. The Presiding Officer may order the removal of an individual, or a group of individuals, from the meeting, regardless of whether they are providing public comment, if they are engaged in disruptive conduct that has rendered the orderly conduct of the meeting unfeasible.

D. In the event that order cannot be restored to the meeting's proceedings, the Presiding Officer may adjourn the meeting and reconvene at another location selected by a majority vote of the Board Members present. At the place of reconvening, the Board may only take final action on those matters appearing on the agenda.