



CITY OF SEATTLE

City Council

Agenda - Revised

Monday, September 27, 2021

2:00 PM

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or
Seattle Channel online.

M. Lorena González, President

Lisa Herbold, Member

Debora Juarez, Member

Andrew J. Lewis, Member

Tammy J. Morales, Member

Teresa Mosqueda, Member

Alex Pedersen, Member

Kshama Sawant, Member

Dan Strauss, Member

Chair Info: 206-684-8809; Lorena.González@seattle.gov

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CITY OF SEATTLE

City Council Agenda - Revised

September 27, 2021 - 2:00 PM

Meeting Location:

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or Seattle Channel online.

Committee Website:

<http://www.seattle.gov/council>

In-person attendance is currently prohibited per Washington State Governor's Proclamation 20-28.15, until the COVID-19 State of Emergency is terminated or Proclamation 20-28 is rescinded by the Governor or State legislature. Meeting participation is limited to access by telephone conference line and online by the Seattle Channel.

Register online to speak during the Public Comment period at the 2:00 p.m. City Council meeting at <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the City Council meeting will begin two hours before the 2:00 p.m. meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to all Councilmembers at Council@seattle.gov

Sign-up to provide Public Comment at the meeting at

<http://www.seattle.gov/council/committees/public-comment>

Watch live streaming video of the meeting at

<http://www.seattle.gov/council/watch-council-live>

Listen to the meeting by calling the Council Chamber Listen Line at 253-215-8782 Meeting ID: 586 416 9164

One Tap Mobile No. US: +12532158782,,5864169164#

A. CALL TO ORDER

B. ROLL CALL

C. PRESENTATIONS

D. APPROVAL OF THE JOURNAL**E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR**

Introduction and referral to Council committees of Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF) for committee recommendation.

[IRC 319](#)

September 27, 2021

Attachments: [Introduction and Referral Calendar](#)

F. APPROVAL OF THE AGENDA**G. PUBLIC COMMENT**

Members of the public may sign up to address the Council for up to 2 minutes on matters on this agenda; total time allotted to public comment at this meeting is 20 minutes.

Register online to speak during the Public Comment period at the 2:00 p.m. City Council meeting at <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the City Council meeting will begin two hours before the 2:00 p.m. meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

H. PAYMENT OF BILLS

These are the only Bills which the City Charter allows to be introduced and passed at the same meeting.

[CB 120183](#)

AN ORDINANCE appropriating money to pay certain audited claims for the week of September 13, 2021 through September 17 2021 and ordering the payment thereof.

I. COMMITTEE REPORTS

Discussion and vote on Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF).

CITY COUNCIL:

1. [CF 314485](#) Mayor Jenny A. Durkan's Budget Address on the 2022 Budget.
2. [CB 120157](#) AN ORDINANCE relating to affordable housing on properties owned or controlled by religious organizations; modifying affordability requirements adopted in Ordinance 126384; and amending Section 23.42.055 of the Seattle Municipal Code and Section 10 of Ordinance 126384.

Supporting Documents:

[Summary and Fiscal Note](#)
[Director's Report](#)

3. [Appt 02039](#) Appointment of Lauren Kush as member, Pioneer Square Preservation Board, for a term to March 1, 2022.
Attachments: [Appointment Packet](#)
4. [Appt 02040](#) Appointment of Maureen R. Elenga as member, Pioneer Square Preservation Board, for a term to March 1, 2022.
Attachments: [Appointment Packet](#)
5. [Appt 02041](#) Reappointment of Lynda Collie as member, Pioneer Square Preservation Board, for a term to March 1, 2022.
Attachments: [Appointment Packet](#)
6. [Appt 02042](#) Reappointment of Alex Rolluda as member, Pioneer Square Preservation Board, for a term to March 1, 2022.
Attachments: [Appointment Packet](#)
7. [Appt 02043](#) Reappointment of Felicia M. Salcedo as member, Pioneer Square Preservation Board, for the term to March 1, 2022.
Attachments: [Appointment Packet](#)
8. [Appt 02044](#) Appointment of Lindsey M. Pflugrath as member, Pioneer Square Preservation Board, for a term to March 1, 2023.
Attachments: [Appointment Packet](#)
9. [Appt 02045](#) Reappointment of Kianoush Naficy Curran as member, Pioneer Square Preservation Board, for a term to March 1, 2023.
Attachments: [Appointment Packet](#)

10. [Appt 02046](#) Appointment of Jose Lorenzo-Torres as member, Pioneer Square Preservation Board, for a term to March 1, 2024.

Attachments: [Appointment Packet](#)

SUSTAINABILITY AND RENTERS' RIGHTS COMMITTEE:

11. [CB 119585](#) AN ORDINANCE relating to residential rental properties; requiring a minimum of 180 days' prior written notice to tenants whenever the housing costs to be charged a tenant are to increase; and amending Sections 7.24.030, 22.202.080, and 22.206.180 of the Seattle Municipal Code.

The Committee recommends that City Council pass as amended the Council Bill (CB).

In Favor: 4 - Sawant, Morales, Juarez, Lewis

Opposed: None

Abstain: 1 - Pedersen

Supporting Documents: [Summary and Fiscal Note v2](#)

12. [CB 120173](#) AN ORDINANCE relating to relocation assistance for economically displaced tenants; requiring the payment of economic displacement relocation assistance to households that are vacating a housing unit after receiving notice of a rent increase of ten percent or more or of less than ten percent where the cumulative effect for the household's tenancy is ten percent or more; and adding a new Chapter 22.212 to the Seattle Municipal Code.

The Committee recommends that City Council pass as amended the Council Bill (CB).

In Favor: 4 - Sawant, Morales, Lewis, Pedersen

Opposed: None

Abstain: 1 - Juarez

Supporting Documents:

[Summary and Fiscal Note](#)

[Summary Att A - Economic Displacement Relocation Assistance Program](#)

[Summary Att B - Projected Cost Estimate for New Economic Displacement Relocation Assistance Program](#)

[Proposed Amendment 1](#)

[Proposed Amendment 2](#)

COMMUNITY ECONOMIC DEVELOPMENT COMMITTEE:

13. [CB 120162](#) AN ORDINANCE establishing a new 15th Avenue East Business Improvement Area (BIA); levying special assessments upon owners of commercial property, multi-family residential property, and mixed-use property within the area; providing for the deposit of revenues in a special account and expenditures therefrom; providing for collection of and penalties for delinquencies; providing for the establishment of a BIA Advisory Board; providing for an implementation agreement with a Program Manager; and ratifying and confirming certain prior acts.

The Committee recommends that City Council pass as amended the Council Bill (CB).

In Favor: 5 - Morales, Lewis, Juarez, Pedersen, Sawant

Opposed: None

Attachments: [Ex A – 15th Avenue East Business Improvement Area](#)

Supporting Documents:

[Summary and Fiscal Note](#)

[Summary Att A - 15th Ave E BIA Benefit Analysis](#)

[Summary Att B - 15th Ave E BIA Racial Equity Toolkit](#)

14. [Appt 01619](#) Appointment of Harmony Leanna Eichsteadt as member, Seattle Women’s Commission, for a term to July 1, 2021.

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 5 - Morales, Lewis, Juarez, Pedersen, Sawant

Opposed: None

Attachments: [Appointment Packet](#)

15. [Appt 02035](#) Reappointment of Diya Khanna as member, Seattle Women’s Commission, for a term to July 1, 2022.

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 5 - Morales, Lewis, Juarez, Pedersen, Sawant

Opposed: None

Attachments: [Appointment Packet](#)

16. [Appt 02036](#) Reappointment of Whitney Nakamura as member, Seattle Women's Commission, for a term to July 1, 2022.

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 5 - Morales, Lewis, Juarez, Pedersen, Sawant

Opposed: None

Attachments: [Appointment Packet](#)

17. [Appt 02037](#) Reappointment of Min Pease as member, Seattle Women's Commission, for a term to July 1, 2023.

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 5 - Morales, Lewis, Juarez, Pedersen, Sawant

Opposed: None

Attachments: [Appointment Packet](#)

18. [Appt 02038](#) Reappointment of Jamilah Williams as member, Seattle Women's Commission, for a term to July 1, 2023.

The Committee recommends that City Council confirm the Appointment (Appt).

In Favor: 5 - Morales, Lewis, Juarez, Pedersen, Sawant

Opposed: None

Attachments: [Appointment Packet](#)

LAND USE AND NEIGHBORHOODS COMMITTEE:

19. [CB 120153](#) AN ORDINANCE relating to land use and zoning; adding a new Section 23.49.167 to the Seattle Municipal Code to provide alternative development standards for small lots located in Downtown Mixed Residential zones.

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 4 - Strauss, Juarez, Lewis, Pedersen

Opposed: None

Supporting

Documents: [Summary and Fiscal Note](#)

[Director's Report](#)

FINANCE AND HOUSING COMMITTEE:

20. [CB 120178](#) AN ORDINANCE amending Ordinance 126237, which adopted the 2021 Budget; changing appropriations to various departments and budget control levels, and from various funds in the Budget; and lifting a proviso; all by a 3/4 vote of the City Council.

The Committee recommends that City Council pass as amended the Council Bill (CB).

In Favor: 5 - Mosqueda, Herbold, González , Lewis, Strauss

Opposed: None

Supporting Documents: [Summary and Fiscal Note v2](#)

J. ADOPTION OF OTHER RESOLUTIONS**K. OTHER BUSINESS****L. ADJOURNMENT**



Legislation Text

File #: IRC 319, Version: 1

September 27, 2021



Introduction and Referral Calendar

List of proposed Council Bills (CB), Resolutions (Res), Appointments (Appt) and Clerk Files (CF) to be introduced and referred to a City Council committee

Record No.	Title	Committee Referral
<u>By: Sawant</u>		
1. CB 120182	AN ORDINANCE relating to the Tenant Relocation Assistance Ordinance; clarifying that a tenant relocation license is required before the removal of a rent or income restriction; and amending Sections 22.210.020, 22.210.030, 22.210.040, 22.210.050, 22.210.070, 22.210.080, 22.210.090, 22.210.100, 22.210.110, 22.210.120, 22.210.130, 22.210.136, 22.210.140, and 22.210.160 of the Seattle Municipal Code.	City Council
<u>By: Mosqueda</u>		
2. CB 120183	AN ORDINANCE appropriating money to pay certain audited claims for the week of September 13, 2021 through September 17 2021 and ordering the payment thereof.	City Council
<u>By: Pedersen</u>		
3. Res 32020	A RESOLUTION setting the public hearing on the petition of Grand Street Commons LLC for the vacation of the alley in Block 14, Jos C. Kinnear's Addition to The City of Seattle in the block bounded by 23rd Avenue South, South Grand Street, 22nd Avenue South, and South Holgate Street in the North Rainier/Mt. Baker Hub Urban Village area of Seattle, according to Chapter 35.79 of the Revised Code of Washington, Chapter 15.62 of the Seattle Municipal Code, and Clerk File 314459.	City Council
<u>By: Strauss</u>		
4. Appt 02051	Appointment of Mariko Park as member, Historic Seattle Preservation and Development Authority Governing Council, for a term to November 30, 2021.	City Council
<u>By: Strauss</u>		
5. Appt 02052	Appointment of Elliot H. Sun as member, Seattle Chinatown International District Preservation and Development Authority Governing Council, for a term to December 31, 2023.	City Council
<u>By: Strauss</u>		
6. Appt 02053	Reappointment of Richard E. Mohler as member, Seattle	City Council

Planning Commission, for a term to April 15, 2024.

By: Pedersen

7. [CF 314459](#) Petition of Grand Street Commons LLC, for the vacation of the alley in Block 14, Jos C. Kinnear's Addition to the City of Seattle, being the block bounded by South Grand Street, 22rd Avenue South, South Holgate Street and 23rd Avenue South. City Council

By: González

8. [CF 314485](#) Mayor Jenny A. Durkan's Budget Address on the 2022 Budget. City Council

By: Morales

9. [CB 120184](#) AN ORDINANCE relating to City employment; establishing Juneteenth as a legal holiday for certain City employees and a legal parking holiday; amending other provisions to implement Juneteenth as a legal holiday, conform with state law, and make technical corrections; and amending Sections 4.20.190 and 11.14.277 of the Seattle Municipal Code. Governance and Education Committee



Legislation Text

File #: CB 120183, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE appropriating money to pay certain audited claims for the week of September 13, 2021 through September 17 2021 and ordering the payment thereof.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Payment of the sum of \$17,579,549.01 on PeopleSoft 9.2 mechanical warrants numbered 4100495427 - 4100497346 plus manual or cancellation issues for claims, E-Payables of \$80,602.17 on PeopleSoft 9.2 9100010149 - 9100010211 and Electronic Financial Transactions (EFT) in the amount of \$52,816,107.72 are presented for ratification by the City Council per RCW 42.24.180.

Section 2. Payment of the sum of \$53,675,755.19 on City General Salary Fund mechanical warrants numbered 51352513 - 51353175 plus manual warrants, agencies warrants, and direct deposits numbered 380001 - 382833 representing Gross Payrolls for payroll ending date September 14, 2021 as detailed in the Payroll Summary Report for claims against the City which were audited by the Auditing Committee and reported by said committee to the City Council September 23, 2021 consistent with appropriations heretofore made for such purpose from the appropriate Funds, is hereby approved.

Section 3. Any act consistent with the authority of this ordinance taken prior to its effective date is hereby ratified and confirmed.

Section 4. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 27th day of September 2021, and signed by me in open session in authentication of its passage this 27th day of September 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)



Legislation Text

File #: CF 314485, **Version:** 1

Mayor Jenny A. Durkan's Budget Address on the 2022 Budget.



Legislation Text

File #: CB 120157, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to affordable housing on properties owned or controlled by religious organizations; modifying affordability requirements adopted in Ordinance 126384; and amending Section 23.42.055 of the Seattle Municipal Code and Section 10 of Ordinance 126384.

WHEREAS, in June 2021 the City Council adopted Ordinance 126384, establishing alternative standards for the development of long-term affordable housing on property owned or controlled by a religious organization; and

WHEREAS, this legislation implemented Chapter 218, Laws of 2019 (SHB 1377), adopted in 2019 by the Washington State Legislature and codified in RCW 36.70A.545, requiring jurisdictions to allow additional density for affordable housing on religious organization property; and

WHEREAS, SHB 1377 requires that all housing developed using additional density provided under RCW 36.70A.545 must be affordable to low-income households, defined as households with incomes up to 80 percent of area median income (AMI), for 50 years; and

WHEREAS, the City, through the Office of Housing funding awards, has supported the development of hundreds of affordable rental apartments on land availed by faith-based organizations; and

WHEREAS, the Seattle Housing Levy Administrative and Financial Plan and Housing Funding Policies, adopted by City Council, require rental housing developments funded by the Office of Housing to serve households with a range of incomes, generally up to 60 percent of AMI and with a focus on households with incomes at or below 30 percent of AMI; and

WHEREAS, the Office of Housing annually receives requests for funding that exceed available resources by

tens of millions of dollars; and

WHEREAS, affordable housing developed to serve low-income households without the need for public subsidy would provide public benefit and allow limited public resources to support other affordable housing developments; and

WHEREAS, Ordinance 126384, as amended, would lower the household income eligibility for projects using the development bonus to an average of 60 percent of AMI as of July 1, 2022; and

WHEREAS, several faith institutions expressed concern that an average income eligibility level lower than 80 percent of AMI could jeopardize their ability to pursue affordable housing developments without public subsidy and limit the ability of members of their community to be eligible for the affordable housing;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.42.055 of the Seattle Municipal Code, enacted by Ordinance 126384, is amended as follows:

23.42.055 Low-income housing on property owned or controlled by a religious organization

* * *

C. Affordability requirements

1. Eligible households. All dwelling units or congregate residence sleeping rooms permitted pursuant to this Section 23.42.055 shall serve only:

a. For rental units, households with incomes no greater than 80 percent of median income, adjusted by household size.

~~((1) In development with a complete Master Use Permit application, if required, or complete building permit application filed by July 1, 2022, households with incomes no greater than 80 percent of median income, adjusted by household size, or~~

~~2) In development with a complete Master Use Permit application, if required, or~~

~~complete building permit application filed after July 1, 2022, households with incomes no greater than 80 percent of median income, adjusted by household size, and average household income across all units in the project no greater than 60 percent of median income.))~~

b. For ownership units, households with incomes no greater than 80 percent of median income, adjusted by household size.

2. Duration. The obligation to provide dwelling units meeting the requirements of subsection 23.42.055.B shall last for a period of 50 years from the date of the certificate of occupancy or, if a certificate of occupancy is not required, from the date of the final building permit inspection for the development to which this Section 23.42.055 applies.

3. Affordable rent. Monthly rent shall not exceed 30 percent of 80 percent of median income. For purposes of this subsection 23.44.055.C.3, "monthly rent" includes a utility allowance for heat, gas, electricity, water, sewer, and refuse collection, to the extent such items are not paid for tenants by the owner, and any recurring fees that are required as a condition of tenancy.

4. Affordable sale price

a. Affordable price - initial sales. The initial affordable sale price must be an amount in which total ongoing housing costs do not exceed 30 percent of 80 percent of median income. The Director of Housing will establish by rule the method for calculating the initial sale price including standard assumptions for determining upfront housing costs, including the down payment, and ongoing housing costs, which must include mortgage principal and interest payments, homeowner's insurance payments, homeowner or condominium association dues and assessments, and real estate taxes and other charges included in county tax billings. The Director of Housing may establish by rule a maximum down payment amount.

b. Affordable price - resales. Eligible households for purchase of an ownership unit subsequent to the initial sale must have incomes no greater than 80 percent of median income at initial occupancy. The Office of Housing will establish by rule the formula for calculating maximum affordable prices

for sales subsequent to the initial sale to allow modest growth in homeowner equity while maintaining long-term affordability for future buyers.

* * *

Section 2. Section 10 of Ordinance 126384 is amended as follows:

Section 10. The Council requests that the Office of Housing, in coordination with the Seattle Department of Construction and Inspections, by March 31, 2022, and then annually for five years thereafter, provide a report to the City Council on all permits issued for developments that used the provisions ~~((provided in subsection))~~ of Section 23.42.055 of the Seattle Municipal Code during the prior 12-month period. The report should include information on the property (such as the size of the lot and the zoning designations), the affordability levels, whether the project received City funding to support the development, and the ownership structures of the property at the time the permit application was filed~~((,))~~ and, if known, the ownership structure after a certificate of occupancy is issued or the project passes final inspection. The report due by March 31, 2027, should also include a comprehensive review of all permits issued for developments that used the provisions of Section 23.42.055 of the Seattle Municipal Code since they took effect. Following the publication of the report due by March 31, 2027, the Council may consider retaining, lowering, or otherwise amending the household income eligibility requirements for rental units as provided in subsection 23.42.055.C.1, provided any amendments comply with the provisions of RCW 36.70A.545.

Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its passage this _____ day of _____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Office of Planning and Community Development	Nick Welch, 206-684-8203	Christie Parker, 206-684-5211

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to affordable housing on properties owned or controlled by religious organizations; modifying affordability requirements adopted in Ordinance 126384; and amending Section 23.42.055 of the Seattle Municipal Code and Section 10 of Ordinance 126384.

Summary and background of the Legislation: This legislation modifies the income threshold for developments eligible for additional density under the provisions adopted in Ordinance 126384. That legislation implemented a suite of Land Use Code changes that provide alternative height, floor area, and density standards for eligible affordable housing developments on property owned or controlled by religious organizations, in accordance with the requirements adopted in 2019 by the Washington Legislature in Substitute House Bill 1377 (SHB 1377). For rental housing, Ordinance 126384 established a requirement that all units permitted after July 1, 2022, serve households with an average income of 60 percent of area median income (AMI). This legislation would modify this eligibility criterion to require that all rental housing units serve households with an average income of 80 percent of AMI. The legislation also directs Council to consider retaining, lowering, or otherwise amending this income threshold following publication of the required annual report in 2027.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes **X** No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes **X** No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

The legislation has no direct financial impacts to the City and no financial impacts beyond those already identified for Ordinance 126384.

Is there financial cost or other impacts of *not* implementing the legislation?

No.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

The legislation affects and has been developed in partnership with the Office of Housing. The legislation could slightly alter the type and/or number of affordable housing developments permitted under the new provisions adopted in Ordinance 126384.

b. Is a public hearing required for this legislation?

A public hearing will be required under SMC 23.76.062 because this legislation would amend Title 23 and is a Type V Council land use decision.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes. At least one public hearing will be held during the City Council's deliberative process. Public notice was required in *The Daily Journal of Commerce* and the City's Land Use Information Bulletin of the comment and appeal period for our environmental review under SEPA.

d. Does this legislation affect a piece of property?

No.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

The legislation modifies the eligibility requirements for a new tool, recently adopted in Ordinance 126384, that aims to address the challenges of housing affordability and displacement, both of which disproportionately impact BIPOC communities. This legislation responds to concerns shared by stakeholders, including predominantly Black churches in the Central Area, about the current income provisions established in Ordinance 126384 by providing additional flexibility for affordable housing projects that may seek to use the additional density provided in that Ordinance.

Materials about this new policy on the OPCD website can be translated. OPCD and OH sent information by mail to properties owned by religious organizations with information in the seven Tier 1 languages identified by OIRA. OPCD and OH plan to send an email communication to subscribers, the content of which can be translated, about the revision proposed in this legislation.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

The legislation is not likely to have a material effect on carbon emissions.

2. **Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

No.

- g. **If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).**

Not applicable.

List attachments/exhibits below:

None

Affordable Housing on Religious Organization Property Income Adjustment and Reporting Requirement

Director's Report
August 2021

Background

In June 2021, the City Council adopted Council Bill 120081 (CB 120081), implementing a suite of Land Use Code changes that support development of long-term affordable housing on property owned or controlled by religious organizations. The legislation fulfilled requirements in Substitute House Bill 1377 (SHB 1377), adopted in 2019 by the Washington State Legislature and codified in RCW 36.70A.545, which stipulates that jurisdictions must allow additional density for affordable housing on religious organization property that meets certain eligibility requirements. Under CB 120081, qualifying affordable housing developments can meet alternative standards for height, floor area, and/or density limits provided that all housing created under these provisions is affordable to low-income households for at least 50 years.

In their deliberation on CB 120081, the Council discussed and ultimately adopted an amendment (Amendment 1B) that modifies the income eligibility requirements for rental housing in developments using these alternative standards. Initially, rental units must serve households with incomes up to 80 percent of area median income (AMI). Amendment 1B lowered the household income eligibility for rental units to an average of 60 percent of AMI for developments permitted after July 1, 2022.

As transmitted to the Council, CB 120081 reflected more than a year of engagement with stakeholders including faith-based organizations and nonprofit affordable housing developers by the Office of Housing (OH) and Office of Planning and Community Development (OPCD). Several religious organizations in Seattle are at various stages of exploring redevelopment of their property, including some that are planning housing for a range of incomes up to 80 percent of AMI.

When she signed CB 120081, Mayor Jenny Durkan issued a statement acknowledging concerns that some faith stakeholders raised about Amendment 1B and its impacts on their ability to use this new tool to address displacement and provide services for their community. While we anticipate many religious institutions pursuing development using these provisions will rely on public subsidy that requires housing to serve households with incomes up to 60 percent of AMI or lower, some may be contemplating developments that are feasible without public subsidy and serve households with incomes up to 80 percent of AMI. Some stakeholders, such as the Nehemiah Initiative, a coalition of historically Black churches in the Central Area, envision redeveloping their underutilized land with affordable housing to address gentrification and displacement pressures and to bolster the financial stability of the church as a community and cultural anchor.

Proposed legislation

To address these and other concerns, OPCD and OH have developed the proposed legislation, which would revise the income eligibility criterion adopted in CB 120081 as amended. The legislation would:

- 1** Amend Section 23.42.055 of the Seattle Municipal Code to maintain 80 percent of AMI as the household income criterion for rental housing in developments seeking to use alternative height, floor area, and density standards.
- 2** Strengthen the annual reporting requirements for OH and the Seattle Department of Construction and Inspections (SDCI) to include a comprehensive review of all permits issued for developments using these alternative standards so that the Council may consider retaining, lowering, or otherwise amending the household income eligibility requirements.

Environmental analysis and Comprehensive Plan consistency

OPCD already completed an environmental analysis under the State Environmental Policy Act (SEPA) for the original legislation transmitted as CB 120081, and SDCI made a determination of non-significance. The proposed legislation would match the proposal evaluated in that environmental analysis and would make no substantive changes that could result in greater or differential environmental impacts than those already studied.

The [Directors' Report](#) issued by OPCD and OH for CB 120081 includes a summary of goals and policies it supports related to housing affordability, housing choice, and context-sensitive development in *Seattle 2035*, the City's Comprehensive Plan. The proposed legislation would likewise support these goals and policies.

Recommendation

OPCD and OH recommend adoption of the proposed legislation to amend the income eligibility criterion and strengthen annual reporting requirements adopted in CB 120081 for affordable housing development on religious organization property.



Legislation Text

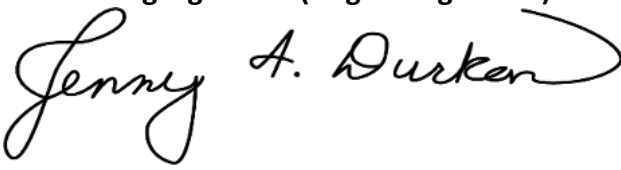
File #: Appt 02039, **Version:** 1

Appointment of Lauren Kush as member, Pioneer Square Preservation Board, for a term to March 1, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Lauren Kush		
Board/Commission Name: <i>Pioneer Square Preservation Board</i>		Position Title: <i>At Large</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 3/2/2019 to 3/1/2022 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Pioneer Square</i>	Zip Code: <i>98104</i>	Contact Phone No.:
Background: Lauren lives in Pioneer Square. Lauren is a technical sourcer for Uber Technologies. Lauren has a BA in Communications. Lauren volunteers at Great Hopper Org supporting women in tech. Lauren said that when she moved to Pioneer Square, she sought to find out why Pioneer Square was preserved so beautifully and wanted to be part of it. Lauren recognized that different groups have priorities and perspectives but envisions the Board is where there is the “meeting of the minds” and all need/want Pioneer Square to be successful. Lauren also recognizes the challenges that are present in Pioneer Square. Lauren said “I believe that my life experience as a queer, non-binary, college educated brown woman makes me uniquely qualified to hold a position on this board.” Lauren also discussed her perspective as a formerly displaced person.		
Authorizing Signature (original signature): 		Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor, City of Seattle</i>
Date Signed (appointed): July 8, 2021		

*Term begin and end date is fixed and tied to the position and not the appointment date.

LAUREN KUSH



BACKGROUND

TECHNICAL SOURCER, UBER; SEATTLE, WA – 2020-PRESENT

- Trained through Uber's first-ever Talent Acquisition Program over the course of 6 months
- Averaged 3.1 sourced offer extends per month against a goal of 2 per month.
- Supported 5 different lines of business over a one year period (Uber Freight, Uber ATG, Uber India Mobile, Uber for Core Business, & Machine Learning)
- Maintained a 40% cumulative LinkedIn InMail response rate for passive outreach

WEB DEVELOPER, ST. JOSEPH'S CENTER CODETALK; VENICE, CA – 2019-2020

- Built fully responsive website without any previous coding experience
- Project Manager on design team and deployment of code over agile method
- Scrum master and peer mentor; framework specialist
- JAVASCRIPT, CSS, HTML, MYSQL tech stack

DRIVER, UBER & LYFT; CALIFORNIA – 2017-2020

- 5 star driver on both platforms
- Maintained the highest level of customer service for all riders
- Supported riders with special needs and requests; accepted all riders according to American Disabilities Act
- Highest level of safety and security for riders

EDUCATION

NORTHERN ARIZONA UNIVERSITY, FLAGSTAFF, ARIZONA – B.S. COMMUNICATION

Pioneer Square Preservation Board

Ten Members: Pursuant to 110058, all members subject to City Council confirmation, 3-year terms:

- # City Council-appointed
- 10 Mayor-appointed
- # Other Appointing Authority-appointed (specify):

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
8	F	2	1.	Property Owner	Kianoush Naficy Curran	3/2/20	3/1/23	2	Mayor
6	F	7	2.	Historian	Maureen R. Elenga	3/2/19	3/1/22	1	Mayor
6	F	2	3.	Property Owner	Lynda Collie	3/2/19	3/1/22	2	Mayor
6	M	3	4.	Get Engaged	Sam Dawson	9/1/20	8/31/21	1	Mayor
5	NB		5.	At Large	Lauren Kush	3/2/19	3/1/22	1	Mayor
3	M		6.	Architect	Jose Lorenzo-Tores	3/2/21	3/1/24	1	Mayor
3	F	7	7.	Human Services	Felicia M. Salcedo	3/2/19	3/1/22	2	Mayor
6	F	2	8.	Attorney	Lindsey M. Pflugrath	3/2/20	3/1/23	1	Mayor
6	F	1	9.	Retail	Audrey Hoyt	3/2/19	3/1/22	1	Mayor
1	M	N/A	10.	Architect	Alex Rolluda	3/2/19	3/1/22	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

			(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	3	6		1	1		2		1	5		1	
Council													
Other													
Total	3	6		1	1		2		1	5		1	

Key:

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Legislation Text

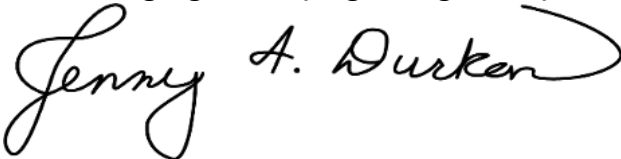
File #: Appt 02040, **Version:** 1

Appointment of Maureen R. Elenga as member, Pioneer Square Preservation Board, for a term to March 1, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Maureen R. Elenga		
Board/Commission Name: <i>Pioneer Square Preservation Board</i>		Position Title: <i>Historian</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 3/2/2019 to 3/1/2022 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: Queen Anne	Zip Code: 98119	Contact Phone No.: --
Background: Maureen is the author of <i>Seattle Architecture: A Walking Guide to Downtown</i> , and <i>Bridges of Seattle</i> as well as a content writer for Seattle Architecture Foundation and a freelance architectural historian. She has a Master of Arts in Architectural History from the University of Washington. Maureen also volunteers as Board Vice President of the Queen Anne Historical Society. Maureen has knowledge of Seattle and Pioneer Square history and the details that contribute to the character of the District. She has knowledge of the historic preservation and the Board review process from participating in Landmarks Board reviews.		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Jenny A. Durkan</i> Mayor, City of Seattle	
Date Signed (appointed): July 8, 2021		

*Term begin and end date is fixed and tied to the position and not the appointment date.

Maureen R. Elenga



Experience

Author

Seattle Architecture: A Walking Guide to Downtown, 2008 Seattle Architecture Foundation, Seattle, WA

I worked closely with the Seattle Architecture Foundation's Executive Director and a board-member advisory team in managing the production of this award-winning guidebook. I distilled two years of detailed research into a concise and engaging local bestseller that is the authoritative resource on downtown Seattle architecture to date.

Bridges of Seattle, 2020 Arcadia Publishing, Mount Pleasant, SC

Writing *Bridges of Seattle* further enriched my broad base of knowledge about the history and development of Seattle and the Pacific Northwest region.

Queen Anne Historical Society

Board of Directors, Vice President

2017-present

I have served Vice President of the board of directors since 2019 in addition to serving on the preservation and archives committees and writing regular features for our website. The Queen Anne Historical Society board is made up of volunteer members dedicated to preserving the historic fabric of one of Seattle's oldest neighborhoods.

Seattle Architecture Foundation

2018-2019

App content writer

I updated content from my book *Seattle Architecture: a Walking Guide to Downtown* and developed new content for use in a mobile app in development by the Seattle Architecture Foundation. The app is an effort to broaden the foundation's reach in educating tourists and locals about Seattle's architectural past, present and future. This experience has strengthened my skills in digital communications and brand marketing.

Chartwell, Inc.

Case study writer

2011-2014

Drawing from interviews and inhouse documents, I wrote testimonials detailing successful programs implemented by utilities companies across the nation concerning problems ranging from encouraging customer use of high-efficiency products to outage communication during Super Storm Sandy. My case studies were published in the monthly journal produced by

Chartwell Inc., a membership-based forum for the exchange of best practices in the public utilities industry.

Architectural Historian

2008-present

Seattle, Washington

As a freelance architectural historian, I have created reports on historic properties for use in honing concepts for their adaptive re-use. Projects I have contributed to include The Queen Anne Beerhall, American Hotel Hostel and Melrose Market.

My work has also involved evaluation of the historical and architectural significance of properties for property owners to present to design boards and neighborhood or city councils in advance of redevelopment.

ARCADE Journal

Business Manager & Advertising Manager

2002-2004

Seattle, Washington

Development was the main focus of my work, for which I prepared grants, maintained the donor database, drafted funding solicitation letters and initiated contact with potential donors. I oversaw advertising sales and drove a significant increase in revenue.

I managed ARCADE's books and records, working with the board treasurer to produce financial statements and budget reports for presentation to the monthly board meetings of this non-profit organization.

University of Washington School of Art

2001-2003

Technical Manager, Cities and Buildings Database

Seattle, Washington

I managed the database in the early stages of its development and directed a team of 6 undergraduate interns to vastly broaden its content.

The Cities and Buildings Database is part of the University of Washington's Digital Collections, providing digitized images of buildings and cities from around to world to students, researchers and educators.

Portland Institute for Contemporary Art (PICA)

1999-2000

Development Intern

Portland, Oregon

My internship with PICA included assisting grant proposal preparation, fundraiser event planning, membership coordination, maintaining database of 10,000 + members, and corresponding with artists in preparation for exhibits.

BORA Architects, Inc.

1998-1999

Archivist

Portland, OR

I implemented time saving procedures to BORA's filing and archiving system while preparing a 40-year archive of files and drawings for digitization and offsite storage.

My experience at BORA provided me a solid understanding of the business of architecture and offered many opportunities to strengthen my organizational skills while maintaining the daily paperwork and correspondence of each project and the firm's 100 employees.

Education

University of Washington 2007
Seattle, Washington
Master of Arts in Architectural History, School of Art History

University of Oregon 1998
Eugene, Oregon
Bachelor of Arts in Art History; Minor in Communications

**Languages
& Skills**

English (native) · **German** (proficient)
MS word, Excel, Photoshop, CONTENTdm

Honors

2009 Historic Seattle Preservation Awards winner for Preservation Education & Publications:
Seattle Architecture: A Walking Guide to Downtown

Pioneer Square Preservation Board

Ten Members: Pursuant to 110058, **all** members subject to City Council confirmation, **3**-year terms:

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- 10 Mayor-appointed
- # Other Appointing Authority-appointed (specify):

Roster:

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6	F	7	2.	Historian	Maureen R. Elenga	3/2/19	3/1/22	1	Mayor
6	F	2	3.	Property Owner	Lynda Collie	3/2/19	3/1/22	2	Mayor
6	M	3	4.	Get Engaged	Sam Dawson	9/1/20	8/31/21	1	Mayor
5	NB		5.	At Large	Lauren Kush	3/2/19	3/1/22	1	Mayor
3	M		6.	Architect	Jose Lorenzo-Tores	3/2/21	3/1/24	1	Mayor
3	F	7	7.	Human Services	Felicia M. Salcedo	3/2/19	3/1/22	2	Mayor
6	F	2	8.	Attorney	Lindsey M. Pflugrath	3/2/20	3/1/23	1	Mayor
6	F	1	9.	Retail	Audrey Hoyt	3/2/19	3/1/22	1	Mayor
1	M	N/A	10.	Architect	Alex Rolluda	3/2/19	3/1/22	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	3	6		1	1		2		1	5		1	
Council													
Other													
Total	3	6		1	1		2		1	5		1	

Key:

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Legislation Text

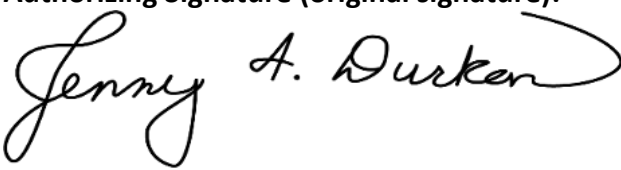
File #: Appt 02041, **Version:** 1

Reappointment of Lynda Collie as member, Pioneer Square Preservation Board, for a term to March 1, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Lynda Collie		
Board/Commission Name: Pioneer Square Preservation Board		Position Title: Property owner
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * 3/2/2019 to 3/1/2022 <input type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: District 2	Zip Code: 98144	Contact Phone No.: [REDACTED]
Background: Lynda Collie is recommended to be re-appointed to a second term on the Pioneer Square Preservation Board in the Property Owner position. Ms. Collie was appointed to the position midterm in 2017. Ms. Collie is Director, Real Estate Services with Unico Properties, LLC. Unico who owns and manages buildings in Pioneer Square. She has over thirty years in commercial real estate with extensive leasing and property management experience. She has experience as a member of other Boards as well such as <i>Commercial Real Estate Women (CREW)</i> and <i>Rainier Valley Community Development Fund</i> .		
Authorizing Signature (original signature): 		Appointing Signatory: Jenny A. Durkan, Mayor, City of Seattle
Date Signed (appointed): July 8, 2021		

*Term begin and end date is fixed and tied to the position and not the appointment date.

Summary of Qualifications and Expertise

Over thirty years in commercial real estate with extensive leasing and property management experience in Seattle, Portland and Southern California commercial real estate markets. Proven team leader and director with robust hands on experience, including lease negotiations, tenant renewals, financial analysis, market analysis, asset repositioning and transition, development, property transitions, property rebranding, risk management, engineering, LEED and Energy Star programs, extensive remodels and renovations, roof installations, budgeting, regional in-house training and BOMA Budgeting and Accounting instructor.

Work Experience

Unico Properties, Commercial Real Estate Investor/Developer/Operator, Seattle

Director, Real Estate Services, General Manager, 2015 – current

Notable Assets: Smith Tower, Grand Central Building, Buttnick and City Loan

CBRE, Asset Services (fka: CAC Real Estate Management Co.), Seattle

General Manager, Group Leader, 2010 – 2015

Notable Assets: Columbia Center, Wells Fargo Center, Both TOBY Award Regional Winners

Schnitzer West, Commercial Real Estate Investor/Developer/Operator, Seattle and Portland

Director of Asset Operations, Sr. Investment Manager, Investment Manager, 2003 – 2009

Notable Assets: Bravern, Civica, Advanta, 818 Stewart, 1918 8th, Columbia Business Center

CBRE, Full Service Commercial Real Estate, Asset Services, Newport Beach, CA

Sr. Real Estate Manager, 1996-2003

Catellus Development Corporation, Commercial Real Estate Investor/Developer/Operator, Anaheim, CA

Asset Manager, 1991 – 1996

The Koll Company, Commercial Real Estate Investor/Developer/Operator, Newport Beach, CA

Property Manager, Accountant, 1986 – 1996

Education

University of Washington, Seattle, MBA, June 2009

University of California, Santa Barbara, BA Economics with an emphasis in accounting, August 1986

Professional Designations, Memberships and Licenses

- ❖ *Building Owners and Managers Association (BOMA)* – Current Board member. Past Course Instructor for BOMI Institute RPA designation program, Budgeting and Accounting.
- ❖ *Commercial Real Estate Women (CREW)* – President, 2015, and current member.
- ❖ *Institute of Real Estate Management (IREM)* – CPM Designation, Certified Property Manager and current member. Past Board member in Orange County and Seattle.
- ❖ *Certified Commercial Investment Member (CCIM) Institute* – CCIM Designation and current member.
- ❖ *Rainier Valley Community Development Fund* – Past Board member.
- ❖ *National Association of Industrial and Office Properties (NAIOP)* – Past member.
- ❖ Washington Real Estate Broker's License.

Pioneer Square Preservation Board

Ten Members: Pursuant to 110058, all members subject to City Council confirmation, 3-year terms:

- # City Council-appointed
- 10 Mayor-appointed
- # Other Appointing Authority-appointed (specify):

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
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6	F	7	2.	Historian	Maureen R. Elenga	3/2/19	3/1/22	1	Mayor
6	F	2	3.	Property Owner	Lynda Collie	3/2/19	3/1/22	2	Mayor
6	M	3	4.	Get Engaged	Sam Dawson	9/1/20	8/31/21	1	Mayor
5	NB		5.	At Large	Lauren Kush	3/2/19	3/1/22	1	Mayor
3	M		6.	Architect	Jose Lorenzo-Tores	3/2/21	3/1/24	1	Mayor
3	F	7	7.	Human Services	Felicia M. Salcedo	3/2/19	3/1/22	2	Mayor
6	F	2	8.	Attorney	Lindsey M. Pflugrath	3/2/20	3/1/23	1	Mayor
6	F	1	9.	Retail	Audrey Hoyt	3/2/19	3/1/22	1	Mayor
1	M	N/A	10.	Architect	Alex Rolluda	3/2/19	3/1/22	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	3	6		1	1		2		1	5		1	
Council													
Other													
Total	3	6		1	1		2		1	5		1	

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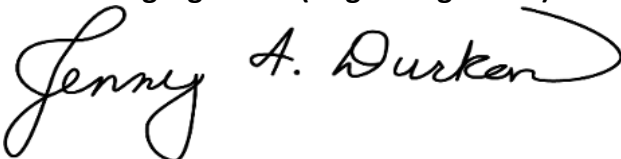
File #: Appt 02042, **Version:** 1

Reappointment of Alex Rolluda as member, Pioneer Square Preservation Board, for a term to March 1, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Alex Rolluda		
Board/Commission Name: <i>Pioneer Square Preservation Board</i>		Position Title: Architect
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * 3/2/2019 to 3/1/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Seward</i>	Zip Code: <i>98104</i>	Contact Phone No.: [REDACTED]
Background: Alex Rolluda, architect Alex Rolluda is recommended to be re-appointed to a second term on the Pioneer Square Preservation Board in the Architect position. Alex currently serves as Board Chair. He will be the only architect with experience serving on the Board. Alise Kuwahara Day, the other architect, just started and the Architectural historian will need to be recruited. His leadership and experience will be crucial in supporting the other new Board members. Mr. Rolluda is a principal at Rolluda Architects whose office is in located in Pioneer Square. He has 28 years of experience including rehabilitation of historic buildings. He provides valuable experience and guidance to applicants. Mr. Rolluda is proud of his Filipino family's long history of being part of the community in Pioneer Square and Pike Place Market.		
Authorizing Signature (original signature):  Date Signed (appointed): July 8, 2021		Appointing Signatory: <i>Jenny A. Durkan</i> Mayor, City of Seattle

*Term begin and end date is fixed and tied to the position and not the appointment date.



EDUCATION

Master of Architecture,
University of Washington
1989

Bachelor of Architecture,
University of Washington
1987

Architectural Studies,
University of Santo Tomas,
Manila, 1981

**PROFESSIONAL
REGISTRATION**

Architect,
Washington (1993), #6250
Oregon (2009), #5684
Guam(2008), #378

ASSOCIATIONS

Pike Place Market,
Historical Commission
(PPMHC), Commissioner

State of Washington
Capitol Campus Design
Advisory Committee,
Vice Chair

Council of Educational
Facilities Planners (CEFPI)

AIA Seattle, Diversity
Roundtable Committee

Pro Bono Housing Design,
New Orleans, Mary Queen
of Vietnam Church

Alex has over 28 years of diverse architectural experience. He has a strong focus on government, public and community facilities, with an emphasis on inclusive programming and pre-design.

Alex brings extensive experience in managing the firm’s projects and has led most of the work order and on-call contracts. Most of these projects are fast-track with multiple tasks being conducted at the same time, and while users are occupying the facilities during construction.

Alex is an excellent manager, organizer and leader, making sure the entire team is committed to meeting the goals of the client. As principal-in-charge and project manager, Alex oversees the entire team and the process. He ensures the team has a common vision and motivates them to do their best. Alex strongly promotes active communication and participation by everyone on the team. Ultimately, Alex is responsible for the team’s overall performance—providing excellent client service.

PROJECT EXAMPLES

- Multicultural Center Programming and Predesign, Washington State University (2015)
- University of Washington, Ethnic Cultural Center (new/LEED Silver)
- University of Washington, Transportation Center Tenant Improvement (LEED Platinum certified)
- US Forest Service Headquarters at Oregon State University, Corvallis, Oregon (new)
- The Boeing Company, 125+ Renovation projects at facilities throughout WA, 2001-present
- US GSA, IDIQ Contract, 2011-2015
 - Jackson Federal Administration Building, 33rd Floor Tenant Improvements
 - Jackson Federal Administration Building, Common Flooring Upgrades
 - TSA Tenant Improvements at SeaTac Airport, SeaTac
 - Blaine Border Station Fire Alarm Upgrades and Replacement, Blaine
 - Jackson Federal Administration Building Roof Replacement, Seattle
- NOAA, IDIQ Contract in WA and OR, 2011-2016
 - Western Regional Campus, Dive Center Feasibility Study, Seattle
 - Montlake Campus, East, Center, West & South Buildings, Roof Analysis, Seattle
 - Burley Creek Salmon Hatchery, Port Orchard
- State of Washington General Administration, On-Call Architectural Services, 2009-2011
 - Cascadia Community College Roof Replacement
 - Green River Community College HVAC Upgrades
 - Monroe Correctional Security Upgrades
- King County Facilities Management, IDIQ Contract, 2008-2011
 - Sheriff’s Shooting Range, Ravensdale
 - Plumbing Shop and Finance Office Building Roof Replacement, Seattle
 - Public Health Building, Window/Envelope Upgrades, Seattle
 - Historic County Courthouse, Exterior Restoration, Seattle
 - (6) County Police Stations, Electrical Systems Upgrades, King County
- Port of Seattle, IDIQ Contract, 2008-2013: Various Work Orders consisting of planning, energy efficiency upgrades, office building upgrades; lobby and restroom upgrades, warehouse and storage buildings, systems upgrades, and repairs
- Seattle Public Schools, Over 75 projects since 2002, varying from small repairs to large new construction projects
- The Evergreen State College, On-Call/Campus Architects, 2009-2011, Olympia
- King County Solid Waste, On-Call Work Order Contract, 2008-2011

Pioneer Square Preservation Board

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Council													
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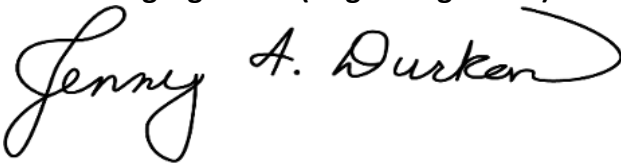
File #: Appt 02043, **Version:** 1

Reappointment of Felicia M. Salcedo as member, Pioneer Square Preservation Board, for the term to March 1, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Felicia M. Salcedo		
Board/Commission Name: <i>Pioneer Square Preservation Board</i>		Position Title: Human Services
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * 3/2/2019 to 3/1/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Council District 7</i>	Zip Code: <i>98121</i>	Contact Phone No.: <i>Business phone # - NOT personal phone #</i>
Background: Felicia Salcedo is recommended to be re-appointed to a second term on the Pioneer Square Preservation Board in the Human Services position. Ms. Salcedo was appointed to a vacant position midterm in 2018. Ms. Salcedo has been employed by the All Home program of King County Department of Community and Human Services, a program to support ending homelessness. Her office is in Pioneer Square. During her interview Felicia recognized the importance of growing equitably while preserving the historic character, and including native history and origins to keep us grounded in where we came from and what makes us Seattle.		
Authorizing Signature (original signature): 		Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor, City of Seattle</i>
Date Signed (appointed): July 8, 2021		

*Term begin and end date is fixed and tied to the position and not the appointment date.

Felicia M. Salcedo



Professional Experience -----

All Home - King County Department of Community and Human Services, Communications Specialist August 2015-present
Seattle, WA

- Build and strengthen stakeholder relationships with elected officials, media, government, faith-based organizations, philanthropy, non-profits and advocates in support of the All Home Strategic Plan to end homelessness
- Build capacity of partner organizations to lead with racial equity in the response to homelessness
- Develop communications materials including public affairs guidance, key messaging, press releases, infographics, presentations, speaking remarks/quotes, policy statements, newsletters and op-ed submissions
- Maintain and develop content for the All Home WordPress website, Twitter and Facebook accounts
- Develop state and federal legislative priorities with input from key partners and monitor government activity
- Represent All Home at community events and meetings and facilitate stakeholder feedback sessions
- Plan and execute the All Home Annual Conference and other related community engagement events

Pacific Northwest Diabetes Research Institute, Lab Assistant March 2014-July 2015
Seattle, WA

- Prepared reagent and media
- Performed data entry, record filings and other research documentation as required
- Restocked lab supplies and arranged for preventative maintenance on lab equipment
- General support to scientific staff

Christensen Lobbying, Government Affairs Associate October 2011-March 2014
Seattle, WA & Olympia, WA

- Monitored policy issues and bill progression during the legislative session and interim
- Supported the development and execution of state-level government relations strategy
- Built and maintained relationships with legislators, legislative staff and lobbyists
- Engaged clients on government relations efforts and kept them informed on their specific legislative priorities
- Scheduled meetings, made travel arrangements and performed additional administrative duties as necessary

Education-----

Gonzaga University, Bachelor of Science in Biology
Spokane, WA
President's List

Felicia M. Salcedo



Skills and Training

City of Seattle Office for Civil Rights Core Team V: Leading Racial Equity	March 2017-present
Results Based Facilitation	March 2017
Race: The Power of an Illusion	November 2016

Presentations and Contributions

Racial Equity and Homelessness Training, Presenter All Home Training and Capacity Building	ongoing
Count Us In 2017 Report, Contributor All Home (Seattle/King County Continuum of Care) Homelessness Point in Time Count	May 2017
The Power of a Compelling Story Presentation, Presenter City-County Communications & Marketing Association Conference	April 2017
Changemakers Showcase, Presenter The American Institute of Graphic Arts (AIGA) Design for Good	September 2016

Leadership

Equity and Social Justice (ESJ) Leadership Team King County Department of Community and Human Services	February 2016-present
Emerging Leaders United Way of King County	September 2015-present

Community Involvement

Volunteer Seattle/King County Public Health Needle Exchange	October 2016-present
Volunteer St. Mary's Food Bank	July 2014-present

Pioneer Square Preservation Board

Ten Members: Pursuant to 110058, **all** members subject to City Council confirmation, **3**-year terms:

- # City Council-appointed
- 10 Mayor-appointed
- # Other Appointing Authority-appointed (specify):

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
8	F	2	1.	Property Owner	Kianoush Naficy Curran	3/2/20	3/1/23	2	Mayor
6	F	7	2.	Historian	Maureen R. Elenga	3/2/19	3/1/22	1	Mayor
6	F	2	3.	Property Owner	Lynda Collie	3/2/19	3/1/22	2	Mayor
6	M	3	4.	Get Engaged	Sam Dawson	9/1/20	8/31/21	1	Mayor
5	NB		5.	At Large	Lauren Kush	3/2/19	3/1/22	1	Mayor
3	M		6.	Architect	Jose Lorenzo-Tores	3/2/21	3/1/24	1	Mayor
3	F	7	7.	Human Services	Felicia M. Salcedo	3/2/19	3/1/22	2	Mayor
6	F	2	8.	Attorney	Lindsey M. Pflugrath	3/2/20	3/1/23	1	Mayor
6	F	1	9.	Retail	Audrey Hoyt	3/2/19	3/1/22	1	Mayor
1	M	N/A	10.	Architect	Alex Rolluda	3/2/19	3/1/22	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

			(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	3	6		1	1		2		1	5		1	
Council													
Other													
Total	3	6		1	1		2		1	5		1	

Key:

- *D List the corresponding *Diversity Chart* number (1 through 9)
 - **G List *gender*, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown
 - RD Residential Council District number 1 through 7 or N/A
- Diversity information is self-identified and is voluntary.*



Legislation Text

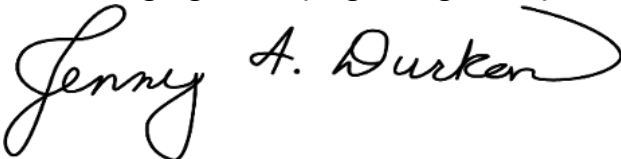
File #: Appt 02044, **Version:** 1

Appointment of Lindsey M. Pflugrath as member, Pioneer Square Preservation Board, for a term to March 1, 2023.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Lindsey M. Pflugrath (flu- grath)		
Board/Commission Name: Pioneer Square Preservation Board		Position Title: Attorney
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * 3/2/2020 to 3/1/2023 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Pioneer Square	Zip Code: 98104	Contact Phone No.: [REDACTED]
Background: Lindsey Pflugrath, attorney with Cairn Cross & Hepelmann not only works in Pioneer Square, but lives in Pioneer Square. Her degree is from the University of Iowa College of Law and she focuses on the construction industry. Volunteer and Board member for organizations such as Urban Land Institute, and the Seattle Architecture Foundation and is an honorary member of the American Institute of Architects. Lindsey said that she moved to Pioneer Square because she wanted her family to have to grow up in a diverse race and socio-economic environment. Race and Social Justice is deeply important to her and she was worked with AIA and SAF and other organizations to increase diversity in organizations. Lindsey also speaks Spanish. Lindsey said that history both good and bad, should lead the City forward.		
Authorizing Signature (original signature):  Date Signed (appointed): July 8, 2021		Appointing Signatory: Jenny A. Durkan Mayor, City of Seattle

*Term begin and end date is fixed and tied to the position and not the appointment date.

Lindsey M. Pflugrath

Introduction

Lindsey has devoted her career to understanding the legal risks her clients face in the construction industry. Her clients include owners, owner's representatives, contractors, international multidisciplinary design firms, and local engineering and architecture firms. She takes great pride in offering an integrated suite of services to her clients, providing advice on risk management, contract negotiation and conflict resolution, as well as defending her clients from claims.

Lindsey is experienced in all manner of construction and development, including single-family residential, multi-family residential, high-rise, commercial build-outs, public projects and infrastructure. She is involved in her clients' projects from inception through completion, and beyond. She provides advice on project delivery, drafts and negotiates design and construction contracts, assists with negotiating and securing subordination and assignments, and works with project teams to address challenges and opportunities as they arise during the course of construction.

Lindsey's approach to risk management is informed by her litigation experience. She has represented owners and construction professionals in all manner of civil litigation at both the federal and state court levels, including claims for design or construction defects, cost overruns or schedule overruns, liens, and claims of personal injury or wrongful death.

Lindsey is passionate about innovation within the industry, and particularly the use of alternative delivery and teaming agreements to improve the processes, efficiency and quality of the work her clients do. She is a frequent presenter to industry organizations and professionals. Additionally, she takes an active interest in mentoring and supporting both the construction and legal professions through her volunteer work.

Lindsey's work has earned her several distinguished titles and roles in notable organizations such as the Urban Land Institute, American Institute of Architects, and the Seattle Architecture Foundation, where she has spent many years as a volunteer and/or board member.

Lindsey's practice spans Alaska, Washington, Oregon and Arizona, but she is most inspired by the ever-changing urban landscape in Seattle. She considers it an honor to counsel her clients as they change the way people live, work and travel in the Pacific Northwest. Lindsey counts her partnership with her clients as the most rewarding aspect of her work, and is continually inspired by the profound impact their work has on our daily lives.

Education

- University of Iowa (B.A., with honors, in English and Spanish, 2002)
- University of Iowa College of Law (J.D., 2005)
 - Co-founder, Iowa International Law Society

- Michelle R. Bennett Scholarship for Outstanding Client Service in Clinical Law Programs
- Center for Sustainable Leadership, Urban Land Institute (2014)

Admissions

- Washington
- Oregon
- Alaska
- Arizona

Honors & Recognition

- Recipient of AIA Seattle Honorary Membership
- Ranked in Washington State by *Chambers USA* in the area of Construction in 2019
- Named on the Washington Rising Stars list by *Super Lawyers® Magazine*
- Recognized as one of the "Top Women Attorneys in Washington" by *Seattle Met Magazine*

Professional & Community Involvement

- American Institute of Architects Seattle
 - Board of Directors (2012-2017)
- Seattle Architecture Foundation, Board of Directors and Past President
- Urban Land Institute, Thriving Communities Taskforce
- Ryther, Board of Trustees
- Bisnow Media, Diversity Board Member
- King County Bar Association
- Washington State Bar Association, Young Lawyers Division
- Center for Architecture and Design, Executive Decision Member
- Construction Lawyers Society of America, Fellow
- Diversity Law Institute
- Trial Law Institute

- ProVisors
- Seattle Fire Foundation, Former Board Member

Publications/Speaking Engagements

- Co-Author, "The Design Professional and Tort Liability," ABA "Design Professional's Guide to Construction Law" (March 16, 2021)
- Speaker, "Handling Ethical Issues Associated with Defects and Failures," AIA Preventing and Addressing Construction Defects and Failures Webinar (March 22, 2021)
- Moderator, "Seattle Architecture and Design," Bisnow Digital Summit, Seattle, WA (March 10, 2021)
- Speaker, "Parts and Pieces: Legal Issues Related to Interior Design and Architecture," Cornish College of the Arts (February 4, 2021)
- Speaker, "Construction Considerations for Property Owners During the Pandemic," Washington State Bar Association CLE Webcast, Seattle, WA (December 3, 2020)
- Speaker, "Contracting Around Sustainability," The Seminar Group Webcast, Seattle, WA (December 2, 2020)
- Speaker, "Legal Aspects of Architecture," University of Washington School of Architecture, Seattle, WA (November 13, 2020)
- Moderator, "The State of Seattle's Multifamily Market," Bisnow Webinar, Seattle, WA (August 27, 2020)
- Moderator, "Seattle Industrial & Logistics," Bisnow Webinar, Seattle, WA (August 13, 2020)
- Moderator, "The State of Student Housing in the Pacific Northwest," Bisnow Webinar, Seattle, WA (August 6, 2020)
- Moderator, "Equity, Inclusion & Urban Planning in Seattle," Bisnow Webinar, Seattle, WA (July 23, 2020)
- Speaker, "Seattle State of the Market," Bisnow Webinar, Seattle, WA (June 17, 2020)
- Moderator, "Affordable Housing in Seattle & King County: Will 2020 Be the Year of Affordability?," Bisnow Webinar, Seattle, WA (June 3, 2020)
- Moderator, "A Seattle Capital Markets & CRE Transactions Update," Bisnow Webinar, Seattle, WA (May 20, 2020)
- Speaker, "Sustainability in Design & Development," Bisnow Webinar, Seattle, WA (May 13, 2020)
- Moderator, "The Rise of Mass Timber & CLT in the Pacific NW," Bisnow Webinar, Seattle, WA (April 29, 2020)
- Moderator, "The State of Seattle's Downtown Urban Core," Bisnow Webinar, Seattle, WA (April 22, 2020)
- Moderator, "Seattle Retail and Coronavirus: What Retailers Have Been Hardest Hit, How Can Owners Bounce Back," Bisnow Webinar, Seattle, WA (April 15, 2020)
- Moderator, "Seattle, CRE, and Coronavirus: How the CRE Community Can Take on Coronavirus Safe and Strong," Bisnow Webinar, Seattle, WA (April 8, 2020)
- Moderator, "Cities of the Future: Innovations in Tech & Design, Master Developments with Many Uses, & Planned Communities as the Way of the Future," Bisnow, Seattle, WA (February 27, 2020)
- Moderator, "Building Better Cities: Density, Placemaking, Community Development & Political Inclusivity," Bisnow, Seattle, WA (September 24, 2019)
- Moderator, "Seattle Office Summit: Modern Office Space," Bisnow, Seattle, WA (June 13, 2019)

Pioneer Square Preservation Board

Ten Members: Pursuant to 110058, **all** members subject to City Council confirmation, **3**-year terms:

- # City Council-appointed
- 10 Mayor-appointed
- # Other Appointing Authority-appointed (specify):

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
8	F	2	1.	Property Owner	Kianoush Naficy Curran	3/2/20	3/1/23	2	Mayor
6	F	7	2.	Historian	Maureen R. Elenga	3/2/19	3/1/22	1	Mayor
6	F	2	3.	Property Owner	Lynda Collie	3/2/19	3/1/22	2	Mayor
6	M	3	4.	Get Engaged	Sam Dawson	9/1/20	8/31/21	1	Mayor
5	NB		5.	At Large	Lauren Kush	3/2/19	3/1/22	1	Mayor
3	M		6.	Architect	Jose Lorenzo-Tores	3/2/21	3/1/24	1	Mayor
3	F	7	7.	Human Services	Felicia M. Salcedo	3/2/19	3/1/22	2	Mayor
6	F	2	8.	Attorney	Lindsey M. Pflugrath	3/2/20	3/1/23	1	Mayor
6	F	1	9.	Retail	Audrey Hoyt	3/2/19	3/1/22	1	Mayor
1	M	N/A	10.	Architect	Alex Rolluda	3/2/19	3/1/22	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

			(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	3	6		1	1		2		1	5		1	
Council													
Other													
Total	3	6		1	1		2		1	5		1	

Key:

- *D List the corresponding *Diversity Chart* number (1 through 9)
 - **G List *gender*, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown
 - RD Residential Council District number 1 through 7 or N/A
- Diversity information is self-identified and is voluntary.*



Legislation Text

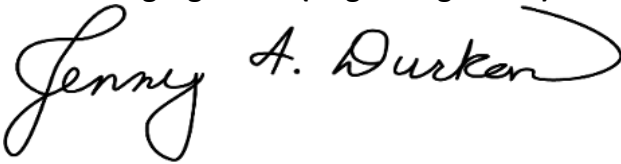
File #: Appt 02045, **Version:** 1

Reappointment of Kianoush Naficy Curran as member, Pioneer Square Preservation Board, for a term to March 1, 2023.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Kianoush Naficy Curran		
Board/Commission Name: Pioneer Square Preservation Board		Position Title: Property Owner
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * 3/2/2020 to 3/1/2023 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: District 2	Zip Code: 98144	Contact Phone No.: [REDACTED]
Background: Kianoush Curran is recommended to be re-appointed to a second term on the Pioneer Square Preservation Board in the Property owner position. Ms. Curran is currently the Vice Chair of the Pioneer Square Preservation Board. Ms. Curran manages the Lucknow residential building in Pioneer Square for her family's ownership.		
Authorizing Signature (original signature):  Date Signed (appointed): July 8, 2021		Appointing Signatory: Jenny A. Durkan Mayor, City of Seattle

*Term begin and end date is fixed and tied to the position and not the appointment date.

KIANOUSH NAFICY CURRAN

EXPERIENCE

NW LOFT APARTMENTS | March 2016 – Present | Seattle, WA

Owner/Property Manager: Manage, maintain, and oversee all aspects of a 24-unit residential building.

LAW OFFICES OF MARIE HIGUERA | May 2013 – March 2016 | Seattle, WA

Attorney: Represented clients in a variety of immigration law matters. Completed family-based applications, defended those in removal proceedings, assisted refugees in gaining asylum, and helped victims of violence and other crimes navigate the complex immigration system to win relief.

DUBOIS CARY LAW GROUP, PLLC | May 2012 – November 2012 | Seattle, WA

Attorney: Assisted supervising attorneys in divorce cases involving child custody, visitation, property division, and maintenance issues.

REGAN ZAMBRI & LONG, PLLC | January 2011 – March 2012 | Washington, DC

Attorney: Researched and wrote legal memoranda on a range of topics, including product liability, personal injury, and medical malpractice. Drafted original complaints, discovery, briefs, opposition motions, motions *in limine*, and motions for summary judgment. Assisted in depositions, settlement mediations, and all aspects of litigation.

APPLESEED FOUNDATION | January 2011 – June 2011 | Washington, DC

Legal Fellow: Served on the foundation's Immigrant Rights Project. Researched legal, policy, regulatory, and governmental practice barriers to naturalization, drafted summary reports, and met with local leaders to discuss immigration reform.

ONEAMERICA | June 2009 – September 2009 | Seattle, WA

Policy & Research Extern: Conducted research and writing for publications and website content to support the organization's policy platforms on immigrant integration and comprehensive immigration reform. Served as community outreach liaison to forward legislative advocacy efforts. Facilitated public hearings around Washington State on challenges of immigrant integration before members of the Governor's New Americans Policy Council.

NLSCA | June 2008 – September 2008 | San Francisco, CA

Legal Clerk: Provided legal services for employment discrimination and asylum cases, organized community outreach events, and assisted director in designing a CLE for Pro Bono advocacy. NLSCA is a non-profit human rights organization that serves Middle Eastern, Muslim, and South Asian Americans facing post 9/11 discrimination.

EDUCATION

UNIVERSITY OF WASHINGTON SCHOOL OF LAW | Seattle, WA | *Juris Doctor*, June 2010

Selected Honors and Activities: Founding Member of the Middle Eastern Law Students Association | Student Liaison to the Middle Eastern Legal Association of Washington, 2008 – 2010 | Professional Mediation Skills Training, Winter 2010 | Immigration Law Clinical Program, Winter 2009 – Spring 2009 | Student Bar Association Executive Board Member and Class Representative, Fall 2007 – Spring 2009 | Immigrant Family Advocacy Program, Fall 2007

WHITMAN COLLEGE | Walla Walla, WA

Bachelor of Arts, Sociology, *Cum Laude*, May 2004

Selected Honors and Activities: Academic Distinction, 2001 – 2004 | Authored Honors Thesis titled, "Negotiated Boundaries: An Exploration of Second Generation American Identity Construction," published in the Penrose Library, Whitman College, 2004 | Whitman Scholar Athlete, Varsity Swimming, 2004

MEMBERSHIPS AND LANGUAGE SKILLS

Licensed Attorney and Active Member of the Washington State Bar Association | Member of the Seattle Immigrant & Refugee Commission | Member of the UW Persian Advisory Board | Fluent in Farsi & Spanish

Pioneer Square Preservation Board

Ten Members: Pursuant to 110058, all members subject to City Council confirmation, 3-year terms:

- # City Council-appointed
- 10 Mayor-appointed
- # Other Appointing Authority-appointed (specify):

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
8	F	2	1.	Property Owner	Kianoush Naficy Curran	3/2/20	3/1/23	2	Mayor
6	F	7	2.	Historian	Maureen R. Elenga	3/2/19	3/1/22	1	Mayor
6	F	2	3.	Property Owner	Lynda Collie	3/2/19	3/1/22	2	Mayor
6	M	3	4.	Get Engaged	Sam Dawson	9/1/20	8/31/21	1	Mayor
5	NB		5.	At Large	Lauren Kush	3/2/19	3/1/22	1	Mayor
3	M		6.	Architect	Jose Lorenzo-Tores	3/2/21	3/1/24	1	Mayor
3	F	7	7.	Human Services	Felicia M. Salcedo	3/2/19	3/1/22	2	Mayor
6	F	2	8.	Attorney	Lindsey M. Pflugrath	3/2/20	3/1/23	1	Mayor
6	F	1	9.	Retail	Audrey Hoyt	3/2/19	3/1/22	1	Mayor
1	M	N/A	10.	Architect	Alex Rolluda	3/2/19	3/1/22	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

			(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	3	6		1	1		2		1	5		1	
Council													
Other													
Total	3	6		1	1		2		1	5		1	

Key:

- *D List the corresponding *Diversity Chart* number (1 through 9)
 - **G List *gender*, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown
 - RD Residential Council District number 1 through 7 or N/A
- Diversity information is self-identified and is voluntary.*



Legislation Text

File #: Appt 02046, **Version:** 1

Appointment of Jose Lorenzo-Torres as member, Pioneer Square Preservation Board, for a term to March 1, 2024.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Jose Lorenzo-Torres		
Board/Commission Name: <i>Pioneer Square Preservation Board</i>		Position Title: <i>Architect</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 3/2/2021 to 3/1/2024 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: Seattle	Zip Code: <i>Insert zip code</i> 98104	Contact Phone No.: [REDACTED]
Background: Jose is a senior architect at Perkins and Will. He has a Master’s in Architecture in Urban Design from Harvard University and has taught at the Polytechnic University in San Juan Puerto Rico. He has experience with numerous historic preservation projects and previous volunteer Board service on the Seattle Architecture Foundation. He has expertise in historic preservation and using the historic preservation principles. Not only would Jose bring this expertise and experience to the Board, but he brings the perspective that a historic district not only has architecture but also culture, and the more a project fits into that context the more it promotes the character and attracts more people to it. He said as a person of color, he values others points of view and perspective and called it their “superpower.” Jose is fluent in Spanish.		
Authorizing Signature (original signature):  Date Signed (appointed): July 8, 2021	Appointing Signatory: <i>Jenny A. Durkan,</i> <i>Mayor, City of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

JOSÉ LORENZO-TORRES, AIA, NCARB, LEED GA



PROFESSIONAL EXPERIENCE

- 2020-Present PERKINS&WILL - SEATTLE STUDIO
SEATTLE, WASHINGTON
Senior Project Architect
- 2018-2020 WEINSTEIN A+U, ARCHITECTS & URBAN DESIGNERS
SEATTLE, WASHINGTON
Project Architect
- 2001-2017 JORGE RIGAU, FAIA - ARQUITECTOS PSC
SAN JUAN, PUERTO RICO
Design Director / Senior Project Manager

SELECTED PROJECTS (BUILT WORK)

HISTORIC PRESERVATION

- 2016-Ongoing San Juan Historic Waterworks Restoration, *Para la Naturaleza*
with *aldayover landscape + architecture*
[Comprehensive Rehabilitation & New Construction]
- 2013-2021 San José Church, Archdiocese of San Juan and *Patronato de Monumentos*
Comprehensive Restoration & New Construction]
- 2016 Central High Theatre, San Juan's Municipal Government
[500 seats, Comprehensive Rehabilitation]
- 2003 Historic Train Station, Vega Baja's Municipal Government
[Comprehensive Restoration & New Construction]

INSTITUTIONAL

- 2016 ActivArte Gallery, Puerto Rico's Museum of Art
[Family Exhibition Hall, Comprehensive Rehabilitation]
- 2014 Elementary Public School, Department of Education of Puerto Rico
[Design Build, Education, New Construction]
- 2013 School of Architecture Expansion Building, Polytechnic University of Puerto Rico
[16,000 sq.ft. addition, Higher Education, New Construction]
- 2006 Anglican Chapel, Anglican Church of Puerto Rico
[100 seat chapel, Religious, New Construction]

URBAN DESIGN AND PLANNING

- 2016-2018 San Juan's Landfill Rehabilitation, Municipal Government of San Juan, Puerto Rico
[Master Plan, transformation and ecological restoration of the Capital City's former landfill]

INSTALLATIONS AND LANDSCAPE INTERVENTIONS

- 2015 New Pedestrian Entrance, Polytechnic University of Puerto Rico
[Infrastructure, New Construction]

- 2013 **Garden of Atonement**, Urban Connector, Hormigueros' Municipal Government
[Infrastructure and Landscape, New Construction]
- 2012 **Jesuit Columbarium**, a Garden for Cinerary Urns, Society of Jesus, Jesuit Brothers
[Landscape, New Construction]

RESIDENTIAL

- 2019-Ongoing **Midtown Square**, Lake Union Partners
[Mixed Used Development, New Construction]
- 2012 **Santa Rita Apartments**, LUMA Group
[126 unit Social Housing Development, New Construction]
- 2008 **Nassar-Badillo Residence**
[Private Residence, Interior Renovation and Addition]
- 2003 **Spivak-Velilla Residence**
[Private Residence, New Construction]

INTERIORS

- 2012 **School of Architecture Rehabilitation**, Polytechnic University of Puerto Rico
[32,000 sq. ft. remodeling, Higher Education, Interior Retrofitting & Space Planning]
- 2008 **Lugano Jewelry**, Plaza Las Americas
[retail, Interior Retrofitting and Furniture Design & Specification]

EDUCATION

- 2005 GRADUATE SCHOOL OF DESIGN, HARVARD UNIVERSITY
CAMBRIDGE, MA
Master of Architecture in Urban Design
- 2001 SCHOOL OF ARCHITECTURE, POLYTECHNIC UNIVERSITY OF PUERTO RICO
SAN JUAN, PUERTO RICO
Bachelors in Architecture, Cum Laude

ACADEMIC EXPERIENCE

- 2001-2017 SCHOOL OF ARCHITECTURE, POLYTECHNIC UNIVERSITY OF PUERTO RICO
SAN JUAN, PUERTO RICO
Assistant Professor
- 2007-2012 LANDSCAPE ARCHITECTURE PROGRAM, POLYTECHNIC UNIVERSITY
SAN JUAN, PUERTO RICO
Lecturer II

PROFESSIONAL & COMMUNITY SERVICE

- 2001-2017 SEATTLE ARCHITECTURE FOUNDATION
SEATTLE, WASHINGTON
Board Member
- 2015-2017 PUERTO RICO'S ARCHITECTS AND LANDSCAPE ARCHITECTS ASSOCIATION
SAN JUAN, PUERTO RICO
Member, Historic Preservation Committee

2014-2016 DOCOMOMO PUERTO RICO
SAN JUAN, PUERTO RICO
President/Treasurer

2011 NATIONAL ENDOWMENT FOR THE ARTS
WASHINGTON, DC
Panelist

AWARDS

PROFESSIONAL

2021 AIA AWARDS FLORIDA/CARIBBEAN CHAPTER
Honor Award and, Masonry Award, Built Work Category for **Conservation Project for San José Church, Old San Juan, Puerto Rico**, comprehensive rehabilitation of a 16th Century conventual church

2020 AIA AWARDS PUERTO RICO CHAPTER
Honor Award, Built Work Category for **Conservation Project for San José Church, Old San Juan, Puerto Rico**, comprehensive rehabilitation of a 16th Century conventual church

2017 AIA AWARDS FLORIDA/CARIBBEAN CHAPTER
Certificate of Merit, Theoretical and Design Award for **[UN]layering Future Possibilities for San Juan's Former Dump Site**

2016 AIA AWARDS PUERTO RICO CHAPTER
Honorable Mention, Interior Architecture Category for **Restoration of the Theater at Central High School**, comprehensive rehabilitation of a turn-of-the-nineteenth-century 500-seats performance and exhibition space

Honorable Mention, Built Work Category for **A Classroom for the Arts**, rehabilitation of ActivArte Gallery (Family Exhibition Hall) at Puerto Rico's Museum of Art

Honorable Mention, Research and Publications Category for **[UN]layering Future Possibilities for San Juan's Former Dump Site**

2015 AIA AWARDS PUERTO RICO CHAPTER
Honor Award, for **Walls Unfolded**, Book on Old San Juan City-walls and its fortifications
Honorable Mention, for **Rekindled Walkability: Urban Rehabilitation of Hormigueros**

2012 XII BIENNIAL CAAPPR, ARCHITECTS' ASSOCIATION OF PUERTO RICO
Honor Award for **Isabela's Irrigation Channel Systems**, Documentation and temporary landscape installations

2010 AIA AWARDS PUERTO RICO CHAPTER
Honor Mention for **Jardín del desagravio** (Garden of Atonement), a public garden as urban connector

2001 VI BIENNIAL (UN-BUILT WORK), ARCHITECTS' ASSOCIATION OF PUERTO RICO
Honor Mention for **Casa de la Persiana** (Louver House), a single family residence

ACADEMIC (PERSONAL)

2001 AMERICAN INSTITUTE OF ARCHITECTS
AIA School Medal and Certificate of Merit from the Henry Adams Fund for Excellence in the Study of Architecture

- 2001 CAAPPR, ARCHITECTS' ASSOCIATION OF PUERTO RICO
Medal of Honor from Puerto Rico's Architects and Landscape Architects Association for Excellence in Architecture, awarded for graduating with the highest Design average
- 2001 PEDRO DE CASTRO MEDAL
Medal of Honor for Best Architecture Thesis Project of the Year, in memory of a leading turn-of-the-nineteenth-century architect from Puerto Rico

SCHOLARSHIPS

- 2015 NATIONAL TRUST FOR HISTORIC PRESERVATION
WASHINGTON, DC
Diversity Scholar
Recipient to assist National Trust's *Past Forward* Annual Conference

SYMPOSIA & PUBLICATIONS

- 2020 FUNDACION POR LA ARQUITECTURA DE PUERTO RICO
SAN JUAN, PR

"Brise-soleil: La piel de la arquitectura de Henry Klumb" (Brise-soleil: The Skin of Henry Klumb's Architecture), Online post on the Foundation's website
- 2016 NOTRE DAME UNIVERSITY
SOUTHBEND, IN
"Hand Drawings as Ways to Apprehend Architectural Space", Lecture on Hand Drawings for The Art of Architecture Conference
- 2016 VERNACULAR ARCHITECTURAL FORUM
DURHAM, NC
"On Field Notes: NewOld tools to document and sort out ideas", Lecture on Field Notes
- 2015 CAAPPR, ARCHITECTS' ASSOCIATION OF PUERTO RICO
SAN JUAN, PUERTO RICO
"Henry Klumb, two buildings, one idea", Lecture on Architecture, Art and Environment
- 2014 CATHOLIC UNIVERSITY OF PUERTO RICO
PONCE, PUERTO RICO
"*Cuando el reto es retomar...*" (When the challenge is overtaking...), presentation with Jorge Rigau for the 5th Congress of the FCAA (Federation of Caribbean Associations of Architects)
- 2013 "*La muralla (des)plegada: fortificaciones y espacio público como elemento indiviso de la Ciudad de San Juan*", an introductory essay of a book on Old San Juan city-walls and fortifications edited by Jorge Rigau, FAIA, co-funded by the AIA local chapter, Architect's Association of Puerto Rico and the Puerto Rico Foundation for the Humanities
- 2012 CAAPPR, ARCHITECTS' ASSOCIATION OF PUERTO RICO
SAN JUAN, PUERTO RICO
"*Arquitectura HOY: Principios del Diseño Arquitectónico*" (Architecture TODAY: Principles of Architectural Design), invited radio talk show host for the local Architect's Association weekly radio show, aired on May 23rd, 2012
- 2009 PUERTO RICO PLANNING BOARD AND ARCHITECTS' ASSOCIATION
SAN JUAN, PUERTO RICO
"*La programación del territorio*" (The programming of the territory), Invited Speaker Symposium The Architect: Agent of Change
- 2003 ACSA'S INTERNATIONAL CONFERENCE MEETING
HELSINKI, FINLAND
"In and Within City-walls", paper presentation

Pioneer Square Preservation Board

Ten Members: Pursuant to 110058, all members subject to City Council confirmation, 3-year terms:

- # City Council-appointed
- 10 Mayor-appointed
- # Other Appointing Authority-appointed (specify):

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
8	F	2	1.	Property Owner	Kianoush Naficy Curran	3/2/20	3/1/23	2	Mayor
6	F	7	2.	Historian	Maureen R. Elenga	3/2/19	3/1/22	1	Mayor
6	F	2	3.	Property Owner	Lynda Collie	3/2/19	3/1/22	2	Mayor
6	M	3	4.	Get Engaged	Sam Dawson	9/1/20	8/31/21	1	Mayor
5	NB		5.	At Large	Lauren Kush	3/2/19	3/1/22	1	Mayor
3	M		6.	Architect	Jose Lorenzo-Tores	3/2/21	3/1/24	1	Mayor
3	F	7	7.	Human Services	Felicia M. Salcedo	3/2/19	3/1/22	2	Mayor
6	F	2	8.	Attorney	Lindsey M. Pflugrath	3/2/20	3/1/23	1	Mayor
6	F	1	9.	Retail	Audrey Hoyt	3/2/19	3/1/22	1	Mayor
1	M	N/A	10.	Architect	Alex Rolluda	3/2/19	3/1/22	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

			(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	3	6		1	1		2		1	5		1	
Council													
Other													
Total	3	6		1	1		2		1	5		1	

Key:

- *D List the corresponding Diversity Chart number (1 through 9)
 - **G List gender, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown
 - RD Residential Council District number 1 through 7 or N/A
- Diversity information is self-identified and is voluntary.



Legislation Text

File #: CB 119585, Version: 2

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to residential rental properties; requiring a minimum of 180 days' prior written notice to tenants whenever the housing costs to be charged a tenant are to increase; and amending Sections 7.24.030, 22.202.080, and 22.206.180 of the Seattle Municipal Code.

WHEREAS, Article 25 of the United Nations' Universal Declaration of Human Rights recognizes housing as a human right; and

WHEREAS, notwithstanding a temporary drop in rents in 2020 due to the pandemic and recession, which fell hardest on low- and moderate-income households, Seattle faces an affordable housing and homelessness crisis as rising rents have forced thousands of Seattle renters out of their homes, neighborhoods, and the City; and

WHEREAS, between 2010 and 2018 average rent in the Seattle area rose 69 percent while inflation for Urban Wage Earners (CPI-W) in the Seattle area rose only 20.3 percent; and

WHEREAS, in large part due to high rents, Seattle is the fifth most expensive U.S. city to live in; and

WHEREAS, in 2021, as Seattle residents begin recover from the pandemic and recession, they are experiencing landlords once again raising rates well above the rate of inflation; and

WHEREAS, rental housing industry analysis firm ApartmentList.com calculated that Seattle rents increased an astounding 3.5 percent just between March and April 2021, the fifth largest month-over-month increase among the nation's 100 largest cities, which is an annualized rate of 42 percent rent increases with a trend expected to continue, as "the days of plummeting rents in pricey coastal markets are officially behind us"; and

WHEREAS, ApartmentList.Com data also show that between January and April 2021, rents across the board in Seattle for apartments of all sizes increased by nine percent, putting rents on track to more than rebound in 2021 from the temporary 2020 drop; and

WHEREAS, the “Seattle Housing Market Forecast for 2021” of real estate investment consulting firm Mashvisor, notes that “Seattle real estate investors are continuing to enjoy a good return on investment on rental properties. . . .Although affordability continues to be an issue for local residents, it does have a positive aspect for Seattle real estate investors. Owning a rental property in Seattle does mean high demand which translates into good occupancy rates and cash flow”; and

WHEREAS, Washington State and The City of Seattle currently require that landlords provide tenants with only 60 days’ written notice before imposing any rent increase, an insufficient amount of time for Seattle renters to adjust to the increase or seek out a new, affordable living situation; and

WHEREAS, because current State and City protections have not been sufficient to stave off large rent increases, many Seattle renters have had to leave the City, sometimes with little time to prepare; and

WHEREAS, the more the rent increases, the longer time a tenant may need to accumulate the savings needed to pay the increased rent or pay for first and last months’ rent in a new unit; and

WHEREAS, with sufficient notice, tenants may be able to manage their finances to pay a rent increase or save enough to move, but short notice periods of only a month or two make that management or savings less likely and increase the chances that the tenant will have to move; and

WHEREAS, giving tenants a longer period of notice may decrease the likelihood of moving, and consequently decrease the risk of housing instability or homelessness; and

WHEREAS, in September 2020 the City of Auburn adopted a law that requires landlords to provide at least 120 days’ notice for any rent increase of over five percent; and

WHEREAS, Portland, Oregon requires landlords to provide at least 90 days’ notice for any rent increase over five percent, Vancouver, British Columbia provides 90 days’ notice, and Tacoma, Washington provides

60 days' notice; and

WHEREAS, in April 2019, the Seattle Renters' Commission sent a letter to the Council recommending amendments to Seattle's laws to provide renters with 180 days' notice of a rent increase rather than 60 days; and

WHEREAS, the Seattle Renters' Commission made clear that “[w]hile Portland, Vancouver, and Tacoma all offer better protections than Seattle, we see Montréal as the example to follow, as even 60 or 90 days is still not enough time for most Seattle tenants to rearrange their lives”; and

WHEREAS, Montreal requires up to 180 days' notice of a rent increase, depending on the type of lease; and

WHEREAS, economic displacement has fallen hardest on Black communities and other communities of color, as evidenced by the fact that Seattle's historically Black Central District, which used to be more than 70 percent African American, is today less than 20 percent Black, and that Seattle has been found to be the third most gentrifying city in the country, and

WHEREAS, this gentrification and displacement due to rising rents has an overall deleterious effect on the social fabric of our community, and further magnifies and reinforces historic racial inequities; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 7.24.030 of the Seattle Municipal Code, last amended by Ordinance 125951, is amended as follows:

7.24.030 Rental agreement requirements

A. Any rental agreement or renewal of a rental agreement for a residential rental unit in The City of Seattle entered into after ~~((October 28, 1998,))~~ the effective date of this ordinance shall include or shall be deemed to include a provision requiring ~~((a minimum of))~~ at least ~~((60))~~ 180 days' prior written notice whenever the periodic or monthly housing costs to be charged a tenant are to increase, except that for a subsidized tenancy where the amount of rent is based on the income of the tenant or circumstances specific to

the subsidized household, the rental agreement shall instead provide ~~((a minimum of))~~ at least 30 days’ prior written notice of an increase in the amount of rent to each affected tenant.

* * *

Section 2. Section 22.206.180 of the Seattle Municipal Code, last amended by Ordinance 125952, is amended as follows:

22.206.180 Prohibited acts by owners

Except as otherwise specifically required or allowed by this Title 22 or by the Washington State Residential Landlord-Tenant Act, chapter 59.18 RCW, it is unlawful for any owner to:

* * *

H. Increase the periodic or monthly housing costs to be charged a tenant without giving the tenant at least ~~((60))~~ 180 days prior written notice of the cost increase, except that for a subsidized tenancy where the amount of rent is based on the income of the tenant or circumstances specific to the subsidized household, the owner shall instead provide at least 30 days’ prior written notice of an increase in the amount of rent to each affected tenant. The notice shall describe how the tenant may obtain information about the rights and obligations of tenants and landlords under this Chapter 22.206; or

* * *

Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its passage this ____ day of _____, 2021.

President _____ of the City Council

Approved/ returned unsigned /vetoed by me this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
LEG	Ted Virdone / x48016	N/A

* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to residential rental properties; requiring a minimum of 180 days' prior written notice to tenants whenever the housing costs to be charged a tenant are to increase; and amending Sections 7.24.030, 22.202.080, and 22.206.180 of the Seattle Municipal Code.

Summary and background of the Legislation:

This legislation increases the minimum prior written notice that landlords in Seattle must give tenants before increasing their rent from 60 days to 180 days. Currently, State and City law require 60 day notice, but in Seattle, where affordable housing has become more and more difficult to find, renters need more than 60 days' notice to relocate when displaced by rent increases. The legislation addresses that need by increasing notice requirements to 180 days.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes ___X___ No

If yes, please fill out the table below and attach a new (if creating a project) or marked-up (if amending) CIP Page to the Council Bill. Please include the spending plan as part of the attached CIP Page. If no, please delete the table.

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes ___X___ No

If there are no changes to appropriations, revenues, or positions, please delete the table below.

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

If so, describe the nature of the impacts. This could include increased operating and maintenance costs, for example.

No

Is there financial cost or other impacts of *not* implementing the legislation?

Estimate the costs to the City of not implementing the legislation, including estimated costs to maintain or expand an existing facility or the cost avoidance due to replacement of an existing facility, potential conflicts with regulatory requirements, or other potential costs or consequences.

No

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

If so, please list the affected department(s) and the nature of the impact (financial, operational, etc.).

No

b. Is a public hearing required for this legislation?

If yes, what public hearing(s) have been held to date, and/or what public hearing(s) are planned/required in the future?

No

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

If yes, please describe the measures taken to comply with RCW 64.06.080.

No

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

For example, legislation related to sale of surplus property, condemnation, or certain capital projects with private partners may require publication of notice. If you aren't sure, please check with your lawyer. If publication of notice is required, describe any steps taken to comply with that requirement.

No

e. Does this legislation affect a piece of property?

If yes, and if a map or other visual representation of the property is not already included as an exhibit or attachment to the legislation itself, then you must include a map and/or other visual representation of the property and its location as an attachment to the fiscal note. Place a note on the map attached to the fiscal note that indicates the map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.

No

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?

If yes, please explain how this legislation may impact vulnerable or historically disadvantaged communities. Using the racial equity toolkit is one way to help determine the legislation's impact on certain communities.

Vulnerable and historically disadvantaged communities are at the most risk of displacement from rent increases. By requiring more notice for those rent increases, people facing that displacement have more time to attempt find housing in their community.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

This answer should highlight measurable outputs and outcomes.

List attachments/exhibits below:



Legislation Text

File #: CB 120173, Version: 2

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to relocation assistance for economically displaced tenants; requiring the payment of economic displacement relocation assistance to households that are vacating a housing unit after receiving notice of a rent increase of ten percent or more or of less than ten percent where the cumulative effect for the household’s tenancy is ten percent or more; and adding a new Chapter 22.212 to the Seattle Municipal Code.

WHEREAS, rent increases may cause many households to move due to their inability to pay the higher rent;
and

WHEREAS, rents in Seattle have been increasing rapidly and vacancies in affordable rental housing are at low levels, making it increasingly difficult for many households to locate rental housing; and

WHEREAS, before moving into a rental unit, landlords typically require that households pay some type of security deposit and other move-in fees; and

WHEREAS, these conditions in the rental market have created a relocation crisis because many households do not have sufficient resources to save money to cover moving expenses; and

WHEREAS, providing economic displacement relocation assistance to households who move following a rent increase of ten percent or more will help households obtain replacement housing and mitigate the impact of the rent increase on the relocation crisis; and

WHEREAS, the Council finds that this ordinance will protect and promote the health, safety, and welfare of the general public; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. This ordinance is adopted pursuant to the City’s police power authority granted by Article 11, section 11 of the Washington State Constitution, and not pursuant to RCW 59.18.440 or other law.

Section 2. A new Chapter 22.212 is added to the Seattle Municipal Code as follows:

CHAPTER 22.212 ECONOMIC DISPLACEMENT RELOCATION ASSISTANCE - RENT INCREASE

22.212.010 Definitions

For the purposes of this Chapter 22.212, the following words or phrases shall have the meaning below unless the context clearly indicates otherwise. Terms that are not defined in this Chapter 22.212 and are defined in Chapter 22.204 shall have the meaning given to them in Chapter 22.204.

“Family household” means all occupants in the same housing unit who are members of the same family unit.

“Family unit” means all related persons, including: parents; spouses’ parents; grandparents; spouses’ grandparents; grandchildren; spouses’ grandchildren; siblings; spouses’ siblings; siblings’ spouses and siblings’ children; and those similarly related to individuals in city or state registered domestic partnerships.

“Household” means any family household or non-family household that occupies a housing unit. A combination of family households and non-family households may occupy a single housing unit.

“Housing costs” has the same meaning defined by Section 7.24.020.

“Household representative” means the household member designated by the household as the person representing the household in performing actions under this Chapter 22.212, and who is the person legally entitled to obtain the payment authorized by this Chapter 22.212. A household representative may represent only one household at a time.

“Non-family household” means: a person living alone; or occupants of a housing unit who are not members of a family household.

“Required rent-increase notice” means the notice required by subsection 7.24.030.A if it is: (1) a required rent-increase notice for ten percent or more; or (2) a required rent-increase notice for less than ten

percent.

“Required rent-increase notice for less than ten percent” means a required rent-increase notice for a one-time rent increase of less than ten percent, but where that rent increase, in combination with all other rent increases taking effect within either 12 months prior to the effective date of that rent increase or the household’s tenancy in the housing unit, whichever period is shorter, will result in a cumulative rent increase for the household of ten percent or more.

“Required rent-increase notice for ten percent or more” means a required rent-increase notice for a one-time rent increase of ten percent or more.

22.210.020 Notice

A. The Director shall prepare a notice describing how persons may obtain information about the rights and obligations of tenants and owner under this Chapter 22.212. The Director shall place the notice on the Department’s website and provide links to translated versions of the notice in the five languages most commonly spoken in Seattle other than English, as determined on an annual basis. The Director may provide links to translated versions in other languages at the Director’s discretion. If requested, the Director shall provide copies of the notice to an owner at no cost.

B. The owner shall provide the notice described in subsection 22.212.020.A with a required rent-increase notice. The owner shall provide that notice to an adult tenant of each housing unit by:

1. Personally delivering each notice or causing it to be personally delivered; or
2. Mailing each notice by certified mail, return receipt requested and by first-class mail

addressed to the housing unit.

22.212.030 Criteria for economic displacement relocation assistance

A household representative is entitled to economic displacement relocation assistance if:

- A. A tenant of the housing unit has received a required rent-increase notice;
- B. The household representative complies with the deadlines or extensions in Section 22.212.040;

C. After receiving the required rent-increase notice but before the rent increase takes effect, the household vacates the housing unit or a member of the household has given written notice to the owner of the date the household intends to vacate the housing unit; and

D. The household is a low-income household as defined in Section 23.84A.016.

22.212.040 Application for economic displacement relocation assistance

A. Within 180 days after a tenant in the household receives a required rent-increase notice or 60 days after the rent increase goes into effect, whichever date is later, the household representative may apply to the Director for economic displacement relocation assistance by submitting an application to the Director on a form approved by the Director. If the household representative fails to submit an application within either 180 days after a tenant in the household receives the required rent-increase notice or 60 days after the rent increase goes into effect, whichever date is later, the household representative is not entitled to economic displacement relocation assistance unless the household representative requests, and the Director approves the request for, an extension of time to submit the application. The extension request must explain why the household representative is unable to apply before the expiration of the applicable period. The Director shall approve the extension request if the Director receives it before the expiration of the applicable period and determines that the household representative has good cause for being unable to apply within the applicable period. The Director shall notify the household representative and the owner in writing whether the extension has been approved or rejected. If the Director approves the extension, the household representative will have an additional 60 days after the expiration of the original applicable period in which to submit the application.

B. The application shall include:

1. An affidavit identifying the date the household representative's household vacated the housing unit or a copy of the notice the household gave to the owner identifying the date the household intends to vacate the housing unit;

2. A copy of the current rental agreement or, if the tenancy is not subject to a written agreement

or the household does not have a copy of it, proof of housing costs for the 12 months prior to the effective date of the required rent-increase notice or for the household's tenancy in the housing unit, whichever period is shorter;

3. Documentation establishing that that rent increase is for ten percent or more or, in combination with all other rent increases taking effect within 12 months prior to the effective date of that rent increase or the household's tenancy in the housing unit, whichever period is shorter, will result or resulted in a cumulative rent increase of ten percent or more; and

4. The number of family and non-family households occupying the housing unit and the names of all members of each household; and

5. For the household applying for assistance, the total combined annual income for the previous calendar year, and the total combined income for the current calendar year.

C. Within five days after receiving the application, the Director shall notify the owner in writing that the household representative has submitted an application for economic displacement relocation assistance.

D. The Director may ask the household representative to provide information to complete an application for economic displacement relocation assistance. The household representative is not entitled to economic displacement relocation assistance if the household representative fails to provide the requested information within 30 days after receiving the Director's request, unless the household representative requests, and the Director approves the request for, an extension of time to provide the requested information. The extension request must explain why the household representative is unable to provide the information before the expiration of the 30-day period. The Director shall approve the extension request if the Director receives it before the expiration of the 30-day period and determines that the household representative has good cause for being unable to provide the requested information within the period. If the Director approves the extension request, the household representative will have an additional 30 days after the expiration of the original 30-day period in which to submit the requested information.

E. Within ten days after the Director receives a complete application, the Director shall send by certified mail, return receipt requested and by first-class mail to the household representative and the owner a notice stating whether the household representative is entitled to economic displacement relocation assistance pursuant to Section 22.212.030 and identifying the amount of any entitlement as calculated pursuant to Section 22.212.050.

F. If the household rescinds its notice of vacation or fails to vacate the housing unit by the date identified on the written notice of vacation at any time after the household representative submits an application to the Director and before the Director pays economic displacement relocation assistance to the household representative, the household representative must withdraw the application for economic displacement relocation assistance by providing written notice to the Director.

22.212.050 Calculation of economic displacement relocation assistance payment

The Director shall calculate the amount of economic displacement relocation assistance, if any, to which the household representative is entitled. To calculate that amount, the Director shall:

- A. Determine the average monthly housing costs for the housing unit, based upon either: the housing costs for the 12 months prior to the effective date of that rent increase or for the household's tenancy in the housing unit, whichever period is shorter;
- B. Identify the number of households that occupy the housing unit and divide the average monthly housing costs by the number of households, resulting in the average monthly housing costs per household; and
- C. Multiply the average monthly housing costs per household by three.

22.212.060 Owner's payment of economic displacement relocation assistance to the Director

- A. The owner shall pay to the Director the amount of assistance, if any, identified in the Director's notice described in subsection 22.212.040.E within seven days after the owner receives the notice.
- B. The owner may not reduce the amount of the assistance payment by any amount the owner believes the tenant owes the owner, such as a security deposit for damage to the property for which the tenant is

responsible. Nothing in this Chapter 22.212 precludes the owner from seeking such amounts from the tenant pursuant to other applicable law.

C. Payment by the owner of economic displacement relocation assistance under this Chapter 22.212 does not constitute compliance with the tenant relocation assistance requirements of Chapter 22.210.

22.212.070 Payment of economic displacement relocation assistance to the household representative

A. The Director shall pay the household representative the amount of assistance, if any, identified in the Director's notice described in subsection 22.212.040.E within 14 days after the Director sends the notice described in subsection 22.212.040.E .

B. An economic displacement relocation assistance payment received by a household representative under this Chapter 22.212 shall not be considered as income for any City benefit program or affect the amount to which any person may be entitled under any City benefit program.

22.212.080 Refunds

If after the owner has already paid economic displacement relocation assistance to the Director, the household fails to vacate the housing unit by the date identified on the written notice of vacation, rescinds its notice of vacation, or withdraws the application for economic displacement relocation assistance:

A. The Director will refund the amount paid by the owner within ten days after the Director receives notice of the failure, rescission, or withdrawal; and

B. If the household representative has received an economic displacement relocation assistance payment, the household representative shall refund the payment to the Director within ten days after the failure, rescission, or withdrawal.

22.212.090 Administrative appeals

A. The owner or a household representative may appeal the Director's decision approving or denying the application for an economic displacement relocation assistance payment, including the Director's calculation of the amount of any economic displacement relocation assistance payment under Section

22.212.050.

B. A notice of appeal shall be filed with the Seattle Hearing Examiner by 5 p.m. within ten days after receipt of the Director's decision, and by that same date, copies of the notice of appeal shall be placed in the mail, postage pre-paid, for service on the Director and any non-appellant owner or household representative. Proof of service shall be filed with the Hearing Examiner.

C. A notice of appeal shall be in writing, specifically describe the alleged errors in the Director's decision, and describe the relief sought.

D. The Hearing Examiner shall hold a hearing on the appeal pursuant to procedures prescribed by the Hearing Examiner, subject to the procedures prescribed by this Section 22.212.090. The Hearing Examiner shall provide notice of the hearing to all parties of record at least ten days prior to the scheduled hearing date.

E. The Hearing Examiner shall establish a record at the hearing. Appeals shall be considered de novo. The Hearing Examiner may affirm, reverse, remand, or modify the Director's decision. The Hearing Examiner's decision shall bind the Director and parties of record.

F. The Hearing Examiner shall issue a decision within 20 days after the date of record closure. The decision shall be final and conclusive. On the day the decision is issued, a copy of the decision shall be mailed or emailed to all parties of record and all other persons requesting a copy of the decision.

22.212.100 Administration, enforcement, and violations

A. The Director shall administer and enforce the provisions of this Chapter 22.212 and may adopt rules and regulations to implement the Director's duties established by this Chapter 22.212.

B. A restricted accounting unit designated as the Economic Displacement Relocation Assistance Account is established in the Construction and Inspections Fund, from which account the Director may make any payment authorized by this Chapter 22.212. Money from the following sources shall be paid into the Economic Displacement Relocation Assistance Account:

1. Fines and penalties collected pursuant to Sections 22.212.110 and 22.212.120;

2. Sums that may by ordinance be appropriated to or designated as revenue to the Account;
3. Other sums that may be deposited into the Account by gift, bequest, or grant;
4. Refund of monies paid to The City of Seattle as relocation assistance from the Account; and
5. Relocation assistance monies paid by owners to the Director pursuant to Section 22.212.060.

C. Any failure to comply with a requirement of this Chapter 22.212 or a rule or regulation adopted under this Chapter 22.212 is a violation of this Chapter 22.212, including, but not limited to:

1. Receipt of economic displacement relocation assistance pursuant to this Chapter 22.212 by a person not entitled to such assistance;
2. Failure by the household representative to refund the economic displacement relocation assistance payment as required by subsection 22.212.080.B; and
3. Failure by the owner to pay economic displacement relocation assistance pursuant to Section 22.212.060.

D. A separate violation of this Chapter 22.212 exists for each day there is a failure to comply with a requirement of this Chapter 22.212 or a rule or regulation adopted under this Chapter 22.212.

22.212.110 Citations

A. Citation. If after investigation the Director determines that a person has committed a violation of this Chapter 22.212, the Director may issue a citation to the person responsible for the violation. The citation shall include the following information:

1. The name and address of the responsible person to whom the citation is issued;
2. A reasonable description of the location of the property on which the relevant housing unit is located;
3. A separate statement of each requirement, rule, or regulation violated;
4. The date the violation occurred;
5. A statement that the person cited must respond to the citation within 15 days after service;

6. The applicable citation penalty;

7. A statement that a response must be sent to the Hearing Examiner and received not later than 5 p.m. on the day the response is due;

8. The name, address, and phone number of the Hearing Examiner where the citation is to be filed; and

9. A statement that the citation represents a determination that a violation has been committed by the responsible person named in the citation and that the determination shall be final unless contested as provided in subsection 22.212.110.C.

B. Service. The citation must be served by personal service in the manner set forth in RCW 4.28.080 for service of a summons or sent by first class mail, addressed to the last known address of the responsible person named in the citation. Service shall be complete at the time of personal service, or if mailed, three days after the date of mailing.

C. Response to a citation

1. The person cited must respond to a citation in one of the following ways:

a. Payment of the citation penalty specified in the citation, in which case the record shall show a finding that the person cited committed the violation;

b. A written request for a mitigation hearing to explain the circumstances surrounding the commission of the violation, with an address to which notice of such hearing may be sent; or

c. A written request for a contested hearing specifying why the cited violation did not occur or why the person cited is not responsible for the violation, with an address to which notice of such hearing may be sent.

2. A response to a citation must be received by the Hearing Examiner by 5 p.m. within 15 days after the date service of the citation is complete.

D. Failure to respond. If the Hearing Examiner does not receive a response within the period prescribed

by subsection 22.212.110.C.2, the Hearing Examiner shall enter an order finding that the person cited committed the violation stated in the citation and assessing the citation penalty specified in the citation.

E. Hearings

1. Mitigation hearing

a. Date and notice. If the person cited requests a mitigation hearing, the Hearing Examiner shall hold a mitigation hearing within 30 days after the Hearing Examiner receives the written response to the citation requesting such hearing. The Hearing Examiner shall send notice of the time, place, and date of the hearing to the address specified in the request for hearing no later than ten days prior to the date of the hearing.

b. Procedure at hearing. The Hearing Examiner shall hold an informal hearing that shall not be governed by the Rules of Evidence. The person cited may present witnesses, but witnesses may not be compelled to attend. The Director may also attend the hearing and may present additional information, but is not required to attend.

c. Disposition. The Hearing Examiner shall determine whether the person cited's explanation justifies reducing the citation penalty, but the citation penalty may not be reduced unless the Director affirms or certifies that the violation has been corrected prior to the mitigation hearing. Factors that may be considered in whether to reduce the citation penalty include: whether the violation was caused by the act, neglect, or abuse of another; or whether correction of the violation was commenced promptly prior to citation, but full compliance was prevented by a condition or circumstance beyond the control of the person cited.

d. Entry of order. After hearing the explanation of the person cited and any other information presented at the hearing, the Hearing Examiner shall enter an order finding that the person cited committed the violation and assessing a citation penalty in an amount determined pursuant to subsection 22.212.110.F, which amount the Examiner may reduce pursuant to the mitigation factors in subsection

22.212.110.E.1.c. The Hearing Examiner's decision is the final decision of the City on the matter.

2. Contested hearing

a. Date and notice. If the person cited requests a contested hearing, the Hearing Examiner shall hold the hearing within 60 days after the Hearing Examiner receives the written response to the citation requesting such hearing.

b. Hearing. The Hearing Examiner shall conduct a contested hearing pursuant to the procedures for hearing contested cases contained in Section 3.02.090 and the rules adopted by the Hearing Examiner for hearing contested cases, except as modified by this subsection 22.212.110.E.2. The issues heard at the hearing shall be limited to those that are raised in writing in the response to the citation and that are within the jurisdiction of the Hearing Examiner. The Hearing Examiner may issue subpoenas for the attendance of witnesses and the production of documents.

c. Sufficiency. No citation shall be deemed insufficient for failure to contain a detailed statement of the facts constituting the specific violation that the person cited is alleged to have committed or by reason of defects or imperfections, provided that such lack of detail or defects or imperfections do not prejudice a substantial right of the person cited.

d. Amendment of citation. A citation may be amended prior to the conclusion of the hearing to conform to the evidence presented if a substantial right of the person cited is not thereby prejudiced.

e. Evidence at hearing. A certified statement or declaration that complies with RCW 9A.72.085 and is made by the Director shall be prima facie evidence that a violation occurred and that the person cited is responsible. The certified statement or declaration and any other evidence accompanying it shall be admissible without further evidentiary foundation. The person cited may rebut the Director's evidence and establish that the cited violation did not occur or that the person contesting the citation is not responsible for the violation.

f. Disposition. If the citation is sustained at the hearing, the Hearing Examiner shall enter

an order finding that the person cited committed the violation. If the violation remains uncorrected, the Hearing Examiner shall impose a citation penalty in an amount determined pursuant to subsection 22.212.110.F. If the violation has been corrected, the Hearing Examiner may reduce the citation penalty pursuant to the mitigation factors in subsection 22.212.110.E.1.c. If the Hearing Examiner determines that the violation did not occur, the Hearing Examiner shall enter an order dismissing the citation. The Hearing Examiner's decision is the final decision of the City on the matter.

3. Failure to appear for hearing. Failure of the person cited or their attorney to appear for a requested hearing will result in an order being entered finding that the person cited committed the violation stated in the citation and assessing the citation penalty specified in the citation. For good cause shown and upon terms the Hearing Examiner deems just, the Hearing Examiner may set aside an order entered upon a failure to appear.

F. Citation penalties

1. Unless reduced pursuant to subsection 22.212.110.E, the following citation penalties shall be assessed for violations of any provision of this Chapter 22.212:

- a. \$1,000 for the first violation; and
- b. \$2,000 for each subsequent violation within a five-year period.

2. Collection of penalties. If the person cited fails to pay a citation penalty imposed pursuant to this Section 22.212.110, the citation penalty may be referred to a collection agency. The cost to the City for the collection services will be assessed as costs, at the rate agreed to between the City and the collection agency, and added to the citation penalty. Alternatively, the City may pursue collection in any other manner allowed by law.

22.212.120 Notice of violation; penalties

A. If the Director determines that a violation of this Chapter 22.212 has occurred, the Director may serve a notice of the violation upon the person responsible for the violation. The Director may serve the notice

by personal service, registered mail, or certified mail, to the last known address of the person responsible for the violation. The notice of violation shall identify the violation of this Chapter 22.212 and what corrective action is necessary to comply with the requirements of this Chapter 22.212.

B. In addition to any other sanction or remedial procedure that may be available, any person violating any provision of this Chapter 22.212 may be subject to a civil penalty in the amount of \$1,000 per day for each violation from the date the violation began until the requirements of this Chapter 22.212 are satisfied, as applicable.

C. If a violation of this Chapter 22.212 resulted in a household representative not receiving economic displacement relocation assistance to which the household representative was entitled, the civil penalty shall be increased by the amount of the economic displacement relocation assistance that the household representative did not receive. The Director shall pay the household representative the economic displacement relocation assistance that was due.

D. If a violation of this Chapter 22.212 is for receipt of economic displacement relocation assistance by a person not entitled to such assistance because the person intentionally misrepresented material information regarding entitlement to assistance under subsection 22.212.100.C.1, the civil penalty shall be increased by the amount of economic displacement relocation assistance the household representative received. The Director shall refund the amount paid by the owner.

E. The civil penalty imposed by this Section 22.212.120 may be collected by civil action brought in the name of the City. Actions to enforce this Chapter 22.212 shall be brought exclusively in Seattle Municipal Court except as otherwise required by law or court rule. The Director shall notify the City Attorney of the name of any person subject to the civil penalty and the City Attorney may take action to collect the civil penalty. In any action filed pursuant to this Chapter 22.212, the City has the burden of proving by a preponderance of evidence that a violation exists or existed.

22.212.130 Warnings

Before issuing a citation or a notice of violation, the Director may, in an exercise of discretion, issue a warning to the person responsible for the violation if that person has not been previously warned or cited for violating this Chapter 22.212.

Section 3. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, subsection, or portion of this ordinance, or the invalidity of its application to any person or circumstance, does not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

Section 4. Section 2 of this ordinance shall take effect and be in force 180 days after the effective date of this ordinance.

Section 5. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its passage this _____ day of _____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
LEG	Venkataraman/4-5382	

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to relocation assistance for economically displaced tenants; requiring the payment of economic displacement relocation assistance to households that are vacating a housing unit after receiving notice of a rent increase of ten percent or more or of less than ten percent where the cumulative effect for the household’s tenancy is ten percent or more; and adding a new Chapter 22.212 to the Seattle Municipal Code.

Summary and background of the Legislation: This legislation is intended to assist tenants who move to a new housing unit with the costs of relocation (ie. first and last month’s rent, security deposits, etc.) when they leave their current housing unit because the rent will increase ten percent or more. A landlord would be required to pay three times the amount of monthly housing costs per household for each moving household.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes ___X___ No
 If yes, please fill out the table below and attach a new (if creating a project) or marked-up (if amending) CIP Page to the Council Bill. Please include the spending plan as part of the attached CIP Page. If no, please delete the table.

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes ___X___ No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
 If so, describe the nature of the impacts. This could include increased operating and maintenance costs, for example.

The primary departments impacted by this legislation will be the Seattle Department of Construction and Inspections (SDCI) and the Hearing Examiner.

For SDCI to administer the relocation assistance program, which includes answering calls from tenants and landlords about their new rights; receiving and making determinations about applications; receiving payments from landlords and making payments to household representatives, including refunds, on the timelines set out in the legislation, they will likely need more resources and staffing capacity. The preliminary estimate to set up a new functionality for Accela and associated IT infrastructure to handle applications and payments is \$1.3 million and will likely require between 6 and 9 months to stand up. In addition, to

make determinations and complete applications, as well as ensure sufficient cashier capacity to get funds out the door on the timelines in the legislation, SDCI will need at least 1.5 FTE for a code compliance analyst. Lastly, provision of notices and outreach materials in translated languages as required by the legislation will likely require \$20,000. These estimates are likely to be refined further.

Based on estimating caseload as similar to cases heard under the tenant relocation assistance ordinance, the Hearing Examiner should be able to absorb additional cases with its current capacity. However, if caseloads exceed 10-15 cases annually, they will need to reassess potential impacts on capacity and may require additional resources and staff.

Is there financial cost or other impacts of *not* implementing the legislation?

Estimate the costs to the City of not implementing the legislation, including estimated costs to maintain or expand an existing facility or the cost avoidance due to replacement of an existing facility, potential conflicts with regulatory requirements, or other potential costs or consequences.

If tenants cannot save up the appropriate amount of funds to allow them to move to a different housing unit when their rent increases by ten percent or more, they may fall into homelessness. Increasing the numbers of people experiencing homelessness in Seattle may increase the amount of spending the City does for that purpose.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

If so, please list the affected department(s) and the nature of the impact (financial, operational, etc.).

Yes – SDCI will be administering this program and enforcing it. The Hearing Examiner will be handling appeals. Financial and staffing impacts are described above in the response to Question 3.

b. Is a public hearing required for this legislation?

If yes, what public hearing(s) have been held to date, and/or what public hearing(s) are planned/required in the future?

No

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

For example, legislation related to sale of surplus property, condemnation, or certain capital projects with private partners may require publication of notice. If you aren't sure, please check with your lawyer. If publication of notice is required, describe any steps taken to comply with that requirement.

No

d. Does this legislation affect a piece of property?

If yes, and if a map or other visual representation of the property is not already included as an exhibit or attachment to the legislation itself, then you must include a map and/or other visual representation of the property and its location as an attachment to the fiscal note. Place a note on the map attached to the fiscal note that indicates the map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.

No

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged

communities? What is the Language Access plan for any communications to the public?

If yes, please explain how this legislation may impact vulnerable or historically disadvantaged communities. Using the racial equity toolkit is one way to help determine the legislation's impact on certain communities. If any aspect of the legislation involves communication or outreach to the public, please describe the plan for communicating with non-English speakers.

Historically disadvantaged communities are already at a disproportionate risk of housing instability. This legislation will enhance housing stability for renters when they move in response to a rent increase of ten percent or more.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

Please provide a qualitative response, considering net impacts. Are there potential carbon emissions impacts of not implementing the proposed legislation. Discuss any potential intersections of carbon emissions impacts and race and social justice impacts, if not previously described in Section 4e.

No

2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

Describe the potential climate resiliency impacts of implementing or not implementing the proposed legislation. Discuss any potential intersections of climate resiliency and race and social justice impacts, if not previously described in Section 4e.

No

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

This answer should highlight measurable outputs and outcomes.

NA

List attachments/exhibits below:

Economic Displacement Relocation Assistance Program

SDCI Prepared IT Cost Estimates for Fiscal Note for Proposed Legislation

To support implementation of the Economic Displacement Relocation Assistance program, SDCI will use their existing permitting software called Accela. This new program will require significant enhancements to Accela to support business processes for staff and user experiences for customers. Initial scoping of the program based on the draft ordinance includes a set of record types in the Accela platform to manage tenant activities, including applications, appeals, extension requests, withdrawals, and refunds, as well as owner activities, including making payments, requesting refunds, and appeals. The solution will track key turnaround times identified in the ordinance for SDCI staff, such as notifying the owner of a tenant application within five days of receipt, and ensuring payments are made by the owner to the tenant within seven days of receiving the notice. The solution will also support SDCI staff tasks including reviewing and approving tenant applications, requesting additional information, calculating payment amounts, tracking payments and refunds¹, and enforcement.

Design, development, and implementation of the proposed solution will be complex² and is expected to take approximately nine (9) months to fully implement. Every effort will be made to take an iterative approach to design and development to begin implementing manual and partially automated solutions as quickly as possible if the legislation moves forward. These timelines will need to be extended if the approvals process for key technical solutions within IT and Purchasing are delayed or the requests are not approved.

Since the Economic Displacement Relocation Assistance program will be serving the City's housing vulnerable populations, user experience research and design expertise is included in the cost estimates. These experts will collaborate with the development team and SDCI subject matter experts to work directly with targeted customer groups on the design of the new program with an RSJI lens. Work would include user studies aimed at making the software more friendly for mobile devices, exploring ways to support non-English speakers, and providing insight on how to reach and make the process accessible for tenants who may be eligible but do not have the privilege of accessing technology easily.

Due to Seattle IT capacity and resource constraints, work on this proposal will be done almost entirely by IT consultants hired by SDCI. SDCI has an existing added capacity consultant team that has knowledge and experience with the SDCI instance of Accela. This team has designed and developed other Accela enhancements based on new legislation such as the Vacant Building Monitoring program. If for some reason these consultants are not available, the estimated timeline could potentially be at risk.

¹ Current refund processes are manual and time consuming. Depending on the popularity of this new program, it is unlikely that the turnaround times in the draft legislation can be met. Automation and streamlining of the refund and cancellation process is one of SDCI's critical Accela backlog items. It was one of the reasons a 2021 supplemental BIP request was submitted to extend this added capacity Accela team through the end of this year. New work on this legislation is competing directly with this refund/cancellation work for the work on this team along with 50 other large critical enhancements.

² Complexity of the implementation is partially due to analysis required for understanding how this new program relates to existing tenant assistance programs from technical, staffing, and user experience perspectives.

The proposed estimate includes software for a possible e-sign integration and Zen Desk³ agent subscriptions. These software capabilities are included because of the identified required documents in the application process like affidavits and the increased customer service needs on SDCI’s Property Owner and Tenant Assistance team. Based on a high-level review of the known requirements, this project is estimated to cost approximately \$1.25 million.

Accela Enhancements: New Program	
Consultant - Project Manager	\$208,980
Accela Developer	\$214,785
UI/UX Developer	\$143,190
UX Researcher (20hrs/wk)	\$119,970
UX Designer (20hrs/wk)	\$143,190
Business Systems Analyst	\$168,345
Report Developer	\$56,115
Quality Assurance	\$168,345
Contract Staff Total	\$1,222,920
e-Sign Integration	\$18,000
Zen Desk - 7 agent subscriptions	\$12,600
Software Total	\$30,600
Grand Total: 9 months	\$1,253,520

³ Zendesk is part of a budget proposal submitted by SDCI for modernizing customer support. This estimate includes the need for additional agent licenses to support this new proposed program. Modernization means moving from manual, siloed voice and email experiences to integrated support via multiple channels including “answerbots”, live chat, and video chat, email, and voice. SDCI is working with Seattle IT on how Zendesk overlaps and complements current Seattle IT Unified Communications and Contact Center projects happening in late 2021 and throughout 2022.

NOTES:

1. Expected program development timeline: 9 months
2. Projections and time estimate are based on using consultants with knowledge of SDCI and A
3. Includes costs for usability and delivery centered design
4. Includes costs for ZenDesk licensing

GRAND TOTAL: 9mos	Rate	Hrs/Month	%
Accela Enhancements: New Program			
City Staff			
Business Analyst	\$94.00	172	0%
QA	\$100.52	172	0%
Contract Staff			
Consultant - Project Manager	\$135.00	172	100%
Accela Developer	\$185.00	172	75%
UI/UX Developer	\$185.00	172	50%
UX Researcher (20hrs/wk)	\$155.00	86	100%
UX Designer (20hrs/wk)	\$185.00	86	100%
Business Systems Analyst	\$145.00	172	75%
Report Developer	\$145.00	172	25%
QA	\$145.00	172	75%
Software			
eSign Integration			
Zen Desk - 7 agent subscriptions			

ccela

Total Months	
9	\$1,253,520.00
	\$0.00
\$0.00	\$0.00
\$0.00	\$0.00
	\$1,222,920.00
\$208,980.00	\$208,980.00
\$214,785.00	\$214,785.00
\$143,190.00	\$143,190.00
\$119,970.00	\$119,970.00
\$143,190.00	\$143,190.00
\$168,345.00	\$168,345.00
\$56,115.00	\$56,115.00
\$168,345.00	\$168,345.00
	\$30,600.00
\$18,000.00	\$18,000.00
\$12,600.00	\$12,600.00

Amendment 1
to
CB 120173 – Economic displacement relocation assistance
Sponsor: CM Sawant
Changing effective date to July 1, 2022

Amend Section 4 of CB 120173 as shown:

Section 4. Section 2 of this ordinance shall take effect and be in force July 1, 2022 ~~180~~
~~days after the effective date of this ordinance.~~

Section 5. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

<p>Effect: This amendment would make the substantive provisions of the bill effective July 1, 2022. This amendment would allow SDCI the full six months needed to access 2022 budget appropriations in time to build out IT infrastructure to administer the program.</p>

Amendment 2
to
CB 120173 – Economic displacement relocation assistance

Sponsor: CM Sawant

Removing income requirements for household eligibility for relocation assistance

Amend recitals and Section 1 of CB 120173 as shown:

WHEREAS, rent increases may cause many households to move due to their inability to pay the higher rent; and

WHEREAS, rents in Seattle have been increasing rapidly and vacancies in affordable rental housing are at low levels, making it increasingly difficult for many households to locate rental housing; and

WHEREAS, before moving into a rental unit, landlords typically require that households pay some type of security deposit and other move-in fees; and

WHEREAS, these conditions in the rental market have created a relocation crisis because many households do not have sufficient resources to save money to cover moving expenses; and

WHEREAS, providing economic displacement relocation assistance to households who move following a rent increase of ten percent or more will help households obtain replacement housing and mitigate the impact of the rent increase on the relocation crisis; and

WHEREAS, including an income threshold above which households cannot receive benefits will require submission of proof of income; and

WHEREAS, this type of means testing can be a significant barrier to application even for those who are eligible for assistance; and

Asha Venkataraman

Date: September 27, 2021

Version: 1

WHEREAS, the amount of average rent in Seattle is so high that even those that are not considered low income but are making the average income for a household in the city are often rent-burdened; and

WHEREAS, the Council finds that this ordinance will protect and promote the health, safety, and welfare of the general public; NOW, THEREFORE,

* * *

Section 2. A new Chapter 22.212 is added to the Seattle Municipal Code as follows:

* * *

22.212.030 Criteria for economic displacement relocation assistance

A household representative is entitled to economic displacement relocation assistance if:

- A. A tenant of the housing unit has received a required rent-increase notice;
- B. The household representative complies with the deadlines or extensions in Section

22.212.040; and

C. After receiving the required rent-increase notice but before the rent increase takes effect, the household vacates the housing unit or a member of the household has given written notice to the owner of the date the household intends to vacate the housing unit; ~~and~~

~~D. The household is a low-income household as defined in Section 23.84A.016.~~

22.212.040 Application for economic displacement relocation assistance

A. Within 180 days after a tenant receives a required rent-increase notice or 60 days after the rent increase goes into effect, whichever date is later, the household representative may apply to the Director for economic displacement relocation assistance by submitting an application to the Director on a form approved by the Director. If the household representative fails to submit an application within either 180 days after a tenant in the household receives the required rent-increase notice or 60 days after the rent increase goes into effect, whichever date is later, the household representative is not

Asha Venkataraman

Date: September 27, 2021

Version: 1

entitled to economic displacement relocation assistance unless the household representative requests, and the Director approves the request for, an extension of time to submit the application. The extension request must explain why the household representative is unable to apply before the expiration of the applicable period. The Director shall approve the extension request if the Director receives it before the expiration of the applicable period and determines that the household representative has good cause for being unable to apply within the applicable period. The Director shall notify the household representative and the owner in writing whether the extension has been approved or rejected. If the Director approves the extension, the household representative will have an additional 60 days after the expiration of the original 180-day or 60-day period, whichever expires later, in which to submit the application.

B. The application shall include:

1. An affidavit identifying the date the household representative's household vacated the housing unit or a copy of the notice the household gave to the owner identifying the date the household intends to vacate the housing unit;
2. A copy of the current rental agreement or, if the tenancy is not subject to a written agreement or the household does not have a copy of it, proof of housing costs for the 12 months prior to the effective date of the required rent-increase notice or for the household's tenancy in the housing unit, whichever period is shorter;
3. Documentation establishing that that rent increase is for ten percent or more or, in combination with all other rent increases taking effect within 12 months prior to the effective date of that rent increase or the household's tenancy in the housing unit, whichever period is shorter, will result or resulted in a cumulative rent increase of ten percent or more; ~~and~~
4. The number of family and non-family households occupying the housing unit and the names of all members of each household; ~~and~~

Asha Venkataraman

Date: September 27, 2021

Version: 1

~~5. For the household applying for assistance, the total combined annual income for the previous calendar year, and the total combined income for the current calendar year.~~

Effect: This amendment would remove the requirement that households must be low-income to be eligible for economic relocation assistance. It would also amend the application requirements to remove the requirement to submit income information.



Legislation Text

File #: CB 120162, **Version:** 2

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE establishing a new 15th Avenue East Business Improvement Area (BIA); levying special assessments upon owners of commercial property, multi-family residential property, and mixed-use property within the area; providing for the deposit of revenues in a special account and expenditures therefrom; providing for collection of and penalties for delinquencies; providing for the establishment of a BIA Advisory Board; providing for an implementation agreement with a Program Manager; and ratifying and confirming certain prior acts.

WHEREAS, chapter 35.87A RCW authorizes the City to establish business improvement areas to provide special benefits to business and property owners within a defined geographic area through the imposition of special assessments; and

WHEREAS, the owners of commercial, multi-family residential, and mixed use properties located within the area and representing over 65 percent of the total special assessments levied by this ordinance filed a petition with The City of Seattle (“City”) to establish a new 15th Avenue East Business Improvement Area pursuant to chapter 35.87A RCW, a copy of which is filed in Clerk File 322031; and

WHEREAS, to gauge the percentage of special assessments that were reflected in signed petitions, City staff followed RCW 35.87A.010, and calculated the dollar amount of the special assessment that each commercial, multi-family residential, or mixed-use property would pay, and compared the dollar amount represented by signed petitions and letters of support to the estimated total for the entire proposed 15th Avenue East Business Improvement Area, and the result was nearly 73 percent in approved and validated petitions, which exceeds the threshold of 60 percent stated in RCW 35.87A.010; and

WHEREAS, the City Council adopted Resolution 32013, initiating the 15th Avenue East Business Improvement Area via the resolution method instead of the petition method as provided for in RCW 35.87A.030; and

WHEREAS, pursuant to RCW 35.87A.040, the City Council on August 9, 2021, adopted Resolution 32014 entitled “A RESOLUTION of intention to establish a 15th Ave Business Improvement Area and fix a date and place for a hearing thereon.”, which stated its intention to establish the 15th Avenue East Business Improvement Area, the proposed boundaries, and the proposed programs, and which set the date and time for a public hearing; and

WHEREAS, the purpose of the 15th Avenue East Business Improvement Area is to enhance conditions for the commercial, multi-family residential, and mixed-use properties by performing activities that go beyond the basic services provided by the City; and

WHEREAS, as provided by Resolution 32014, the City Council, through its Community Economic Development Committee, held a virtual public hearing at 2:00 p.m. on September 8, 2021, at City Council Chambers, City Hall, 600 Fourth Avenue, 2nd Floor, Seattle, Washington, 98104; and

WHEREAS, the testimony received at that virtual public hearing resulted in the Council determining that establishing a new 15th Avenue East Business Improvement Area is in the best interest of the owners of commercial, multi-family residential, and mixed-use properties within the 15th Ave East Business Improvement Area’s boundaries; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Area established. As authorized by chapter 35.87A RCW, there is established a 15th Avenue East Business Improvement Area (“15th Ave BIA”) within the following boundaries as shown on the map attached to this ordinance as Exhibit A and described in this section. When a street or alley is named, the area boundary is the centerline of the right-of-way including vacated portions unless otherwise specified in the description:

- Beginning at the northern-most intersection of East Mercer Street and 15th Avenue East, proceed south

to East Denny Way, including all parcels adjoining the east and west sides of 15th Avenue East and excluding parcels south of East Denny Way.

- Beginning at the intersection of East Thomas Street and 16th Avenue East, proceed south to the intersection of 16th Avenue East and East Denny Way, including parcels adjoining the west side of 16th Avenue East.

- Beginning at the intersection of East John Street and 15th Avenue East, proceed west to 14th Avenue East, including all parcels adjoining on the north side.

- Beginning at the intersection of East John Street and 14th Avenue East, proceed north to East Thomas Street, including the parcel adjoining on the east side of 14th Avenue East.

In case of a conflict between the descriptions of the areas and the map, the descriptions shall control.

Section 2. Programs. Special assessment revenues shall be used for the following component programs:

A. Neighborhood beautification within the Business Improvement Area;

B. Street festival within the Business Improvement Area;

C. Program management and advocacy;

D. Graffiti removal and cleaning; and

E. Economic development in the form of planning and promotion of the area, including, when consistent with that goal, efforts to prevent small businesses within the district from being displaced.

All such activities are supplemental to street maintenance and law enforcement provided by the City and are not intended to displace any services regularly provided by municipal government.

Section 3. Levy of special assessments. To finance the programs authorized in Section 2 of this ordinance, a seven-year special assessment shall be levied upon and collected from the owners of commercial property, multi-family residential property (buildings containing four or more residential units), and mixed-use property (multi-family residential and commercial) located within the boundaries of the 15th Ave BIA described in Section 1 of this ordinance. Initial assessment calculations will be based on property information from the

King County Assessor's Office for Tax Year 2021. The 15th Ave BIA shall annually update records based on data and information from King County and the City. Ratepayers shall be assessed by the City in seven annual installments to be billed semi-annually beginning in the year of the authorization (2022), by applying the following an assessment rates to each ratepayer:

A. First Year Assessment = (\$0.15 per Lot Square Footage) + (\$0.10 per \$1,000 of total assessable value). This calculation is called the "Base Formula."

B. For each year following the first year of authorization, the assessment rates shall be adjusted by an Inflationary Factor applied to each of the assessment rates after the first year assessment. The Inflationary Factor will be the lesser of three percent per year or the percentage change in the Consumer Price Index for All Urban Consumers in Seattle-Tacoma-Bellevue (CPI-U-Seattle), as published by the U.S. Department of Labor, Bureau of Labor Statistics (available at: http://www.bls.gov/eag/eag.wa_seattle_msa.htm), between September 2022 and September of the year prior to the assessment year.

C. "New Benefit Areas" shall be added to the assessment roll on an annual basis, and will supersede the previous assessment for that parcel. A New Benefit Area is created when a parcel's Net Building Square Footage increases as a result of either a new building or significant expansion of an existing building, as recorded by the King County Assessor's Office. The formula for a New Benefit Area will be calculated using the new King County Assessor's values in the Base Formula multiplied by the annual CPI Factor in effect. New BIA assessments will be billed at the next regularly scheduled billing period established by the Director of the Department of Finance and Administrative Services or designee ("FAS Director").

E. Rate changes. Changes in assessment rates other than as described in this section shall only be authorized by ordinance consistent with RCW 35.87A.140 and with the approval of the BIA Advisory Board and shall not occur more than one time per year.

Section 4. Assessments shall commence as of January 1, 2022, or on the effective date of this ordinance, whichever is later.

Section 5. Billing schedule. Special assessments shall be billed on a semi-annual basis. The FAS Director may change the billing frequency by directive to an interval no more frequent than quarterly. The FAS Director shall mail a copy of a directive issued under this section to all ratepayers not less than 90 days before the new billing due date is to take effect.

Section 6. Deposit of revenues. There is in the City Treasury's Business Improvement Area Fund a separate subaccount designated the 15th Ave East Business Improvement Area Account (called "the Account").

The following monies shall be deposited in the Account:

- A. All revenues from special assessments levied under this ordinance;
- B. All income to the City from public events financed with special assessments;
- C. Gifts and donations;
- D. Interest and all other income from the investment of Account deposits; and
- E. Reimbursements due to the Account.

Section 7. Administration. The FAS Director shall administer the program for the City with authority to:

- A. Collect the special assessments; refund special assessments when overpaid or otherwise improperly collected; extend the deadline for payment; and waive delinquency charges, processing fees, and interest whenever the delinquency results from extenuating circumstances beyond the ratepayer's control, such as a casualty loss causing premature closure of the business or bankruptcy, or the total payment due to the City (exclusive of delinquency charges and interest) is \$10 or less;
- B. Calculate and collect the interest, delinquency charges, and processing fees for late payments; and
- C. Accept and deposit advance payment of assessments by ratepayers; accept donations from governmental agencies, the public, and owners and operators of businesses on property that is developed or redeveloped during the existence of the 15th Ave BIA for 15th Ave BIA programs.

Section 8. Delinquent payments. If an assessment has not been paid within 30 days after its due date, the

FAS Director shall send a reminder notice and add a \$5 processing fee. If the assessment is not paid within 60 days after its due date, a delinquency charge shall be added in the amount of ten percent of the assessment. All assessments that are not paid within 60 days of the due date shall also bear interest from the due date at 12 percent per annum. The FAS Director is authorized to refer any unpaid assessments to a collection agency or to bring an action to collect any unpaid assessments in any court of competent jurisdiction in King County.

Section 9. Notices. Notices of assessment, installment payments, or delinquency, and all other notices contemplated by this ordinance may be sent by ordinary mail or delivered by the City to the address shown on the records of the FAS Director, and, if no address is shown there, to the address shown on the records of the King County Assessor's Office. Failure of the ratepayer to receive any mailed notice shall not release the ratepayer from the duty to pay the assessment on the due date and any interest, delinquency charges, and processing fees.

Section 10. Disputes. Any ratepayer aggrieved by the amount of an assessment or delinquency charge may upon request obtain a meeting with the FAS Director. If not satisfied, the ratepayer may appeal the matter to the City's Hearing Examiner in the manner provided for a contested case under Seattle Municipal Code Chapter 3.02. The ratepayer has the burden of proof to show that the assessment or delinquency charge is incorrect.

Section 11. Audit. The City may conduct random audits of ratepayers to ensure that assessments are being properly calculated and reported.

Section 12. Expenditures. Expenditures from the Account shall be made upon demand and presentation of documentation of allowable expenses to the FAS Director by the Program Manager and shall be used exclusively for the programs as defined in Section 2 of this ordinance.

Section 13. Program Manager. The Director of the Office of Economic Development or designee ("OED Director") is authorized to contract with a local non-profit entity to act as the Program Manager. The Program Manager's duties, subject to the approval of the ratepayers at each annual meeting, will be to manage

the day-to-day operations of the 15th Ave BIA and to administer the projects and activities.

The OED Director shall contract with a local non-profit entity to serve as the initial Program Manager.

Meetings of the Program Managers' board or committee at which 15th Ave BIA-funded activities are anticipated to be discussed shall be open to the public, with at least five days' advance notice posted by the Program Manager(s) on its website and also disseminated by any other means that the Program Manager(s) generally uses to communicate.

Section 14. BIA Advisory Board. The OED Director shall, within 30 days of the effective date of this ordinance, appoint an interim BIA Advisory Board ("Board") comprised of ratepayers representative of the entire geography and variety of sizes in the 15th Ave BIA, and residents and business tenants from within the 15th Ave BIA. The OED Director shall solicit recommendations from the ratepayers and shall appoint the interim board from that list. The interim BIA Advisory Board will, within 90 days of the effective date of this ordinance, recommend an inaugural BIA Advisory Board.

The composition of the Board shall be representative of the varying sizes and types of property owners, residents, and business tenants, within the geographic area of the 15th Ave BIA, and may include public agencies. The Board shall include at least two commercial tenants subject to a triple net lease.

The OED Director shall appoint the inaugural Board members from the list recommended by the interim BIA Advisory Board. The OED Director may appoint additional members to the Board beyond those recommended by the interim BIA Advisory Board to ensure a broad representation of ratepayers.

As a prerequisite to serving on the Board, each member shall sign an acknowledgment, prepared by the OED Director, that they will abide by City ordinances related to business improvement areas and exercise fiduciary responsibility to collect and spend the special assessment revenues exclusively for the programs identified in Section 2 of this ordinance.

The Board shall be responsible for: adopting bylaws and policy guidelines; recommending approval of budgets, expenditures, and programs; and providing advice and consultation to the OED and FAS Directors and

to the Program Manager.

The Board shall meet at least once quarterly; recommend an annual work program and budget; address and discuss ratepayer concerns and questions regarding the 15th Ave BIA programs; and sponsor an annual ratepayers' meeting. Meetings of the Board shall be open to the public and subject to the Open Public Meetings Act, with at least five days' advance notice posted by the Program Manager on its website and also disseminated by any other means that the Program Manager generally uses to communicate.

At the annual ratepayers' meeting, the Board shall present its proposed work plan and budget for the next year, and its recommendation regarding whether to continue with the current Program Manager. The work plan, budget, and recommendation regarding whether to continue with the current Program Manager must be approved by a vote of the ratepayers and submitted to the OED Director.

Section 15. Request to disestablish. The 15th Ave BIA shall have a term of seven years and will expire seven years after the date that the area is established. Upon a petition signed by ratepayers that would pay 60 percent of the proposed special assessments, the BIA Advisory Board shall request that the City Council disestablish the 15th Ave BIA in accordance with chapter 35.87A RCW.

Section 16. Ratification and confirmation. The making of contracts and expenditures and the sending of assessment notices consistent with the authority of this ordinance taken after its passage and prior to its effective date are ratified and confirmed.

Section 17. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Adopted by the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its passage this _____ day of _____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

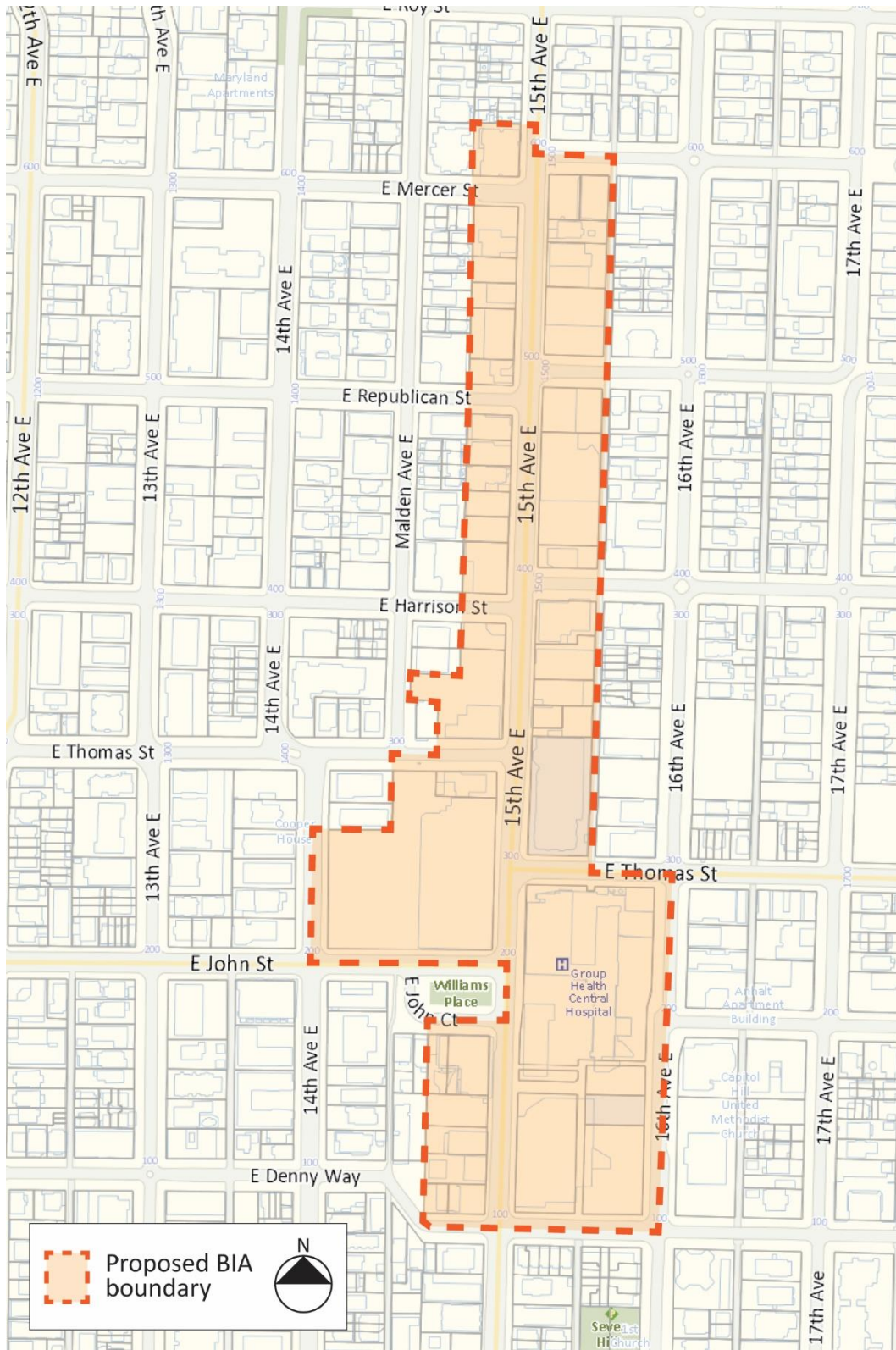
Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Exhibit A - 15th Avenue East Business Improvement Area

Exhibit A – 15th Avenue East Business Improvement Area



SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Economic Development	Phillip Sit / 256-5137	Miguel Jimenez / miguel.jimenez@seattle.gov

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE establishing a new 15th Avenue East Business Improvement Area (BIA); levying special assessments upon owners of commercial, multifamily residential, and mixed-use properties within the BIA; providing for the deposit of revenues in a special account and expenditures therefrom; providing for collection of and penalties for delinquencies; providing for the establishment of a Ratepayers’ Advisory Board; providing for an implementation agreement with a Program Manager; and ratifying and confirming certain prior acts.

Summary and background of the Legislation:

This ordinance establishes a new 15th Avenue East Business Improvement Area under RCW 35.87A. The 15th Ave Business Improvement Area is expected to be funded by a special assessment levied on the owners of commercials, multi-family residential, and mixed-use properties within its boundaries. The City would contract with a program manager to administer the activities set out in the 15th Ave Business Improvement Area work plan. The 15th Ave Business Improvement Area (BIA) program manager will be overseen by a Ratepayers Advisory Board, which would be broadly representative of the ratepayers within the 15th Ave business corridor.

This ordinance is the final piece of legislation required to create a new 15th Ave Business Improvement Area, as required by chapter 35.87A RCW. The City Council passed a resolution to initiate the formation of the 15th Ave Business Improvement Area, as well as a resolution of intent that included the date and place of a public hearing. After the public hearing, the City Council agreed to go forward with this ordinance.

The 15th Ave Business Improvement Area would be established for the duration of seven years, with the base year being FY2022. The 15th Ave Business Improvement Area believes its proposal is efficient, accountable, and responsive to the area’s needs. The group collected signatures for a petition to form the 15th Ave Business Improvement Area that will fund the following programs within the Business Improvement Area:

- A. Neighborhood Beautification within the Business Improvement Area;;
- B. Street Festivals and Events within the Business Improvement Area;;
- C. Program Management and Neighborhood Advocacy.
- D. Cleaning and Graffiti Removal;

The petitioning effort resulted in a show of financial support by ratepayers who would pay at least 60% of the total special assessment revenues. Assessments will commence as of Jan 1st, 2022, or the effective date of this ordinance, whichever is later. The 15th Ave Business Improvement Area will be overseen by a Ratepayers Advisory Board, which would be broadly representative of the proposed ratepayers and stakeholders from the district.

2. CAPITAL IMPROVEMENT PROGRAM

a. Does this legislation create, fund, or amend a CIP Project? Yes No

3. SUMMARY OF FINANCIAL IMPLICATIONS

a. Does this legislation amend the Adopted Budget? Yes No

Appropriation change (\$):	General Fund \$		Other \$	
	2021	2022	2021	2022
Estimated revenue change (\$):	Revenue to General Fund		Revenue to Other Funds	
	2021	2022	2021	2022
			N/A	\$116,839
Positions affected:	No. of Positions		Total FTE Change	
	2021	2022	2021	2021

b. Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
 None.

c. Is there financial cost or other impacts of *not* implementing the legislation?
 None to the City. The 15th Ave Business Improvement Area is established as a revenue-neutral program.

3.d. Appropriations

This legislation adds, changes, or deletes appropriations.

3.e. Revenues/Reimbursements

This legislation adds, changes, or deletes revenues or reimbursements.
Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2021 Revenue	2022 Estimated Revenue
15 th Ave BIA	FAS	Ratepayer Assessments	N/A	\$116,839
TOTAL				

Is this change one-time or ongoing?

Ongoing for seven years, the property and ownership data is revisited annually, and the assessments is recalculated based on the allowable changes in the ordinance, which could result in an increase or decrease to the total revenue collected.

Revenue/Reimbursement Notes:

The 2022 revenue amount represents potential ratepayer assessment collections for a full year, with assessments commencing on Jan 1st, 2022. Estimated annual revenue for fiscal year 2022 is \$116,839, FAS would collect the assessments from the ratepayers, but the funds would then be kept by FAS only for reimbursement to the 15th Ave Business Improvement Area.

3.f. Positions

This legislation adds, changes, or deletes positions.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

Yes – the Department of Finance and Administrative Services (FAS), which administers the assessments for the BIAs. OED has worked in close coordination with FAS on this legislation package. FAS will collect the BIA assessments from its ratepayers. FAS holds the funds solely for the purpose of reimbursing the 15th Ave BIA for administering staffing, projects, and other costs associated with the BIA.

b. Is a public hearing required for this legislation?

Yes. A public hearing was held on [REDACTED] as required by RCW 35.87A.140.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No.

d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes. The companion resolution was published to give notice of the public hearing for the proposed Council Bill. Prior ordinances to establish BIAs have also been published after Council adoption.

e. Does this legislation affect a piece of property?

No.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?

Based on the Racial Equity Toolkit (see Attachment C), the 15th Ave BIA proposal is not expected to have adverse disproportionate impacts on vulnerable and historically disadvantaged communities in the district.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

The 15th Ave BIA will build off the volunteer efforts of the 15th Avenue Merchant's Association. The formation of the BIA will provide the organization with additional capacity and financial tools to support property, small businesses, and stakeholders within the business corridor. The summary of services and outcomes include the following programs within the Business Improvement Area:

- A. Neighborhood Beautification;
- B. Street Festivals and Events;
- C. Program Management and Neighborhood Advocacy.
- D. Cleaning and Graffiti Removal;

List attachments/exhibits below:

Summary Attachment A – 15th Ave E BIA Benefit Analysis
Summary Attachment B – 15th Ave E BIA Racial Equity Toolkit

15TH AVE BUSINESS IMPROVEMENT AREA BENEFIT ANALYSIS

OFFICE OF ECONOMIC DEVELOPMENT
PHILLIP SIT, BIA ADVOCATE

HIGHLIGHTS:

BUDGET – The total estimated budget for the proposed 15th Ave BIA beginning in the year of authorization (2022) is estimated at **\$116,839.00**

RATEPAYERS – The assessment is on all eligible properties and the ratepayers are therefore property owners, including commercial, nonprofits, and multi-family residential properties

The 15th Ave BIA is comprised of **29 individual ratepayers** that represents **37 assessable parcels** within the designated boundaries

SUPPORT – The proposed 15th Ave BIA has petition signature from **15 petitions** in support of the 15th Ave BIA, representing **72.84%** in assessments

Per Citywide BIA policies, if a single entity in support of the BIA represents more than 25 percent of the total assessment, the City encourages BIA proponents to seek additional support from potential ratepayers, demonstrated by presenting a petition representing 65 percent or more of the total assessment in the proposed BIA

OPPOSITION – As of June 15th, 2021, the City has not received any petitions back with signatures against the formation of the 15th Ave BIA

BOUNDARIES – The 15th Ave BIA boundaries reflects the historical commercial corridor and boundaries accounts for the single residential properties between 15th Ave and Broadway

BIA PROGRAMS AND SERVICES – are standard and similar to other recent BIAs, to support economic development, a safe and clean environment, and advocacy for the district within the BIA boundaries

ASSESSMENTS – Records for the initial assessment calculations are based on data and information from the King County Assessor's Office and Financial Administration Services. The base assessment rate on each assessable property within the proposed boundaries will be **\$0.10 per \$1000** of the total appraised value and **\$0.15 for every lot square foot**

Properties designated by King County as Single Family, Duplex, Rooming House, Triplex or Townhouse are non-assessable per State law

BENEFIT ANALYSIS – The 15th Ave assessment methodology is weighted towards lot square footage and complimented by the Total Appraised Value (TAV will charge ratepayer assessments that are commensurate with the primary cleaning and beautification programs and benefits provided by the 15th Ave BIA.

OUTREACH – Over the past six years, the 15th Ave Merchant's Association has been involved in previous litigation of BIA formation proposal that would encompass Capitol Hill. The 15th Ave

proponents reached out to OED in 2019 to consider the viability of a 15th Ave centric BIA. With a proposal developed, the proponents started initial outreach in late 2019 and into 2020/2021.

PROGRAM MANAGER – The Program Manager is recommended by the Ratepayers Advisory Board to the City. The Ratepayers Advisory Board approves an annual budget, work plan, and program manager for use of BIA generated funds in alignment with the BIA ordinance. BIA generated funds. The 15th Avenue Merchant’s Association have expressed interest in serving as the program manager.

15TH AVE BIA PROPONENTS AND 15TH AVE MERCHANTS ASSOCIATION:

Name	Business/Property
Ross King	Rainbow Natural Remedies
Danielle Hulton	Ada’s Technical Books
Jill Cronauer	Hunters Capital
Ray Angel	Angel’s Shoe Repair
Ian Eisenberg	Ike’s
Jeffrey Pelletier	Board and Vellum

BUSINESS IMPROVEMENT AREA (BIA) OVERVIEW:

Currently, there are **10 BIAs** in Seattle generating a total of **\$26 million dollars** in enhanced programs and services to business districts. The proposed 15th Ave BIA would provide **\$116,839.00** in annual assessments to support services and programs within the service area.

- BIA services are primarily funding by a special assessment on district properties or business
- BIAs are governed by a locally-controlled board of directors
- BIAs provide services to supplement, not replace services already provided by the City
- BIAs serve as a critical liaison between City government and neighborhood stakeholders

The 15th Ave business corridor is a blend of restaurants/small businesses, offices, and mixed use residential/commercial buildings. Like many business districts, 15th Ave and Capitol Hill at-large is grappling with issues related to trash, public safety, parking, and transportation. By providing a dedicated source of funding, the 15th Ave will be able to increase their capacity to serve as one of the primary local entity to advocate for the benefit of stakeholders in the district.

In response to community support and having successfully obtained signatures representing over 65% from potential ratepayers, the 15th Ave BIA proponents are proposing a seven-year duration BIA.

This Business Improvement Area (BIA) benefit analysis has been prepared to review the 15th Ave BIA proposal as required from Resolution 31657 – the Citywide BIA Policies.

SECTION A: 15TH AVE PROPOSED BOUNDARIES:

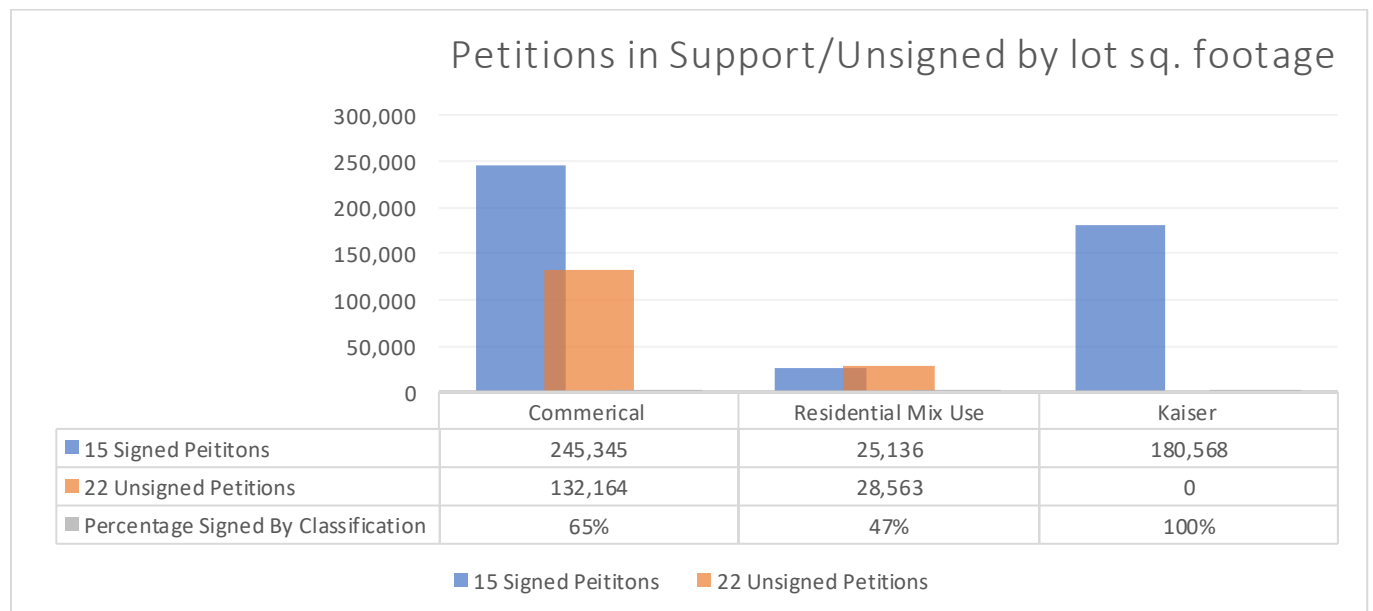
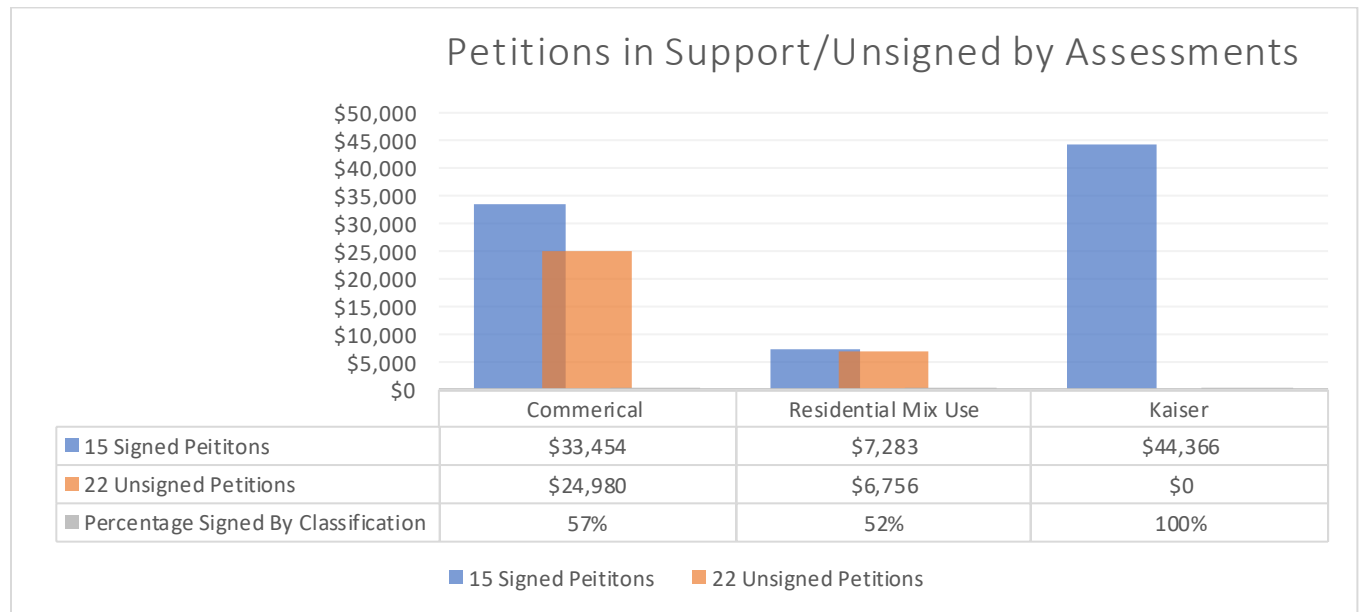
FIG A1



SECTION B: 15TH AVE PETITION SUPPORT:

The proposed 15th Ave has petition signature from **15 petitions** in support of the BIA formation, representing **72.84%** in verified petition support. As of 6/15/2021, there are no petitions submitted to the city in opposition to the BIA renewal.

FIG B1: OVERALL PETITION SUPPORT FOR 15TH AVE BIA FORMATION

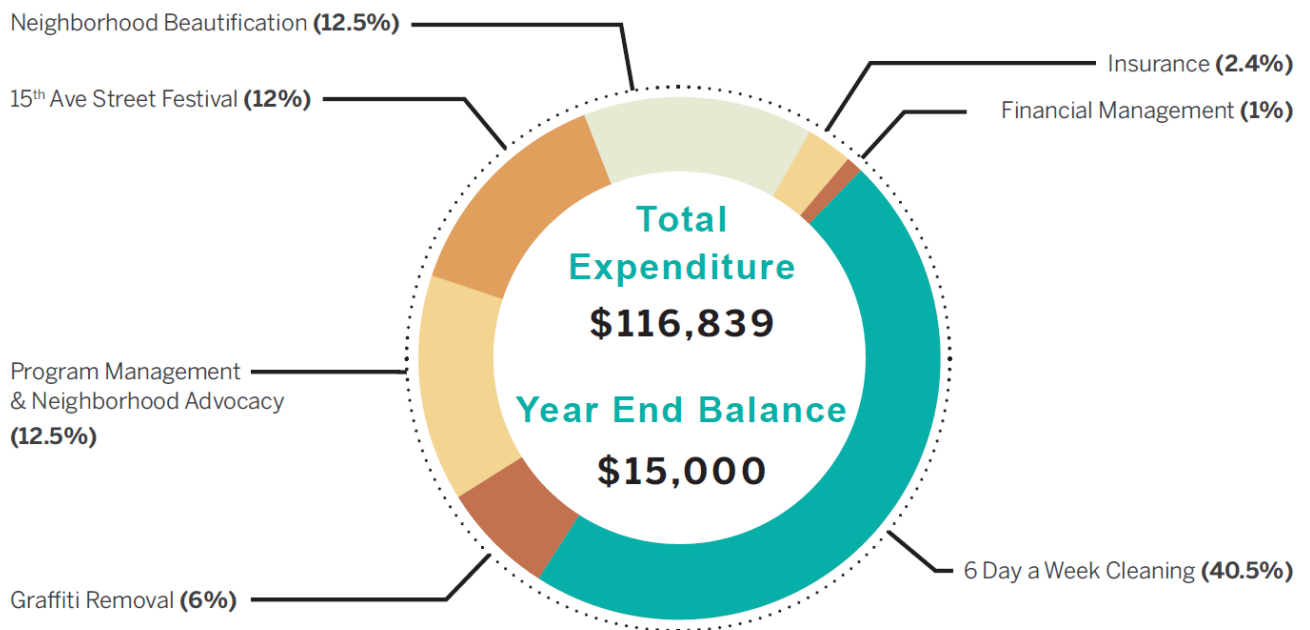


SECTION C: 15th Ave BIA BUDGET:

The BIA will generate an estimated total of **\$116,839** in assessments in the base year of authorization of 2022. All stakeholders within the assessment zone will consistently benefit from economic development initiatives, public safety programs, a clean environment, and district-specific advocacy efforts. **Section E has a description of the programs and services.**

To maintain programs and services over time, there is an **annual Customer Price Index (CPI) inflation factor** associated with the proposed BIA over the seven-year duration of the BIA. The 15th Ave BIA will also annually update the assessment for properties that undergo development or expansion using data from the King County Assessor’s Office. This **New Benefit** includes updating and identifying assessable parcels for their total appraised value and lot square footage.

FIG C1: 15TH AVE BIA BUDGET



15 th Ave BIA Programs and Services	Budget	Percent of Budget
6 Days a Week Cleaning	\$47,319.80	40.5%
Program Management & Neighborhood Advocacy	\$14,604.88	12.5%
Neighborhood Beautification	\$14,604.88	12.5%
15 th Ave Street Festival	\$14,020.68	12%
Graffiti Removal	\$7,010.34	6%
Insurance and Financial Management	\$3,975.52	3.5%
Cash Balance/Reserve	\$15,000	13%

SECTION D: ASSESSMENT METHODOLOGY:

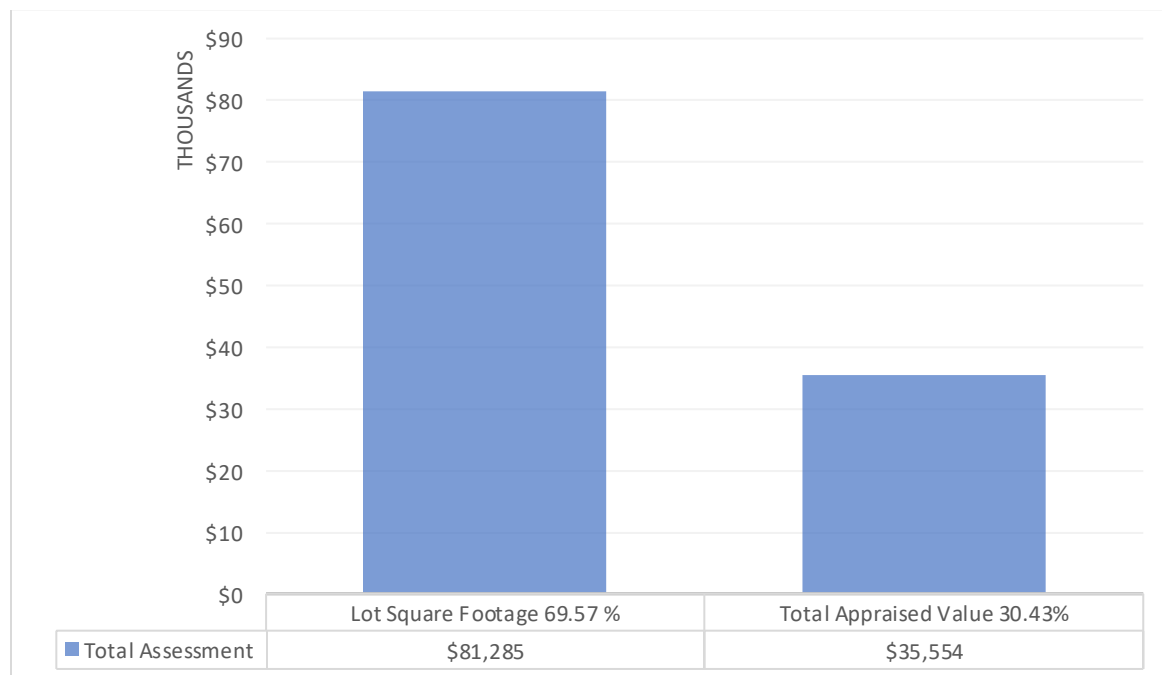
The 15th Ave BIA assessment formula is **\$0.10/\$1,000** of the Total Appraised Value and **\$0.15 per lot square foot** for the established base year as recorded from the King County Assessor’s Office and by the Financial Administration Services (FAS) from the City of Seattle.

By utilizing the base property value on record plus annual CPI, the assessment will remain constant and will keep up with inflation unless a property triggers a **New Benefit Area** due to new development as described by the proposed ordinance, in which case, the base year and property value is reset by the City of Seattle over the course of the seven years of the BIA.

The assessment on Lot Square Footage comprises almost 70% of the total revenues generated as shown in the chart below. Given that nearly two-thirds of the overall budget is dedicated to cleaning and beautification services, a primary assessment component to account for lot square footage was recommended as it would provide a close nexus to services received and therefore benefits because cleaning costs correlate directly to the parcel size and potential utilization of BIA services.

Property valuation generally correlates to benefit because higher assessed parcels generally reflect a higher level of utilization of services due to volume of employees, residents, and/or customers. The assessment methodology for the 15th Ave BIA proposal is similar to the practices of other property-based BIAs, such as the U. District and the Columbia City BIA that provides a significant amount of assessment funds towards cleaning and beautification of the public realm.

FIG D1: 15TH AVE BIA BUDGET BY LOT SQ. FOOTAGE AND BY TOTAL APPRAISED VALUE



SECTION E: BIA PROGRAMS AND SERVICES

Washington State law outlines a number of purposes for the use of BIA generated funds (see RCW 35.87A.010(1)). The services and activities funded by the 15th BIA annual assessment are in addition those service already provided by the City. A summarized description of BIA services as proposed by the 15th Ave BIA proponents. Upon passage of the BIA, the 15th BIA interim Ratepayer Advisory Board (RAB) will consult and work with the Office of Economic Development on a updated and detailed budget and work plan.

NEIGHBORHOOD BEAUTIFICATION:

- Public murals and signal box beatification
- Collaborate with local artist on potential projects to beautify the public space within the BIA

15TH AVE STREET FESTIVAL:

- Add staff and professional capacity to the annual 15th Avenue Festival
- Activate potential smaller community partner events and activations with the BIA
- Communicate 15th Ave to community through social media and newsletters

BIA MANAGEMENT AND NEIGHBORHOOD:

The 15th Ave BIA will retain a part time staff/contractor to provide program administration, customer service, develop and implement service programs; and manage finances and contract services, including:

- Conduct annual meetings of ratepayers to present work plan, budget, and approval of program manager;
- Work in collaboration with FAS/OED on BIA assessment billing and customer service related inquiries
- Ensure legal, financial and personnel policy documents are up to date and in compliance with applicable laws
- Provide resources, support, and training to Ratepayer Advisory Board

6 DAYS A WEEK CLEANING AND GRAFFITI REMOVAL:

- The 15th Ave proponents have engaged with vendors to provide enhanced cleaning services and graffiti removal, quotes and a selection process for vendors will occur upon passage of the BIA formation ordinance in partnership with OED and SPU

SECTION G: BASE ASSESSMENT BENEFITS

Commercial Buildings

# of Parcels	% of Parcels	Lot Sq. Footage	% Lot Sq. Footage	Total Appraised Value	% of Total Appraised Value	Base Assessment	% Base Assessment
27	72.97%	307,636	59.95%	\$12,288,800	34.56%	\$58,434.28	50.01%

The **27 parcels** in this category are primary comprised of small commercial office, retail and service-oriented businesses. The conclusion drawn by the percentage ratio between the percent of TAV and Lot Sq. Footage with the proposed BIA assessment is that existing commercial buildings will be providing a commensurate assessment with the benefits received from the proposed services and programs for their business tenants, employees, and customers. New development will pay a commensurate amount as a result of the New Benefit language within the proposed ordinance. There are a handful of new developments (QFC Grocery Store) slated for the district and the percentage of TAV for this classification will most likely shift to residential mix use over the seven-year duration for the BIA.

COMMERICAL/RETAIL



Source: King County Assessor’s Office

[Safeway](#) is a commercial building that is currently functions as a grocery store in the district. Constructed in 2000, the parcel also feature their parking lots.

Parcel: 600350-1820
 Total Appraised Value: \$38,001,200
 Lot Square Footage: 98,702
 Base Assessment: \$14,805.30 (Lot Sq. Footage) +
 \$3,800.12 (TAV) = \$18,605.42

Residential Mix Use Buildings

# of Parcels	% of Parcels	Lot Sq. Footage	% Lot Sq. Footage	Total Appraised Value	% of Total Appraised Value	Base Assessment	% Base Assessment
7	18.9%	53,699	9.9%	\$59,839,500	16.8%	\$14,038.80	12.01%

The **7 parcels** in this category are primarily comprised of market rate apartment complexes, with Community Roots (formerly Capitol Hill Housing) representing the property owners of two parcels within the district: 1509 E Mercer is identified as a market rate apartment and 346 15th Ave E is receiving a small exemption for subsidized housing. The proponents engaged with Community Roots, and it was determined that it was not necessary to create an additional assessment formula for subsidized housing for one sole property. The benefit is commensurate with the assessment given the LSQ and TAV ratio for this classification. As noted, this classification of market rate residential mix use buildings will increase due to new development within the district.

RESIDENTIAL MIX USE



Source: King County Assessor's Office

Court John is a mix use apartment complex with commercial tenants. Constructed in 2012, the building features 36 residential and commercial tenants and stretches across two parcels, resulting in two separate assessments.

Parcel: 942140-0026
 Total Appraised Value: \$3,742,200
 Lot Square Footage: 9729
 Base Assessment: \$1,458.00 (Lot Sq. Footage) + \$374.22 (TAV) = \$1,832.22

Parcel: 942140-0025
 Total Appraised Value: \$16,358,800
 Lot Square Footage: 5040
 Base Assessment: \$756.00 (Lot Sq. Footage) + \$1,635.88 (TAV) = \$2,391.88

Kaiser Campus

# of Parcels	% of Parcels	Lot Sq. Footage	% Lot Sq. Footage	Total Appraised Value	% of Total Appraised Value	Base Assessment	% Base Assessment
3	8.1%	180,568	33.3%	\$172,812,100	48.6%	\$14,038.80	37.97%

The **3 parcels** in this category represents the Kaiser main campus and parking lots, formally the main hub for Group Health. As a health service caretaker and provider, the benefit-to-assessment for this property owner is reflected in the enhanced programs and services that will support the employees, clients, and visitors to their 15th Ave campus. While Kaiser provides cleaning and beautification in-house for their buildings, the organization also will benefit from a district wide BIA program manager.

KAISER MAIN CAMPUS



Source: King County Assessor's Office

Kaiser Main Campus serves as the main headquarters for Kaiser, constructed in 1956, the building is exempted from King County property taxes but are assessable by the City for BIA programs and services.

Parcel: 311700-005
 Total Appraised Value: \$8,5625,600.00
 Lot Square Footage: 122,968

Base Assessment: \$18,445.20 (Lot Sq. Footage) + \$8,562.56
(TAV) = \$27,007.06

SECTION H: OUTREACH AND SUPPORT

Over the last several years the 15th Avenue East Merchants group recognized that a formal organization and funding mechanism would benefit the district. With the failure of the Capitol Hill-wide BIA and data showing that 15th Avenue East had a majority of support for that effort, it was determined that a new BIA specific to 15th Avenue East would be the right mechanism.

Early outreach occurred with both large property owners (Kaiser and Safeway) as well as a variety of small businesses and property owners throughout early 2021.

The volunteer organization created an active database of property owners, contacts, and business names and divided them up based on previous relationships. Over the early part of 2021, the 15th Ave BIA outreached to various members to determine their level of support. It became apparent that there was widespread support and no vocal opposition. 15th Ave board members tracked interactions and sent updates to staff. Any returned petitions marked undeliverable were then subjected to additional research for updated contact information.

Within three weeks, the proponents secured over 60 percent of signatures and then held two virtual public meetings shortly after to discuss the 15th Ave BIA proposal on May 19th and May 25th with the Office of Economic Development in attendance.

Starting in the fall of 2021, the 15th Ave BIA will start the recommendation process to the City on an inaugural Ratepayer Advisory Board (RAB) and determine next steps for determining staffing for the organization and how to get bids for services in partnership with OED.

GLOSSARY:

Assessment: A BIA assessment is a fee that each ratepayer pays to support the programs funded by the BIA. The sum of all the individual assessments that ratepayers pay comprise the total yearly assessment of the BIA, and underwrite most, if not all, annual operating expenses. The total yearly assessment is unique to each BIA in Seattle.

BIA: "BIA" is an acronym for Business Improvement Area. A business improvement area is a geographically defined area within the City of Seattle, in which services, activities, and programs are paid for through a special assessment which is charged to all eligible ratepayers within the area with the intention of reasonably distributing the benefits received and the costs incurred to provide the agreed-upon services, activities, and programs.

BIA Advisory Board: The City's policy is to create a BIA Advisory Board to oversee operations of the funds, approve an annual budget for use of BIA generated revenues and recommend a Program Manager; however, the City has sole discretion as to how the revenue derived from the

BIA is to be used within the scope of the purposes stated in the BIA ordinance.

BIA Notification and Petition Validation Process: Processes in which the City notifies potential ratepayers of the BIA proposal and validates the petitions signed in favor of a BIA proposal. The City's policy is to send a letter to all potential ratepayers to notify them that the BIA proposal has been submitted to the City. The City also validates all signed petitions that have been submitted by the party or parties requesting to establish the BIA.

Program Manager: the organization that administers the operations of the BIA. The Program Manager is recommended by the BIA Advisory Board to the City. The BIA Advisory Board approves an annual budget for use of BIA generated funds in alignment with the BIA ordinance. The Program Manager administers the funds in accordance with the approved budget through direct expenditures and/or contracts with service providers. The Program Manager's administration will comply with all applicable provisions of law, with all county and City resolutions and ordinances, and with all regulations lawfully imposed by the state auditor or other state agencies.

Ratepayer: those individuals, organizations or entities that are assessed, i.e. those that receive an assessment bill from the City as a result of establishing the BIA. Individuals, organizations or entities that receive an increase in their lease rates or other contractual agreement with ratepayers as a result of the establishment of the BIA are not, for purposes of City policies, considered ratepayers.

Ratepayer Classification: ratepayers that are grouped into a specific category either for purposes of applying a unique assessment rate or formula or for distinguishing a unique type or level of benefit.

Stakeholder: Individuals, organizations or entities that are located in or have a direct interest in the boundaries of the district. They can be ratepayers or non-ratepayers. They may include, but not be limited to, property owners, businesses, residents, government agencies, nonprofit agencies and other institutions. For example, a district could have the presence of manufacturing businesses, retail and service businesses, a private school, nonprofit service providers, condo associations, residential property owners, commercial property owners, etc.

Racial Equity Toolkit

to Assess Policies, Initiatives, Programs, and Budget Issues

Our vision is to eliminate racial inequity in the community. To do this requires ending **individual racism**, **institutional racism** and **structural racism**. The Racial Equity Toolkit lays out a process and a set of questions to guide the development, implementation and evaluation of policies, initiatives, programs, and budget issues to address the impacts on racial equity.

When Do I Use This Toolkit?

Early. Apply the toolkit early for alignment with departmental racial equity goals and desired outcomes.

How Do I Use This Toolkit?

With Inclusion. The analysis should be completed by people with different racial perspectives.

Step by step. The Racial Equity Analysis is made up of six steps from beginning to completion:



Racial Equity Toolkit Assessment Worksheet

Title of policy, initiative, program, budget issue:

Description:

Department:

Contact Name:

Contact Email:

Type: Policy Initiative Program Budget Issue

Step 1. Set Outcomes.

1a. What does your department define as the most important racially equitable **community outcomes** related to the issue? (Response should be completed by department leadership in consultation with RSJI Executive Sponsor, Change Team Leads and Change Team. Resources can be found at: [rsji/toolkit/outcome.htm](https://rsji.org/toolkit/outcome.htm))

1b. Which racial equity **opportunity area(s)** will the issue primarily impact?

- Education
- Community Development
- Health
- Environment

- Criminal Justice
- Jobs
- Housing

1c. Are there impacts on:

- Contracting Equity
- Workforce Equity

- Immigrant and Refugee Access to Services
- Inclusive Outreach and Public Engagement

Please describe:

Step 2. Involve stakeholders. Analyze data.

2a. Are there impacts on geographic areas? Yes No

Check all neighborhoods that apply (see map):

All Seattle neighborhoods

Ballard

North

NE

Central

Lake Union

Southwest

Southeast

Delridge

Greater Duwamish

East District

King County (outside Seattle)

Outside King County

Please describe:

2b. What are the racial demographics of those living in the area or impacted by the issue?

(See *Identifying Stakeholder and Data Resources* sections)

2c. How have you involved community members and **stakeholders**?

(See *Identifying Stakeholders* section for questions to ask community/staff at this point in the process to ensure their concerns and expertise are part of analysis.)

2d. What does data and your conversations with **stakeholders** tell you about existing racial inequities that influence people's lives and should be taken into consideration?

(See *Data Resources Section*. *King County Opportunity Maps* for information based on geography, race and income.)

2e. What are the root causes or factors creating these racial inequities?

Examples: Bias in process; Lack of access or barriers; Lack of racially inclusive engagement.

Step 3. Determine Benefit and/or Burden.

Given what you have learned from data and from stakeholder involvement...

3. How will the policy, initiative, program, or budget issue increase or decrease racial equity?

What are potential unintended consequences? What benefits may result? Are the impacts aligned with your department's community outcomes that were defined in Step 1?

Step 4. Advance Opportunity or Minimize Harm.

4. How will you address the impacts (including unintended consequences) on racial equity?

What strategies address immediate impacts? What strategies address root causes of inequity listed in Q.2e? How will you partner with stakeholders for long-term positive change? If impacts are not aligned with desired community outcomes, how will you re-align your work?

Program Strategies?

Policy Strategies?

Partnership Strategies?

Step 5. Evaluate. Raise Racial Awareness. Be Accountable.

5. How will you evaluate and be **accountable?** How will you evaluate and report impacts on racial equity over time? What is your goal and timeline for eliminating racial inequity? How will you retain stakeholder participation and ensure internal and public accountability? How will you raise awareness about racial inequity related to this issue?

5b. What is unresolved? What resources/partnerships do you still need to make changes?

Step 6. Report Back.

6. Share analysis and report responses from Step 5 with Department Leadership and Change Team Leads and members involved in Step 1.

Creating Effective Community Outcomes

Outcome = the result that you seek to achieve through your actions.

***Racially equitable* community outcomes = the specific result you are seeking to achieve that advances racial equity in the community.**

When creating outcomes think about:

- What are the greatest opportunities for creating change in the next year?
- What strengths does the department have that it can build on?
- What challenges, if met, will help move the department closer to racial equity goals?

Keep in mind that the City is committed to creating racial equity in seven key opportunity areas: **Education, Community Development, Health, Criminal Justice, Jobs, Housing, and the Environment.**

Examples of community outcomes that increase racial equity:

OUTCOME	OPPORTUNITY AREA
Increase transit and pedestrian mobility options in communities of color.	Community Development
Decrease racial disparity in the unemployment rate.	Jobs
Ensure greater access to technology by communities of color.	Community Development, Education, Jobs
Improve access to community center programs for immigrants, refugees and communities of color.	Health, Community Development
Communities of color are represented in the City's outreach activities.	Education, Community Development, Health, Jobs, Housing, Criminal Justice, Environment
The racial diversity of the Seattle community is reflected in the City's workforce across positions.	Jobs
Access to City contracts for Minority Business Enterprises is increased.	Jobs
Decrease racial disparity in high school graduation rates	Education

Additional Resources:

- **RSJI Departmental Work Plan:** <http://inweb/rsji/departments.htm>
- **Department Performance Expectations:** <http://web1.seattle.gov/DPETS/DPETSWEbHome.aspx>
- **Mayoral Initiatives:** <http://www.seattle.gov/mayor/issues>

Identifying Stakeholders + Listening to Communities of Color

Identify Stakeholders

Find out who are the **stakeholders** most affected by, concerned with, or have experience relating to the policy, program or initiative? Identify racial demographics of neighborhood or those impacted by issue. (See *District Profiles in the [Inclusive Outreach and Public Engagement Guide](#) or refer to U.S. Census information on p.7)*

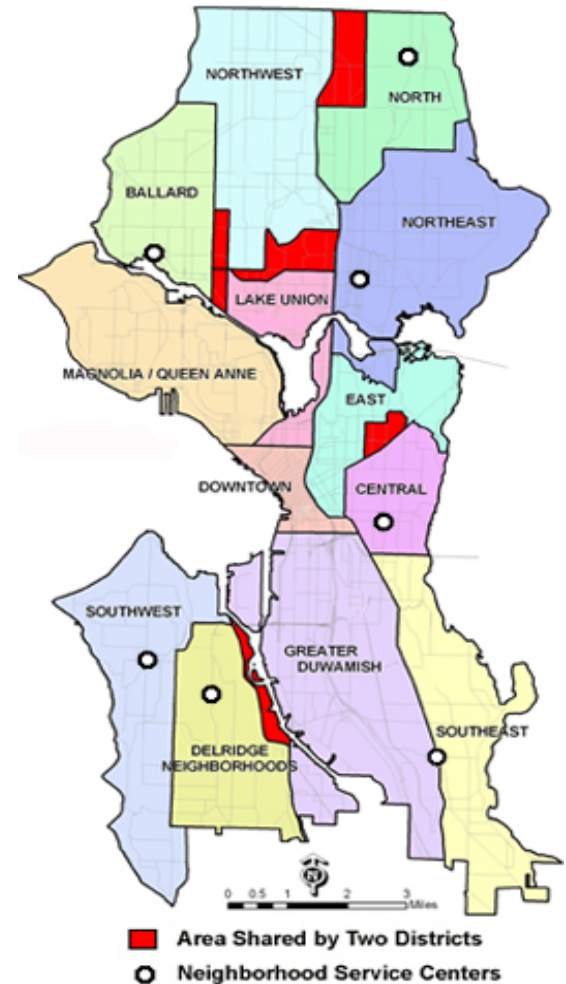
Once you have identified your stakeholders

Involve them in the issue.

Describe how historically underrepresented community stakeholders can take a leadership role in this policy, program, initiative or budget issue.

Listen to the community. Ask:

1. What do we need to know about this issue? How will the policy, program, initiative or budget issue burden or benefit the community? (*concerns, facts, potential impacts*)
2. What factors produce or perpetuate racial inequity related to this issue?
3. What are ways to minimize any negative impacts (harm to communities of color, increased racial disparities, etc) that may result? What opportunities exist for increasing racial equity?



Tip: Gather Community Input Through...

- Community meetings
- Focus groups
- Consulting with City commissions and advisory boards
- Consulting with Change Team

Examples of what this step looks like in practice:

- A reduction of hours at a community center includes conversations with those who use the community center as well as staff who work there.
- Before implementing a new penalty fee, people from the demographic most represented in those fined are surveyed to learn the best ways to minimize negative impacts.

For resources on how to engage stakeholders in your work see the **Inclusive Outreach and Public Engagement Guide**: <http://inweb1/neighborhoods/outreachguide>

Data Resources

City of Seattle Seattle's Population and Demographics at a Glance:

http://www.seattle.gov/dpd/Research/Population_Demographics/Overview/default.asp

Website updated by the City Demographer. **Includes: Housing** Quarterly Permit Report • **Employment data** • 2010 Census data • **2006-2010 American Community Survey** • 2010 Census: Demographic highlights from the 2010 Census; Basic Population and Housing Characteristics Change from 1990, 2000, and 2010 – PDF report of counts of population by race, ethnicity and over/under 18 years of age as well as a total, occupied and vacant housing unit count; Three-page subject report – PDF report of detailed population, household and housing data • American Community Survey: **2010 5-year estimates and 2009 5-year estimates** • Census 2000 • Permit Information: Comprehensive Plan Housing Target Growth Report for Urban Centers and Villages; Citywide Residential Permit Report • Employment Information: Comprehensive Plan Employment Target Growth Report for Urban Centers and Villages; Citywide Employment 1995-2010 • The Greater Seattle Datasheet: a report by the Office of Intergovernmental Relations on many aspects of Seattle and its region.

SDOT Census 2010 Demographic Maps (by census blocks): Race, Age (under 18 and over 65) and Median Income http://inweb/sdot/rsji_maps.htm

Seattle's Population & Demographics Related Links & Resources (From DPD website:

http://www.seattle.gov/dpd/Research/Population_Demographics/Related_Links/default.asp)

Federal

- [American FactFinder](#): The U.S. Census Bureau's main site for online access to population, housing, economic, and geographic data.
- [Census 2000 Gateway](#): The U.S. Census Bureau's gateway to Census 2000 information.

State

- [Washington Office of Financial Management](#): OFM is the official state agency that provides estimates, forecasts, and reports on the state's population, demographic characteristics, economy, and state revenues.

Regional

- [Puget Sound Regional Council](#): PSRC is the regional growth management and transportation planning agency for the central Puget Sound region in Washington State.

County

- [King County Census Viewer](#): A web-based application for viewing maps and tables of more than 100 community census data indicators for 77 defined places in King County.
- [King County Department of Development and Environmental Services](#): the growth management planning agency for King County.
- [Seattle & King County Public Health - Assessment, Policy Development, and Evaluation Unit](#): Provides health information and technical assistance, based on health assessment data
- [King County Opportunity Maps](#): A Study of the Region's Geography of Opportunity. Opportunity maps illustrate where opportunity rich communities exist, assess who has access to those neighborhoods, and help to understand what needs to be remedied in opportunity poor neighborhoods. Puget Sound Regional Council.

City

- [The Greater Seattle Datasheet](#): A Seattle fact sheet courtesy of the City of Seattle's Office of Intergovernmental Relations.

Other

- [Seattle Times Census 2000](#): articles, charts related to Census 2000 and the Seattle/Puget Sound region.

Glossary

Accountable- Responsive to the needs and concerns of those most impacted by the issues you are working on, particularly to communities of color and those historically underrepresented in the civic process.

Community outcomes- The specific result you are seeking to achieve that advances racial equity.

Contracting Equity- Efforts to achieve equitable racial outcomes in the way the City spends resources, including goods and services, consultants and contracting.

Immigrant and Refugee Access to Services- Government services and resources are easily available and understandable to all Seattle residents, including non-native English speakers. Full and active participation of immigrant and refugee communities exists in Seattle's civic, economic and cultural life.

Inclusive Outreach and Public Engagement- Processes inclusive of people of diverse races, cultures, gender identities, sexual orientations and socio-economic status. Access to information, resources and civic processes so community members can effectively engage in the design and delivery of public services.

Individual racism- Pre-judgment, bias, stereotypes about an individual or group based on race. The impacts of racism on individuals including white people internalizing privilege and people of color internalizing oppression.

Institutional racism- Organizational programs, policies or procedures that work to the benefit of white people and to the detriment of people of color, usually unintentionally or inadvertently.

Opportunity areas- One of seven issue areas the City of Seattle is working on in partnership with the community to eliminate racial disparities and create racial equity. They include: Education, Health, Community Development, Criminal Justice, Jobs, Housing and the Environment.

Racial equity- When social, economic and political opportunities are not predicted based upon a person's race.

Racial inequity-When a person's race can predict their social, economic and political opportunities and outcomes.

Stakeholders- Those impacted by proposed policy, program or budget issue who have potential concerns or issue expertise. Examples might include: specific racial/ethnic groups, other institutions like Seattle Housing Authority, schools, community-based organizations, Change Teams, City employees, unions, etc.

Structural racism - The interplay of policies, practices and programs of multiple institutions which leads to adverse outcomes and conditions for communities of color compared to white communities that occurs within the context of racialized historical and cultural conditions.

Workforce Equity- Ensure the City's workforce diversity reflects the diversity of Seattle



Legislation Text

File #: Appt 01619, **Version:** 1

Appointment of Harmony Leanna Eichsteadt as member, Seattle Women's Commission, for a term to July 1, 2021.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Harmony Leanna Eichsteadt</i>		
Board/Commission Name: <i>Seattle Women's Commission</i>		Position Title: <i>Member</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: 12/10/2019	Term of Position: * 7/2/2019 to 7/1/2021 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Capitol Hill</i>	Zip Code: 98102	Contact Phone No.:
Background: Harmony graduated from UT Austin with a degree in Women's & Gender Studies. While there, she helped create the first women's studies curriculum to be approved for high school students by the Texas Education Agency. She also worked with Lulu Flores, former president of the National Women's Political Caucus to amend the bylaws of the NWPC to include a college caucus option for students. Additionally, she co-founded both the Feminist Action Project Conference and the Austin Women's Clothing Swap, a non-profit which raised money and clothes for women's organizations through a city-wide clothing swap event. After graduating, she worked with the Center for Women's & Gender Studies to bring the N.E.W. Leadership program to Texas. We recruited students from around Texas to participate in a six-day camp where they met with 50+ women leaders. Professionally, she runs an agency that supports mission-driven entrepreneurs through business coaching, events, and digital assets, with a focus on supporting and promoting under-represented business owners.		
Authorizing Signature (original signature): 		Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>

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 CITY OF SEATTLE
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 CITY CLERK

Harmony Leanna Eichsteadt

PROFESSIONAL EXPERIENCE

Co-Founder & Chief Community Officer

Worth The Journey, 2017-Present

- Support mission-driven entrepreneurs through coaching, events, and digital asset creation.
- Co-manage all aspects of the business including strategy, client acquisition and retention, delivery of services, and operations.

Head of Community

Good Life Project, 2016

- Responsible for creating, launching, and managing the community for this highly rated podcast by best selling author Jonathan Fields.
- Co-led courses for thousands of entrepreneurs alongside Jonathan. Helped produce and run Camp Good Life Project.

Evangelist / Organizer

NationBuilder, 2013-2015

- Organizer - worked with 300+ organizations to build community; including: political campaigns, non-profits, start-ups, etc.
- Evangelist - traveled globally, speaking to influential leaders across multiple industries.

AWARD

Lora Romero Memorial Award for Interdisciplinary Research in Race, Ethnicity, and Gender, 2010

LEADERSHIP EXPERIENCE

Faculty in Residence

N.E.W. Leadership Texas, 2019

Mentored college women for a 6 day in-residence camp to train and empower them in political leadership.

Mentor

Mentor Capital Network, 2016

Reviewed business plans and mentored early stage social venture entrepreneurs.

World Games Awards Supervisor

Special Olympics, 2015

Managed a team of volunteers to run the awards at the International Special Olympics World Games.

College Women's Caucus Intern

National Women's Political Caucus, 2010

Worked closely with the President to amend the bylaws to create the NWPC - College Women's Political Caucuses.

Founder, Board Chair

Austin Women's Clothing Swap, 2009-2010

Ran the non-profit on a \$0 budget through by soliciting donations and managing up to 70 volunteers.

EDUCATION

University of Texas at Austin
Bachelor of Arts with Honors, 2010
Women's & Gender Studies and English

Seattle Women's Commission December 2019

21 Members: Pursuant to *SMC 3.14.920*, all members subject to City Council confirmation, 2-year terms:

- 9 City Council-appointed
- 10 Mayor-appointed
- 2 Other Appointing Authority-appointed: Commission-appointed

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Member	Marcia Wright-Soika	7/02/19	7/01/21	1	Mayor
			2.	Member	Abriel Johnny	7/02/18	7/01/20	1	Mayor
1	F	2	3.	Member	Rhonda Carter	7/02/19	7/01/21	2	Mayor
			4.	Member	Sophia Lee	7/02/18	7/01/20	1	Mayor
			5.	Member	Harmony Eichateadt	7/02/19	7/01/21	1	Mayor
			6.	Member	Jennifer Gordon	7/02/19	7/01/21	1	Mayor
			7.	Member	Rebecca Bryant	7/02/18	7/01/20	1	Mayor
1	F	7	8.	Member	Diya Khanna	7/02/18	7/01/20	1	Commission
6	F	4	9.	Member	Zoe True	7/02/19	7/01/21	2	Mayor
9	F	7	10.	Member	Idabelle Fosse	7/02/18	7/01/20	2	City Council
1	F	3	11.	Member	K. Min Pease	7/02/19	7/01/21	2	City Council
2	F	N/A	12.	Member	Jamilah Williams	7/02/19	7/01/21	2	City Council
-	-	5	13.	Member	Xochitl Maykovich	7/02/18	7/01/20	2	City Council
2	F	1	14.	Member	Tana Yasu	7/02/18	7/01/20	2	City Council
8	F	5	15.	Member	Darya Farivar	7/02/19	7/01/21	2	City Council
2	F	3	16.	Member	Rokea Jones	7/02/19	7/01/21	2	City Council
			17.	Member	Grace Weil	7/02/18	7/01/20	1	City Council
2	F	2	18.	Member	Lakeisha Jackson	7/02/18	7/01/20	3	City Council
1	F	-	19.	Member	Whitney Nakamura	7/02/18	7/01/20	1	Commission
			20.	Member	Yadira Siqueiros	7/02/19	7/01/21	1	Commission
1	F	3	21.	Get Engaged	Adriana Lasso-Harrier	9/01/19	8/31/20	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

	(1)		(2)		(3)		(4)		(5)		(6)		(7)		(8)		(9)	
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial					
Mayor	0	9			2	0	0	0	0	1	0	0	0					
Council	0	8			1	4	0	0	0	0	0	0	1					
Comm	0	4			2	0	0	0	0	0	0	0	0					
Total	0	21			5	4	0	0	0	1	0	0	1					

Key:

*D List the corresponding *Diversity Chart* number (1 through 9)

**G List *gender*, M = Male, F= Female, T= Transgender, U= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02035, **Version:** 1

Reappointment of Diya Khanna as member, Seattle Women's Commission, for a term to July 1, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Diya Khanna</i>		
Board/Commission Name: <i>Seattle Women's Commission</i>		Position Title: <i>Member</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Commission</i>	Date Appointed: <i>mm/dd/yy.</i>	Term of Position: * <i>7/2/2020</i> to <i>7/1/2022</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood:	Zip Code:	Contact Phone No.:
Background:		
Authorizing Signature (original signature): <i>Tana Yasu</i>	Appointing Signatory: <i>Tana Yasu</i> <i>Seattle Women's Commission</i>	

Diya Khanna Resume

WHO I AM

A Diversity and Inclusion Manager who develops strategies to increase representation of underrepresented talent toward a more equitable work environment by tracking metrics globally

SUMMARY OF QUALIFICATIONS

- 15 years experience writing and editing media stories
- 8 years experience creating diversity programs for underrepresented groups in North America, Europe, and Asia
- 4 years experience in branding, media relations, content creation, monitoring and evaluation
- 2 years experience in digital marketing for tech start ups
- Published stories in Canadian Broadcasting Corporation, The Toronto Star, Forbes, The Seattle Times, Indian Express, Parent Map, Spotted by Locals, Alliance Magazine, and Humanity Magazine reaching leaders, academics and entrepreneurs in 100 countries

PROFESSIONAL EXPERIENCE

Global Diversity and Inclusion Program Manager at Amazon

Seattle, USA | 2020 – present

- Owner of Amazon's global D&I conference: CORE+ - focused on deepening Amazonian's understanding of intersectional conversations for 850k employees, working with Employee Resource Groups, Legal and D&I Learning and Development
- Assessing the tech landscape and consulting on key areas to increase Black Latinx Native American (BLNA) representation
- Creating a D&I media brand toolkit, style guide, global editorial calendar to create cohesive messaging
- Launched "Voices", a multimedia global Amazon platform to amplify the stories of underrepresented groups through newsletters (linguistic), videos (visual), podcasts (auditory), and with social media (social)

Inclusion Content Manager at Amazon Web Services

Seattle, USA | 2019 – 2020

- Created the We Power Tech Speakers Bureau, consisting of 4,400 global underrepresented technologists, enabling Amazon to diversify their events, working with Amazon Internship Program
- Produced D&I panels discussions, fireside chats and lightening talks in Seattle, DC, New Delhi, Singapore, Bahrain, Istanbul, Cape Town, Brussels, Mexico City, Ottawa, Dubai, Boston, Sydney and Johannesburg, and created an Inclusion Content Toolkit to create cohesive messaging across all of AWS

- Hosted diversity and inclusion in technology activities at AWS re:Invent 2019 with 65k attendees including a Grant Program of 102 grantees from 16 countries, a Lounge of 563 attendees, a Theaters of 300 attendees, a Happy Hour of 585 attendees and 4 We Power Tech sessions with 840 attendees and CSAT of 4.3+/5.0

Diversity and Inclusion Columnist at The Seattle Times

Seattle, USA | 2018 – 2020

- Wrote and edited articles on micro-aggressions, allyship, religious diversity, blind recruiting, lived experience, leadership privilege, maternal walls, mentorship, authenticity and boardroom diversity

Diversity and Inclusion Content Creator at Canadian Centre for Diversity and Inclusion

Toronto, Canada | 2018 – present

- Created D&I toolkits and workshops used by Canada's top 50 employers across 18 cities on topics such as: Navigating Race in the Workplace, Engaging Middle Managers in D&I and Inclusive Leadership

Global Communications Consultant at Khanna Strategy Consulting

Singapore, Thailand, India, Cambodia, Germany | 2011 – 2017

Healthserve

- Led 5 workshops on entrepreneurship for Bangladeshi male migrants living in 1000+ person dormitories, culminating in 2,646 consultations and cases of social assistance in 2013

Tavoyan Women's Union

- Created D&I curriculum, promoting democracy and the right to education, resulting in 61 modules, 60,000 copies distributed to schools, 5,000 downloaded materials used by 1,100 participating teachers

Deepalaya School

- Audited the Father and Daughter Alliance (FADA) program, resulting in 50 fathers paired with 1000 girls at 2 primary schools with 3 partnerships with the US, India and USAID/UNICEF
- Created a Learning Center and Smart Class Program technology, resulting in a school admission of 591 boys and 431 girls, with a total enrollment of 1022 in 2011

Sangkheum Center for Children

- Led the Youth Adult Program, ages 14-18 to prepare for re-integration into wider society, resulting in 54 resident children receiving higher education, life skills training and education opportunities

Kiron Open Higher Education

- Conducted qualitative and quantitative research on the integration of Syrians in Germany, in a goal to address social inequality and push forward a mission of free education for refugees

Public Relations Consultant at Toyota/Lexus/Scion

Toronto, Canada | 2007 – 2011

- Developed the public relations strategy for the Scion Canada launch in September 2010
- Implemented social media strategies in 2008, ushered company into digital age
- Created and implemented annual editorial calendars, planning 24+ events
- Managed, wrote, and approved copy for the rollout of www.scionnation.ca

ADDITIONAL WORK

- Media Coordinator at United Nations Information Center
- Radio Show Co-Producer at Canadian Broadcasting Corporation
- Commissioner at Seattle Women's Commission
- Board Member at Powerful Voices

EDUCATION

University of Toronto - Masters of Education

Ryerson University - Bachelor of Journalism

Seattle Women's Commission

August 2021

21 Members: Pursuant to *SMC 3.14.920*, all members subject to City Council confirmation, 2-year terms:

- 8 City Council-appointed
- 9 Mayor-appointed -plus one Get Engaged.
- 4 Other Appointing Authority-appointed: Commission-appointed

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
2	F		1.	Member	Marcia Wright-Soika	7/02/21	7/01/23	2	Mayor
4	F		2.	Member	Abriel Johnny	7/02/20	7/01/22	1	Mayor
	F		3.	Member	Vacant	7/01/21	7/01/23		Mayor
	F		4.	Member	Vacant	7/02/20	7/01/22		Mayor
	F		5.	Member	Vacant	7/02/21	7/01/23		Mayor
6	F		6.	Member	Jennifer Gordon	7/02/21	7/01/23	2	Mayor
6	F		7.	Member	Rebecca Bryant	7/02/20	7/01/22	1	Mayor
1	F		8.	Member	Diya Khanna	7/02/20	7/01/22	2	Commission
6	F		9.	Member	Zoe True	7/02/21	7/01/23	3	Mayor
9	F		10.	Member	Kyla Evans	7/02/20	7/01/22	1	City Council
1	F		11.	Member	K. Min Pease	7/02/21	7/01/23	3	City Council
2	F		12.	Member	Jamilah Williams	7/02/21	7/01/23	3	City Council
2	F		13.	Member	Vinati Mamidala	7/02/20	7/01/22	1	City Council
2	F		14.	Member	Tana Yasu	7/02/20	7/01/22	2	City Council
	F		15.	Member	Vacant	7/02/21	7/01/23		City Council
6	F		16.	Member	Jema Turk	7/01/21	7/02/23	1	City Council
6	F		17.	Member	Rachel Morowitz	7/02/20	7/01/22	1	Commission
6	F		18.	Member	Morgan Cain	7/01/20	7/01/22	1	City Council

1	F	-	19.	Member	Whitney Nakamura	7/01/20	7/02/22	2	Commission
6	F		20.	Member	Ophelia Parker	7/01/21	7/02/23	1	Commission
	F		21.	Get Engaged	Vacant	9/01/20	8/31/21	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

(1) (2) (3) (4) (5) (6) (7) (8) (9)

	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic / Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	0	5	0	0	0	0	0	0	0	0	0	0	0
Council	0	7	0	0	0	0	0	0	0	0	0	0	0
Comm	0	4	0	0	0	0	0	0	0	0	0	0	0
Total	0	16		00	0	0	0	0	0	0	0	0	0

Key:

***D** List the corresponding *Diversity Chart* number (1 through 9)

****G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 02036, **Version:** 1

Reappointment of Whitney Nakamura as member, Seattle Women's Commission, for a term to July 1, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Whitney Nakamura</i>		
Board/Commission Name: <i>Seattle Women's Commission</i>		Position Title: <i>Member</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Commission</i>	Date Appointed: <i>mm/dd/yy.</i>	Term of Position: * <i>7/2/2020</i> to <i>7/1/2022</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Central District</i>	Zip Code: <i>98122</i>	Contact Phone No.:
Background: Whitney has an extensive background and deep commitment to supporting women and girls. Most of her paid and volunteer roles have been in social service settings supporting students, low-income individuals, and young people and families experiencing homelessness. Eager to grow her voice, advocacy and engagement with issues affecting her life, community and clients, Whitney joined the Seattle Women's Commission right before the pandemic. She appreciates how the Commission has been realistic and empathetic in understanding our current situation and how women are being impacted. She remains committed to the Commission, eager to continue learning and growing her involvement, and appreciative of this opportunity to promote the interests, needs and brilliance of local women. Whitney is currently on the Outreach Committee and the Events and Communications Subcommittee (and looks forward to the day we can plan in-person activities and events). She values this opportunity to bring her perspective and experiences, as well as those of her communities, to support and advance the work of the Commission and our City.		
Authorizing Signature (original signature): <i>Tana Yasu</i>		Appointing Signatory: <i>Tana Yasu</i> <i>Seattle Women's Commission</i>

Whitney Nakamura

Education

University of Washington, Seattle, WA

Master of Social Work (Children, Youth and Families), Full-Time Day Program

University of Washington, Seattle, WA

Bachelor of Arts, American Ethnic Studies

Bachelor of Arts, Comparative History of Ideas

Experience

Tiny trees, Seattle, WA | Nov. 2019–present

Admissions and Family Services Manager

Manage Family Services team and department, including oversight of budget and operations; Support enrolled families; Contribute to organizational goals and community engagement

Open arms perinatal services, Seattle, WA | April 2018–Nov. 2019

Birth Doula Services (BDS) Program Manager | May 2019–Nov. 2019

Managed program operations, including enrollment, budget, reporting requirements and other contract deliverables; Supervised and supported program staff, interns, and contract doulas

Birth Doula Services (BDS) Program Coordinator | April 2018–April 2019

Processed incoming interest and referrals; Completed screening and client enrollment; Managed a client caseload and provided community referrals, resources, and baby supplies

Swedish medical center (first hill), Seattle, WA | Sept. 2016–June 2017

Women and Children's Case Management Intern

Provided a range of social work services to support patients and their families (in Antepartum, Labor and Delivery, and Postpartum departments); Coordinated care and hospital discharge

The Service board (TSB), Seattle, WA | Nov. 2015–Aug. 2016

Social Work Intern

Supported participants (ages 14-18) to promote healthy development and increased program engagement; Contributed to the development of a new program for young adults (ages 18-22)

Volunteer Experience and Affiliations

Seeking Equity and Educational Diversity (SEED) Cohort, Southeast Seattle Education Coalition (2020)

Project LEAD (Leadership Effectiveness and Diversity) Graduate, United Way of King County (2018)

Board of Directors, ROOTS Young Adult Shelter (2016–Present)

Vice President and Executive Committee (2020)

Secretary and Executive Committee (2018, 2019)

Program Committee Chair (2018, 2019)

Seattle Women’s Commission August 2021

21 Members: Pursuant to *SMC 3.14.920*, all members subject to City Council confirmation, 2-year terms:

- 8 City Council-appointed
- 9 Mayor-appointed -plus one Get Engaged.
- 4 Other Appointing Authority-appointed: Commission-appointed

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
2	F		1.	Member	Marcia Wright-Soika	7/02/21	7/01/23	2	Mayor
4	F		2.	Member	Abriel Johnny	7/02/20	7/01/22	1	Mayor
	F		3.	Member	Vacant	7/01/21	7/01/23		Mayor
	F		4.	Member	Vacant	7/02/20	7/01/22		Mayor
	F		5.	Member	Vacant	7/02/21	7/01/23		Mayor
6	F		6.	Member	Jennifer Gordon	7/02/21	7/01/23	2	Mayor
6	F		7.	Member	Rebecca Bryant	7/02/20	7/01/22	1	Mayor
1	F		8.	Member	Diya Khanna	7/02/20	7/01/22	2	Commission
6	F		9.	Member	Zoe True	7/02/21	7/01/23	3	Mayor
9	F		10.	Member	Kyla Evans	7/02/20	7/01/22	1	City Council
1	F		11.	Member	K. Min Pease	7/02/21	7/01/23	3	City Council
2	F		12.	Member	Jamilah Williams	7/02/21	7/01/23	3	City Council
2	F		13.	Member	Vinati Mamidala	7/02/20	7/01/22	1	City Council
2	F		14.	Member	Tana Yasu	7/02/20	7/01/22	2	City Council
	F		15.	Member	Vacant	7/02/21	7/01/23		City Council
6	F		16.	Member	Jema Turk	7/01/21	7/02/23	1	City Council
6	F		17.	Member	Rachel Morowitz	7/02/20	7/01/22	1	Commission
6	F		18.	Member	Morgan Cain	7/01/20	7/01/22	1	City Council
1	F	-	19.	Member	Whitney Nakamura	7/01/20	7/02/22	2	Commission
6	F		20.	Member	Ophelia Parker	7/01/21	7/02/23	1	Commission
	F		21.	Get Engaged	Vacant	9/01/20	8/31/21	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Men	Women	Transgender	Unknown	Asian	Black/African American	Hispanic / Latino	American Indian/Alaska Native	Other	Caucasian/Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	0	5	0	0	0	0	0	0	0	0	0	0	0
Council	0	7	0	0	0	0	0	0	0	0	0	0	0

Comm	0	4	0	0	0	0	0	0	0	0	0	0	0
Total	0	16		00	0	0	0	0	0	0	0	0	0

Key:

- *D** List the corresponding *Diversity Chart* number (1 through 9)
 - **G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown
 - RD** Residential Council District number 1 through 7 or N/A
- Diversity information is self-identified and is voluntary.*



Legislation Text


File #: Appt 02037, **Version:** 1

Reappointment of Min Pease as member, Seattle Women's Commission, for a term to July 1, 2023.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Min Pease</i>		
Board/Commission Name: <i>Seattle Women's Commission</i>		Position Title: <i>Member</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: <i>mm/dd/yy.</i>	Term of Position: * <i>7/2/2021</i> to <i>7/1/2023</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Capitol Hill</i>	Zip Code: <i>98122</i>	Contact Phone No.:
Background: <i>Min Pease leads Echoing Green's impact investing program. Echoing Green is a 30 year old nonprofit that supports start-up entrepreneurs seeking to make positive social and environmental change, including those that have launched Teach For America, Public Allies, One Acre Fund, and more. Seattle-based grantees include Equal Opportunity Schools, Hugo House, and Stockbox Grocers. She helps entrepreneurs get investment ready, oversees investor relations, and manages research. She has a BA in Economics from Whitman College and a MSc in Development Management from the London School of Economics and Political Science.</i>		
Authorizing Signature (original signature): 	Appointing Signatory: <i>Councilmember Tammy Morales</i> <i>Seattle City Council</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

MIN PEASE

I cultivate community at the intersection of philanthropy, business, and social impact to accelerate sustainable positive change.

PROFESSIONAL EXPERIENCE

Echoing Green, Seattle, WA and New York, NY. July 2013-Present

A nonprofit organization that has been providing funding and support for emerging social entrepreneurs for over 30 years. Its global community of nearly 800 social impact leaders includes those who have launched Teach For America, One Acre Fund, SKS Microfinance, Sanergy, and more. As of 2017, it has accelerated work in 86 countries.

Director, Impact Funding, July 2018-Present

Director, Impact Investing, July 2015-July 2018

Manager, Impact Investing, July 2013-June 2015

- Strategy: created first impact investing program that has been expanded into an impact funding program, one of three organizational priorities – the mission is to connect emerging leaders with funders and other resources they can utilize to elevate their impact.
- Community: help curate events for global emerging leaders, including networking, skills workshops, Brain Trusts, conferences.
- Network access: systematized and facilitate entrepreneur connections with staff, partners, funders, influencers, and decision-makers
- Communicate entrepreneur work to accelerator and incubator peers, funders, and investors.
- Partnerships: Established and liaise with partners including TPG's The Rise Fund; Rockefeller, MacArthur, and Kresge Foundations and USAID.

Global Impact Investing Network, New York, NY. June 2011-July 2013

A nonprofit organization dedicated to increasing the scale and effectiveness of impact investing around the world.

Research Associate, August 2012-July 2013

Communications Associate, June 2011-August 2012

- Communications: ideated, expanded, and managed communications across 4 websites, 3 e-newsletters, 2 membership networks, and 2 online platforms for global network of business professionals. Founding research team member: managed 17 publications from concept to dissemination. Responsibilities included: writing and editing, press relations, data analysis, survey creation, graphic design direction, web vendor management, and grant reporting and administration.
- Membership: programming, facilitation, and logistics at dozens of events, from webinars to conferences attended by C-level investors and grantmakers from all over the world.

Communications Fellow | Net Impact, San Francisco, CA. January-May 2011

- Wrote communications materials and supported social media strategy on creating social and environmental change in the workplace.

Consultant | Acumen Fund, London, England. December 2009-May 2010

- Created a growth framework to identify markets for Acumen's water portfolio company working in emerging markets.

Research Project Coordinator | Sonoma County Economic Development Board, Santa Rosa, CA. July 2008-June 2009

- Project lead for researching, writing, and producing over 20 economic and demographic reports.
- Managed projects and meetings for three Workforce Investment Board committees composed of business and community leaders; supported executive participation in regional business meetings.

Fulbright Grantee | U.S. Department of State, Jeonju, South Korea. July 2007-July 2008

**Term begin and end date is fixed and tied to the position and not the appointment date.*

SPEAKING AND VOLUNTEERISM

- **Select speaking roles:** Social Capital Markets PNW (Forthcoming, March 2019); Global Washington (2018); Independent Sector's Upswell (2018); "Financing Social Entrepreneurs" podcasts (2017); Social Capital Markets (2015-17); Aspen Network of Development Entrepreneurs (2014); Keiretsu Seattle (2014); Global Impact Investing Network Investors' Council (2013).
- **Select volunteering:** Chair, Equitable Development, City of Seattle Women's Commission (appointed; 2017-present); ArtsFund Associate (2016-17); Alumni Admissions Representative, Whitman College (2011-16).

EDUCATION

MSc Development Management, Distinction | London School of Economics, London, England. 2010

- Dissertation (Distinction): "ICT for Development? Evaluating the Implementation Processes of Multipurpose Community Telecentres through a Linkages Framework to Analyze Creation of Employment Opportunities."
- Elected Secretary of the LSE Development Studies Institute Society, a 350+ member group.

BA Economics, Cum Laude, Distinction in Major | Whitman College, Walla Walla, WA. 2007

- Undergraduate Honors and Academic Distinction; Brattain Scholarship; Murray Scholarship.

PUBLICATIONS: AUTHOR OR ACKNOWLEDGED CONTRIBUTOR

- "Accelerating Capital to For-Profit and Hybrid Social Enterprises," Echoing Green and Enclude (June 2017)
- "A Fellowship Approach to Accelerating Social Entrepreneurs," Echoing Green (June 2016)
- "Getting Global Social Entrepreneurs to the Next Level," for Skoll World Forum (April 2016)
- "A Cohort Model of Support for For-Profit Social Entrepreneurs," Echoing Green with USAID (Forthcoming, June 2016)
- "2016 Snapshot: For-Profit and Hybrid Echoing Green Fellowship Applications," Echoing Green (Forthcoming, March 2016)
- "Deviation from the Standard: Funding and Supporting Emerging Social Entrepreneurs," Echoing Green with USAID (Oct. 2015)
- "2015 Snapshot: For-Profit and Hybrid Echoing Green Fellowship Applications," Echoing Green (April 2015)
- "Trends in Seed-stage Social Entrepreneurship," Echoing Green for Ascend at the Aspen Institute, *The Bottom Line: Investing for Impact in Economic Mobility in the U.S.* (Dec. 2014)
- "Funding Social Enterprises: Impact Investing Profiles," Echoing Green (June 2014)
- "2014 Snapshot: For-Profit and Hybrid Echoing Green Fellowship Applications," Echoing Green (April 2014)
- "Catalytic First-Loss Capital," Global Impact Investing Network (GIIN) (Oct. 2013)
- "Collecting Impact Data Using Mobile Technology," GIIN with Acumen, Grassroots Business Fund, and Aspen Network of Development Entrepreneurs (June 2013)
- "Impact Reporting and Investment Standards (IRIS) Use Case: New Ventures Mexico," GIIN (May 2013)
- "Social Impact Bonds: Using Impact Investment to Expand Effective Social Programs," GIIN with Social Finance U.S. for the Federal Reserve Bank of San Francisco's *Community Development Investment Review* (April 2013)
- "Perspectives on Progress: The Impact Investor Survey," GIIN with J.P. Morgan (Jan. 2013)
- "IRIS Use Case: Inter-American Development Bank's Opportunities for the Majority Initiative," GIIN (Jan. 2013)
- "IRIS Use Case: Accion's Frontier Investments," GIIN (Nov. 2012)
- "Collaborating to Harmonize Standardized Metrics for Impact Investors," GIIN with National Community Investment Fund (Nov. 2012)
- "Diverse Perspectives, Shared Objective: Collaborating to Form the African Agricultural Fund," GIIN (June 2012)

**Term begin and end date is fixed and tied to the position and not the appointment date.*

- “Assessing Impact Strategy: A Discussion Guide,” GIIN for ImpactBase (Feb. 2012)
- “Collecting & Reporting Poverty Data: Using the Progress out of Poverty Index Toolkit with IRIS,” GIIN with Grameen Foundation (Jan. 2012)
- “Insight into the Impact Investment Market,” GIIN with J.P. Morgan (Dec. 2011)
- “Impact-Based Incentive Structures,” GIIN (Dec. 2011)
- “Improving Livelihoods, Removing Barriers,” GIIN (Dec. 2011)
- “Data Driven: the first IRIS report,” GIIN for IRIS (Sept. 2011)
- “How Standards Emerge: The Role of Investor Leadership in Realizing the Potential of IRIS,” GIIN for Massachusetts Institute of Technology Press Journal, *Innovations* (Sept. 2011)

Seattle Women's Commission

August 2021

21 Members: Pursuant to *SMC 3.14.920*, all members subject to City Council confirmation, 2-year terms:

- 8 City Council-appointed
- 9 Mayor-appointed -plus one Get Engaged.
- 4 Other Appointing Authority-appointed: Commission-appointed

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
2	F		1.	Member	Marcia Wright-Soika	7/02/21	7/01/23	2	Mayor
4	F		2.	Member	Abriel Johnny	7/02/20	7/01/22	1	Mayor
	F		3.	Member	Vacant	7/01/21	7/01/23		Mayor
	F		4.	Member	Vacant	7/02/20	7/01/22		Mayor
	F		5.	Member	Vacant	7/02/21	7/01/23		Mayor
6	F		6.	Member	Jennifer Gordon	7/02/21	7/01/23	2	Mayor
6	F		7.	Member	Rebecca Bryant	7/02/20	7/01/22	1	Mayor
1	F		8.	Member	Diya Khanna	7/02/20	7/01/22	2	Commission
6	F		9.	Member	Zoe True	7/02/21	7/01/23	3	Mayor
9	F		10.	Member	Kyla Evans	7/02/20	7/01/22	1	City Council
1	F		11.	Member	Min Pease	7/02/21	7/01/23	3	City Council
2	F		12.	Member	Jamilah Williams	7/02/21	7/01/23	3	City Council
2	F		13.	Member	Vinati Mamidala	7/02/20	7/01/22	1	City Council
2	F		14.	Member	Tana Yasu	7/02/20	7/01/22	2	City Council
	F		15.	Member	Vacant	7/02/21	7/01/23		City Council
6	F		16.	Member	Jema Turk	7/01/21	7/02/23	1	City Council
6	F		17.	Member	Rachel Morowitz	7/02/20	7/01/22	1	Commission
6	F		18.	Member	Morgan Cain	7/01/20	7/01/22	1	City Council
1	F	-	19.	Member	Whitney Nakamura	7/01/20	7/02/22	2	Commission
6	F		20.	Member	Ophelia Parker	7/01/21	7/02/23	1	Commission
	F		21.	Get Engaged	Vacant	9/01/20	8/31/21	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)				
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	0	5	0	0	0	0	0	0	0	0	0	0	0
Council	0	7	0	0	0	0	0	0	0	0	0	0	0
Comm	0	4	0	0	0	0	0	0	0	0	0	0	0
Total	0	16		00	0	0	0	0	0	0	0	0	0

Key:

- *D List the corresponding *Diversity Chart* number (1 through 9)
- **G List *gender*, M = Male, F= Female, T= Transgender, U= Unknown
- RD Residential Council District number 1 through 7 or N/A

*Term begin and end date is fixed and tied to the position and not the appointment date.

Diversity information is self-identified and is voluntary.

**Term begin and end date is fixed and tied to the position and not the appointment date.*



Legislation Text


File #: Appt 02038, **Version:** 1

Reappointment of Jamilah Williams as member, Seattle Women's Commission, for a term to July 1, 2023.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Jamilah Williams</i>		
Board/Commission Name: <i>Seattle Women's Commission</i>		Position Title: <i>Member</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: <i>mm/dd/yy.</i>	Term of Position: * <i>7/2/2021</i> to <i>7/1/2023</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Shoreline</i>	Zip Code: <i>98133</i>	Contact Phone No.:
Background: <i>Jamilah Williams is the Digital Communications Specialist at Planned Parenthood Votes Northwest and Hawaii (PPVNH). Before being promoted into this position, she was a Community Organizer at PPVNH for 2 years. Working at PPVNH has allowed her to fall in love with politics all the while getting to work on what she's passionate about – reproductive health and rights. She graduated from the University of Washington (UW) with a Bachelor of Arts in Gender, Women, and Sexuality studies and a minor in Diversity studies where she received the Herring Phelps Award for scholarly activism. While at the University of Washington, she served as the Director for the Women's Action Commission where she had the honor and pleasure of putting on The _____ Monologues -- an original, more inclusive version of The Vagina Monologues. Always having loved team sports, she joined the UW Women's Rugby club where she served as Fundraiser and Vice President. When she's not fighting the patriarchy, she enjoys taking her cat for walks, hanging with her squad, and trying new restaurants and breweries with her partner. She served on the Outreach Committee at You Grow Girl! and is on the Organizing Committee of Radical Ravens as well as on the Women of Color Advisory Group for the YWCA of Seattle King Snohomish.</i>		
Authorizing Signature (original signature): 		Appointing Signatory: <i>Councilmember Tammy Morales</i> <i>Seattle City Council</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

Jamilah Williams

EDUCATION

University of Washington: Seattle, WA, June 2014
Bachelor of Arts, Gender, Women, and Sexuality Studies
Minor, Diversity

North Seattle Community College: Seattle, WA, September 2011-June 2012
Women's Studies

The University of British Columbia: Vancouver, BC, August 2009-May 2011
Land and Food Systems

EXPERIENCE

Planned Parenthood Votes Northwest and Hawaii: Seattle, WA October 2016-Present

Digital Communications Specialist

- Writes and develops digital content
- Engages and educates our supporters and the broader community
- Researches, designs and develops materials for use in media, lobbying, field and grassroots efforts
- Designs and disseminates letters to the editor templates and website posts
- Works to expand Planned Parenthood Votes Northwest and Hawaii's presence online

Planned Parenthood Votes Northwest and Hawaii: September 2014-October 2016

Regional Field Organizer

- Engage the East King County Community on issues of reproductive health and rights, raising awareness and offering opportunities to get involved and make a difference
- Build PPVNH's base of active volunteers into passionate community leaders who will impact local, state, and national public policy
- Plan, organize, and facilitate meetings, trainings, and small and large scale events with a wide range of participants, tactics, goals, and outcomes
- Represent PPVNH to the community at large and progressive partner organizations

Associated Students of the University of Washington: Seattle, WA, August 2013-June 2014

Women's Action Commission Director

**Term begin and end date is fixed and tied to the position and not the appointment date.*

- Advocated for the concerns of women on campus and in the community
- Provided support services and referrals to other resources
- Coordinated, planned, and implemented educational programs, events, workshops, and more to increase awareness of women's issues
- Recruited and supervised a team of volunteers

Wet Seal: Seattle, WA, November 2011-January 2014

Sales Associate

- Assisted customers in finding what they needed
- Operated the cash register and other equipment
- Worked with managers and co-workers to achieve sales goals
- Calculated daily, weekly, and monthly sales goals

VOLUNTEER EXPERIENCE

You Grow Girl!: Seattle, WA, April 2016- September 2016

Friend-raising Committee Member

- Promote the mission of You Grow Girl
- Foster a culture of philanthropy
- Identify, meet with, and make calls to donors
- Develop and execute fundraising events

YWCA of Seattle King Snohomish: Seattle, WA, April 2016-Present

Women of Color Advisory Group Member

- Provide guidance to ensure youth in the GirlsFirst program are supported
- Help find or provide debt free avenues for college and/or trade career paths
- Review lesson plans to ensure relevance in workplace and education settings
- Meet quarterly with the Student Advisory Group and staff

You Grow Girl!: Seattle, WA, July 2015-April 2016

Outreach Committee Member

- Support the Fundraising committee by recruiting attendees for the Annual Fundraiser
- Improve the name recognition of the organization by attending volunteer events
- Expand and better the organization's social media outlets
- Be a representative of the organization in the community

Planned Parenthood Votes Northwest (PPVNW): Seattle, WA, January 2014-April 2014

Winter Legislative Session Intern

- Phone banked for the Reproductive Parity Act
- Recruited volunteers for PPVNW events
- Planned tabling events at local community colleges for the Affordable Care Act
- Participated in Lobby Day in Olympia, WA
- Planned, trained, and hosted Youth Organizing and Power Institute

**Term begin and end date is fixed and tied to the position and not the appointment date.*

Women's Rugby Club: University of Washington, Seattle, WA, September 2013-June 2014

Vice President and Fundraiser

- Supported the President in executive decisions
- Scheduled spring season games
- Provided support to players on and off the pitch
- Created unique ways to raise money
- Managed the team's fundraising webpage
- Organized the selling of team t-shirts

ASUW Women's Action Commission (WAC): Seattle, WA, October 2012-June 2013

Public Relations Intern

- Publicized WAC programming and resources creatively to a diverse range of communities
- Developed methods of promotional material production and distribution that uphold WAC's vision and mission
- Managed the external processes of event and project promotions
- Pursued consistent efforts of increasing WAC's visibility

Seattle Women's Commission

August 2021

21 Members: Pursuant to *SMC 3.14.920*, all members subject to City Council confirmation, 2-year terms:

- 8 City Council-appointed
- 9 Mayor-appointed -plus one Get Engaged.
- 4 Other Appointing Authority-appointed: Commission-appointed

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
2	F		1.	Member	Marcia Wright-Soika	7/02/21	7/01/23	2	Mayor
4	F		2.	Member	Abriel Johnny	7/02/20	7/01/22	1	Mayor
	F		3.	Member	Vacant	7/01/21	7/01/23		Mayor
	F		4.	Member	Vacant	7/02/20	7/01/22		Mayor
	F		5.	Member	Vacant	7/02/21	7/01/23		Mayor
6	F		6.	Member	Jennifer Gordon	7/02/21	7/01/23	2	Mayor
6	F		7.	Member	Rebecca Bryant	7/02/20	7/01/22	1	Mayor
1	F		8.	Member	Diya Khanna	7/02/20	7/01/22	2	Commission
6	F		9.	Member	Zoe True	7/02/21	7/01/23	3	Mayor
9	F		10.	Member	Kyla Evans	7/02/20	7/01/22	1	City Council
1	F		11.	Member	Min Pease	7/02/21	7/01/23	3	City Council
2	F		12.	Member	Jamilah Williams	7/02/21	7/01/23	3	City Council
2	F		13.	Member	Vinati Mamidala	7/02/20	7/01/22	1	City Council
2	F		14.	Member	Tana Yasu	7/02/20	7/01/22	2	City Council
	F		15.	Member	Vacant	7/02/21	7/01/23		City Council
6	F		16.	Member	Jema Turk	7/01/21	7/02/23	1	City Council
6	F		17.	Member	Rachel Morowitz	7/02/20	7/01/22	1	Commission
6	F		18.	Member	Morgan Cain	7/01/20	7/01/22	1	City Council
1	F	-	19.	Member	Whitney Nakamura	7/01/20	7/02/22	2	Commission
6	F		20.	Member	Ophelia Parker	7/01/21	7/02/23	1	Commission
	F		21.	Get Engaged	Vacant	9/01/20	8/31/21	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)				
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	0	5	0	0	0	0	0	0	0	0	0	0	0
Council	0	7	0	0	0	0	0	0	0	0	0	0	0
Comm	0	4	0	0	0	0	0	0	0	0	0	0	0
Total	0	16		00	0	0	0	0	0	0	0	0	0

Key:

- *D List the corresponding *Diversity Chart* number (1 through 9)
- **G List *gender*, M = Male, F= Female, T= Transgender, U= Unknown
- RD Residential Council District number 1 through 7 or N/A

*Term begin and end date is fixed and tied to the position and not the appointment date.

Diversity information is self-identified and is voluntary.

**Term begin and end date is fixed and tied to the position and not the appointment date.*



Legislation Text

File #: CB 120153, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; adding a new Section 23.49.167 to the Seattle Municipal Code to provide alternative development standards for small lots located in Downtown Mixed Residential zones.

WHEREAS, existing development standards in Downtown Mixed Residential (DMR) zones make development on small lots difficult because the standards require small upper-story floor plates, challenging floor layouts, and complicated construction; and

WHEREAS, modular and panelized construction is making small lot development more feasible, but they require consistent floor plates to be feasible; and

WHEREAS, allowing alternative development standards for small lots located in the DMR zones of Belltown could increase the supply of market-rate and rent-restricted housing; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. A new Section 23.49.167 of the Seattle Municipal Code is added to Subchapter IV of Chapter 23.49 as follows:

23.49.167 Downtown Mixed Residential, alternative standards for small lots

In lieu of meeting development standards contained in subsections 23.49.158.A (lot coverage), 23.49.164.A (structure width and depth), and 23.49.166.B (green street setbacks), a proposed development that meets the eligibility requirements of subsection 23.49.167.A may elect to meet the alternative development standards of subsections 23.49.167.B, 23.49.167.C, and 23.49.167.D. A proposed development that elects to meet the alternative development standards must meet the development standards contained in subsections 23.49.167.B,

23.49.167.C, and 23.49.167.D and may not elect to comply with some but not other of those standards.

A. Eligibility requirements. The alternative development standards in subsections 23.49.167.B, 23.49.167.C, and 23.49.167.D are only applicable to development that meets the following standards:

1. The lot is located in a DMR/C 145/75, DMR/R 145/65, DMR/C 280/125, or DMR/R 280/65 zone;
2. The lot is less than 14,500 square feet in size; and
3. At least 75 percent of gross floor area is in residential use.

B. Lot coverage

1. For lots 8,000 square feet or less in size, development must meet one of the following:
 - a. Portions of structures above 25 feet in height shall not exceed a lot coverage of 80 percent; or
 - b. Portions of structures above 25 feet in height shall not exceed a lot coverage of 85 percent and the development does not exceed a height of 135 feet, excluding rooftop features and any additional height granted by the Living Building Pilot program in Section 23.40.060.
2. For lots greater than 8,000 square feet but 14,500 square feet or less in size, portions of structures above 45 feet in height shall not exceed a lot coverage of 75 percent.

C. Maximum width and depth

1. The maximum width and depth for any portion of a structure above 45 feet in height is 100 feet on avenues and 120 feet on east/west streets. The maximum applies to the width and depth of portions of structures as measured parallel to any street lot line.
2. Any portion of a structure above 45 feet in height shall be separated horizontally by at least 20 feet at all points from any other portion of a structure on the lot above 45 feet in height.

D. Green street setbacks. If the structure is located on the northern side of the green street, portions of structures above 25 feet in height shall be set back 10 feet from the street lot line of a green street designated on

Downtown Overlay Map 1B. If the structure is located on the southern side of the green street, the standards of subsection 23.49.166.B shall still apply.

Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its passage this _____ day of _____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Office of Planning & Community Development (OPCD)	Brennon Staley/206-684-4625	Christie Parker/206-684-5211

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and zoning; adding a new Section 23.49.167 to the Seattle Municipal Code to provide alternative development standards for small lots located in Downtown Mixed Residential zones.

Summary and background of the Legislation:

The legislation addresses issues relating to construction on small lots in DMR zones located in Belltown. Currently, lot coverage and setback requirements in these zones require complex building forms with floor plates that gradually decrease in size at various heights. While construction is already challenging on small lots, these standards are particularly challenging because they result in complicated construction, challenging floor layouts, and small upper-story floor plates. Advancements in modular and panelized construction are making small lot development more feasible; however, these types of construction require more consistent floor plates to be feasible. The goal of this legislation is to implement zoning standards that are more appropriate for small lots in order to increase the supply of market-rate and rent-restricted housing.

MINIMUM REQUIREMENTS

Projects meeting the following standards would be allowed to meet a different set of development standards:

- The site is located in a DMR/C 145/75, DMR/R 145/65, DMR/C 280/125, or DMR/R 280/65 zone.
- The site is less than 14,500 square feet in size.
- At least 75% of gross floor area in residential use.

ALTERNATIVE STANDARDS

Projects meeting the minimum standards would be allowed to use the following alternative standards in order to provide more appropriate massing for smaller lots.

Coverage Limits

Currently, on lots less than 19,000 square feet in DMR zones, the first 65 feet in height have no coverage limit, floors between 65 feet and 85 feet have a maximum coverage limit of 75%, and floors above 85 feet and have a coverage limit of 65%. We are proposing to allow the following alternative:

- For lots 8,000 square feet or less, development would have to meet one of the following:

- the first 25 feet in height would have no coverage limit and all floors above 25 feet in height would have a maximum coverage limit of 80%; or
- the first 25 feet in height would have no coverage limit and all floors above 25 feet in height would have a maximum coverage limit of 85%, but the development could not exceed 135 feet, excluding rooftop features and any additional height granted by the Living Building Pilot program.
- For lots 14,500 square feet or less but greater than 8,000 square feet, the first 45 feet would have no coverage limit and all floors above 45 feet would have a maximum coverage limit of 75%.

Building Width and Depth

Currently, lots less than 19,000 square feet in DMR zones have a maximum width and depth limit of 90 feet on avenues and 120 feet on east/west streets for portions of a structure above 65 feet in height. We are proposing to allow a maximum width and depth limit of 100 feet on avenues and 120 feet on east/west streets for portions of a structure above 45 feet in height.

Green Street Setbacks

Development on green streets in DMR zones is required to be setback 10 feet from the green street property line between 65 and 85 feet in height, plus an additional foot of setback for each 5 feet above 85 feet. However, buildings frequently get departures from the stepped setback through design review as it results in a strange shape. Variable upper-level setbacks are challenging on small lots because they result in many floor plate changes. This type of development standard is particularly challenging for modular or panelized construction where standard unit sizes would result in the removal of full units on upper stories. The proposed alternative is to require no setback for the first 25 feet and a setback of 10 feet for the remainder of the building. This alternative would only be allowed on the north side of a green street without view corridor requirements to ensure it does not significantly reduce the amount of light accessing the street.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes X No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

This legislation could encourage additional housing development projects which could increase the number of Master Use and Building Permits that are submitted to the City for review. Additionally, this legislation could result in very minor increases in the time it takes to review projects in DMR zones in Belltown. The cost of additional review time would be paid for by additional permit fees. The legislation is not likely to produce more than one new Master Use Permit a year.

Is there financial cost or other impacts of *not* implementing the legislation?

Not implementing this legislation could reduce the amount of housing development that occurs in Seattle.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

The legislation would affect the Seattle Department of Construction and Inspections (SDCI) due to potential small increases in the volume of permits submitted.

b. Is a public hearing required for this legislation?

Yes. A public hearing is expected to be held in 2021.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Publication is required in the Daily Journal of Commerce.

d. Does this legislation affect a piece of property?

The legislation will apply to residential development on small lots in the DMR zones of Belltown.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

This legislation would encourage more market-rate housing production. New housing production is required to contribute to affordable housing through Mandatory Housing Affordability and will help slow or prevent increasing housing prices by increasing the supply of housing. Displacement of existing housing is unlikely as an analysis of the City's Development Capacity model found that the affected area does not contain any existing residential buildings that are likely to redevelop.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

This legislation is likely to decrease carbon emissions over the long term. The intent of this legislation is to make it easier to develop housing in Belltown, an area of the city where residents tend to travel less by car and thus generate lower carbon emissions. Additionally, it will facilitate modular and panelized construction which tends to use less materials.

2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

This legislation will not have a significant impact on Seattle's resiliency. Overall, it will tend to encourage housing in an area where it will have minimum impact on increasing

impervious surface and decreasing canopy cover. This area is also not expected to be affected by increased flooding or rising sea levels. This area may however be subject to higher temperatures than Seattle as a whole due to higher levels of impervious surface and lower tree canopy.

- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).**

No new initiative or major programmatic expansion is proposed.

Director's Report

Small Lot Development Standards in Belltown

June 2021

SUMMARY

The Office of Planning and Community Development (OPCD) is proposing legislation to support development on small lots in the Downtown Mixed Residential (DMR) zones of Belltown. Current regulations require complex building forms that make development on small lots very challenging. Advancements in modular and panelized construction are making small lot development more feasible; however, these types of construction require more consistent floor layouts across multiple floors to accommodate the stacking of units. This legislation would allow housing development on small lots to be built with simpler massing in order to make development on small lots more feasible and support innovative approaches to construction. This legislation would implement one of the recommendations of the Affordable Middle-Income Housing Advisory Council on innovative construction.

BACKGROUND

The DMR zones affected by this proposal, which are only located in Belltown, have been in place since at least the 1970s and reflect an older approach to controlling building size that is not used in other zones in Seattle. Regulations in these zones, including lot coverage limits, setbacks, and maximum building width requirements, require complex building forms with floors that gradually decrease in size at various heights. While construction is already challenging on small lots, the complex building forms make it even more challenging because they result in complicated construction, varying floor layouts, and small upper-story floor plates. Advancements in modular and panelized construction are making small lot development more feasible; however, these types of construction require consistent floor layouts across multiple floors to accommodate stacking of the units.

Multiple companies have expressed interest in building more modular or panelized construction in the urban areas of Seattle. Modular construction involves building whole rooms or units off-site, basically boxes that are stacked to make buildings. Panelized construction involves constructing a building frame on a site and then inserting pre-made floor/ceiling and wall panels that contain all the insulation, plumbing, electrical, heating, and interior finishes necessary for the building between the elements of the frame. Panelized construction is particularly cost-effective for high-rise buildings that are 125 to 240 feet high and can be built on lots as small as 6,000 square feet. Development above 85 feet on small lots has traditionally been considered economically infeasible using conventional high-rise building technology.

Below are recent examples of modular and panelized construction. The Emmonson (left) was constructed using modular construction. 47 & 7 (right) was constructed using panelized construction.



PUBLIC ENGAGEMENT

OPCD conducted outreach to the Belltown Community Council, Belltown Business Association, Denny Triangle Neighborhood Association, and Downtown Seattle Association in June through September 2019 on an initial proposal to address this issue. Additionally, OPCD met with a group of property owners in January of 2020. Overall, comments were generally supportive of providing flexibility to support modular and panelized construction. A small number of people expressed concern about the large massing and scale of buildings allowed under the existing code that the original proposal would have increased slightly. Additionally, there were concerns that the small increase in massing did not justify a proposed requirement for additional rent- and income-restricted housing units and that this requirement would prevent most developments from being able to use the alternative standards. Based on that feedback, OPCD modified the initial proposal. While the original proposal allowed for an increase in floor area and required affordable housing units, the updated proposal does not allow for an increase in floor area and will not require additional affordable housing units. Instead, the updated proposal allows a similar amount of floor area in new buildings but allows flexibility in the shape of those buildings.

PROPOSAL

The proposed legislation will allow housing development on small lots to meet alternative development standards if they meet certain minimum requirements. Housing development could continue to meet the existing standards but may voluntarily opt to use the alternative standards. The purpose of the alternative development standards is to allow a simpler building shape. Below is a summary of the minimum requirements and alternative standards.

Minimum Requirements

Projects meeting the following minimum requirements would be allowed to meet a different set of development standards:

- The site is located in a DMR/C 145/75, DMR/R 145/65, DMR/C 280/125, or DMR/R 280/65 zone.
- The site is less than 14,500 square feet in size.
- At least 75% of gross floor area in the proposed building is in residential use.

Below is a map of the affected zones.



Alternative Standards

Projects meeting the minimum standards would be allowed to use the following alternative standards in order to provide more appropriate massing for smaller lots. The overall goal of the alternative standard is to allow buildings that have a similar amount of floor area as is allowed under current regulations, but a more simplified shape.

Coverage Limits

Currently, on lots less than 19,000 square feet in DMR zones, the first 65 feet in height have no coverage limit, floors between 65 feet and 85 feet have a maximum coverage limit of 75% of the lot, and floors above 85 feet have a coverage limit of 65% of the lot. We are proposing to allow the following alternative:

- For lots 8,000 square feet or less, development would have to meet one of the following:
 - The first 25 feet in height would have no coverage limit and all floors above 25 feet in height would have a maximum coverage limit of 80%; or
 - The first 25 feet in height would have no coverage limit and all floors above 25 feet in height would have a maximum coverage limit of 85%, but the height limit would be reduced by 10 feet to 135 feet.
- For lots 14,500 square feet or less but greater than 8,000 square feet, the first 45 feet would have no coverage limit and all floors above 45 feet would have a maximum coverage limit of 75%.

Building Width and Depth

Currently, lots less than 19,000 square feet in DMR zones have a maximum width and depth limit of 90 feet on avenues and 120 feet on east/west streets for portions of a structure above 65 feet in height. We are proposing to allow a maximum width and depth limit of 100 feet on avenues and 120 feet on east/west streets for portions of a structure above 45 feet in height.

Green Street Setbacks

Development on green streets in DMR zones is required to be setback 10 feet from the green street property line between 65 and 85 feet in height, plus an additional foot of setback for each 5 feet above 85 feet. However, buildings frequently get departures from the stepped setback through design review as it results in a strange shape that is difficult to build. Variable upper-level setbacks are challenging on small lots because they result in different layout on each floor and small floors on the upper levels. This type of development standard is particularly challenging for modular or panelized construction where standard unit sizes would result in the removal of full units on upper stories. The proposed alternative is to require no setback for the first 25 feet and a setback of 10 feet for the remainder of the building. This alternative would only be allowed on the north side of a green street without view corridor requirements to ensure it does not significantly reduce the amount of light accessing the street.

The City of Seattle's Development Capacity Model identified about 13 single lots (each about 6,400 square feet in size) and about 11 double lots (each about 12,800 square feet in size) in the project area that are considered redevelopable and could be affected by this legislation. Displacement of existing housing is unlikely as an analysis of the City's Development Capacity model found that none of these sites contain existing residential buildings.

Modeling of potential outcomes of the proposed changes is available on the Small Lot Development in Belltown website at: <http://www.seattle.gov/opcd/ongoing-initiatives/belltown-small-lot-development>.

CONCLUSION

This proposal would implement a recommendation of the Affordable Middle-Income Housing Advisory Council to support innovative construction. It would help to address our affordability crisis by increasing the supply of market-rate and affordable housing units and supporting development using innovative construction approaches that may help to reduce the cost of building new housing in the future.



Legislation Text

File #: CB 120178, **Version:** 2

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE amending Ordinance 126237, which adopted the 2021 Budget; changing appropriations to various departments and budget control levels, and from various funds in the Budget; and lifting a proviso; all by a 3/4 vote of the City Council.

WHEREAS, on December 11, 2017, the City Council passed Resolution 31786, which called for the issuance of a combined Request for Proposals (RFP) for the disposition of 800 Mercer Street and 620 Avenue North to address neighborhood interests, creating opportunities to take advantage of South Lake Union as a “neighborhood of opportunity”; and

WHEREAS, on September 16, 2019, the City Council passed Ordinance 125916 to authorize the sale of these properties; and

WHEREAS, the 2020 Adopted Budget used a portion of the proceeds from the sale of these properties to establish a Strategic Investment Fund to provide investment in areas that are at high risk of displacement or in areas of low access to opportunity that present unique opportunities for transformational equitable development, and placed a proviso directing the Executive to submit a proposed spending plan for this fund; and

WHEREAS, the 2021 Adopted Budget re-established the Strategic Investment fund and placed a proviso directing the Executive to submit a proposed spending plan for this fund in Council Budget Action FG-002-B-002; and

WHEREAS, a committee of Black, Indigenous, and People of Color (BIPOC) community leaders and equitable development experts convened in 2019 to propose funding criteria for the Strategic Investment Fund to

fund the acquisition of land and real estate in order to respond to immediate displacement pressures, grow community wealth and relationships, co-locate multiple community benefits, and fill gaps in community development; and

WHEREAS, the Community Advisory Group was reconvened in 2021 to confirm the purpose of the fund and to design an RFP and collective decision-making process to allocate funds; and

WHEREAS, the Office of Planning and Community Development published the RFP in early June 2021, with materials translated in seven languages, and conducted three information sessions with over 80 participants and over 30 individual conversations with prospective applicants; and

WHEREAS, 100 proposals were submitted by community-based organizations, small businesses, cultural organizations, and tenants facing displacement across the City, representing over \$300 million in funding requests; and

WHEREAS, the Community Advisory Group has made its final recommendations forming the proposed spending plan and it is now time to lift the proviso on the funds and to appropriate them to the relevant departments to carry out the work recommended by the Advisory Group; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The restrictions imposed by the following budget proviso, which limits spending on the following item, are removed because the conditions set forth in the proviso have been satisfied and they are no longer restrictions for any purpose, including those set forth in subsection 1(b) of Ordinance 126237:

Item	Department	2021 CBA	Proviso	Budget Summary Level
1.1	Finance General	FG-002-B-002	“None of the money appropriated in the 2021 budget for the Finance General Reserve Strategic Investment Fund may be spent until authorized by future ordinance. Council anticipates that such authority will not be granted until the Executive submits a proposed spending plan for this Fund.”	General Purpose (00100-BO-FG-2QD00)

Section 2. In order to pay for necessary costs and expenses incurred or to be incurred, but for which insufficient appropriations were made due to causes that could not reasonably have been foreseen at the time of making the 2021 Budget, appropriations for the following items in the 2021 Adopted Budget are modified as follows:

Item	Department	Fund	Budget Summary Level	Amount
2.1	Finance General	General Fund (00100)	General Purpose (00100-BO-FG-2QD00)	(\$30,000,000)
2.2	Executive (Office of Planning and Community Development)	General Fund (00100)	Equitable Development Initiative (00100-BO-PC-X2P40)	\$24,325,680
2.3	Executive (Office of Arts and Culture)	General Fund (00100)	Cultural Space (00100-BO-AR-VA170)	\$5,674,320
Total				\$0

Section 3. The City Council finds that ongoing disparities within Seattle related to housing and generational wealth, health and environmental justice, education, and small businesses are contrary to the welfare of the people of Seattle. The City Council therefore finds and declares that it is a fundamental governmental function of The City of Seattle to remedy those disparities as allowed by state and federal law.

Section 4. It is the City Council’s intent that funds appropriated in Section 2 of this ordinance will be implemented through contracts and programs that are aligned with the recommendations of the Community Advisory Group to the extent consistent with applicable legal limitations.

Section 5. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by 3/4 of the members of the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its passage this _____ day of

_____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Office of Planning and Community Development	Giulia Pasciuto/ (206) 386-1598	Christie Parker/ 206-684-5211

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE amending Ordinance 126237, which adopted the 2021 Budget; changing appropriations to various departments and budget control levels, and from various funds in the Budget; and lifting a proviso; all by a 3/4 vote of the City Council.

Summary and background of the Legislation:

The 2021 Adopted Budget included a \$30 million allocation for the Strategic Investment Fund (SIF). The SIF is intended to support strategic land and real estate acquisitions in areas at high risk of displacement or in areas of low access to opportunity that present unique opportunities for transformational equitable development. The goal of the fund is to help groups acquire land and buildings to create opportunities for multiple community benefits, including affordable housing, affordable commercial spaces, cultural spaces, and childcare facilities.

The \$30 million appropriation was placed in Finance General along with a proviso which prohibited use of these funds until authorized by future ordinance and until the Executive submits a proposed spending plan for the SIF. This legislation lifts the proviso and allocates \$30 million from Finance General to the departments who will be responsible for contracting directly with SIF awardees.

In early 2020, the Office of Planning and Community Development (OPCD) and several other City departments, including the Department of Neighborhoods (DON), Office of Housing (OH), Arts and Culture (Arts), City Budget Office (CBO) and Office of Economic Development (OED), convened a Community Advisory Group (CAG) to establish priorities and principles to create a spending plan for the SIF. The CAG agreed that the SIF should be prioritized to fund land and real estate acquisitions by communities most impacted by displacement, where the acquisition would create opportunities for community wealth building, and where the awards could grow capacity of community organizations and institutions.

In order to fulfill Council’s request for a detailed spending plan, the Executive proceeded with a RFP process in close coordination with staff from the Mayor’s Office, City Council, the City Budget Office, directors from participating City departments, and the CAG, which reconvened to develop and publish an RFP on August 4, 2021.

City staff and CAG members then hosted three information sessions with over 80 attendees and had over 20 individual conversations with prospective applicants. After six weeks, OPCD received 100 applications totaling over \$300 million in proposals. The CAG reviewed and scored applications, meeting twice in August to recommend awardees.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes ___ **X** No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ **X** Yes ___ No

Appropriation change (\$):	General Fund \$		Other \$	
	2021	2022	2021	2022
			\$0	
Estimated revenue change (\$):	Revenue to General Fund		Revenue to Other Funds	
	2021	2022	2021	2022
Positions affected:	No. of Positions		Total FTE Change	
	2021	2022	2021	2022

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

This legislation lifts a proviso and moves existing appropriations from Finance General to OPCD and ARTS. This funding will contribute to the economic wellbeing of communities in Seattle in areas at high risk of displacement or low access to opportunity.

Is there financial cost or other impacts of *not* implementing the legislation?

Not lifting the proviso would mean the City would be unable to implement the recommendations of the Community Advisory Group (CAG) and would be unable to carry out the intent of the Strategic Investment Fund.

3.a. Appropriations

 x This legislation adds, changes, or deletes appropriations.

Item	Department	Fund	Budget Summary Level	Amount
2.1	Finance General	General Fund (00100)	General Purpose (00100-BO-FG-2QD00)	(\$30,000,000)
2.2	Executive (Office of Planning and Community Development)	General Fund (00100)	Equitable Development Initiative (00100-BO-PC-X2P40)	\$24,325,680

2.3	Executive (Office of Arts and Culture)	General Fund (00100)	Cultural Space (00100-BO-AR-VA170)	\$5,674,320
Total				\$0

*See budget book to obtain the appropriate Budget Control Level for your department.

Is this change one-time or ongoing?

This is a one-time proviso lift and budget transfer from Finance General to Executive departments.

Appropriations Notes: This legislation utilizes \$30 million dollars of existing funds in the 2021 budget that were appropriated in Finance General based on the recommendations of the Community Advisory Group. It moves that \$30,000,000 to OPCD and ARTS within the General Fund; there is no net increase in total spending.

3.b. Revenues/Reimbursements

 This legislation adds, changes, or deletes revenues or reimbursements.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

Yes, this legislation lifts a proviso in Finance General and allocates funding to OPCD and ARTS.

b. Is a public hearing required for this legislation?

No.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No

d. Does this legislation affect a piece of property?

No

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

The SIF criteria prioritizes awarding funding to communities at high risk of displacement, including Black Indigenous and People of Color (BIPOC) communities and Queer and Trans BIPOC communities, and also prioritizes proposals that build community wealth and grow capacity for small organizations to own land and develop community-serving projects. Together, these priorities underscore a commitment to community self-determination, a core tenet of racial equity.

In addition to the funding priorities, the Community Advisory Group is comprised of primarily BIPOC community leaders and equitable development experts with deep ties to communities impacted by displacement.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

The legislation will decrease carbon emissions. It is well documented that displacement mitigation and prevention strategies reduce Vehicle Miles Traveled (VMT), since communities at highest risk of displacement are also likely to be transit dependent. SIF eligibility was dependent on proximity to recent or proposed public investments in parks and transit, increasing the likelihood of using transit and reducing VMT. Finally, the SIF prioritized co-location of multiple community benefits such as affordable housing, community centers, cultural space, affordable commercial space, and childcare which simultaneously decrease the need to drive.

2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

The legislation will increase resilience. Anti-displacement and community cohesion—both well documented community resiliency strategies in the face of climate change—are core priorities of the SIF. Displacement fractures communities who rely on each other in the face of a climate disaster and pushes people away from critical community services. As seen during the COVID-19 pandemic, culturally relevant community and cultural centers are vital to delivering life-saving services like meals, mask and cleaning supply distribution, vaccine information and administration, and access to subsidies and mutual aid.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program’s desired goal(s). [paragraph]

The City's growth, shaped by public and private investment, disinvestment, discrimination, public policy and more, has resulted in unequal displacement pressures across Seattle, falling heaviest for Black, Indigenous, People of color (BIPOC), Queer and Transgender BIPOC, people with disabilities, and low-income people. The SIF will help communities buy land to keep residents, businesses, and community institutions rooted in place.

The purpose of this funding is to secure land and real estate by communities at high risk of displacement, living in neighborhoods with low access to opportunity where current or future infrastructure projects threaten to undermine community stability.

Through the open application process, the City will spend \$30 million to help groups acquire land and buildings to be used for affordable housing and other community benefits such as affordable space for business, community centers, cultural spaces, childcare, and open space.

Other priority outcomes include:

- Respond to an immediate need to move such as inability to pay rent, increase in rent, end of lease, demolition, etc.
- Create community wealth, share resources, and strengthen relationships.
- Co-locate affordable housing with other community benefits such as affordable commercial spaces, public open spaces, cultural spaces, and childcare facilities.
- Fill gaps in existing funding for community-led development.
- Eligible applicants: Approximately \$30 million is available, with a maximum of \$5 million per award. Sites must be in neighborhoods with high displacement risk and near existing or planned transit and parks investments.

The SIF awards build on existing relationships and funding programs in the Office of Housing, Office of Arts and Culture, Office of Planning and Community Development, and Office of Economic Development. Through contracts with relevant departments, awardees must meet requirements that designate the public benefit and scope of work based on the priority outcomes. The benefit is legally bound through a covenant with a designated public benefit term. If the awardee is not able or no longer able to provide the public benefit on the site acquired through the SIF, the City retains the right to find another organization who can provide the public benefit, re-allocate the funds to a different site that does support the public benefit, or in a last resort sell the property and reallocate the funds for a similar purpose.

List attachments/exhibits below: