

Seattle Social Housing Developer

March 2025 Board Meeting

Agenda

(regular meetings 3rd Thursday every month)

<p>Date/Time: Thursday DATE, 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- SSH Criteria and Process for Selecting Organizations to Make Board Appointments- Scoring Rubric for Applicants for Community Development Board Seat- Candidate Applications for Community Development Board Seat Appointment<ul style="list-style-type: none">- Cliff Cawthon- Nickelsville- Amari Ayomide (Queer the Land)- February 2025 meeting minutes (digital)- February 2025 Cash-Flow & Financial Report- North Star for Seattle Social Housing DRAFT		
5:30pm (2min)	<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• February Meeting Minutes	Wylie (Chair)
5:32 (5min)	<p>Public Testimony</p>	Wylie
5:37 (up to 30min*)	<p>Executive Committee Updates</p> <ul style="list-style-type: none">• Update on SRC Appointment(s)• Announce Community Development Org/Individual Candidates• Candidates can each speak (2 minutes each) <p><i>Items for Approval:</i></p> <ul style="list-style-type: none">• Vote for Community Development Org/Individual Board Seat	Wylie Optionally: Cliff Cawthon Nickelsville Amari Ayomide (Queer The Land)

6:07* (15min)	Finance Report <ul style="list-style-type: none">● 2025 Revised Budget Update● Review Monthly Financials <i>Items for Approval:</i> <ul style="list-style-type: none">● Monthly financial approval● Monthly voucher report approval	Kaileah (Vice Chair) Kay (Treasurer)
6:23 (10min)	Real Estate Committee Update <ul style="list-style-type: none">● Scheduling upcoming Special Session with Executive Session for acquisition discussion● Update on Tour	Mike (Real Estate Committee Chair)
6:33 (5min)	Communications Committee Update <ul style="list-style-type: none">● Google to M365 Migration Status	Wylie (Comms Committee Chair)
6:38	- 10min break -	
6:48 (40min)	Strategic Planning Update <ul style="list-style-type: none">● Presentation from Amy on Progress	Amy (Consultant)
7:28 (2min)	Reminders & Announcements <ul style="list-style-type: none">● June meeting shifted for Juneteenth observation	Wylie, ALL
7:30pm	Adjourn	Wylie

Roll Call:

- 1.) Kaileah B. - Present
- 2.) Wylie D. - Present
- 3.) Kay Z. - Present
- 4.) Julie H. - Present
- 5.) Karen E. - Present
- 6.) Mike E. - Present
- 7.) Tom B. - Present
- 8.) Devyn F. - Present
- 9.) Katie L. - Present (arrived @ 6:56pm)

SSHD CEO: Roberto Jimenez - Present

Board/Public Guest:

- 1.) Amy Besunder - Board Consultant
- 2.) Cliff Cawthon
- 3.) Darius, Nicklesville
- 4.) Charlie, Nicklesville
- 5.) Andrew, Nicklesville
- 6.) Paul Nelson
- 7.) Judie
- 8.) Ginny Greeno
- 9.) Pablo Ringo
- 10.) Eddie Lin
- 11.) Christiana
- 12.) Naishin
- 13.) Zach Dugovich
- 14.) Justin Oaksford
- 15.) Jan Duras
- 16.) Amari
- 17.) Jester
- 18.) Ben Ferlo
- 19.) Denise Rhiner

<p>5:30pm (2min)</p>	<p>Call to Order - Called To Order @ Call To Order 5:37pm With an Agenda Amendment</p> <ul style="list-style-type: none"> ● Role Call ● Review & Approve Agenda ● Wylie poses to add 20min of Exec Session at end of meeting to discuss potential project acquisition ● M wylie ,s Juie, a (5:44pm) <p><i>Items for Approval:</i></p> <ul style="list-style-type: none"> ● Today's Agenda <ol style="list-style-type: none"> 1.) Adopted, M Wylie, s Julie, a (5:45pm) ● February Meeting Minutes <ol style="list-style-type: none"> 1.) Adopted M (Wylie), S (Julie), a (5:46pm) 	<p>Wylie (Chair)</p>
<p>5:32</p>	<p>Public Testimony</p>	<p>Wylie</p>

<p>5:30pm (2min)</p>	<p>Call to Order - Called To Order @ Call To Order 5:37pm With an Agenda Amendment</p> <ul style="list-style-type: none"> ● Role Call ● Review & Approve Agenda ● Wylie poses to add 20min of Exec Session at end of meeting to discuss potential project acquisition ● M wylie ,s Juie, a (5:44pm) <p><i>Items for Approval:</i></p> <ul style="list-style-type: none"> ● Today's Agenda <ol style="list-style-type: none"> 1.) Adopted, M Wylie, s Julie, a (5:45pm) ● February Meeting Minutes <ol style="list-style-type: none"> 1.) Adopted M (Wylie), S (Julie), a (5:46pm) 	<p>Wylie (Chair)</p>
<p>(5min)</p>	<p>1.) No public Testimony.</p>	
<p>5:37 (up to 30min*)</p>	<p>Executive Committee Updates</p> <ul style="list-style-type: none"> ● Update on SRC Appointment(s) ● Announce Community Development Org/Individual Candidates ● Candidates can each speak (2 minutes each) <p>1.) SRC appointments have been selected (for current vacancy and for upcoming vacancy in May)</p> <ol style="list-style-type: none"> a.) Selected for immediate vacancy is ChrisTiana Obey Sumner; for upcoming vacancy in May is Ryan Driscoll. <p>2.) Community Development Leader seat, for vote by board. Each candidate gave up to 2min candidate statements.</p> <ol style="list-style-type: none"> a.) Cliff Cawthon Julie, Karen, Tom, Wylie, Katie (5) b.) Nicklesville (Andrew Caston speaking on their behalf) <i>none</i> c.) Amari, Queer the Land Devyn, Kaileah, Kay, Mike (4) <p>Vote at 6:04pm, electing Cliff Cawthon</p>	<p>Wylie Optionally: Cliff Cawthon Nicklesville Amari Ayomide (Queer The Land)</p>

<p>6:07* (15min)</p>	<p>Finance Report</p> <ul style="list-style-type: none">● 2025 Revised Budget Update● Review Monthly Financials <p>1.) Kaileah - prop 1A has passed, it is time for us to revise our budget, this budget revision is also to help clarify the remaining funds the city is required to give us per the contract, the full amount that was allotted to us in 2024 we are looking for a number to to get us through June of 2025, this budget is broken down into month, what kaileah is adding to the budget is a line item of prop 1A, rent revenue, loans are another option we can look into while we wait for the city to work out how they are gonna get us the allotted money, then we have our expenses, some of the needs we will have is Board Compensation, then there are things like our personal cost,</p> <p>2.) Kay - we got the debit card thing straighten out, roberto is nailing down with key bank,</p> <p>3.) Kay - Financial report is in board packet, no unusual transactions this month</p> <p>4.) Roberto - Looked like standard transactions</p> <p>5.) Wylie - We should have had time to review in the board packet, any questions? If not, motion to approve</p> <p><i>Items for Approval:</i></p> <ul style="list-style-type: none">● Monthly financial approval<ol style="list-style-type: none">1.) Wylie Motions to Approve Monthly financials, seconded by Katie, Approved @ 6:22PM2.) Monthly voucher report approval<ol style="list-style-type: none">1.) Wylie Motions to Approve Voucher Report, seconded by Katie , Approved @ 6:22Pm	<p>Kaileah (Vice Chair) Kay (Treasurer)</p>
<p>6:23 (10min)</p>	<p>Real Estate Committee Update</p> <ul style="list-style-type: none">● Scheduling upcoming Special Session with Executive Session for acquisition discussion● Update on Tour <p>1.) I set up a tour to view a passive haus building, we are coming up with communication materials</p> <p>2.) Roberto, social housing continues.</p>	<p>Mike (Real Estate Committee Chair)</p>

<p>5:30pm (2min)</p>	<p>Call to Order - Called To Order @ Call To Order 5:37pm With an Agenda Amendment</p> <ul style="list-style-type: none"> ● Role Call ● Review & Approve Agenda ● Wylie poses to add 20min of Exec Session at end of meeting to discuss potential project acquisition ● M wylie ,s Juie, a (5:44pm) <p><i>Items for Approval:</i></p> <ul style="list-style-type: none"> ● Today's Agenda <ol style="list-style-type: none"> 1.) Adopted, M Wylie, s Julie, a (5:45pm) ● February Meeting Minutes <ol style="list-style-type: none"> 1.) Adopted M (Wylie), S (Julie), a (5:46pm) 	<p>Wylie (Chair)</p>
<p>6:33 (5min)</p>	<p>Communications Committee Update</p> <ul style="list-style-type: none"> ● Google to M365 Migration Status <ol style="list-style-type: none"> 1.) Wylie - the migration has already started, Andy is making incredible progress. 2.) Roberto, we did an interview with the Seattle channel last week, and then i did a interview with axios 	<p>Wylie (Comms Committee Chair)</p>
<p>6:38</p>	<p style="text-align: center;">- 10min break -</p>	
<p>6:48 (40min)</p>	<p>Strategic Planning Update</p> <ul style="list-style-type: none"> ● Presentation from Amy on Progress <ol style="list-style-type: none"> 1.) Amy presented a slide show about the strategic planning for SSHD. 2.) Roberto- so what you say was the highest level goal, more of an outline for the strategic plan so people have a clear understanding, we want to talk about target audiences, 3.) Wylie - I want to say thank you and I appreciate that a lot. 4.) Kaileah - can you speak also to who else you've been talking to. 5.) Amy - we been speaking with HDC, and other community organizations, we want to talk to philanthropist, the task force will have more input about who we should talk to. The pillars have been changing. Each time we go through it 	<p>Amy (Consultant)</p>

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	<p>they seem to come out better.</p> <p>6.) Roberto - productive conflict, how do we talk about the word community, which is in separate circles. Which will help us talk about different communities. Thank you for being willing to work with the productive activity.</p> <p>7.) The time line is to have a draft plan we feel comfortable to bring to the public by the end of the month.</p> <p>8.) Tom - i would encourage us to be flexible on that</p>	
<p>7:28 (2min)</p>	<p>Reminders & Announcements</p> <ul style="list-style-type: none"> ● June meeting shifted for Juneteenth observation 	<p>Wylie, ALL</p>
<p>7:30pm</p>	<p>Adjourn @ wylie Motions to adjourn at 7:35pm julie seconds.</p>	<p>Wylie</p>

The Seattle Social Housing PDA Board went into an executive session @ 7PM
Per : RCW [42.30.110](http://leg.wa.gov/RCW/default.aspx?cite=42.30.110), section 1.b:

"(b) To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price

Will return @ 7:20pm

The Board Returned @ 7:20pm

Wylie is motion to add an additional 10 mins to executive session , Katie seconds,
Kaileah Abstains,

RCW [42.30.110](#), section 1.b:

"(b) To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price

Seattle social housing moved back into an executive session at 7:22pm

The board will return at 7:32pm

The Board returned @ 7:32pm