

<p>A. Call to Order</p>	<p>The Meeting was called to order at 5:30pm</p> <p>Meeting called to order by Chair Kaileah Baldwin at 5:36 Agenda introductions, 10 minute break coming, check-ins will be checked in. Human networking in our 10 min break. Amy's presentation. By-laws changed and voting to adopt them. 10 min break Solidarity Budget Committee Charter Process Incorporate a Real Estate Development Committee-appointment conversations Retreat conversations</p> <p>Virtual: Katie Lebret, Brian Ramirez, Michale Eliason</p> <p>_ Present Tom, Kaileah, Chuck, Amy (guest), Julie Brian, Dawn, Tori, Devyn, Kay Zimmerman, Ebo _ Absent Public Guests present: Naishin Fu, Michael..., Alex Hudson, Judie Messier</p>
<p>B. Board Introductions</p>	<p>Agenda was adopted at 5:39.</p>
<p>C. Public Comment</p>	<p>There were __ public comment speakers present.</p>
<p>D. Items of Business</p> <p>Item 1</p>	<p>Item 1, Presenter: Amy Besunder Brief Overview of one-on-ones,</p> <ul style="list-style-type: none"> ● SSHD Decision Making Processes: Time to reflect on the board materials and then have a discussion. <ul style="list-style-type: none"> ○ There should be a time to process and absorb the decisions. ○ There should be more options to provide voices to under served voices and often silenced. ○ Make space for dissenters ○ Egalitarian sociocracy, Collective cooperation, consensus-adjacent

	<ul style="list-style-type: none">○ Streamlined moves, decisions forward.● Board Values'<ul style="list-style-type: none">○ Transparency and openness-the root is frequent cross communication options○ Frequent and focused communication across members○ Respect○ Collaboration● Most Rewarding-Leading SSHD<ul style="list-style-type: none">○ Opportunity to move social housing forward in seattle○ Idea of creating a model for other cities to do the same○ Revolutionary SOcial HOusing M Odel● Most Challenging<ul style="list-style-type: none">○ Lack of Infrastructure/resources (staff and Money)○ Building the plane as we fly it-no roadmaps○ Time-capacity○ How long everything is rtaking○ Feeling like respect isnt centered in our decisions○ Lack of trust-we dont know each other○ Meeting accessibility● If we can change one thing<ul style="list-style-type: none">○ More time for board members to meet and get to know each other○ Some systems and structures in palace before we cam together● What can each of us bring to the board<ul style="list-style-type: none">○ Strong organizing skills○ Expertise around governance and systems○ Fund developmnet○ Public speaking and representation● What we need<ul style="list-style-type: none">○ Communicaiton○ Transparency○ More time to review materials, information○ Structure○ Ensure accessibilitu○ Agreed upon roles and repsonsibilities○ Present upon roles and holes● Legacy we can leave<ul style="list-style-type: none">○ Foundations and solid infrastructure to set SSHD for longterm success○ Permanently affordable sustainable communities that are income diverse
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	<ul style="list-style-type: none"> ● What headlines we would like least to see: Failed TO Deliver! ● What we all want to see. Social housing is a success. ● Commonalities <ul style="list-style-type: none"> ○ Community ○ Is the most dominant word ● Next Steps <ul style="list-style-type: none"> ○ Decision-making process outlined in bylaws implemented ○ Stand up committees, adopt charters ○ Schedule board retreat ○ <p>This item was discussed at 5.54.</p>
<p>Item 2</p>	<p>Item 2, Bylaws</p> <p>Presenter: Kaileah is addressing the changes to our bylaws that were made from the feedback from our one-on-ones, and feedback from our last board meeting to adjust the bylaws to include that feedback in revisions.</p> <p>Tori discussed the terms of office that were established at the first meeting and compensation (both were added from the charter language).</p> <p>Katie talked about the removal and resignation refinements. Absences may be excused.</p> <p>Questions:</p> <p>Brian asked about what constitutes a board member ineligible to serve.</p> <p>Chuck asked about representatives, can appoint body changes rep.</p> <p>Katie discussed vice-chair questions</p> <p>Kalilea discussed executive committee limitations</p> <p>Katie discussed</p> <p>Kaileah discussed SD</p> <p>Dawn went over committee formation, structure and dissolution.</p> <p>Dawn went over the general responsibilities of the committees that have either been formed or are in planning.</p> <p>Dawn discussed the Boards relationship with the CEO including the roles and responsibilities of the Board versus the CEO.</p> <p>Tori discussed the centering of residents in the duty of loyalty.</p>

	<p>Dawn discussed the inclusion of the Disclosure and consideration of Conflict of Interest.</p> <p>Kaileah shared the decision-making process. Any decision we make, especially big decisions, will require two meetings to process in the process of adoption.</p> <p>Fist of five can be utilized in the first meeting, a supermajority decision will be implemented at the following meeting.</p> <p>Conflict and disagreement in the next board members will be treated with honor and respectful engagements. Board members are encouraged to discuss with one another when conflict arises.</p> <p>Amy-Lawyer alerted that we need to have section 2, constituency meetings. Constituency meetings will vote on new board positions, a quorum of over half is necessary for the meetings of the constituency of meetings of voting age must occur.</p> <p>Questions: Brian, the only question of ineligibility is conflict of interest, his question has been answered.</p> <p>Devyn: if someone needs eligibility requirements to meet the needs of the board, but then their financial situations change. Are they therefore ineligible to serve?</p> <p>Kaileah: If someone moves out of state, they will be able to be replaced.</p> <p>Dawn_ 0%-120% AMI</p> <p>Devyn, what are the legal ramifications of ineligibility</p> <p>Alex-what can be done to enforce stability of board members in committees.</p> <p>Devyn-asking the lawyer to discuss flexibility of board members service on committees.</p> <p>Julie: "if I have 7 people representing me on the board, and I am a resident of social housing, from a resident perspective, it is important to maintain the exact level of renter representation on the board." How can we ensure the codification of the renter representation on the board [Dawn]?</p> <p>Alex: asked for clarity of transformative justice.</p> <p>Amy-we need to define that and it is up to personal interpretation.</p> <p>Chuck: thanked the bylaws committee for effective changes.</p> <p>Concerns for supermajority-asks that when we recognize if we disagree, that 4 people can overrule and make decisions that impact our decisions.</p> <p>Deciosnson regarding supermajority is in miscelneous section of the bylaws</p> <p>This item was discussed at 6:36.</p> <p>Vote: Approved by acclimation at 6:28!</p>
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<p>Item 3</p>	<p>Item 3, Meeting called to order at 6:40p. Presenter: Administration matters Mailing address has been acquired. EIN will be established. Our bank account will be established, but it will take some time and consideration to receive our EIN. Chuck will acquire the minutiae of financial details Frank Chopp discussed and worked to get us our state grant. Expenditures will be reimbursed, but we are operating on a base zero. We are likely to have an agreement, a bank identity, verification, and proof of entity. We will need a fiscal agent in place. It will cost us 5-15%. Chuck disclosed that he was with the National Development Council, but now called Grow America. Chuck does Finance Training. Real Estate Asset training, financing, tax credit classes. Solid Ground can assist us with financial fiscal agency/sponsor. Budget committee will discuss possible sponsorships. If we have any suggestions of fiscal sponsors, we will contact Chuck.</p> <p>This item was discussed at 6:47p.</p>
<p>Item 4.</p>	<p>Item 4, New Business Presenter: Solidarity Budget-Endorse the Seattle Solidarity Budget. 2-24 Solidarity Budget Demands are outlined under 9 core areas, denoted as guarantees their budget proposals will prioritize to meet residents' material needs. Among them are a call for affordable housing at all income levels, which is the most obvious alignment with the Seattle Solidarity Budget decisions. The ask is to divest from the Seattle Police Budget for the 9 core areas: Current budget guarantees continued suffering of sweeps, universal, accessible, decommodified services, provides basic guarantees of a higher quality of life. Basic guaranteed income Housing guarantee Health guarantee Relevant healthcare Transportation guarantee Electrified vehicles for school buses, garbage, freight vehicles</p>

	<p>Climate resilience hubs for unhoused residents Communication guarantee for a municipal broadband. Elder care guarantee Food guarantee, including fresh produce, pea patches, community gardens Living Wage Guarantee Fully fund Green New Deal Oversight committees</p> <p>Tom Barnard has read the charter to define what we can and cannot endorse. Chuck is concerned, he believes that this is within the bounds of political activity, which is against the charter. Kaileah would like us to discuss this if it is permissible. Julie asks if this endorsement is an official endorsement. Chuck believes we should take a vote nor take a record if we should endorse until the lawyer says it is ok for us to endorse. Tom makes the point that we cannot express our political values which is a delusion. Our very survival will depend on voting first. Katie: wishes for us to have a generative conversation first and then speak to the lawyer., Is open to a conversation Devyn: Agrees with Chuck on the abstract, in terms of legal efficacy. Agrees with Tom regarding our Board values. States it isn't a piece of legislation. Chuck and Kaileah state that it is a piece of legislation. Ebo: Isn't it also possible to stand regarding a language with the Solidarity Budget Coalition as opposed to the SOLidarity Budget within our legal barriers of our charter. Dawn asks for a special meeting and vote after the legal counsel for a vote for acclimation asap. Dawn also asks that we endorse the Seattle Housing Levy.</p> <p>Brian, Devyn, and Chuck, Tori, and Alex dissent and Brian agrees with Dawn for the request for a special meeting.</p> <p>Dawn needs to make an endorsement brief, and we can make a special meeting next week for next week Thursday, October 26th at 5:30 remotely 5:30-6pm. This item was discussed and a special meeting has been agreed after legal counsel at 7:18</p>
	<p>Item 5: Committee Charter Process</p> <p>All committee charters will be provided to board for review, input and feedback. The next meeting will integrate all of the feedback. Charters are meant to bring clarity to each committee role.</p>

	<p>This item was discussed at 7:19</p>
	<p>Item 6: New Business: Real Estate Committee Presenter: Kaileah</p> <p>Brian, Julie, Chuck, and Alex, Michael, and Kaileah.</p> <p>Kay expressed interest in joining the committee, and believes her lived experience with housing insecurity will provide value. Dawn agrees with Kay, and also expressed sadness with her own inability to attend the Real Estate Committee. Dawn made a suggestion for Kay and all members of the board to take the COO Real Estate Asset Management Training. Dawn is taking the real estate asset management training. Dawn advised Kay to attend the RFP proposal bid for a site the following day to learn about real estate development. Michael has his hand raised. Is concerned about the number of committees a board member for Julie. Julie acknowledges that Julie is now a part of three committees. If Julie attends this committee, Julie will have to leave another committee.</p> <p>Committee Formation approved at 7:33p.</p>
	<p>Retreat:</p> <p>Katie can do November 18. Devyn cannot do November 18. Ebo and Alex can attend on December 2. Brian asked for a when2meet. Dawn made the suggestion of December 2, and added a Holiday element to the retreat for community building. Katie asked if this could do this in January.</p> <p>Retreat was approved and held for December 2 9am to 3pm for Seattle Social Housing Retreat, masked, lunch provided. Katie voted no, Brian, Julie, Kay, Devyn, Ebo, Alex, Michael, Kaileah, Tom, Chuck, Dawn, Brian voted for the December retreat.</p>
<p>E. Conclusion</p>	<p>The meeting was adjourned by Chair Kaileah Baldwin at 7:41pm.</p>

SSH Public Developer Authority Meeting
Oct 19, 2023 Meeting Minutes

	Minutes Prepared by Dawn Dailey
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