

Seattle Social Housing Developer

November 2024 Board Meeting

Agenda

(regular meetings 3rd Thursday every month)

Date/Time: Thursday November 21, 2024, 5:30 - 7:30pm Meeting Location: Seattle City Hall, rm L280 <i>Please wear a mask.</i> Online option: https://seattle.webex.com/seattle/j.php?MTID=mbd809efc732765889405b07136c499c1		
Reference Materials for this meeting: <ul style="list-style-type: none">- Today's Agenda- PRIOR meeting minutes- PRIOR MONTH Cash-Flow & Financial Report- 2025 Board Calendar		
5:30pm (2min)	Call to Order Review & Approve Agenda <i>Items for Approval:</i> <ul style="list-style-type: none">- Today's Agenda- September Meeting Minutes	Tom (Vice Chair)
5:32 (25Min)	Public Testimony	
5:45 (5min)	Real Estate Committee Update <ul style="list-style-type: none">● Update	Mike (RE Committee Chair)
5:50 (20min)	Finance & Audit Report <ul style="list-style-type: none">● Review monthly financials● Review draft 2025 budget <i>Items for Approval: Approve draft 2025 Budget</i>	Chuck (Treasurer)
6:10 (15min)	Board Nominations <ul style="list-style-type: none">● New Board Appointee from MLK Labor - Karen● Update on progress with Seattle Renters Commission recommended replacement for SSHD● Update on work to replace SSHD Community organization member?	Kay (board member)

6:25 (10min)	Executive Committee <ul style="list-style-type: none">• Update from CEO• Update on Lawyers drafting documents for 501c3• Present Calendar for 2025 <i>Action: Approve calendar for 2025</i>	Roberto (CEO) Katie (Secretary)
6:35	- 10 min break -	
6:45 (10min)	Communication Committee Update <ul style="list-style-type: none">• Blog updates<ul style="list-style-type: none">◦ Board Member Spotlights• IT Sys Admin update<ul style="list-style-type: none">◦ Project for Migration to M365◦ Ongoing Tech Support• Pyramid Communications Update• PRA requests - official backup for Secretary for fulfilling requests <i>Action: Approve CEO as backup to the Secretary for fulfilling PRA requests</i>	Wylie(Comms Chair), All
6:55 (20min)	Intro to Karen Estevenin <ul style="list-style-type: none">• Candidate statement	Karen Estevenin
7:15 (3min)	Reminders & Announcements <ul style="list-style-type: none">• No board or committee meetings from December 22nd 2024 to January 3rd 2025 for Winter Break	
7:30	Adjourn	Tom

Attendance:

- 1.) Julie Howe
- 2.) Alex Lew
- 3.) Tom Barnard
- 4.) Kay Zimmerman
- 5.) Katie LeBret
- 6.) Chuck Depwe
- 7.) Roberto Jimenez (Non-Voting Member)
- 8.) Wylie Duffy
- 9.) Mike Eliason

Adsent:

- 1.) Devyn Forschmiedt
- 2.) Karen

Board Guest/Public Guest

- 1.)Judy Messier
- 2.)Ben
- 3.)Lily Hayward

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<p>5:30pm (2min)</p>	<p>Call to Order @ 5:41pm Review & Approve Agenda <i>Items for Approval:</i></p> <ul style="list-style-type: none"> - Today's Agenda - October Meeting Minutes 	<p>Tom (Vice Chair)</p>

	<p>1.) Today's Agenda Approved @ 2.) October Meeting Minutes Approved @</p> <p>Couple of announcements we are gonna require mask to in person meetings</p> <p>Couple of changes to the agenda</p> <p>Wylie motions to approve amended agenda tom seconds approved at 5:45pm Katie motions to approve october minutes tom seconds passed at 5:45</p>	
5:32 (25Min)	<p>Public Testimony</p> <p>1.) No public testimony</p>	
5:45 (5min)	<p>Real Estate Committee Update</p> <ul style="list-style-type: none">● Update <p>1.) We met on the friday before the board retreat about setting up a meeting about setting up bounding. 2.) What bank was the loan officer from? Key bank 3.) The next training video is out for the education series.</p>	Mike (RE Committee Chair)
5:50 (20min)	<p>Finance & Audit Report</p> <ul style="list-style-type: none">● Review monthly financials● Review draft 2025 budget <p>1.) We have a voucher report these are the transitions we accrued in october, 2.) Chuck moves to approve october budget tom seconds approved at 5:48pm 3.) Chuck moves approval of the 2025 budget tom seconds approve at 5:50pm 4.) (Chuck)We had first disbursement of city funds and we will receive the second payment once we get down to 120 thousand, the attorneys fees are not current yet i have reached out to the lawyers request that information so i can also take a look at what 2025 will look like, these are 12 month budgets 5.) (Kaileah) can you walk us through the ten</p>	Chuck (Treasurer)

	<p>thousand payment, the higher revenue is not making sense to me, (Chuck) there will be less carry over once all the accounts will get accounted for.</p> <p>6.) We can't really create budget when we don't have resources yet</p> <p>7.) (Roberto) What kind of staffing will we need to support the work?</p> <p>8.) (Mike) Is there a budget line for outreach?</p> <p>9.) (Kaileah) We have hired roberto at 210 thousand annually, we have chosen to go with the washington state pers, so far through 2024 we will continue to cover the cost from his previous employer</p> <p>10.)(Kaileah) with 1 employee most insurance brokers don't want to work with the organization. I would propose the executive committee make a selection of a plan option, (Chuck) we only saw this information 2 hours ago, i think we are gonna be fine within our budget we have.</p> <p>11.) Kaileah Moves to authorize the executive committee to select a health insurance, tom seconds passed at 6:12pm</p>	
<p>6:10 (15min)</p>	<p>Board Nominations</p> <ul style="list-style-type: none">• New Board Appointee from MLK Labor - Karen• Update on progress with Seattle Renters Commission recommended replacement for SSHD• Update on work to replace SSHD Community organization member? <p>1.) MLK Appointee not able to attend today</p> <p>2.) (Kay) I stopped working on the flier i was creating and what i was hearing from people that they just want to get a handful of people from fellow board members, i got a couple of resumes i am kind looking for a little direction,</p> <p>3.) When you say handful what number is a handful? (Kay) between 3 and 5 is what I was told, i could easily get 10 to 15 and i could go through and see if they don't meet the criteria.</p> <p>4.) (Chuck) I think they are the appointing</p>	<p>Kay (board member)</p>

	<p>authority so they should have the control, I think we should have a process,(Kay) I can write up a report and send it to everyone that way it's a public record.</p> <p>5.)</p>	
<p>6:25 (10min)</p>	<p>Executive Committee</p> <ul style="list-style-type: none"> ● Update from CEO ● Update on Lawyers drafting documents for 501c3 ● Present Calendar for 2025 <p>1.) Thank you all for your engagement at the board retreat, i think i learned alot about everyone,</p> <p>2.) The strategic planning we are working to get a contract with amy which will be coming soon,</p> <p>3.) This week on monday i was at the annual cascadia conference,it was about social housing, I have never been to the conference,</p> <p>4.) (Mike) The link that mike shared</p> <p>5.) There were two reports presented at the CIC this year:</p> <p>6.)</p> <p>7.) 1. Build Baby Build - processes and barriers to unlocking the 1.4 million homes in Cascadia: https://connectcascadia.com/build-baby-build-unlocking-1-4-million-new-homes-in-cascadia/</p> <p>8.)</p> <p>9.) 2. Grand Boulevards - focusing density and affordable housing directly on highways and arterials: https://connectcascadia.com/a-grand-boulevard-housing-solution-for-cascadia/</p> <p>10.)</p> <p>11.) Roberto was talking about the first report in his overview of the conference. The Grand Boulevards is sort of already how Seattle's comp plan operates - hyperfocusing dense housing on streets like aurora, 15th ave NW, Rainier, etc. and is antithetical to any notion of livability, walkability, and a decent quality of life.</p> <p>12.)</p> <p>13.) CIC previously has put forth ideas around building cities in greenfields - so I do suggest taking the 'innovation' component with a grain of</p>	<p>Roberto (CEO) Katie (Secretary)</p>

	<p>salt.</p> <p>14.)</p> <p>15.) Happy to discuss more if anyone has any questions, and the book goes in depth on why the second report is not great.</p> <ol style="list-style-type: none"> 1. What will be the composition of this board? 2. People seem to be in agreement about. 3. Who will this entity serve? Will it work with only Seattle Social Housing or other entities too? 4. The second one was not agreed on so much 5. I just want people to beware it will take months before a decision from the IRS would come back so we wouldn't be able to fundraise 6. Chuck) there is a lot of subtext of these decisions, we shouldn't have the lawyers to just come back with options i dont think it is very cost effective. 7. Kaileah) roberto are you trying to have a decision about what we should do to establish us as a 501c3, those conversations are distinct in my mind from how each mission will be established 8. Tom motions to allow the lawyers to Draft write the language of 2 alternatives at the executive committee will meet and bring the option back at the Board Meeting in December, Julie Seconds approved @ 6:57 9. Chuck does not approve, Katie does not approve <p><i>Action: Approve calendar for 2025</i></p> <ol style="list-style-type: none"> 1.) Katie Motions to Approve the 2025 Board Calendar, Kaileah Seconds approved 2.) Board Calendar for 2025 approved @ 7:12pm 	
6:35	<p><i>- 10 min break -</i></p> <p><i>Tom motions to skip break, kaileah seconds approved 7:18pm</i></p>	
6:45 (10m1.)in)	<p>Communication Committee Update</p> <ul style="list-style-type: none"> ● Blog updates 	Wylie(Comms Chair), All

	<ul style="list-style-type: none">○ Board Member Spotlights● IT Sys Admin update<ul style="list-style-type: none">○ Project for Migration to M365○ Ongoing Tech Support● Pyramid Communications Update● PRA requests - official backup for Secretary for fulfilling requests <p>1.) I think the comparison needs to be put up on the website.</p> <p>2.) Nothing should get posted unless the full board has seen it, Wylie will post the comparison</p> <p>3.) Roberto will get more clarity on the next steps, Wylie is acting as a liaison,</p> <p>4.) We had a first brainstorming meeting with the communications consultant, it was 2 and a half hours long. They asked a lot of questions, (Tom) I really felt like they really dug in.</p> <p>5.) Wylie motions to approve the ceo as a backup to the secretary, Tom seconds, Approved</p> <p><i>Action: Approve CEO as backup to the Secretary for fulfilling PRA requests</i></p> <p>1.) <i>Approved CEO as Backup to Secretary @ 7:23pm</i></p>	
6:55 (20min)	Intro to Karen Estevenin <ul style="list-style-type: none">● Board Member Introduction1.)	Karen Estevenin
7:15 (3min)	Reminders & Announcements <ul style="list-style-type: none">● No board or committee meetings from December 22nd 2024 to January 3rd 2025 for Winter Break● Executive committee to talk about	

	replacing Brian's seat.	
7:30	Adjourn Tom moves to adjourn Wylie seconds 1.) Board Meeting Adjourned @ 7:25pm	Tom