



# City of Seattle Boards & Commissions Notice of Appointment

**Appointee Name:** *Thomas Geffner*

**Board or Commission Name:** *Seattle Social Housing Public Development Authority*

**Position Title:** Member

☒ **Appointment**

☐ **Reappointment**

**\*Term of Position:** 5/23/2023 to 5/22/2027

☒ *Serving partial term (eligible for full terms thereafter)*

**Appointing Authority:** ☒ City Council ☐ Mayor ☐ Other: *Insert Appointing Authority*

**City Council Confirmation Required?** ☒ Yes ☐ No

**Residential Neighborhood:** *Denny Triangle*

**Appointee brief overview:** Thomas Geffner's career has focused on creating and preserving affordable housing through innovative, mission-driven real estate development. Over the course of his professional experience, Thomas has led the sourcing, underwriting, financing, and execution of complex multifamily and affordable housing projects across the Pacific Northwest.

His experience spans projects totaling more than 2,770 housing units and \$926 million in development value. He has worked as a development manager in both nonprofit and private-sector environments, structuring transactions that combine LIHTC, HUD financing, tax-exempt bonds, institutional equity, and philanthropic investment. In his current role with Great Expectations SPC, he leads acquisitions and development efforts, with a focus on innovative financing strategies and rapid housing delivery. He is experienced in aligning public agencies, lenders, investors, consultants, and community stakeholders to advance complex real estate transactions from concept through execution.

**Appointing Authority Signature:**

**Date Signed:** 5/13/2026

**Appointing Authority Printed Name and Title:**

*Councilmember Dionne Foster*

# Thomas Geffner

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## AFFORDABLE HOUSING DEVELOPMENT PROFESSIONAL

**Development Manager for 2,774 units of affordable housing with total value of \$926M+**

Highly successful career in affordable housing development and finance. Track record demonstrating innovation, efficiency and leadership across all phases of the real estate development cycle. Fast learner adept at navigating complexity. Experienced in both non-profit and for-profit contexts.

Financial Structuring

Process Improvement

Project Design

Sourcing Opportunities

Team Leadership

Excel Modeling

Project Management

Stakeholder Relations

Negotiations

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## PROFESSIONAL EXPERIENCE

**Acquisitions and Development Manager**, Great Expectations SPC, Seattle, WA, October 2025 – Present. *Mission-Driven Affordable housing developer with focus on non-tax credit financing structures.*

As Acquisitions and Development manager, I am responsible for building a pipeline of new projects for the firm, leading sourcing, underwriting, and execution of complex real estate transactions across the Pacific Northwest. My role involves structuring and closing deals using layered capital stacks (HUD, tax-exempt bonds, agency debt, institutional equity and philanthropic investments), while coordinating lenders, investors, public agencies, and legal teams.

**Development Manager**, Community Roots Housing, Seattle, WA, Jan 2023 – July 2024 *Public Development Authority with 40 year track record of innovation, including 2015 ULI Global Award for Excellence.*

As Development Manager, I was the project lead responsible for a portfolio of six new construction developments including projects in feasibility, permitting, construction and lease up. In this role, I managed external consultants and oversaw two internal development associates. I left this role voluntarily to attend graduate school at the University of Cambridge.

- **Achieved \$5.5M in project cost savings** through astute management of value engineering process, deployment of innovative bond structure, and optimization of funding draw schedule. Projects included HTF, County, City, and 4% LIHTC funding.
- **Obtained permits along with \$500k+ project savings** by building key relationships with Seattle Mayor's office and negotiating significant concessions from the city.
- **Secured additional funding commitments and converted to perm financing on \$100M project.** Project entered my portfolio behind schedule and over budget. Conversion required full re-underwriting, negotiation with Freddie Mac, conduit bank lender, and tax credit investor. Also oversaw successful lease up in soft market.
- **Lead negotiator for acquisition of \$6M development site.** Structured purchase with partial seller carry, secured land acquisition financing from Seattle Office of Housing.

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**Development Associate**, DevCo LLC, Seattle, WA, June 2022 – Jan 2023

*Vertically integrated LIHTC developer active in 10 states with portfolio of 10,000+ units.*

As Development Associate, my responsibilities included sourcing opportunities, managing consultant teams, underwriting, due diligence review, and project closing. My portfolio included 5 ongoing projects and acquisition activities in 6 state. I reported to regional dev. manager.

- **Led successful financial closing on 3 acquisition-rehab projects**, including 4% LIHTC and HUD financing. Primary point of contact for lender, investor and HUD due diligence during closing. Resolved potential issues proactively and diplomatically.
- **Identified opportunities in new markets.** Led underwriting, diligence and planning process for expansion states. This included review of tax credit allocation and city planning policies and establishing key relationships with agency and city staff.
- **Supervised project teams** including architecture, engineering, environmental, relocation, and other consultants in order to keep projects on schedule and on budget.

**Project Manager**, GMD Development, Seattle, WA, July 2019 – May 2022

*Private developer with 2,600 unit portfolio across Western United States.*

As Project Manager, my responsibilities included managing existing projects and conducting feasibility and due diligence for new opportunities. I reported directly to firm partners and gained wide exposure to development, including underwriting, project design, construction management, permitting and entitlements, lease-up, financial closing and investor relations.

- **Completed 492 multifamily homes** and started construction on an additional 218 homes spread across 6 projects, 2 states and 5 cities. Utilized 4% and 9% LIHTC, tax exempt bonds, recycled bonds, Amazon Equity Fund, and Evergreen Impact Fund.
- **Built key operational infrastructure** including new proforma template, draw tracking system and budget log to enable greater efficiency and project control.
- **Sourced 153 unit development opportunity** through network of brokerage connections. Project was previously entitled. Worked with architecture team to redesign project and optimize design for alignment with business plan.

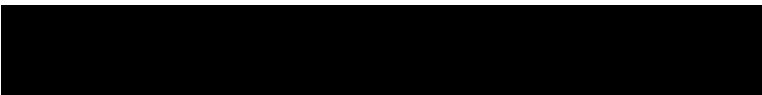
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## EDUCATION

**University of Cambridge:** *M. Phil in Planning, Growth and Regeneration*, Dissertation: The Alchemy of Mixed Use: Developer Strategies to Navigate Risk and Create Value in Mixed Use Real Estate. July 2025

**Portland State University:** *Bachelor of Arts in Social Science with minor in Real Estate Development, Summa Cum Laude. GPA 3.90. March 2018.*

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*Full project list available on request.*

# SEATTLE SOCIAL HOUSING PUBLIC DEVELOPMENT AUTHORITY

13 Members: Pursuant to Initiative 135, Charter of the Seattle Social Housing Public Development Authority, 2 members subject to City Council confirmation, with 4-year terms.

- 2 City Council-appointed
- 1 Mayor-appointed
- 1 MLK, Jr. County Labor Council appointed
- 1 Governing Council appointed
- 1 Green New Deal Oversight Board appointed
- 7 Seattle Renters' Commission appointed

## Roster as of May 2026

| Position Number | Position Title | Appointee Name        | Term Begin Date | Term End Date | *Term Number | Appointed By                   |
|-----------------|----------------|-----------------------|-----------------|---------------|--------------|--------------------------------|
| 1               | Member         | Ryan Driscoll         | 5/23/25         | 5/22/29       | 1            | Seattle Renters' Commission    |
| 2               | Member         | Leah N. Salerno       | 5/23/25         | 5/22/29       | 1            | Seattle Renters' Commission    |
| 3               | Member         | Becca Book            | 5/23/25         | 5/22/29       | 1            | City Council                   |
| 4               | Member         | Carl F. Nelson        | 5/23/26         | 5/22/30       | 1            | Seattle Renters' Commission    |
| 5               | Member         | ChrisTiana ObeySumner | 5/23/26         | 5/22/30       | 1            | Seattle Renters' Commission    |
| 6               | Member         | Joshua Nadel          | 5/23/26         | 5/22/30       | 1            | Mayor                          |
| 7               | Member         | Kaileah Baldwin       | 5/23/23         | 5/22/27       | 1            | Seattle Renters' Commission    |
| 8               | Member         | Thomas Barnard        | 5/23/23         | 5/22/27       | 1            | Seattle Renters' Commission    |
| 9               | Member         | Olivia R. Butkowski   | 5/23/23         | 5/22/27       | 1            | Seattle Renters' Commission    |
| 10              | Member         | Karen E.G. Estevenin  | 5/23/23         | 5/22/27       | 1            | MLK, Jr. County Labor Council  |
| 11              | Member         | Joshua Sellers Park   | 5/23/23         | 5/22/27       | P            | Governing Council              |
| 12              | Member         | Thomas Geffner        | 5/23/23         | 5/22/27       | P            | City Council                   |
| 13              | Member         | VACANT                | 5/23/23         | 5/22/27       |              | Green New Deal Oversight Board |

## Self-identified diversity chart

| Appointing Authority | Male | Female | Transgender | Non-Binary | N/A | Asian | Black/ African American | American Indian/ Alaska Native | White/ non-Hispanic | Hispanic/ Latinx | Pacific Islander | Middle Eastern | Multi-racial | N/A |
|----------------------|------|--------|-------------|------------|-----|-------|-------------------------|--------------------------------|---------------------|------------------|------------------|----------------|--------------|-----|
| Mayor                |      |        |             |            |     |       |                         |                                |                     |                  |                  |                |              |     |
| Council              |      |        |             |            |     |       |                         |                                |                     |                  |                  |                |              |     |
| Other                |      |        |             |            |     |       |                         |                                |                     |                  |                  |                |              |     |
| Total                |      |        |             |            |     |       |                         |                                |                     |                  |                  |                |              |     |

## City Council districts represented

\*P is for partial initial term. Appointee is eligible for full terms thereafter.

| Council District | District 1 | District 2 | District 3 | District 4 | District 5 | District 6 | District 7 | N/A |
|------------------|------------|------------|------------|------------|------------|------------|------------|-----|
| Total            |            |            |            |            |            |            |            |     |

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