

Seattle Social Housing Developer

April 2025 Board Meeting Minutes

(regular meetings 3rd Thursday every month)

<p>Date/Time: Thursday April 17th, 5:30 - 7:30pm Meeting Location: Seattle City Hall, rm L280 (mask required for in person attendance) Online option: https://seattle.webex.com/seattle/j.php?MTID=mbd809efc732765889405b07136c499c1</p>		
<p>Reference Materials for this meeting:</p> <ul style="list-style-type: none">- Today's Agenda- March 2025 meeting minutes (digital)- Resolution to approve Real Estate negotiations to continue- Proposed language to amend Executive Committee Charter- SSH Values Statement (for potential adoption)- March 2025 Cash-Flow & Financial Report- Draft Annual FY24 Financial Report		
<p>5:30pm (2min)</p>	<p>Call to Order</p> <ul style="list-style-type: none">● Role Call● Review & Approve Agenda <p><i>Items for Approval:</i></p> <ul style="list-style-type: none">● Today's Agenda● March Meeting Minutes	<p>Wylie (Chair)</p>
<p>5:32 (5min)</p>	<p>Public Testimony</p>	<p>Wylie</p>
<p>5:37 (15 minutes)</p>	<p>Executive Session</p> <ul style="list-style-type: none">● Pursuant to RCW 42.30.110 section 1.b.	<p>Board</p>
<p>5:52 (up to 30min*)</p>	<p>Executive Committee Updates</p> <ul style="list-style-type: none">● Resolution for pursuing real estate deal● Update on new Board Members● Proposal for new Executive Committee Member● Officer Elections in May; Open floor for nominations <p><i>Items for Approval:</i></p> <ul style="list-style-type: none">● Approve Resolution granting the Real Estate Committee permission to continue to pursue a timely real estate deal● Approve amendment to Executive Committee Charter adding a fifth member; Committee/Board Liaison	<p>Wylie</p>

6:22* (15min)	Finance Report <ul style="list-style-type: none">● Review Monthly Financials <i>Items for Approval:</i> <ul style="list-style-type: none">● Monthly financial approval● Monthly transaction report approval● Approve Annual FY24 Financial Report	Kay (Treasurer)
6:37	- 10min break -	
6:47 (15min)	Strategic Planning Update <ul style="list-style-type: none">● Overall Strategic Planning update<ul style="list-style-type: none">○ Testing Strategic Plan Draft Externally● Review Values Statement for adoption by board <i>Items for Approval:</i> <ul style="list-style-type: none">● SSH Values Statement	Kaileah
7:02 (15min)	Real Estate Committee Update <ul style="list-style-type: none">● Scheduling upcoming Special Session with Executive Session for acquisition discussion● New Real Estate Committee Member	Mike (Real Estate Committee Chair)
7:17 (5min)	Communications Committee Update <ul style="list-style-type: none">● Looking to hire social media contractor	Wylie (Comms Committee Chair)
7:22 (2min)	Reminders & Announcements <ul style="list-style-type: none">● Officer elections in May● June meeting shifted for Juneteenth observation<ul style="list-style-type: none">○ Third Thursday is June 19th, so we have moved the meeting to June 26th	Wylie, ALL
7:30pm	Adjourn	Wylie

Roll Call:

1. Wylie - Present
2. Kaileah - Present
3. Kay - Absent
4. Mike - Present
5. Julie - Present
6. Devyn - Absent
7. Chrystiana - Present
8. Cliff - present
9. Katie - Present

10. Tom - Present

11. Karen - Present

CEO- Roberto - Present

Board/Public Guest

- 1.) Jester
- 2.) Zach
- 3.) Ben Ferlo
- 4.) Kolton Yager
- 5.) Pablo Ringo
- 6.) Ginny Greeno
- 7.) Ryan
- 8.) Anton
- 9.) Judie Messer
- 10.) Lily Hayward

5:30pm (2min)	Call to Order <ul style="list-style-type: none">● Role Call● Review & Approve Agenda <i>Items for Approval:</i> <ul style="list-style-type: none">● Today's Agenda wylie moves to approve katie seconds, Approved @ 5:41pm● March Meeting Minutes Wylie moves to approve katie seconds, approved @ 5:42pm	Wylie (Chair)
5:32 (5min)	Public Testimony <ol style="list-style-type: none">1.) Ben Ferlo , asked a question. Good evening social housing board members, my name is Ben Ferlo and I'm a volunteer with House Our Neighbors. Thank you all for all your work and dedication to creating social housing in our City.2.)3.) We know it hasn't been easy, and in our opinion the City has failed to uphold key sections of the I-135 charter.4.)	Wylie

	<p>5.) Recently, we have tried to get clarity on whether the City has implemented Section 13 of the I-135 charter which requires a feasibility study whenever the City considers the sale or gift of public lands for a private or non-public use. Our most recent response from the City indicated that they were going to “discuss this with the PDA at their next meeting” and we hope this happens. It’s been over two years since the passage of I-135 and voters and the public deserve to know how this has been implemented.</p> <p>6.)</p> <p>7.) Finally, we can only infer from your meetings and news articles that you haven’t yet received the final 6 months of in-kind support from the City of Seattle. Section 12 of I-135 requires 18 months of in-kind support and it seems like you’ve only received the first 12 months. This payment, which voters mandated, seems egregiously behind.</p> <p>8.)</p> <p>9.) Any light you can shed on these two items would be most appreciated. The public deserves to know how hard you all are working and what barriers are being placed in the way of carrying out your mission.</p> <p>Thank you</p> <p>10.)</p>	
<p>5:37 (15 minutes)</p>	<p>Executive Session</p> <ul style="list-style-type: none"> ● Pursuant to RCW 42.30.110 section 1.b. ● Board Moved into a 15 min executive session @ 5:48pm and will return @ 6:03pm ● The Board returned @ 6:04pm 	<p>Board</p>
<p>5:52 (up to 30min*)</p>	<p>Executive Committee Updates</p> <ul style="list-style-type: none"> ● Resolution for pursuing real estate deal ● Update on new Board Members 	<p>Wylie</p>

	<ul style="list-style-type: none">● Proposal for new Executive Committee Member● Officer Elections in May; Open floor for nominations <ol style="list-style-type: none">1.) Wylie motions to approve, cliff seconds, resolution project X passed @ 6:05pm2.) Wylie welcome the two newest board members, ryan we look forward to working with you, kay was reaffirmed for a second term3.) 5 members helps prevent a stale mate when important votes may come up, this would be one board member to be the board liaison and a member liaison.4.) Wylie motions to Approve adding a 5th position to the executive committee, Katie seconds, unanimously approved @ 6:11pm5.) Cliff - i think it's a good idea having an odd number is essential6.) Katie is nominating herself for the secretary position7.) Wylie - is self nominating for Board Chair8.) Floor open for nominations for vice chair, Wylie nominates Kaileah and Kaileah accepts.9.) Cliff accepts nomination to be treasurer10.) The Committee and member liaison - wylie nominates kay11.) Julie Nominates Tom for Committee and Member Liaison, Tom Accepts. <p><i>Items for Approval:</i></p> <ul style="list-style-type: none">● Approve Resolution granting the Real Estate Committee permission to continue to pursue a timely real estate deal<ol style="list-style-type: none">1.) Approved @ 6:05pm● Approve amendment to Executive Committee Charter adding a fifth member; Committee/Board Liaison<ol style="list-style-type: none">1.) Approved at 6:11pm	
6:22* (15min)	<p>Finance Report</p> <ul style="list-style-type: none">● Review Monthly Financials <p><i>Items for Approval:</i></p> <ul style="list-style-type: none">● Monthly financial approval● Monthly transaction report approval● Approve Annual FY24 Financial Report <ol style="list-style-type: none">1.) Wylie went through and let us know about our financials, and transaction reports.2.) Kaileah - our expected spend is down because of us trying to get staff hired.	Kay (Treasurer)

	<ul style="list-style-type: none"> 3.) Wylie motions to approve a monthly financial report, cliff seconds, unanimously approved @ 6:25 4.) Wylie motions to approve monthly transaction report, katie seconds, unanimously approved @ 6:25pm 5.) Wylie Motions to approve Annual FY24 Financial Report cliff seconds, approved @ 6:26pm 	
6:37	- 10min break -	
6:47 (15min)	<p>Strategic Planning Update</p> <ul style="list-style-type: none"> ● Overall Strategic Planning update <ul style="list-style-type: none"> ○ Testing Strategic Plan Draft Externally ● Review Values Statement for adoption by board <ol style="list-style-type: none"> 1.) Kaileah - Amy presented to us last month about where we are at, we are now at the stage where amy and roberto are testing what we have with community members, we want to make sure we have all the components we want, 2.) Tom - i would like to note one thing, it says nothing in the document about fiscal responsibility, 3.) Mike - just a couple of spelling errors. 4.) Kaileah Motions to adopt the edited values including an additional amendment with spelling corrections, wylie seconds, approved @ 6:48pm <p><i>Items for Approval:</i></p> <ul style="list-style-type: none"> ● SSH Values Statement 	Kaileah
7:02 (15min)	<p>Real Estate Committee Update</p> <ul style="list-style-type: none"> ● Scheduling upcoming Special Session with Executive Session for acquisition discussion ● New Real Estate Committee Member <ol style="list-style-type: none"> 1.) Mike - The project X is moving forward, we have a couple of documents of educating the board, we do have Cristianna included to the real estate committee. We will be meeting with council members in the next couple of weeks. 2.) Julie - if we get to a certain point we may need to have a special session. 	Mike (Real Estate Committee Chair)
7:17 (5min)	<p>Communications Committee Update</p> <ul style="list-style-type: none"> ● Looking to hire social media contractor <ol style="list-style-type: none"> 1.) Wylie - we are looking to hire on a contract biases not a full time biases, Roberto has taken charge on that part 2.) Roberto - has a couple panels coming up that i 	Wylie (Comms Committee Chair)

	<p>will be speaking at with others</p> <p>3.) Tom - so Roberto this is great, is your sense of this the sense the people are interested in the concept.</p> <p>4.) Cliff - again roberto great job, who is gonna be the audience you're going to be speaking to?</p> <p>5.) Roberto - its people who are pushing for social housing,</p>	
7:22 (2min)	<p>Reminders & Announcements</p> <ul style="list-style-type: none">● Officer elections in May● June meeting shifted for Juneteenth observation<ul style="list-style-type: none">○ Third Thursday is June 19th, so we have moved the meeting to June 26th	Wylie, ALL
7:30pm	<p>Adjourn - Wylie Adjourns the meeting, cliff seconds unanimously approved @ 7:05</p>	Wylie