



SEATTLE CITY COUNCIL
CENTRAL STAFF

Proposed Changes to the Seattle Social Housing Developer Charter

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HOUSING, ARTS & CIVIL RIGHTS

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Background

- Initiative Measure Number 135 (I-135), creating the Seattle Social Housing Developer (SSHD), was approved by voters during the February 14, 2023 special election.
- I-135 included a charter for the SSHD as Exhibit A. Under Article XI of that charter, City Council approval is needed to revise the charter.
- The SSHD Board voted on May 5, 2026 to recommend all the proposed changes, with one small exception related to the definitions section.

Proposed Changes to SSHD Charter (1/2)

- Allow SSHD to form a single purpose entity (such as a limited liability corporation) which can be used to purchase or develop properties and protect SSHD's other assets against unforeseen setbacks. SSHD would retain control over housing by owning and controlling this single purpose entity.
- Allow rental rates to be based on more than just the cost of building operations, in order to allow for cross-subsidization of buildings or the use of building revenue to support bond payments.
- Facilitate SSHD properties to be used as collateral for debt and allow SSHD to execute regulatory agreements, such as a Mandatory Housing Affordability performance regulatory agreement.
- Allow SSHD to create a condominium structure for property it develops, where SSHD retains the housing portion of the building but sells the commercial portion.
- For any commercial portion of a condominium that is sold, add a requirement for SSHD to have right of first refusal and limit the profit that the commercial condominium owner can make off any sale.

Proposed Changes to SSHD Charter (2/2)

- Establishes the process by which the seven SSHD board positions currently appointed by the Renter's Commission will be appointed by the Constituency once SSHD begins operations of social housing; the Constituency is comprised of residents living within SSHD developments
- Eliminates the requirement that the Constituency selects an independent auditor; however the SSHD is still required provide audited financial statements to the City Clerk annually.
- Adds a new section related to definitions
- Other changes for purposes of clarity

Timeline

- May 13 - Discussion of proposed SSHD charter changes at Housing, Arts & Civils Rights Committee; resolution and proposed charter changes are on the Committee agenda as information items
- June 2– Resolution and attached charter on the Introduction and Referral Committee
- June 10 – Discussion and potential vote at Housing, Arts & Civil Rights Committee
- June 16 – First available full Council vote

Note: Because the proposed charter changes are the same as those being recommended by the board, the charter changes are being adopted via resolution. If Council wanted to make futher charter changes via amendments, an ordinance would be necessary instead.

Questions?