



SEATTLE CITY COUNCIL

Sustainability and Renters' Rights Committee

Agenda

Tuesday, June 22, 2021

2:00 PM

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

Kshama Sawant, Chair
Tammy J. Morales, Vice-Chair
Debora Juarez, Member
Andrew J. Lewis, Member
Alex Pedersen, Member
Teresa Mosqueda, Alternate

Chair Info: 206-684-8803; Kshama.Sawant@seattle.gov

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Council Chamber Listen Line: 206-684-8566

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206-684-8888 (TTY Relay 7-1-1), email CouncilAgenda@Seattle.gov, or visit
<http://seattle.gov/cityclerk/accommodations>.



SEATTLE CITY COUNCIL

Sustainability and Renters' Rights Committee

Agenda

June 22, 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/committees/sustainability-and-renters-rights>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

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State Governor's Proclamation 20-28.15, until the COVID-19 State of Emergency is terminated or Proclamation 20-28 is rescinded by the Governor or State legislature.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. Sustainability and Renters' Rights Committee at
<http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the Sustainability and Renters' Rights Committee 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 Councilmember Sawant at
Kshama.Sawant@seattle.gov

Sign-up to provide Public Comment 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#

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

D. Items of Business

1. **The climate crisis - demanding insurance companies and other financial institutions end their backing of fossil fuel infrastructure such as tar sands pipelines**

Supporting Documents: [Presentation](#)

Briefing and Discussion (30 minutes)

Presenters: Matt Remle and Rachel Heaton, Mazaska Talks; E.S. Sulakshana, Rainforest Action Network

2. [Appt 01957](#) **Appointment of Katie Garrow as member, Green New Deal Oversight Board, for a term to April 30, 2022.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote (20 minutes for items 2-8)

Presenter for items 2-8: Jose Vasquez, Office of Sustainability and Environment

3. [Appt 01958](#) **Appointment of Steve Gelb as member, Green New Deal Oversight Board, for a term to April 30, 2022.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

4. [Appt 01959](#) Appointment of Keith Weir as member, Green New Deal Oversight Board, for a term to April 30, 2022.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

5. [Appt 01960](#) Appointment of Maria Batayola as member, Green New Deal Oversight Board, for a term to April 30, 2023.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

6. [Appt 01961](#) Appointment of Dennis Comer as member, Green New Deal Oversight Board, for a term to April 30, 2023.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

7. [Appt 01962](#) Appointment of Tomas Alberto Madrigal as member, Green New Deal Oversight Board, for a term to April 30, 2023.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

8. [Appt 01963](#) Appointment of Tyler Valentine as member, Green New Deal Oversight Board, for a term to April 30, 2023.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

9. **Rent Control - Frequently Asked Questions**

Supporting Documents: [Rent Control FAQ](#)

Briefing and Discussion (10 minutes)

Presenter: Jonathan Rosenblum, Office of Councilmember Sawant

10. **Relocation Assistance for Economic Displacement (Economic Evictions)**

Supporting Documents: [Draft Bill Presentation](#)

Briefing and Discussion (20 minutes)

Presenter: Asha Venkataraman, Council Central Staff

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.**

Supporting Documents: [Summary and Fiscal Note Amendment 1](#)

Briefing and Discussion (15 minutes)

Presenter: Asha Venkataraman, Council Central Staff

E. Adjournment



Legislation Text

File #: Inf 1833, **Version:** 1

Driving Climate Action through smart insurance procurement

Presentation to the Seattle City Council - Sustainability and Renters Rights
Committee - June 22, 2021

Matt Remle, Rachel Heaton - Mazaska Talks
E.S. Sulakshana - Rainforest Action Network
Chris Wilke -Waterkeeper Alliance

Gratitude and Introductions



E.S. Sulakshana

Energy Finance Campaigner
Rainforest Action Network

sulakshana@ran.org

(703) 589 0040

(She/her)



Matt Remle

Co- Founder
Mazaska Talks

remlematt@gmail.com

(206) 639-3610

(t̥h̥aŋh̥aŋ̥ši/h̥aŋ̥káši/mitakuye)



Rachel Heaton

Co- Founder
Mazaska Talks

79rheaton@gmail.com



Chris Wilke

Global Advocacy Manager
Waterkeeper Alliance

cwilke@waterkeeper.org

(206) 851-9483

(he/him)

Purpose:

Global leadership is needed to accelerate a just transition from an extractive, fossil fuel system to a clean energy economy that respects Indigenous rights



The Problem:

The climate crisis is intensifying and we are not moving quickly enough to prevent the worst impacts.

- **Unprecedented drought** in Western U.S. - Reservoirs running at all time lows in 2021
- **Intensifying superstorms** (e.g. Hurricane Dorian, 2019)
- **Sea-level rise** may displace millions of people
- **Wildfire destruction** in American West, Australia, BC, Alaska
- **Ocean acidification** and changing **precipitation patterns** unravel PNW ecosystem
- **Endangered PNW salmon & orca** are further imperiled

The Problem:

The climate crisis is intensifying and we are not moving quickly enough to prevent the worst impacts.

- Still business as usual for fossil fuel companies.
- Canada and U.S. are leading EXPORTERS of fossil fuels and petrochemicals
- New infrastructure proposed and under construction to expand global oil and gas production
- Indigenous Peoples and frontline communities pay the highest price
- Losing opportunity to hold climate change to 1.5° C (Paris Accords)

The LOCAL Connections

"I had to evacuate two blocks of tribal citizens from our homes, our jail, our courthouse, our community center, the only store in town. This season, our fisheries is declining and we can point to climate change."

- Fawn Sharp, President and CEO,
Quinault Indian Nation

- Trans Mountain Pipeline Expansion (Alberta - Vancouver, BC):
 - Larger than Keystone XL
 - Tar Sands: Dirtiest oil on Earth
 - No cleanup technology for marine spills
 - 700% increase in oil tankers through the Salish Sea
 - Stub pipelines to Puget Sound refineries
- Local Impacts of TMX, Climate Change:
 - Destruction of unceded First Nations Territories (BC)
 - Treaty Fishing Rights at risk (WA)
 - Orca and salmon recovery efforts in question
 - Local shellfish industry threatened by ocean acidification
 - Destruction of sea-level properties and infrastructure (Zillow report: \$13 Bn)

Climate Leadership Opportunity:

Insurance industry is a key lynchpin in fight against fossil fuels

Fossil fuel projects like pipelines, coal mines, etc. NEED insurance to be built and operate

Insurance companies provide both direct investment and underwriting

InsureOurFuture.us  Insure OUR FUTURE

- Divestment from climate damaging projects is the best way to stop fossil fuel expansion, short of federal limits
- Global Coalition: Insure our Future.
 - **26** companies with Coal Policies
 - **13** companies with Tar Sands policies
 - Major risk to coal and tar sands industries
 - Leadership from municipalities:
 - Paris, France;
 - San Francisco, CA;
 - Boulder County, CO;
 - Los Angeles, CA,
 - Somerville and Cambridge, MA



Insurance & Indigenous Rights

Key demand to insurers: **Ensure Free Prior and Informed Consent (FPIC) of insured projects**

- Free, Prior and Informed Consent (FPIC) is a specific right that pertains to indigenous peoples and is recognised in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP). It allows them to give or withhold consent to a project that may affect them or their territories.
- National Congress of American Indians resolution PDX 20-036: Calling on the U.S. Insurance Industry to Adopt Policies to Ensure that the Projects they Insure Have Obtained the Free, Prior, and Informed Consent of Impacted Tribal Nations.
- WA State Office of Insurance Comm calls on insurance companies to develop FPIC policies with tribal nations, supports state legislation to enforce to determine what risks an insurer may underwrite.



United Nations Leadership Calls for Divestment

"As insurers and as investors, the insurance sector has a key role to play. Every country, city, financial institution and company needs to adopt plans for transitioning to net zero emissions by 2050. That means taking decisive action now."

UN Secretary General António
Guterres (June, 2021)



Action in downtown Seattle last Friday (June 18, 2021):

- Global stop insuring Trans Mountain week of action
- Coalition of Seattle Indigenous + climate orgs
- Targeting Liberty Mutual



City of Seattle Insurers

Fueling climate change

Seattle's insurers with
connections to fossil fuel
industry:

- Lloyd's
- Chubb
- AIG
- Liberty Mutual
- Starr
- Sompo
- *& others*

Flexible procurement policy that creates accountability and protects city's interests

- Require a preference for companies not investing in or providing underwriting for fossil fuel projects
- Craft due-diligence procurement policies to verify divestment
- Allow flexibility when no other options exist
- Prioritize contracts with companies with strong phase-out and FPIC policies in place

Leadership from City of Seattle

***Will do more than vote with
our dollars!***

*Will build on momentum from previous
announcements (i.e. San Francisco, Los
Angeles)*

*Show the industry and other municipalities
what a strong procurement policy looks like.*

- *Drives Climate Action*
- *Protects City Interests*
- *Stands in solidarity with First Nations
and Frontline Communities*

An aerial photograph of the New York City skyline at dusk. The sky is a mix of dark blue and orange, with scattered clouds. The city is densely packed with skyscrapers, many of which are illuminated with lights. The Empire State Building is prominent in the center, with its top lit in red and green. The Hudson River is visible on the left, and the East River is on the right. The overall scene is a vibrant yet dark representation of a major metropolitan area.

Next Steps and Questions?

Thank You

E.S. Sulakshana

Energy Finance Campaigner
Rainforest Action Network

sulakshana@ran.org

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Matt Remle

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Mazaska Talks

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(ṭḥaṇḥáṇ̣ṣi/ḥaṇ̣káṣi/mitakuye)

Rachel Heaton

Co-Founder
Mazaska Talks

79rheaton@gmail.com

Chris Wilke

Global Advocacy Manager
Waterkeeper Alliance

cwilke@waterkeeper.org

(206)851-9483



Legislation Text

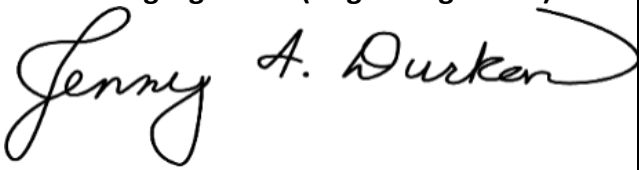
File #: Appt 01957, **Version:** 1

Appointment of Katie Garrow as member, Green New Deal Oversight Board, for a term to April 30, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Katie Garrow</i>		
Board/Commission Name: <i>Green New Deal Oversight Board</i>		Position Title: <i>Labor Union Representative</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>Green New Deal Oversight Board</i>		Term of Position: * 5/1/2020 to 4/30/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Unincorporated KC</i>	Zip Code: 98146	Contact Phone No.: [REDACTED]
Background: <p>Katie Garrow is currently the Deputy Executive Director for the MLK Labor Council, where she represents the Council publicly at public hearings, press conferences, rallies, etc. Through her role at MLK Labor, she works with unions in all trades such as fossil fuel dependent jobs like oil refineries, low carbon jobs like childcare providers, and clean energy jobs like electricians who work with hydroelectricity. It is her job to make sure that a transition to a greener economy happens, but does not happen on the back of workers.</p> <p>Last year, working with the Seattle Building Trades, 350 Seattle, The Beacon Hill Community Council, Transportation Choices Coalition and many other affiliate unions, they designed a spending plan for the Green New Deal component of the JumpStart Seattle tax. This spending plan is focused on a residential retrofitting program that prioritizes helping low income BIPOC residents transition from oil and natural gas as a heating sources in their homes to electricity. Making sure that these new jobs created are as good or better than the ones in fossil fuel industries.</p>		
Authorizing Signature (original signature):  Date Signed (appointed): 6/8/21		Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>

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

Katie Garrow

EXPERIENCE

Deputy Executive Director, MLK Labor, Seattle WA (April 2016-present)

- Represent the Council publicly (public hearings, press conferences, rallies, etc)
- Responsible for operational business of the Council
- Direct political program (endorsements, contributions, coordinate volunteers for campaigns)
- Run and staff internal coalitions with affiliate unions

Union Representative, PTE Local 17, Seattle WA (Aug 2013-April 2016)

- Co-chair (w/ management) of the City of Seattle Joint Labor Management Healthcare Committee (overseeing benefits for city employees)
- Enforce and negotiate union contracts in the City of Seattle
- Represent members in grievance proceedings (inc mediation, arbitration and settlement negotiations)
- Lobby, campaign and develop policy with elected officials that benefit workers (Let's Move Seattle, Universal Pre-K, departmental funding, paid parental leave, \$15, Office of Labor Standards)

Legislative / Lobbying Intern, Washington State Labor Council, Olympia, WA (Jan-July 2013)

- Testified on behalf of legislation that affects our constituency
- Track and send our alerts regarding legislation that affects local union affiliates

Political Organizer, IFPTE - Local 21, San Francisco, CA (Aug-Dec 2012)

- Recruited and trained 260+ volunteers over two months for eight key campaigns
- Supervised phone banks in collaboration with the San Francisco Labor Council
- Spoke at union membership and coalition meetings of 50+ people about the campaigns
- Designed and organized post-election meetings with volunteers and institutionalized 'best practices'
- Recruited multilingual members to reach out to monolingual voters

Interim Day Labor Program Director La Raza Centro Legal, San Francisco, CA (2011-2012)

- Managed a program of services (health, education, and economic development) for 150+ day laborers
- Recruited and trained 30+ workers to testify at committee hearings and participate in legislative visits
- Secured and managed \$50,000 / yr collaborative jobs program with the City of SF for day laborers
- Tracked metrics and wrote bi-monthly grant reports for a \$150,000 / year contract with the City of SF
- Facilitated weekly popular education courses with day laborers in Spanish

Bank Teller, Bank of the Pacific, Aberdeen, WA (2005-2010)

EDUCATION

Pacific Lutheran University; Tacoma, WA; Magna Cum Laude

Bachelor of Arts: Spanish Language and Literature and Global Studies

OTHER ACTIVITIES

- Board Treasurer, Seattle King County Workforce Development Board (October 2017-present)
- Member, West Seattle Bridge Oversight Board (Jan 2018-April 2019)
- Member, Board of Directors, Yoga Behind Bars (August 2014-August 2017)

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

Green New Deal Oversight Board

19 Members: Pursuant to Ordinance 125926, members subject to City Council confirmation, three-year terms:

- **8** City Council – appointed
- **8** Mayor – appointed
- **3** Other Appointing Authority – appointed: **Green New Deal Oversight Board**

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
1	F	2	1.	Member	Maria Batayola	5/1/20	4/30/23	1	Mayor
4	M	2	2.	Member	Matt Remle	5/1/20	4/30/23	1	City Council
3	M	1	3.	Member	Tomás Alberto Madrigal	5/1/20	4/30/23	1	Mayor
4	F		4.	Member (Tribal Representative)	Rachel Heaton	5/1/20	4/30/23	1	City Council
			5.	Member (Tribal Representative)		5/1/20	4/30/23		Mayor
			6.	Member (Age 16-25)		5/1/20	4/30/23		City Council
2	M	3	7.	Member (Age 16-25)	Tyler Valentine	5/1/20	4/30/23	1	Mayor
			8.	Member		5/1/20	4/30/23		Board
2	M	2	9.	Environmental Justice Representative	Dennis Comer	5/1/20	4/30/23	1	Mayor
1	F	4	10.	Environmental Justice Representative	Debolina Banerjee	5/1/20	4/30/22	1	City Council
			11.	Environmental Justice Representative		5/1/20	4/30/22		Board
6	F		12.	Labor Union Representative	Katie Garrow	5/1/20	4/30/22	1	Mayor
			13.	Labor Union Representative		5/1/20	4/30/22		City Council
			14.	Labor Union Representative		5/1/20	4/30/22		City Council
6	M		15.	Labor Union Representative	Keith Weir	5/1/20	4/30/22	1	Mayor
6	F	6	16.	Member	Jess Wallach	5/1/20	4/30/22	1	City Council
			17.	Member		5/1/20	4/30/22		Board
			18.	Member		5/1/20	4/30/22		City Council
6	M	5	19.	Workforce Training Representative	Steve Gelb	5/1/20	4/30/22	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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	5	2			1	2	1			3			
Council	1	3			1			2		1			
Other													
Total	6	5			2	2	1	2		4			

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 01958, **Version:** 1

Appointment of Steve Gelb as member, Green New Deal Oversight Board, for a term to April 30, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Steve Gelb</i>		
Board/Commission Name: <i>Green New Deal Oversight Board</i>		Position Title: <i>Workforce Training Representative</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>Green New Deal Oversight Board</i>		Term of Position: * 5/1/2020 to 4/30/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Wedgwood</i>	Zip Code: 98115	Contact Phone No.: [REDACTED]
Background: Steve Gelb is currently the Northwest Regional Manager for Emerald Cities Collaborative, where he promotes decarbonization projects and policies bringing benefits to underserved communities. He's responsible for fundraising, program design, and policy development. Steve helped launch the Clean Energy Opportunity Hub that brings HVAC training and WMBE contractor development to BIPOC communities. Implemented RENEW, a comprehensive energy and water efficiency program for affordable housing that includes technical guidance, financing, and project development. Established the WA Building Engineers Consortium to provide career pathways, coordinated training, and certifications. Steve has also collaborated with Seattle City Light to incorporate community benefits into utility programs and helped develop a High Road Agreement for residential contractors and a Community Workforce Agreement for commercial contractors.		
Authorizing Signature (original signature):  Date Signed (appointed): 6/8/21		Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>

Steve Gelb



EXPERIENCE

Northwest Regional Manager

2012 – Present

Emerald Cities Collaborative, Seattle, WA

As Northwest Regional Manager for the Emerald Cities Collaborative, promotes decarbonization projects and policies bringing benefits to underserved communities. Responsible for fundraising, program design, and policy development. With the Seattle team launched the Clean Energy Opportunity Hub that brings HVAC training and WMBE contractor development to BIPOC communities. Implemented RENEW, a comprehensive energy and water efficiency program for affordable housing that includes technical guidance, financing, and project development. Collaborated with Seattle City Light to incorporate community benefits into utility programs. Established the WA Building Engineers Consortium to provide career pathways, coordinated training, and certifications. Developed strategies and promoted policies to support Seattle's Climate Action Plan. Partnered with the City of Seattle on a High Road Agreement for residential contractors and a Community Workforce Agreement for commercial contractors.

Executive Director

2009 – 2012

SustainableWorks, Seattle, WA

Established a new non-profit that provided community organizing, energy audits and energy upgrades to single family homes. Developed partnerships with utilities, municipalities and community-based programs. Hired and supervised key staff. Successfully obtained grants for \$4 million through the Washington State University Energy Program and \$960,000, for credit enhancements to support loan programs, from the WA State Department of Commerce. Delivered 1,250 energy audits and 475 upgrades in its first two years saving over 2 million tons of carbon dioxide and \$250,000 per year for homeowners. Innovative financing programs lent over \$1 million to homeowners.

Marketing Manager, Office Furniture and Outdoor Products Industries

1979 – 2009

EDUCATION

Cornell University, Ithaca, NY, Bachelor of Arts, Government

1974 – 1978

AFFILIATIONS AND MEMBERSHIPS

- Technical Advisory Board for Sustainable Building Science Technology program at South Seattle College
- Housing Development Consortium Exemplary Buildings Task Force
- Seattle City Light Integrated Resource Plan Review Committee
- Community Power Works, Stakeholder Evaluation and Implementation Committee
- WA Construction Center of Excellence

PROFESSIONAL DEVELOPMENT

- University of Washington, Leadership that Shapes the Future
- California Institute of Technology, Integrated Strategic Planning

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6	M	5	19.	Workforce Training Representative	Steve Gelb	5/1/20	4/30/22	1	Mayor

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Mayor	5	2			1	2	1			3			
Council	1	3			1			2		1			
Other													
Total	6	5			2	2	1	2		4			

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

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Legislation Text

File #: Appt 01959, **Version:** 1

Appointment of Keith Weir as member, Green New Deal Oversight Board, for a term to April 30, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Keith Weir</i>		
Board/Commission Name: <i>Green New Deal Oversight Board</i>		Position Title: <i>Labor Union Representative</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>Green New Deal Oversight Board</i>		Term of Position: * 5/1/2020 to 4/30/2022 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Neighborhood</i>	Zip Code: 98032	Contact Phone No.: [REDACTED]
Background: Keith Weir is currently the Business Representative and Political Director for IBEW Local 46, covering all Project Labor Agreements and Community Workforce Agreements in Seattle and King County. He is a past Board Chair and current Board member of ANEW, the longest running and original pre-apprenticeship program in the nation. Keith is a native Seattleite raised in White Center and graduated from Rainier Beach High School. He is passionate about building careers, not just jobs, and wants to ensure that projects coming out of Seattle's Green New Deal be good family wage jobs to ensure a better future for our kids and grandkids. He has been involved with the Sound Alliance since its inception here in Seattle and works closely with Emerald Cities Seattle, ensuring pathways for community to Green collar careers.		
Authorizing Signature (original signature):  Date Signed (appointed): 6/8/21		Appointing Signatory: <i>Jenny A. Durkan</i> Mayor of Seattle

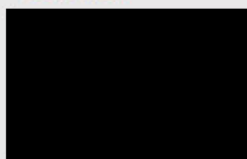
**Term begin and end date is fixed and tied to the position and not the appointment date.*



PROFILE

Keith is a Seattle native, born and raised right here!! Rainier Beach High school Grad', Class of '86!! United States Navy 1986-1992, Electronic Warfare Technician. Came home and worked for 7 ½ years for a Geotechnical Engineering company, before finding the IBEW in 1999! This has afforded me the opportunity to support my lovely wife and three children on a single income, with healthcare and benefits!!

CONTACT



HOBBIES

Hiking
Reading
Movies
Music

KEITH WEIR

Political Director, IBEW 46

EDUCATION

Rainier Beach High School

1982 - 1986

United States Navy

1986 - 1992

Various assignments, USS Texas CGN-39-EW operator/Technician. San Diego NAVSEA Command, SIMA/NRMF Long Beach - Technical Representative for West Coast based platforms.

WORK EXPERIENCE

IBEW Local 46, Business Representative/Political Director

2014–Present

Business Representative covering all Project Labor Agreements and Community Workforce Agreements in Seattle and King County. Past Board Chair and current Board member of ANEW (the longest running and original pre-apprenticeship program in the nation).

Seattle Building Trades, Assistant Executive Secretary

2009–2014

Responsibilities included running weekly Pre-Job conferences for contractors for multiple jurisdiction projects, (Port of Seattle, City of Seattle, King County, etc.)

Appointed to the Sound Transit Diversity Oversight Committee. Active member and Co-chair of Emerald Cities Seattle; Member of Seattle's High Road Agreement Task Force. Negotiated and maintained relationships on multiple large regional projects. Trained in Mediations with the FMCS. Involvement with community through pre-apprenticeship agreements, and outreach to help diversify workforce.

IBEW Local 46 Intern/Registrar

2007–2009

Came onto staff from the field for a nine-month internship to be exposed to operations of the Local and wound up staying to be the Local Registrar for the 2008 Presidential election cycle. Great opportunity for me to learn and adapt leadership style and hone political acumen.

Prior to this I completed a 5-year apprenticeship and became a licensed Journeyman electrician (EL-01), and worked in the field for many of our contractors.

Green New Deal Oversight Board

19 Members: Pursuant to Ordinance 125926, members subject to City Council confirmation, three-year terms:

- **8** City Council – appointed
- **8** Mayor – appointed
- **3** Other Appointing Authority – appointed: **Green New Deal Oversight Board**

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
1	F	2	1.	Member	Maria Batayola	5/1/20	4/30/23	1	Mayor
4	M	2	2.	Member	Matt Remle	5/1/20	4/30/23	1	City Council
3	M	1	3.	Member	Tomás Alberto Madrigal	5/1/20	4/30/23	1	Mayor
4	F		4.	Member (Tribal Representative)	Rachel Heaton	5/1/20	4/30/23	1	City Council
			5.	Member (Tribal Representative)		5/1/20	4/30/23		Mayor
			6.	Member (Age 16-25)		5/1/20	4/30/23		City Council
2	M	3	7.	Member (Age 16-25)	Tyler Valentine	5/1/20	4/30/23	1	Mayor
			8.	Member		5/1/20	4/30/23		Board
2	M	2	9.	Environmental Justice Representative	Dennis Comer	5/1/20	4/30/23	1	Mayor
1	F	4	10.	Environmental Justice Representative	Debolina Banerjee	5/1/20	4/30/22	1	City Council
			11.	Environmental Justice Representative		5/1/20	4/30/22		Board
6	F		12.	Labor Union Representative	Katie Garrow	5/1/20	4/30/22	1	Mayor
			13.	Labor Union Representative		5/1/20	4/30/22		City Council
			14.	Labor Union Representative		5/1/20	4/30/22		City Council
6	M		15.	Labor Union Representative	Keith Weir	5/1/20	4/30/22	1	Mayor
6	F	6	16.	Member	Jess Wallach	5/1/20	4/30/22	1	City Council
			17.	Member		5/1/20	4/30/22		Board
			18.	Member		5/1/20	4/30/22		City Council
6	M	5	19.	Workforce Training Representative	Steve Gelb	5/1/20	4/30/22	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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	5	2			1	2	1			3			
Council	1	3			1			2		1			
Other													
Total	6	5			2	2	1	2		4			

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 01960, **Version:** 1

Appointment of Maria Batayola as member, Green New Deal Oversight Board, for a term to April 30, 2023.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Maria Batayola</i>		
Board/Commission Name: <i>Green New Deal Oversight Board</i>		Position Title: <i>Member</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>Green New Deal Oversight Board</i>		Term of Position: * 5/1/2020 to 4/30/2023 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Beacon Hill</i>	Zip Code: <i>98144</i>	Contact Phone No.: [REDACTED]
Background: Maria Batayola is co-founder of the Community Coalition for Environmental Justice (CCEJ) along with 40+ other community activists. Together they introduced the concept to Seattle to recognize environmental harm to BIPOC, immigrant and refugee communities. CCEJ campaigns included stopping Veterans Hospital from burning tissue due to dioxin release, educating Vietnamese nail salon workers regarding toxins in nail supplies, and Duwamish River toxin tours. Since 2015, Maria has volunteer through El Centro de la Raza as the Environmental Justice Coordinator, building a movement and educating community members on the said effects and co-development of the Community Action Plan (CAP). Maria is also the chair of the Beacon Hill Council, advocating for a welcoming, diverse, and healthy community neighborhood. She leads two major ongoing campaigns on anti-displacement and environmental justice air and noise pollution from aircraft and road emissions. She also currently works with King County Council to include aircraft emissions in the GHG inventory process for identifying target reduction and review of GHG reduction strategies to ensure effectiveness and viability.		
Authorizing Signature (original signature): [REDACTED]		Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>
Date Signed (appointed): <i>6/8/21</i>		

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

Goal: To serve on Green New Deal Oversight Board to ensure that frontline communities receive appropriate direct investments that helps them move forward as strong resilient communities beyond recovery from Covid, historic cumulative social, economic and environmental inequities and climate.

Related Current Work:

- 1993 -2013 Co-founder of Community Coalition for Environmental Justice (CCEJ) with 40+ other community activists. Introduced concept to Seattle to recognize harm to BIPOC, immigrant and refugee communities. CCEJ campaigns included stopping Veterans Hospital from burning tissue due to dioxin release, educating Vietnamese nail salon workers re toxins in nail supplies, Duwamish River toxin tours. 1993-2014 Focused on organizational and financial issues through the years. Acted as bridge to transfer of CCEJ 501c3 and curriculum assets to Got Green in 2013-14.
- 2015 to Present. Beacon Hill air and noise pollution from aircraft and roads emissions.
 - 2016 to Present. Volunteer El Centro De La Raza EJ Coordinator. Building a movement. Co-wrote and implemented 2017-2018 EPA collaborative problem solving community education and empowerment grant. Beacon Hill is under the flight path and not eligible for mitigation. Organized 24 community meetings in 6 languages to reach 467 community members to educate them on the said effects and co-develop the Community Action Plan (CAP). Regranted EPA to 3 community scientist projects to measure noise pollution. Obtained Seattle allocation for UW Beacon Hill Quantitative Ultra Fine Particle & Noise. Provided annual feedback to community to share new learnings and get guidance on strategies and tactics. Locate resources and build capacity. Give talks and presentations. Represent El Centro at Front & Centered (statewide EJ Coalition) Policy Committee for cross learning, identification and prioritization of issues and bills to advocate for or against, mobilize others, contact legislators and testify for bills. Review and comment on Port of Seattle, Puget Sound Regional Council and Transportation Commission long term vision documents, and short-term plans. Give talks and presentations. Current joint effort with El Centro and Beacon Hill Council, working with King County Council to include aircraft emission in the GHG inventory, process for identifying target reduction and review of GHG reduction strategies to ensure effectiveness and viability.
 - 2016 to present. Beacon Hill Council chair advocating for a welcoming, diverse and healthy community neighborhood. Lead two major ongoing campaigns – anti-displacement and environmental justice air and noise pollution from aircraft and roads emissions. Give voice and advocate for community/equity issues and needs as Beacon Hill has 32K residents with 72% BIPOC and 44% immigrants and refugees. Lead advocacy for housing for low-income people to include homes for wealth building purposes and historic preservation; passage of HB 1847 to expand the aircraft noise abatement area to include Beacon Hill and surrounding areas; introduction of federal bill for ineligible communities like Beacon Hill to find a pathway for mitigation; current fundraising to purchase 20.9 acre Brick Pit urban forest slated for development for preservation and pollution filtration purposes; supported United Church of Christ and Got Green resiliency hub in Beacon Hill; and advocating to resolve infrastructure inequities and fighting for just transition and resiliency.

Education:

M.A. ABS in Organizational Development & Transformation, LIOS, City University. BA Political Science, BA in Theatre, University of Washington. Completed Training in HR certification and Mediation.

Business Background:

- 1977-2010 33 years of leading equity and inclusion programs at Metro, King County, Metro King County (14,000 employees) and leading human services at King County Public Works and Seattle Center. Extensive labor experience. 2011-2013 Taught upper level Public Policy at Seattle Central College to Bachelors Program.
- Jump Start consultant since 1998 serving private, public, non-profit entities and community for organizational, community and equity/cross cultural competency development. Since 2007, provided services pro bono for community groups/orgs.

Business Recognition:

Received three King County Executive Ron Sims' excellence award in 1998, 2000, 2001 for stakeholder management during anti-affirmative action state initiative and legislation, disability complaint reduction and curriculum development. King County

Dept. of Executive Admin Director's Award for employment process improvement. Apple Award for Wellness Program, King County, Public Works. City of Seattle City Works Team Finalist for Environmental Justice Needs Assessment.

Anti-Racist Arts, Culture & History:

- 1974 to 1987. Co-Founder TEA forerunner of NW Asian American Theatre. Actor. Wrote 4 produced plays.
- 1970 to now. Co-Founder and Co-Chair of Pinoy Words Expressed Kultura Arts (PWEKA). Advocate, produce Filipino and Film arts, all genre art and culture. Founded Pinoy Brown Box to fund performance venues.
- Wing Luke Museum, served on 6 Community Advisory Committees to guide exhibit development.
- 2008-9 Associate Editor for book & copy *Pamana III: Bayanihan Legacy of Filipino Community of Seattle*.
- 2008 to now. FANHS National Office. Digitizing Oral History Tapes lead, grant writer, fundraiser and coordination.
- 2009 to now. FANHS National & PWEKA lead coordinator for concept/content and resource development with Architect Alex Rolluda design, construction and installation of historical kiosk "Honoring Filipinos in Chinatown International District 1910 to 2009". 2019-20 WING, FANHS & PWEKA lead researcher with 3 interns Filipino asset mapping for Chinatown ID.
- 2014-15 Co-Chair Legacy of Justice Committee for Hirabayashi Place 96-unit housing building. Co-chaired identification of building historical art for educational purposes and led \$300K fund development.
- 2015-17 FANHS Museum. Brokered with Wing loan of *Singgalot* Smithsonian Exhibit for FANHS Museum opening. Raised funds for *FANHS National Exhibit Work: 1900-1970*. Collaborated with FANHS Stockton the development of and raised funds for "*Filipino Immigration History Exhibit*."
- 2020-22 Member of Art Integration Committee for Uncle Bob's Place (planned 8 story 126 housing units) and incoming chair for fund development committee to raise at least \$400K to fund said art elements for Uncle Bob's building.
- 2020-26 Filipino American National Historical Society Trustee.

Community Service:

- Co-founded non-profit agencies CommonWealth Fund, API Women & Family Safety Center, TEA (forerunner of Northwest Asian American Theatre), and Community Coalition for Environmental Justice. Facilitated founding of Health Justice Network and Mature Workers Alliance. Advisor at Festal, SC Academy, Wing Luke. Founding Co-Chair Pinoy Words Expressed Kultura Arts. Founder of Pinoy Brown Box.
- Current: Beacon Hill Council Chair. International Examiner Board Member. Historic South Downtown (state foundation) for Chinatown ID and Pioneer Square. Chair of Organizational Development and Sustainability. Convenor for Filipino American Political Action Group of Washington.
- Past: 2014-2018 Co-founded and co-chaired API Candidates Forum in Seattle. Former President of FACES (Filipino American Civic Employees of Seattle). Chaired/President of APA Coalition for Equity, Governor's Affirmative Action Committee, Church Council of Greater Seattle Immigration Reform Control Act Project, the API Women's Caucus, Seattle Center Employee Development and Leadership Institute, FAPAGOW. Vice-Chair of Seattle Women's Commission. Board member of WA Coalition of Churches co-developed Religious Coalition for the Common Good. Historic South Downtown

Community Recognition:

Seattle Center Foundation Legion of Honor Inductee (first person of color to receive distinction). VIP (Very Important Pinoy) Filipino American National Historical Society Recipient. 2001 Top Ten Contributors by Northwest Asian Weekly. 2004 International Examiner Community Voice Award. 2011 Northwest Asian Weekly Eco Women Award.

Green New Deal Oversight Board

19 Members: Pursuant to Ordinance 125926, members subject to City Council confirmation, three-year terms:

- **8** City Council – appointed
- **8** Mayor – appointed
- **3** Other Appointing Authority – appointed: **Green New Deal Oversight Board**

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
1	F	2	1.	Member	Maria Batayola	5/1/20	4/30/23	1	Mayor
4	M	2	2.	Member	Matt Remle	5/1/20	4/30/23	1	City Council
3	M	1	3.	Member	Tomás Alberto Madrigal	5/1/20	4/30/23	1	Mayor
4	F		4.	Member (Tribal Representative)	Rachel Heaton	5/1/20	4/30/23	1	City Council
			5.	Member (Tribal Representative)		5/1/20	4/30/23		Mayor
			6.	Member (Age 16-25)		5/1/20	4/30/23		City Council
2	M	3	7.	Member (Age 16-25)	Tyler Valentine	5/1/20	4/30/23	1	Mayor
			8.	Member		5/1/20	4/30/23		Board
2	M	2	9.	Environmental Justice Representative	Dennis Comer	5/1/20	4/30/23	1	Mayor
1	F	4	10.	Environmental Justice Representative	Debolina Banerjee	5/1/20	4/30/22	1	City Council
			11.	Environmental Justice Representative		5/1/20	4/30/22		Board
6	F		12.	Labor Union Representative	Katie Garrow	5/1/20	4/30/22	1	Mayor
			13.	Labor Union Representative		5/1/20	4/30/22		City Council
			14.	Labor Union Representative		5/1/20	4/30/22		City Council
6	M		15.	Labor Union Representative	Keith Weir	5/1/20	4/30/22	1	Mayor
6	F	6	16.	Member	Jess Wallach	5/1/20	4/30/22	1	City Council
			17.	Member		5/1/20	4/30/22		Board
			18.	Member		5/1/20	4/30/22		City Council
6	M	5	19.	Workforce Training Representative	Steve Gelb	5/1/20	4/30/22	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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	5	2			1	2	1			3			
Council	1	3			1			2		1			
Other													
Total	6	5			2	2	1	2		4			

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 01961, **Version:** 1

Appointment of Dennis Comer as member, Green New Deal Oversight Board, for a term to April 30, 2023.

The Appointment Packet is provided as an attachment.

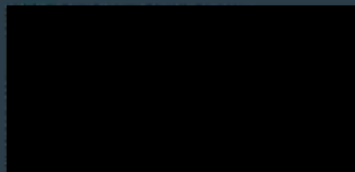


City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Dennis Comer</i>		
Board/Commission Name: <i>Green New Deal Oversight Board</i>		Position Title: <i>Environmental Justice Representative</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>Green New Deal Oversight Board</i>		Term of Position: * 5/1/2020 to 4/30/2023 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Seward Park</i>	Zip Code: 98118	Contact Phone No.: [REDACTED]
Background: Dennis Comer is a community leader ensuring marginalized communities are not overlooked in the creation of plans and policy. As a research analyst, he is at the crossroads of science and the ability to translate that science into laypeople terms in ways that are meaningful and impactful. As the program manager of the Central Area Collaborative, Dennis has steered the organization towards an EcoDistrict model and support an approach to managing cross community solidarity. Not only has Dennis helped craft Design Guideline language for the Central Area, but also enabled the formation of a Design Review Board, enabling the community to challenge development that was detrimental to their existence. He has served as a member of the Environmental Justice Committee as an advocate for equity in policy.		
Authorizing Signature (original signature): [REDACTED]		Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>
Date Signed (appointed): 6/8/21		

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

Contact



Top Skills

Program Management
Leadership
Business Development

Languages

Spanish

Certifications

DOD/DHS Test and Evaluation Level III
EcoDistricts Accredited Professional
Student Pilot

Publications

Money Myths and Money Mistakes

Dennis Comer

Community Development Manager | Operations & Logistics | Top Secret Clearance
Seattle, Washington

Summary

Over 30 years experience as a logistician. Over 20 years as an Operations Research professional delivering comprehensive analysis and reports to decision makers and C-suite management. Specialize in translating high level technical analysis into lay people terms. I possess a broad spectrum of capabilities and strengths ranging from logistics management and supply distribution to testing and evaluation of systems and components to small business ownership and entrepreneurial related functions.

Pursuing a graduate degree in Aeronautics to augment my pursuit of a private pilots certification.

Experience

Transportation Security Administration (TSA)
Operations Research Analyst/Operational Test Director
February 2010 - Present
Arlington, VA

Operational Test Director for Checked Baggage Screening Systems and Passenger Screening Systems (CAT/Biometrics)

Transportation Security Administration
Research Analyst
February 2010 - Present
Arlington, Virginia

Test and Evaluation Division; Operational Test Branch
Serve as a senior research analyst responsible for guiding all aspects of developing testing and evaluation strategy for cargo and passenger screening equipment. Primary duties include developing the operational test plan (OTP); providing input into the Test and Evaluation Master Plan (TEMP); providing risk analysis to testing; developing Event Design Plans (EDP) for specific elements of testing; conducting the test; gathering all evaluation data and reports from various other testing activities and developing the System Evaluation

Report (SER). Adept at managing risk and developing Risk Assessments for course of action planning. Additional duties include site coordination at the various airports throughout the United States for reception and integration of passenger and cargo screening equipment.

PIRAAS

Managing Director

July 2005 - Present

Seattle, Washington

Community engagement practitioner in Equity, Inclusion and Community Development. Wireless Mobile Application Software Development and Advisory Consultant for TLDE. Test and Evaluation strategy and business development consultant; Small Business organization and operations efficiency consultant.

United States Department of Defense

2 years 5 months

Branch Chief, Science/Technology and Test/Evaluation

January 2009 - January 2010 (1 year 1 month)

Pentagon

Act as the Team Leader for the branch. Ensure quality of the technical integration and interoperability analyses while satisfying suspense dates. Ensure continuity of branch efforts. Ensure G8 fiscal positions are achieved in coordination with the G8 System Synchronization Officers (SSO). Identify and resolve transition issues. Inform FDT Division Chief on status of branch efforts, and determine topics needing G8 leadership involvement. Brief, prep, and inform G8 leadership as required. Maintain effective liaisons with outside organizations. Act as the G8 lead for the DARPA S&T program. Understand the status of S&T efforts at DARPA and its fiscal and transition implications to the G8 organization. Influence the DARPA efforts in accordance with G8 fiscal guidance. Represent G8 at DARPA meetings, and prep G8 leadership at senior level meetings. Act as the G8 Lead for the joint experiments and demonstrations. Understand the status of joint experimentation and demonstration efforts and its relationships to the Army Experimentation Program. Identify any fiscal and transition impacts to the G8 organization and determine resolutions. Influence the joint experimentation and demonstration efforts in accordance with G8 fiscal guidance. Represent G8 at meetings, and prep G8 leadership at senior level meetings.

Cost Analyst

September 2007 - January 2009 (1 year 5 months)

Pentagon

Perform a broad range of studies in areas relating to cost, statistical, operational and economic analysis. Review for validity, methodologies used in economic analyses supporting decisions at HQDA. Collect, develop, and distribute economic analysis concepts, methods, and data among the major Army organizations and provide in-house function for data sources, methods, analysis techniques, areas of application and interpretation for policy guidance and procedures relating to economic analysis. Accomplishments: Developed reimbursable rates for army equipment to include trailers, generators and water production equipment, facilitating interagency actions in response to natural disasters and humanitarian efforts. Provided analysis and guidance to the HQDA logistics community by validating the business case analysis for the Modular Fuel System. Developed the taxonomy of army unit missions and functions for use in the HQDA G3 training models

Army Test and Evaluation Command (ATEC)

Military Evaluator

February 2003 - August 2007 (4 years 7 months)

Alexandria, VA

Serve as an Army Test and Evaluation Command System Team Chairman. The team consists of 7 or more members ranging from military and civilian technical and operational testing officials, analysts and specialty engineers; created and presented reports and recommendations to senior executives.

US Transportation Command

Technology Analyst

January 2000 - January 2003 (3 years 1 month)

Scott AFB, IL

Serve as a technology analyst responsible for integrating and capitalizing on transportation technology developments in both private and public sectors to enhance the Defense Transportation System. Analyze the impact of proposed transportation related concepts and technologies using an end-to-end transportation system perspective.

Selected Contribution:

Superb analytical skills and management of the \$500K TrAMS project was lauded as an example for other Army transportation research and development projects.

TrAMS project reduced time (45 minutes to 20 seconds), manpower (10 people to 2 people) and increased accuracy of data capture (100%) as Army units move to deploy.

Skillfully managed the change in management and contractual procedures between California State University Long Beach and SPAWAR Systems Center allowing an immediate real dollar savings of \$300,000 and over \$3M in program management and cost overhead fees.

3rd Infantry Division

Transportation Officer

January 1998 - January 2000 (2 years 1 month)

Ft Stewart, GA, Bosnia

Serve as the Movement Control Officer within the 3rd Infantry Division, responsible for planning, coordinating and managing transportation assets within the division. Serve as the principle staff proponent for all transportation issues including road, air, sea and rail movements.

Selected Contribution:

Balanced the capabilities of four support battalions by accurately and methodically templating movement distances resulting in perfectly timed and synchronized resupply of each Brigade Combat Team (BCT).

Recognized as the consummate transportation expertise on all aspects of deployments within the DISCOM as shown by the two unit deployments to Kuwait and 3rd Brigades deployment to the NTC.

US Army

11 years 1 month

Midlevel Transportation Management Positions

January 1994 - January 1998 (4 years 1 month)

Somalia, Ft Sill, Ft Lee

Served in various Transportation and Logistics management positions from Platoon Leader to Company Commander. Responsible for all training, administration and career development for 237 personnel. Responsible for equipment totalling in excess of \$275 million dollars which included the latest transportation PLS trucks. Logistics missions ranged from cross country line haul missions, to logistical resupply and port operations of ammunition and medical supplies in support of field artillery operations and a Combat Field Hospital.

Senior Administrative/HR Specialist

January 1992 - January 1994 (2 years 1 month)

Ft Sill

Served as the administrative expert and technical advisor in matters related to budget, property, travel, procurement, human resources, or other program

activities for over 1800 personnel. Responsible for IT equipment and personnel/financial systems totalling in excess of \$25 million dollars. Provided direct supervision of 25 administrative, personnel, legal, and financial specialists. Responsible for conducting program and management reviews and providing advice and guidance, including interpretations, opinions, or decisions, regarding any command policies or directives from higher headquarters. Coordinated with senior management to develop annual staffing, and financial plans

Junior Transportation Management Positions

January 1987 - January 1992 (5 years 1 month)

Ft Lewis, Saudi Arabia, Kuwait, Ft Eustis

Served in various Transportation and Logistics management positions from Platoon Leader to Detachment Commander. Responsible for all training, administration and career development of up to 45 personnel. Responsible for equipment totalling in excess of \$275 million dollars which ranged from line haul tractors and trailers to marshalling operations yard tractors and various materials handling equipment to include forklifts, pallet loaders, container loaders and straddle carriers. Logistics missions ranged from cross country line haul missions, to logistical resupply and port operations. Deployed a transportation contingent in 1988 in support of Yellowstone National Park fire. Deployed to 1990 Persian Gulf operations as a transportation movements control detachment commander, instrumental in directing transportation and logistical movement within the area of operations ranging; and beyond.

Education

Embry-Riddle Aeronautical University

Master's degree, Aeronautics/Aviation/Aerospace Science and Technology, General - (2018 - 2021)

The George Washington University

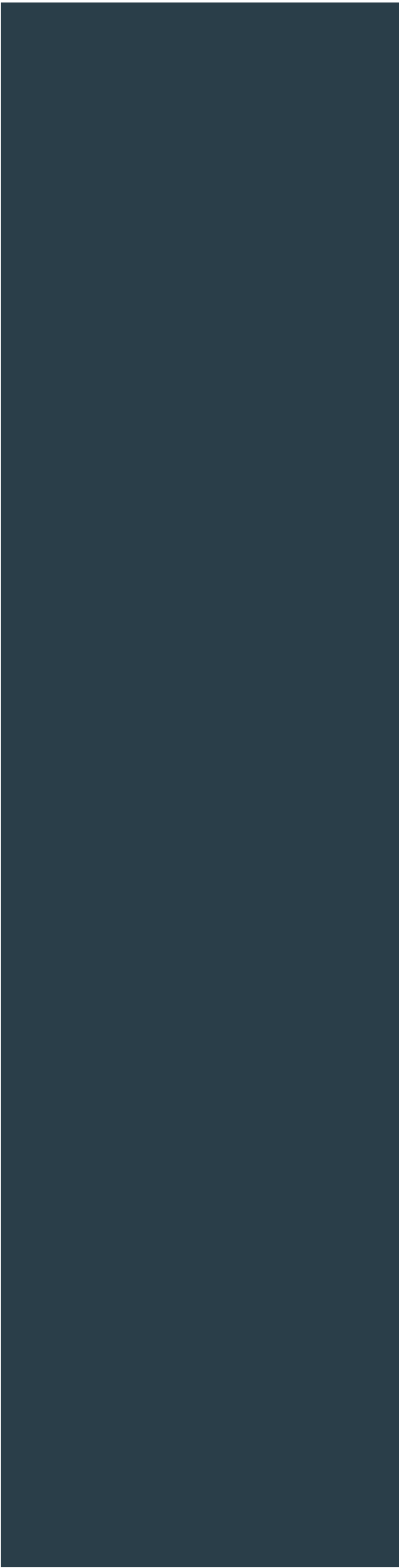
Masters of Professional Studies, Publishing - (2006 - 2008)

Florida Institute of Technology

Masters of Science, Operations Research Systems Analysis - (1996 - 1997)

Prairie View A&M University

Bachelor of Science, Computer Science - (1983 - 1987)



Cathedral High School

Green New Deal Oversight Board

19 Members: Pursuant to Ordinance 125926, members subject to City Council confirmation, three-year terms:

- **8** City Council – appointed
- **8** Mayor – appointed
- **3** Other Appointing Authority – appointed: **Green New Deal Oversight Board**

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
1	F	2	1.	Member	Maria Batayola	5/1/20	4/30/23	1	Mayor
4	M	2	2.	Member	Matt Remle	5/1/20	4/30/23	1	City Council
3	M	1	3.	Member	Tomás Alberto Madrigal	5/1/20	4/30/23	1	Mayor
4	F		4.	Member (Tribal Representative)	Rachel Heaton	5/1/20	4/30/23	1	City Council
			5.	Member (Tribal Representative)		5/1/20	4/30/23		Mayor
			6.	Member (Age 16-25)		5/1/20	4/30/23		City Council
2	M	3	7.	Member (Age 16-25)	Tyler Valentine	5/1/20	4/30/23	1	Mayor
			8.	Member		5/1/20	4/30/23		Board
2	M	2	9.	Environmental Justice Representative	Dennis Comer	5/1/20	4/30/23	1	Mayor
1	F	4	10.	Environmental Justice Representative	Debolina Banerjee	5/1/20	4/30/22	1	City Council
			11.	Environmental Justice Representative		5/1/20	4/30/22		Board
6	F		12.	Labor Union Representative	Katie Garrow	5/1/20	4/30/22	1	Mayor
			13.	Labor Union Representative		5/1/20	4/30/22		City Council
			14.	Labor Union Representative		5/1/20	4/30/22		City Council
6	M		15.	Labor Union Representative	Keith Weir	5/1/20	4/30/22	1	Mayor
6	F	6	16.	Member	Jess Wallach	5/1/20	4/30/22	1	City Council
			17.	Member		5/1/20	4/30/22		Board
			18.	Member		5/1/20	4/30/22		City Council
6	M	5	19.	Workforce Training Representative	Steve Gelb	5/1/20	4/30/22	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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	5	2			1	2	1			3			
Council	1	3			1			2		1			
Other													
Total	6	5			2	2	1	2		4			

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

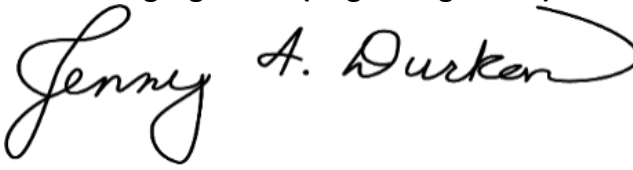
File #: Appt 01962, **Version:** 1

Appointment of Tomas Alberto Madrigal as member, Green New Deal Oversight Board, for a term to April 30, 2023.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Tomás Alberto Madrigal</i>		
Board/Commission Name: <i>Green New Deal Oversight Board</i>		Position Title: <i>Member</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>Green New Deal Oversight Board</i>		Term of Position: * 5/1/2020 to 4/30/2023 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>White Center</i>	Zip Code: 98146	Contact Phone No.: [REDACTED]
Background: Tomas Madrigal has settled within the Duwamish Valley and currently serves as a board member of the Duwamish River Community Coalition. He is a child of a migrant farmworker family that settled in Washington directly impacted by racial, economic, and environmental injustices. His world view is informed by having grown up in a rural community of Spanish-speaking Mexican farmworkers and seeing first-hand a peasant economy based on mutual aid and cooperation. Though they were exposed to pesticides and fungicides used to grow conventional crops, he recalls his parents had elaborate rituals for decontamination before they entered the home. Tomas has served on two Governor appointed taskforces working on Food Systems and Environmental Justice. As well as completed a research document for Front & Centered on Pollution and Recovery in the Puget Sound that has helped the organization set long-term goals, amongst them was advocating for the establishment of the Seattle's Green New Deal.		
Authorizing Signature (original signature):  Date Signed (appointed): 6/8/21		Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>

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

Tomás Alberto Madrigal



Professional Positions:

- 10/2019-Present **Equity & Social Justice Consultant**
Management Analyst 5
Center for Public Affairs
Washington State Department of Health, Tumwater, Washington
- 12/2015-9/2019 **Coalition Coordinator (253 Making Connections Initiative)**
Health Promotions Coordinator III
Strengthening Families Division
Tacoma-Pierce County Health Department, Tacoma, Washington
- 8/2015-6/2006 **Academic Advisor**
Student Support Services
Central Washington University, Ellensburg, Washington

Entrepreneurship:

- 10/2015-5/2016 **Worker-Owner, Solidarity Research Center**
Researcher.
- 6/2012-3/2013 **Worker-Owner, The Canopy Collective**
Racial Equity Trainer.

Academic Positions:

- 1/2013-6/2013 **Western Washington University**
Instructor
Human Services Program, Woodring College of Education

Courses Taught: Human Services Professionals and Personal Systems; Human Services Professionals and Interpersonal Systems
- 8/2006- 6/2011 **University of California Santa Barbara**
Graduate Teaching Assistant
Department of Chicana and Chicano Studies

Courses Co-Taught: Body, Culture and Power; Survey of Chicana/o Literature, Immigration and the U.S.-Mexico Border; Comparative Social Movements; Introduction to Chicana Studies; Chicana Writers; Introduction to Chicano Culture; Introduction to Chicano History; Central Americans in the United States, Introduction to Criminal Justice

9/2004- 5/2005 Washington State University
Instructor
Department of American Studies

Courses Taught: Introduction to American Cultures

Education:

2016 University of California at Santa Barbara
PhD in Chicana and Chicano Studies
Dissertation Title: "Agribusiness and Mexican Farmworker Families in Washington State (1964-2013)"

2009 University of California at Santa Barbara
M.A. Chicana and Chicano Studies

2005 Washington State University
M.A. American Studies

2003 Washington State University
B.A. Comparative American Cultures

Certificates:

2019 Certificate, Northwest Center for Public Health Practice
Public Health Management Certificate Program.

2019 Certificate, Northwest Center for Public Health Practice
Emergency Risk Communication

2019 Graduate, Puget Sound Sage
Community Leadership Institute

Research Experience:

2020-2021 COVID-19 Farmworker Study (COFS) of Washington
Rapid Response Survey of Farmworker Experiences of COVID-19
Role: Washington Coordinator
Lead: California Institute for Rural Studies
WA Participants: C2C, CAFÉ, CIELO, Our Valley Our Future, El Proyecto
Bienestar, Washington State Promotoras Network, BERK Consultants, UW
PNASH, Department of Health
Funded by UW PHI, DOH, MO/MO

- 2017-2018 **Preserving the Traditional Ecological Knowledge of First Foods and Medicines**
Agroecological Cultural Preservation Community Action Research
 Role: Coordinator
 Lead Organization: Consultants for Indian Progress
 Participants: Hilltop Urban Gardens, Canoe Journey Herbalists, La Resistencia
 Funded by The North American Partnership for Environmental Community Action
 (Commission for Environmental Cooperation)
- 2017 **Pollution and Recovery in the Puget Sound**
Environmental Policy Research
 P.I.: Tomás A. Madrigal, Ph.D.
 Sponsor: Latino Community Fund, Front and Centered Steering Committee
 Funded by the Russel Family Foundation and The Rose Foundation
- 2017 **A Hunger Strikers Handbook**
Immigrant Rights Policy Research
 Participants: La Resistencia
 Sponsor: UW Human Rights Center
 Funded by the Antipode Foundation
- 2016 **Building Community Power to Heal and Thrive**
Community Based Participatory Research
 P.I.: Tomás A. Madrigal, Ph.D.
 Sponsor: The Prevention Institute
 Funded by the Movember Foundation
- 2013 **Farmworker Settlement in Washington State**
Dissertation Research
 University of California at Santa Barbara
 Advisor: Juan Vicente Palerm, Ph.D.
 Funded by the UC MEXUS (2011, 2012) and Chicano Studies
 Institute (2010, 2011)
- 2012 **Racial Formation Along the Northern Border**
Dissertation Research
 University of California Santa Barbara
 Advisor: Juan Vicente Palerm, Ph.D.
 Funded by the UC Center for New Racial Studies (2011)
- 2010 **Tianguis (Swapmeet) Research Project**
University of California, Santa Barbara
 P.I.: Juan Vicente Palerm, Ph.D.
- 2009 **Community Formation and Masculinity in Chicano Barrio Barbershops**
Research for Qualifying Paper
 University of California, Santa Barbara
 Advisor: Horacio N. Roque Ramirez, Ph.D.
 Funded by the National Science Foundation UC DIGSSS (2009)

Research Grants, Fellowships and Awards:

- 2017 Pollution and Recovery along the Puget Sound,
Front and Centered (\$1,000)
- 2012 Chicano Studies Institute Dissertation Research Grant,
University of California at Santa Barbara (\$1,500)
- 2012 UC Center for New Racial Studies Dissertation Research Grant
University of California at Santa Barbara (\$6,690)
- 2012 UC Institute for Mexico and the United States Dissertation Research Grant
University of California at Santa Barbara (\$12,000)
- 2009 National Science Foundation Fellowship, UC DIGSSS Program,
University of California at Santa Barbara

Scholarship in Progress:

- Madrigal, Tomás Alberto. nd. *Decommodifying Food: The Emergence of a Pan-Indigenous International for the Liberation of Land, Water and Life*. In preparation for book proposal

Publications:

- Madrigal, Tomás Alberto. (2021, Spring) [Review of the book Made in Baja: The Lives of Farmworkers and Growers behind Mexico's Transnational Agricultural Boom by Christian Zlotniski] *Aztlán: A Journal of Chicano Studies*. 46, Vol 1.
- Madrigal, Tomás Alberto. (2017, Fall) [Review of the book Of Forests and Fields: Mexican Labor in the Pacific Northwest by Mario Jimenez Sifuentez] *Aztlán: A Journal of Chicano Studies*. 42, Vol 2.
- Madrigal, Tomás. "We are Human!": Farmworker Labor Organizing across the Food Chain in Washington" in *Mexican-Origin Foods, Foodways, and Social Movements: A Decolonial Reader*. Fayetteville: University of Arkansas Press, 2017. Edited by Devon Peña, Luz Calvo, Pancho McFarland and Gabriel R. Valle.
- Madrigal, Tomás Alberto. (2014, Winter). [Review of the book Fresh Fruit, Broken Bodies: Migrant Farmworkers in the United States, by Seth Holmes] *Journal of San Diego History*, 60, no. 1.

Journal Articles:

- Madrigal, Tomás. "Immigration and the Food System" Winter 2018 *Food First Backgrounder* Volume 24 Number 4 (2018). Oakland, CA: Food First/ Institute for Food and Development Policy.
- Madrigal, Tomás Alberto. "Land and Water on Washington State's Salish Coast," in *National Family Farm Coalition*, March 30, 2016.

- Madrigal, Tomás Alberto. "Farmworkers aim to block H-2A guest workers at Sakuma Bros," in *The Stand*, April 7, 2015.
- Madrigal, Tomás Alberto. "'Nuestro Trabajo es la Vida': Spiritual Transformations in Organizing for Farmworker Justice" in *The Inbreaking*, December 2014.
- Madrigal, Tomás Alberto. "Independent Farm Labor Union Harvests Major Victories for Farmworkers in Washington State." *Industrial Worker*, Issue #1770, December 2014.
- Madrigal, Tomás. "Berry Pickers Walk Out, Boycott," *Labor Notes* #414, ed. Al Bradbury, (Detroit, MI: Labor Education and Research Project: September 2013).

Invited Talks:

- 2021 Guest Lecture Series, Seattle, WA, April - December (Spring, Summer, Winter Quarters)
Topic: Providing Culturally and Linguistically Appropriate Services to Immigrants and Refugees in Washington State during the COVID-19 pandemic
Host: University of Washington School of Public Health -DOH Academic Partnership
Lectures: Using the Oral History method among immigrants and refugees to support Equitable Vaccine Allocation and Dissemination in Washington State
- 2020 Radio Interview, Bellingham, WA, December 16
Topic: H2A and Human Trafficking (Guest Grace Chang)
Host: Community to Community Development
Channels: KMRE 102.1 FM, Community Voz Podcast, Season 5, Episode 16
- 2020 Guest Lecture Series, Seattle, WA, April - December (Spring, Summer, Winter Quarters)
Topic: Providing Culturally and Linguistically Appropriate Services to Immigrants and Refugees in Washington State during the COVID-19 pandemic
Host: University of Washington School of Public Health - DOH Academic Partnership
Lectures: Using the Oral History method among immigrant and refugee communities to support community outreach efforts during the COVID-19 pandemic
- 2018 Panel, Olympia, WA, November 14
Topic: A forum on right-wing organizations and how to defeat them.
Host: Economics for Everyone
- 2018 Guest Lecture, The Evergreen State College, November 14
(Course Instructor: Savvina Chowdhury, Ph.D. & Tom Womeldorff, Ph.D.)
Lecture: Life in the Face of Death
- 2017 Guest Lecture, University of Washington, Bothell
(Course Instructor: Scott Kurashige, Ph.D.)
Lecture: Food Sovereignty and Immigration in the context of late Neoliberal Capitalism.

- 2017 **Guest Lecture, Tacoma School of the Arts, Jan 3**
 High School Presentation
 Topic: Northwest Detention Center Resistance
 Sponsor: Hilltop Urban Gardens
- 2016 **Guest Lecture, University of Washington, Tacoma**
 (Course Instructor: Jerry Flores, Ph.D.)
 Lecture: Immigrant Detention and Prison Divestment
- 2016 **Guest Lecture, Whitman College, March**
 (Course Instructor: Andrew Culp, Ph.D.)
 Lecture: Inside/Outside Organizing Strategy in immigrant detention resistance.
- 2015 **Guest Lecture, University of Washington, June**
 Course: EDC&I 540 Immigrant Schooling (Course Instructor: David Barillas-Chon, Ph.C.)
 Lecture: Mexican Household Labor in Agriculture Along the Pacific Rim.
- 2015 **Guest Lecture with Maru Mora Villalpando, UW, May**
 Course: French 212 Comparative Immigrant Cultural Production (Course Instructor: Maya Smith)
 Lecture: We Are Human! Immigrant and Farmworker Organizing in Washington State
- 2015 **Guest Lecture, California State University Northridge, April 21**
 Course: Chicano Studies 260 (Course Instructor: Martha Escobar)
 Lecture: Making Visible the Invisible: Representing Indigenous Struggles along the North American Pacific Rim
- 2014 **Guest Lecture, University of Washington, May**
 Course: BH 597 (Course Instructor: Kelley Edwards & Kate West)
 Lecture: Ethical Issues in the Food System and Public Health.
- 2014 **Guest Lecture, University of Washington, February**
 Course: CH ST 101 (Course Instructor: Devon G. Peña) Lecture: Walking with Familias Unidas por la Justicia.

Conference Presentations:

- 2020 **Panelist, Washington State Public Health Association, Oct 12-16**
 Title: Engaging Undergraduate Public Health Students to Support LEP and Disability Community Access to COVID19 Response
 Topic: COVID-19
 Discussant: Anjolie Ganti
- 2019 **Panelist, Ethnicity, Race and Indigenous Peoples Conference, Sept 13**
 Title: Indigenous Masculinity, Matriarchy and Union Leadership
 Topic: Reimagining Indigenous Resistance: Possibilities for Autonomy in Mexican Indigenous Communities
 Chair: Marcos Lopez, Ph.D.

- 2019 **Paper Presentation, American Association of Geographers, April 5**
 Title: The Re-emergence of International Worker Solidarity in the 21st Century: A case study of Familias Unidas por la Justicia.
 Topic: Global Migration, Labor, and Food Production: Agricultural Guestworkers Past and present.
 Discussant: Emily Reid-Musson, Ph.D.
- 2018 **Panelist, Rural Sociological Society, July 28**
 Topic: Putting the Sociological Imagination into Practice: Place, Power, and Praxis
 Sponsor: Applied and Extension RIG
- 2018 **Paper Presentation, Society for Applied Anthropology, April 6**
 Title: The Case for Self-Determination: The Role of Applied Anthropology in Corporate Union Busting in Global Agriculture
 Topic: Mexican Farmworkers in the Transnational US - Mexico Fresh Produce Industry
 Moderator: Christian Zolniski, Ph.D.
- 2018 **Paper Presentation, Pacific Sociological Association, March 28**
 Title: The Political Re-composition of a Global Agricultural Working Class
 Topic: Migration/Immigration: Mexican Labor in the Globalized US Economy: Then and Now
 Moderator: Michael Calderon-Zaks, Ph.D.
- 2017 **Panelist, PNW NACCS FOCO, October 15**
 Topic: Mexican-Origin Foods, Foodways and Social Movements, Book Discussion
 Sponsor: Eastern Washington University
- 2017 **Paper Presentation, MALDETUR, Universidad de Pinar del Río, Cuba, June 14**
 Title: "Campesinos e inmigrantes caminando hacia una economía solidaria en el Noroeste de EEUU"
 Sponsor: Community to Community Development
- 2017 **Panelist, NACCS, March 23**
 Topic: Labor Struggles Across the Food Chain in the Age of Globalization
- 2016 **Panelist, University of Puget Sound, November 10**
 Topic: Immigrants for Sale
 Sponsor: UPS Latina/o Studies Department
- 2016 **Panelist, Whitman College, Immigration Week, April 28**
 Topic: "Understanding Immigration Detention"
 Sponsor: Whitman College, Border As Method
- 2015 **Panelist, Simon Fraser University, June**
 Topic: "Practitioners panel on Possibilities and Challenges for including gender in Climate Change Initiatives"
 Sponsors: Solidarity Research Center

- 2015 **Paper Presentation, NACCS, April 17**
 Topic: Agricultural Issues Explored
 "Inquietud Campesina: Bloody Shirts and Revolutionary In/civility of Mexican Farm Workers in Agricultural Fields over the long 20th century."
- 2015 **Panelist, UW Law Diversity Week, February**
 Topic: "Wage Theft, How Ethnic Minorities are Deprived of Income."
- 2015 **Panelist, Power and Privilege Symposium, Whitman College, February**
 Panel: We Are Human! Immigrant and Farmworker Organizing in Washington State
 Presenters: Familias Unidas por la Justicia & NWDC Resistance
- 2014 **Panelist, CASA LATINA, March 2014**
 Topic: Panel on "Fresh Fruit, Broken Bodies"
 (Facilitator: Dr. Joe Sherman)
 Sponsors: Community Health International Medicine Projects for Sustainability & RESULTS Seattle Chapter.
- 2013 **Panelist, Pacific Northwest NACCS Foco Conference**
The Evergreen State College, Olympia, WA
- 2013 **Paper Presentation, University of California Center for New Racial Studies Annual Conference.**
UC San Diego, Irvine, CA
 "Berry Fields, White Separatism and the Border Patrol: The Integration of Mexican Origin Farm Worker Households into Industrial Agriculture and Rural Society along the Northern Border of Washington State."
- 2012 **Plenary Presentation, Tangled Webs: Race, Immigration, Poverty and Prisons: Mass Incarceration and Alternative Futures Conference.**
Western Washington University, Bellingham, WA
 "A Tactical Cartography of Racial Profiling in Whatcom County."
 Sponsor: Community to Community Development
- 2012 **Panelist, National Women's Studies Association Conference.**
Oakland, CA
 "The Integration of Mexican-origin Farm Worker Women and Children into Industrial Agriculture and Rural Society in Washington State."

Educational Service:

Current	Core Member, Agroecology Research-Action Collective Est. 2017
Current	Founder, Seattle and Tacoma Decoloniality Ateneos Est. 2010
2013	Co-Founder, Universidad de la Tierra California Est. 2007.
2003	Student Mentor, Multicultural Student Services, Washington State University 2002, 2001.
2000	Student Mentor for Academic Success, Multicultural Center, Columbia Basin College 1999.

Public Service:

2020-Present	Board Member, Duwamish River Community Coalition
2019-Present	Shop Steward, Washington Federation of State Employees 443 AFSCME Council 28 Department of Health, Building TC1 <i>2020 Council 28 delegate to AFSCME International</i>
2013-Present	Food Systems Researcher, Community to Community Development Food Systems Researcher. 2013-Present. Core Leadership Team. 2012-2013. Program Manager. 2011-2012.
2019-2020	Community Advocate, WA Governor Appointed Environmental Justice Taskforce. Volunteer Taskforce Member. 2019-2020.
2018-2020	Board Member, Tacoma SEED Secretary.
2018	Alternate Board Member, Domestic Fair Trade Association [2017] C2C Association Representative. 2015-2017. Evaluation Program Steering Team. 2014-2015. Fairtrade Label Evaluator. 2013-2015.
2017	Core Leadership Team, Northwest Detention Center Resistance Core Leadership Team. 2016-2017.
2017	Farmworker Representative, Washington State Food Systems Roundtable Farmworker Representative. 2014-2017.

Updated: 02/20/2021

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Healing Justice Programs:

- Present **Founder**, Masc On / Masc Off
 BIPOC Masculinity Circles, Est. 2017
- Present **Cohort**, API Chaya, Community Solutions Program
 Transformative Justice Practitioner Skill Share, Est. 2019
- 2016 **Member**, Wonderlab Artists Cooperative Healing Projects
 Masculinity Circles. Summer 2015.

Society Memberships:

National Association of Chicana and Chicano Studies, American Studies Association, National Women's Studies Association, Pacific Sociological Association, Society for Applied Anthropology, American Association of Geographers, US Food Sovereignty Alliance, Food Chain Workers Alliance, WFSE 443-AFSCME 28

Language Proficiencies:

Spanish (Mexican): Native fluency in writing, reading, and speaking
P'urhépecha: Basic Speaking
Nahuatl (Classical): Basic Reading
HTML: intermediate coding

Green New Deal Oversight Board

19 Members: Pursuant to Ordinance 125926, members subject to City Council confirmation, three-year terms:

- **8** City Council – appointed
- **8** Mayor – appointed
- **3** Other Appointing Authority – appointed: **Green New Deal Oversight Board**

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
1	F	2	1.	Member	Maria Batayola	5/1/20	4/30/23	1	Mayor
4	M	2	2.	Member	Matt Remle	5/1/20	4/30/23	1	City Council
3	M	1	3.	Member	Tomás Alberto Madrigal	5/1/20	4/30/23	1	Mayor
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			6.	Member (Age 16-25)		5/1/20	4/30/23		City Council
2	M	3	7.	Member (Age 16-25)	Tyler Valentine	5/1/20	4/30/23	1	Mayor
			8.	Member		5/1/20	4/30/23		Board
2	M	2	9.	Environmental Justice Representative	Dennis Comer	5/1/20	4/30/23	1	Mayor
1	F	4	10.	Environmental Justice Representative	Debolina Banerjee	5/1/20	4/30/22	1	City Council
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			14.	Labor Union Representative		5/1/20	4/30/22		City Council
6	M		15.	Labor Union Representative	Keith Weir	5/1/20	4/30/22	1	Mayor
6	F	6	16.	Member	Jess Wallach	5/1/20	4/30/22	1	City Council
			17.	Member		5/1/20	4/30/22		Board
			18.	Member		5/1/20	4/30/22		City Council
6	M	5	19.	Workforce Training Representative	Steve Gelb	5/1/20	4/30/22	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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	5	2			1	2	1			3			
Council	1	3			1			2		1			
Other													
Total	6	5			2	2	1	2		4			

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 01963, **Version:** 1

Appointment of Tyler Valentine as member, Green New Deal Oversight Board, for a term to April 30,2023.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Tyler Valentine</i>		
Board/Commission Name: <i>Green New Deal Oversight Board</i>		Position Title: <i>Member (Age 16-25)</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>Green New Deal Oversight Board</i>		Term of Position: * 5/1/2020 to 4/30/2023 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Central District</i>	Zip Code: 98122	Contact Phone No.: [REDACTED]
Background: Tyler "Syris" Valentine is currently the Eco-Innovation and Real Estate Project Manager for Africatown Community Land Trust. There he oversees the development of the Africatown EcoDistrict and the associated sustainable development plan for the EcoDistrict. He supports the development of community-oriented affordable housing and mixed-use projects that directly benefit the Black community of Seattle. He is responsible for the development of ecologically sustainable programming that decrease carbon emissions and increase resiliency in communities that ACLT serves. Through his work on the William Grose Center for Innovation (WGCI) at the old Fire Station No. 6, he is working to bring together the community to understand how an innovation-oriented community center can meet the needs of the community across generations. He is also involved in the development of the Youth Achievement Center, working in a coalition with other community organizations to develop a real estate project aimed at providing housing to Black and brown youth with collocated supportive services and resources.		
Authorizing Signature (original signature):  Date Signed (appointed): 6/8/21		Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>

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

Tyler "Syris" Valentine

Education

- **University of Washington** **Seattle, WA**
B.S. Earth and Space Sciences (Dept. Honors), Philosophy Minor *Winter 2015–Spring 2019*
3.68 GPA

Professional Experience

- **Eco-Innovation and Real Estate Project Manager** **Seattle, WA**
Africatown Community Land Trust *October 2020 – Present*
 - Oversee development of the Africatown EcoDistrict and the associated sustainable development plan for the EcoDistrict.
 - Support the development of community-oriented affordable housing and mixed-use projects that directly benefit the Black community of Seattle
 - Responsible for the development ecologically sustainable programming that decrease carbon emissions and increase resiliency in the communities ACLT serves
- **Constellation Systems Engineer** **Seattle, WA**
BlackSky *April 2019 – January 2020*
 - Develop tools for optimizing the deployment and configuration of our satellite constellation
 - Support on-going analysis and communication of constellation performance
 - Responsible for the growth and development a Humanitarian Response Program to provide free and low-cost imagery to social justice organizations around the world
- **Space Systems Consultant** **Seattle, WA**
Independent Contractor for Xplore, Inc. *June 2018 – March 2019*
 - Ground-up development of tools to enable efficient, automated analysis of architecture trade spaces
 - Assist in the conceptual design of next generation deep space architectures
 - Provide technical expertise on space systems engineering

Service and Leadership Experiences

- **Vice President: Board of Directors** **Seattle, WA**
Rowan Institute *Aug. 2018 – Present*

The Rowan Institute is a non-profit focused on training climate justice organizers with the leadership, organizing, and communication skills they need to create change. My role is largely focused on institutional and organization support focused on the fiduciary responsibilities of the non-profit.
- **Advancement and Finance Chair** **Seattle, WA**
Africa Now *Oct. 2018 – Dec 2019*

Africa Now focuses on motivating Black and African youth to contribute to the sustainable development of their communities. Responsibilities focused on writing grants, coordinating fundraisers, and managing funds to support annual programming. Successfully raised over \$15,000 in support of our annual conference.
- **Chair - Diversity Committee** **Seattle, WA**
U of WA. College of the Environment *Nov. 2018 – June 2019*

Lead the implementation of programming within the College related to Diversity, Equity, and Inclusion. Involved organizing internal dialogues, various training programs for staff and faculty, and outreach programming to underserved and marginalized communities

Technical and Personal skills

- **Programming Languages:** Proficient in: Python, Matlab, Arduino, LaTeX, Unix/bash, LaTeX
Beginner to intermediate ability in: Java, XML
- **Industry Software Skills:** Matlab, Ansys, STK, GMAT, Github, Linux, Jira, Confluence, Most MS Office products
- **General Business/Soft Skills:** Excellent visual and oral presentation skills, Proficient in technical and creative writing. Able to communicate information between technical and non-technical teams
- **Other:** Task management and prioritization, Self-motivated to succeed, Team organizing, Community building, Positive and approachable attitude

Public Talks

- | | |
|--|--------------------|
| ○ Achieving Equity Through the Just Transition | Seattle, WA |
| ○ <i>Washington Climate Assembly</i> | <i>Feb. 2021</i> |
| ○ Agribusiness and African Communities (Panelist) | Seattle, WA |
| ○ <i>Washington African Chamber of Commerce Pacific Northwest Business Forum</i> | <i>Oct. 2019</i> |
| ○ Science Does Not Work That Way, Goodnight! (Panelist) | Seattle, WA |
| ○ <i>Emerald City Comic-Con</i> | <i>Mar. 2019</i> |
| ○ Utopian Blackness: In The Mind of a Millennial (Panelist) | Seattle, WA |
| ○ <i>Northwest African American Museum</i> | <i>Feb. 2019</i> |
| ○ Fighting for a Place in Space | Seattle, WA |
| ○ <i>TEDxUofW Conference</i> | <i>May 2018</i> |
| ○ The Ugly Truth of Our Nation | Seattle, WA |
| ○ <i>Seattle March for Truth</i> | <i>June 2017</i> |
| ○ The Barriers to Inclusivity in STEM | Seattle, WA |
| ○ <i>Seattle March for Science</i> | <i>April 2017</i> |
| ○ My Journey to the Stars | Seattle, WA |
| ○ <i>Aki Kurose Middle School: Kids Envisioning Careers Program</i> | <i>April 2016</i> |

Awards

- 2019, Undergraduate Service Award, U. of WA Dept. of Earth and Space Sciences
- 2019, Undergraduate Award for Black Achievement and Excellence, U. of WA Black Student Union
- 2018, Outstanding Community Impact (Student) U. of WA College of the Environment
- 2017, Thomas Sedlock Icon Scholar
- 2017, Husky 100

Green New Deal Oversight Board

19 Members: Pursuant to Ordinance 125926, members subject to City Council confirmation, three-year terms:

- **8** City Council – appointed
- **8** Mayor – appointed
- **3** Other Appointing Authority – appointed: **Green New Deal Oversight Board**

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
1	F	2	1.	Member	Maria Batayola	5/1/20	4/30/23	1	Mayor
4	M	2	2.	Member	Matt Remle	5/1/20	4/30/23	1	City Council
3	M	1	3.	Member	Tomás Alberto Madrigal	5/1/20	4/30/23	1	Mayor
4	F		4.	Member (Tribal Representative)	Rachel Heaton	5/1/20	4/30/23	1	City Council
			5.	Member (Tribal Representative)		5/1/20	4/30/23		Mayor
			6.	Member (Age 16-25)		5/1/20	4/30/23		City Council
2	M	3	7.	Member (Age 16-25)	Tyler Valentine	5/1/20	4/30/23	1	Mayor
			8.	Member		5/1/20	4/30/23		Board
2	M	2	9.	Environmental Justice Representative	Dennis Comer	5/1/20	4/30/23	1	Mayor
1	F	4	10.	Environmental Justice Representative	Debolina Banerjee	5/1/20	4/30/22	1	City Council
			11.	Environmental Justice Representative		5/1/20	4/30/22		Board
6	F		12.	Labor Union Representative	Katie Garrow	5/1/20	4/30/22	1	Mayor
			13.	Labor Union Representative		5/1/20	4/30/22		City Council
			14.	Labor Union Representative		5/1/20	4/30/22		City Council
6	M		15.	Labor Union Representative	Keith Weir	5/1/20	4/30/22	1	Mayor
6	F	6	16.	Member	Jess Wallach	5/1/20	4/30/22	1	City Council
			17.	Member		5/1/20	4/30/22		Board
			18.	Member		5/1/20	4/30/22		City Council
6	M	5	19.	Workforce Training Representative	Steve Gelb	5/1/20	4/30/22	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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	5	2			1	2	1			3			
Council	1	3			1			2		1			
Other													
Total	6	5			2	2	1	2		4			

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 #: Inf 1835, **Version:** 1



Why Seattle Needs Rent Control

FREQUENTLY ASKED QUESTIONS

MAY 2021

The unaffordable cost of housing in Seattle has been a disaster for working-class families. Half of Seattle residents are now renters. Rapid rent increases continue to drive tens of thousands of working people from their homes, neighborhoods, the City, and even into homelessness. The housing unaffordability crisis falls especially hard on Seattle's Black community and other communities of color. As rents rise, thousands more become homeless every year. This must end.

*In 2019 Oregon, community members passed a statewide rent control law, and New York renters organized to expand rent control statewide, while also successfully closing major loopholes in existing rent control policies. **In Seattle, we need to build a fighting movement to win citywide rent control without corporate loopholes.***

Seattle's rental crisis is bad, and getting worse.

Even before COVID, Seattle's rental crisis was bad:

- [More than half of minimum wage workers say they have to work more than one job to make ends meet.](#)
- [Nearly 3 in 4 workers say they are in debt today - more than half think they will always be.](#)
- [Nearly 3 in 5 renters could not come up with \\$400 in an emergency.](#)

Locally, before COVID:

- [46 percent of Seattle renters were officially "rent burdened," paying more than 30 percent of their income in rent,](#) and more than one out of every five renters was "severely rent burdened," paying more than half of the income in monthly rent.
- [More than half of Seattle renters hit with eviction notices owed one month's rent or less.](#)
- [Nearly 9 out of every 10 tenants who are evicted wind up homeless.](#)
- [Evictions fall disproportionately on women and people of color.](#)

While rents dropped temporarily in 2020 due to the pandemic and the capitalist recession (which of course 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.

Between 2010 and 2018 average rent in the Seattle area rose three and one-half times the rate of inflation! [Rents rose 69%](#) while inflation in the Seattle area rose only 20.3%.

Largely due to high rents, [Seattle is the 5th most expensive US city to live in](#).

The soaring cost of housing is destroying the social fabric of communities through gentrification, driving working people away from their friends and family, faith communities, small businesses, and neighborhoods, as exemplified by the fact that [the number of Black residents in Seattle's Central District has plunged from 70 percent in the 1970s to under 20 percent today](#).

As Seattle emerges from the COVID health crisis, big landlords are wasting no time in resuming hefty rent hikes.

As Seattle residents begin to recover from the pandemic and recession, they are experiencing landlords once again raising rates well above the rate of inflation. The industry analysis firm ApartmentList.Com found that [Seattle rents increased an astounding 3.5% just between March and April 2021, the fifth largest month-over-month increase among the nation's 100 largest cities](#), and that this upward trend is expected to continue, as “the days of plummeting rents in pricey coastal markets are officially behind us.”

The [data also show that between January and April 2021, rents across the board in Seattle for apartments of all sizes increased by 9 percent](#), an annualized rate of more than 40 percent, putting rents on track to more than rebound in a very few months from the temporary 2020 drop, and to continue soaring at pre-pandemic crisis levels.

Real estate investors and corporate landlords are making big profits in Seattle.

The real estate investment consulting firm Mashvisor notes for the landlords in 2021, [“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.”](#)

Major area landlords made big profits - even through the worst months of the pandemic. Essex Property Management, a West Coast company with nearly 12,000 apartments in the Seattle area, and which is one of the most-evicting landlords in Seattle/King County, reported [staggering profits of \\$473 million](#) for the first nine months of 2020. Equity Apartments, which controls more than 9,400 apartments in the Seattle area and nearly 79,000 nationwide, reported [nearly \\$700 million in profits](#) during the same period.

Dominated by corporate landlords, the for-profit market is failing working people and our communities, simply because the goal of big landlords is to make profits by exploiting working-class renters, not provide quality, affordable housing to all.

The private, for-profit market has failed working people, and public investments have been woefully inadequate.

In January, the McKinsey & Company consulting group reported that the region needs 37,000 new homes and additional services, costing [“between \\$450 million and \\$1.1 billion each year for the next ten years” to properly address the homelessness crisis.](#)

The private housing market has failed, and will continue to fail, to meet these basic human needs:

- [Nearly 92 percent of the 31,000 new market-rate apartments that opened in Seattle between 2010 and 2017 were luxury units.](#)
- The profit-seeking private sector has wiped out affordable housing. [In the last decade King County has lost 112,000 affordable homes as landlords increased rents far beyond income growth, and developers demolished affordable homes to make way for more expensive ones.](#)

Publicly-funded affordable housing investments are providing only a tiny fraction of what people need:

- Every affordable housing opportunity that opens up has 10-20 people seeking to fill it. In 2017, nearly [2,100 households applied to a lottery for 108 affordable apartments](#) in a new South Seattle building. In January, [850 people applied to live in a new 74-unit affordable housing building opening at 23rd and Jackson.](#)
- Federal housing vouchers (Section 8) are almost impossible to obtain. The [Seattle Housing Authority reports that it will be “several years” before it can offer any more housing choice vouchers.](#)
- [Waitlists for apartments run by the Seattle Housing Authority start at 2 years and can stretch out as long as 8 or 9 years.](#)
- The Seattle Housing Levy represents a step forward, yet at [\\$41 million/year in housing investments – just over 300 new homes per year](#) - represents a tiny fraction of what is needed.

Housing is a human right, and Seattle urgently needs a bold public policy to massively expand social housing (publicly-owned or controlled housing), where rents are permanently affordable, stable, predictable, and fair.

We need a bold and comprehensive approach to match the scale of the problem, a policy program that puts people over profit. That is why our movement is calling for rent control in Seattle.

In addition, we need to increase the Amazon Tax that our movement won last year, to fund a massive expansion of social housing (publicly-owned, permanently-affordable homes) and to fully fund homeless services. We will fight for these urgently needed priorities as we continue our ongoing fight for a full renters' bill of rights.

Below are responses to some frequently asked questions regarding rent control, why we need to fight for it, and what other policies are needed to make housing in Seattle affordable for all.

Isn't it all simply about supply and demand? Won't rents come down just by building more units?

The trickle-down mythology says we need only rely on the so-called “free market,” in other words, the for-profit market. Let financial speculators and corporate developers determine new construction, let the supply of market-rate rental apartments increase, and at some point rents will come down and create housing affordability.

The reality? The massive pre-pandemic construction boom went hand in hand with skyrocketing rents, an unprecedented affordability crisis and homelessness, and a 10 percent vacancy rate.

Why fight for rent control, when we know the landlord lobby and big business oppose it? Isn't it more effective to bring the corporate real estate lobby, developers, and big banks to the table in a friendly discussion and urge them to bring rents down?

Tenant rights and protections are determined by the relative balance of political power between renters and the corporate landlords. Much the same way that wages (like the \$15/hour minimum wage) and working conditions are a reflection of how much power workers have, including whether or not they have a union, and whether or not they have the organization level and confidence to go on strike if necessary.

In the absence of substantial tenant protections like rent regulation, rents tend to not only increase in a high-demand market, but increase dramatically. This is the price gouging of renters that we are seeing in 2021.

When does this price gouging occur? When corporate developers and landlords can get away with it. This opportunity to jack up rents means that tenants residing in affordable units experience massive rent increases, which lead to economic evictions. After tenants are driven out, the previously affordable units are renovated, sometimes even minimally, and then rented for two or three times the original rents.

Sightline [explains this from the profiteer's standpoint](#): “The rule is simple: the rent pays for everything [interest to the banks and lenders, land, construction, operations expenses]. Investors and lenders won't put money [unless they get a sizable profit rate, like at least 5.8%]. It follows that the rent [is total] cost multiplied by 5.8 percent.”

Sightline goes on to point out that **if real estate investors were willing to accept a lower profit margin, like 2 percent, rents could be cut in half!** And they are forced to admit that affordability is not going to come from profit-driven investors: *“Are there people or institutions with billions of dollars to invest who are willing to accept dramatically lower returns? It seems unlikely.”*

As long as housing is a commodity for making eye-popping profits for the capitalists, the housing crisis will never be solved, and will be exacerbated.

Why rent control and what does it mean?

Price gouging is not inevitable. It happens in the absence of a movement that can win real protections for tenants in the form of regulation on rent increases, just like worker exploitation happens in the absence of a legally-mandated minimum wage, sick leave, or workplace protections. That’s where rent control comes in.

By rent control, we mean limiting rent increases according to inflation.

Unlike other components of an affordable housing plan, rent control, when broadly applied, can have an immediate impact on the housing market. Berlin, Germany introduced its own version of rent control in 2015, and within one month [the law was already bringing down costs](#).

But rent control was banned by the Washington State Legislature. We can’t win rent control anyway, so why even discuss it?

In response to grassroots organizing on rent control in the 1970s, the real estate lobby, helped by both the Democratic and Republican parties, succeeded in passing a statewide ban on rent control in 1981, which stopped cities like Seattle from carrying out rent control.

“No city or town of any class may enact, maintain, or enforce ordinances or other provisions which regulate the amount of rent to be charged” - RCW 32.21.830

The Democratic Party currently has a significant majority in both the State House and Senate, along with the Governor's mansion. Yet, in spite of the stunning housing crisis in Washington and growing national debate on rent control, they did not even discuss lifting the ban on rent control this legislative session. There is nothing blocking the state government from lifting that ban today, except their close ties to real estate interests.

We cannot wait forever for politicians in Olympia to act, while Seattle’s Democratic establishment conveniently keeps passing the buck by pointing to the state ban. Building a fighting movement to win rent control in Seattle - effective the moment the state ban is repealed - will put immense pressure on Olympia to finally repeal the ban. Winning an

ordinance in Seattle will also clarify what our movement means by “rent control.” But to win we will need to build a serious, fighting movement.

Real estate interests have always viciously opposed rent control. We know from the outset that this will be a big fight!

Won't developers stop building new housing if there is rent control?

No. The claim that rent control reduces the quality and quantity of available housing is a myth perpetuated by the real estate lobby.

New York City's "[two largest building booms took place](#) during times of strict rent controls: the 1920s and the post-war period between 1947 and 1965." More recently, [UC Berkeley researchers have found](#) that “the six cities that had rent control in the Bay Area actually produced more housing units per capita than cities without rent control.”

In addition to rent control, our movement also needs to fight for social housing, which would mean annual construction of new publicly-owned, affordable homes, and also public-sector, unionized, living-wage construction and maintenance jobs.

Hasn't rent control caused rents to skyrocket in San Francisco?

Contrary to corporate lies, rent control in San Francisco - or any other city that has had it - has been a veritable lifeline for the many tenants who would have been completely priced out of the city.

The problem facing rent-regulated cities in California is not rent control, but the [destructive statewide Costa-Hawkins Act of 1995](#), named after Democratic Senator Jim Costa and Republican Assemblymember Phil Hawkins, which introduced insidious corporate loopholes and strangled California cities from passing strong rent control laws.

One of the most insidious corporate loopholes introduced by Costa-Hawkins is known as “**vacancy decontrol**.” Vacancy decontrol allows landlords to raise rents by unlimited amounts every time a current resident of a rental home moves. This deeply undermines rent control and incentivizes evictions. When rent control is not broadly and consistently applied, corporate landlords exploit loopholes and rental prices overall cannot be kept affordable.

The example of Boston illustrates the vital protection rent controls provide. When Boston's rent control laws were eliminated in 1997, [apartment rates doubled](#) within months.

These examples all show why we need a Seattle rent control law that contains no loopholes, exemptions, or exceptions that allow landlords to weaken the intent of the legislation, which is to provide housing affordability to all.

Wouldn't rent control lower the quality of available housing?

No. Slumlords thrive under capitalism when tenants have limited protections. **The only way to eliminate slumlords and badly-maintained housing units is for renters to empower ourselves through getting organized into a movement, and fighting for bold affordable housing solutions: rent control, social housing funded by taxing big business, a full Tenants' Bill of Rights, and strong enforcement.**

In areas where the vacancy decontrol loophole prevails, landlords might allow housing to fall into disrepair to encourage tenants to move out. So, we need to build a movement strong enough to **win rent control without corporate loopholes**. Slumlords are not a product of rent control, but of low social and political power of renters and working people versus real estate conglomerates and the super-wealthy.

Isn't rent control an outdated concept?

No. Oregon passed a rent control law in 2019! In August 2015, new rent controls [went into effect in Berlin](#), Germany, and rent control was passed in Richmond, California.

In addition, a 2009 400-page [study of the Los Angeles Rent Stabilization Ordinance](#) from the California State University concluded that the law, which covers two-thirds of all rental properties, must be retained.

How can we win rent control?

Winning any of the renters' rights victories, not to mention citywide rent control without corporate loopholes, will require a powerful, fighting movement to defeat the vicious pushback from the corporate real estate lobby. Our movement will also have to overcome the reluctance of some NGO leaders who incorrectly put their faith in insider negotiations with City Hall Democrats. Our movement and our Council office has a tremendous track record of winning victories for working people, including the \$15/hour minimum wage, the Amazon Tax, and a number of renters' rights, such as the move-in fee cap and payment plan, banning rent increases in rental homes with housing code violations, a ban on winter evictions, and for every renter facing eviction to have the right to a lawyer. None of these victories would have been won without a fighting strategy of working people and renters getting organized and empowered alongside our office. We will need similar determined, mass actions to change the balance of power in favor of renters to win rent control.

Let us begin!



Legislation Text

File #: Inf 1836, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE requiring the payment of economic displacement assistance to households that are vacating a housing unit in after receiving notice of a rent increase of ten percent or more and creating a new Chapter 22.212 in the Seattle Municipal Code.

...

..body

WHEREAS, rent increases may cause many households to move due to 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 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, entitled “Economic Displacement Assistance – Rent Increase,” is added to Title 22 of the Seattle Municipal Code as follows:

**Chapter 22.212 – ECONOMIC DISPLACEMENT ASSISTANCE – RENT
INCREASE**

22.212.050 – Rules

The Director is authorized to adopt such rules as are necessary to implement the requirements of this Chapter and to carry out the duties of the Director hereunder.

22.212.010 – Definitions

For the purpose of this Chapter 22.212, the following words or phrases shall have the meaning prescribed 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, children of siblings, spouses’, and siblings’ children and those similarly related to domestic partners who occupy the same housing unit.

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

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

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

9 “Member” means a person living alone or a person living in a family unit.

10 “Non-family household” means an occupant of a housing unit that is not a member of a
11 family household occupying the same housing unit.

12 “Required rent-increase notice” means the notice required by subsection 7.24.030.A,
13 which requires a minimum of 60 days' prior written notice whenever the periodic or monthly
14 housing costs to be charged a tenant are to increase by ten percent or more over the periodic or
15 monthly rental rate charged the same tenant for the same housing unit and same services for any
16 period or month during the preceding 12-month period.

17 **22.210.020 – Notice**

18 A. The Director shall prepare an informational notice describing how persons may obtain
19 information about the rights and obligations of tenants and landlords under this Chapter. The
20 Director shall place the notice on the Department’s web site and provide links to translated
21 versions of the notice in the five languages most commonly spoken in Seattle other than English,
22 as determined on an annual basis. The Director may include translations in other languages at the
23 Director’s discretion.

1 B. When an owner provides a tenant a required rent-increase notice, the owner shall
2 provide the tenant a copy of the notice described in 22.212.020.A. If requested, the Director shall
3 provide copies of the notice to owners at no cost.

4 C. All written notices required by this Chapter to be given to tenants by owners or to
5 owners by tenants shall be documented in such a manner as to confirm the date on which the
6 notice was received. A notice shall be deemed received if it is personally served or 3 days after
7 the notice is mailed first class.

8 **22.212.030 – Eligibility for economic displacement assistance**

9 A household is eligible for economic displacement assistance if:

10 A. A member of the household has received a required rent-increase notice; and

11 B. The household has vacated the housing unit or a member of the household has given
12 written notice to the owner of the date the household intends to vacate the housing unit.

13 **22.212.040 – Application for economic displacement assistance**

14 A. Within 180 days after receipt of a required rent-increase notice, a household
15 representative may apply to the Director for economic displacement assistance by submitting an
16 application to the Director on a form approved by the Director.

17 B. The application shall include:

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

21 2. a copy of the current rental agreement or, if the tenancy is not subject to a
22 written agreement or the household does not have a copy of it, proof of housing costs for the 12
23 months prior to the effective date of the required rent-increase notice;

1 3. A copy of the required rent-increase notice;
2 4. the names of all members occupying the housing unit;
3 5. the number of family and non-family households occupying the housing unit
4 and the names of all members of each household; and

5 C. Within 5 days of receiving the application, the Director shall notify the owner in
6 writing that an application for economic displacement assistance has been submitted.

7 D. The Director may ask the household representative to provide information that will
8 help the Director decide whether the household representative qualifies for economic
9 displacement assistance. The household representative is not entitled to economic displacement
10 assistance if the household representative fails to provide the requested information within 30
11 days after receiving the Director's request, unless the household representative requests and the
12 Director grants an extension of time to provide the requested information. The Director may
13 grant the request for an extension if the request is received by the Director before the expiration
14 of the 30-day period and if the Director determines that the household representative has good
15 cause for failing to provide the requested information within 30 days.

16 E. Within 10 days after the Director's receipt of a complete application, the Director shall
17 send to the household representative and the owner, by regular United States mail and certified
18 mail, a notice stating whether the household representative is entitled to economic displacement
19 assistance and identifying the amount of economic displacement assistance that is allowed.

20 F. If the household representative fails to submit a complete application within 180 days
21 after receipt of the required rent-increase notice, the household representative is not entitled to
22 economic displacement assistance unless the household representative requests and the Director
23 grants an extension of time to submit the application. The Director may grant the request for an

1 extension if the request is received by the Director before the expiration of the 180-day period
2 and if the Director determines that the household representative has good cause for failing to
3 apply within 180 days. The Director shall notify the household representative and the owner in
4 writing whether the extension has been approved or rejected. If the Director grants the request,
5 the household representative will have an additional 60 days in which to submit the application.

6 G. If at any time after the household representative submits an application to the Director
7 and before the Director pays economic displacement to the household representative, the
8 household rescinds its notice of vacation, the household representative must withdraw the
9 application for economic displacement assistance by notifying the Director immediately. If the
10 owner has already paid economic displacement assistance to the Director, the Director will
11 refund the amount paid by the owner within five days of withdrawal of the application.

12 **22.212.050 – Owner’s payment of economic displacement assistance to the Director**

13 Within seven days after receipt by the owner of the Director’s notice described in
14 22.212.040.E stating that the household representative is entitled to economic displacement
15 assistance, the owner shall pay to the Director the amount of assistance identified in the notice.
16 The owner may not reduce the amount of the assistance payment by any amount the owner
17 believes the tenant owes the owner, such as a security deposit for damage to the property for
18 which the tenant is responsible. Nothing in this chapter precludes the owner from seeking such
19 amounts from the tenant pursuant to RCW 59.18.280.

20 **22.212.060 – Payment of economic displacement assistance to the household representative**

21 The Director shall pay the household representative the assistance payment specified in
22 22.212.070 within five days after the owner is required to submit payment to the Director.
23 Economic displacement assistance payments received by household representatives under this

Chapter 22.212 shall not be considered as income or affect eligibility for the amount of any City benefit program.

22.212.070 – Calculation of economic displacement assistance payment

The Director shall calculate the amount of economic displacement assistance to be obtained by the household representative. To calculate this amount, the Director shall first determine the average monthly housing cost for the housing unit. The average monthly housing cost shall be based upon the housing costs incurred in the 12 consecutive months prior to the effective date of the required rent-increase notice. Second, the Director will 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 cost per household. Third, the Director shall multiply the average monthly housing cost per household by three. The result is the amount of payment that a household representative of each household applying for economic displacement assistance may obtain.

22.212.080 – Refunds

A. If, after receiving an economic displacement assistance payment, the household does not vacate the housing unit by the date identified on the written notice of vacation to the owner, the household representative shall refund the payment to the City within ten days of that date. Within ten days of receiving the refund from the household representative, the Director shall refund to the owner the amount previously paid by the owner.

B. In the event the household representative fails to refund the assistance payment, the City shall reimburse the owner for the full refund amount within ten days after the household representative's failure to pay. The City may file a civil action against the household representative to recover the amount of the refund that the City paid to the owner. The Director

1 shall notify the City Attorney of the name of the household representative and the City Attorney
2 may take action to collect the refund.

3 **22.212.090 – Administrative appeals**

4 A. Grounds for appeal

5 An owner or a household representative may appeal the Director's decision approving or
6 denying the application for the economic displacement assistance payment, including the
7 Director's calculation of the amount of economic displacement assistance required under
8 22.212.070.

9 B. A notice of appeal shall be filed with the Seattle Hearing Examiner within 10 days
10 after receipt of the Director's decision or determination.

11 C. All notices of appeal shall be in writing, specifically describe the alleged errors in the
12 Director's decision, and describe the relief sought.

13 D. The Hearing Examiner shall hold a hearing on the appeal pursuant to procedures
14 prescribed by the Hearing Examiner, subject to the procedures prescribed by this section. Notice
15 of the hearing shall be provided by the Hearing Examiner at least 10 days prior to the scheduled
16 hearing date to the household representative, the owner, and the Director.

17 E. A record shall be established at the hearing before the Hearing Examiner. Appeals
18 shall be considered de novo. The Director is not a necessary party to any Hearing Examiner
19 proceedings pursuant to this Section 22.212.090.

20 F. The Hearing Examiner shall issue a decision within 30 days of the date of the hearing.
21 The decision shall be final and conclusive. A copy of the decision shall be mailed or emailed to
22 the household representative, owner, Director, and all other persons requesting a copy of the
23 decision on the day the decision is issued.

22.212.100 - Administration and enforcement

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

B. Any failure to comply with the requirements of this Chapter 22.212 is a violation of this Chapter.

C. Receipt of economic displacement assistance pursuant to this Chapter by a person not entitled to such assistance because they intentionally misrepresented any material information regarding entitlement to assistance is a violation of this Chapter.

22.212.110 - Notice of violation

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 notice may be served 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 and what corrective action is necessary to comply with the requirements of this chapter.

22.212.120 - Violations and penalties

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

1. The violation resulted in a household representative not receiving economic displacement assistance to which the household representative was entitled, the penalty shall be

1 increased by the amount of the economic displacement assistance that was required. The Director
2 shall pay the household representative the economic displacement assistance that was due.

3 2. The violation is for receipt of economic displacement assistance by a person
4 not entitled to such assistance because they intentionally misrepresented any material
5 information regarding entitlement to assistance, the penalty shall be increased by the amount of
6 economic displacement assistance the household representative received. The Director shall
7 refund the amount previously paid by the owner.

8 B. The penalty imposed by this Section 22.212.120 may be collected by civil action
9 brought in the name of the City. The Director shall notify the City Attorney of the name of any
10 person subject to the penalty and the City Attorney may take action to collect the penalty.

11 C. Any household representative or owner aggrieved by a violation of this Chapter
12 22.212 may institute a private action to enforce the obligations contained in this Chapter 22.212,
13 provided, that this subsection 22.212.120.C does not create any right of action against the City or
14 any City officer or employee for the failure to perform any duties imposed upon the City, its
15 officers or employees by this ordinance.

16 D. The provision of eviction assistance under this Chapter does not constitute compliance
17 with the relocation assistance requirements of Chapter 22.210. It is a violation of this Chapter to
18 increase in housing costs for the purpose of displacing tenants and avoiding payment of
19 relocation assistance pursuant to Chapter 22.210.

20 **22.212.130 – Computation of time**

21 When the last day of any period specified in this Chapter 22.212 is a Saturday, Sunday,
22 or federal or City holiday, the period shall run through the next day that is not a Saturday,
23 Sunday, or federal or City holiday.

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DRAFT

Section 3. Sections 1 and 2 of this ordinance shall take effect and be in force 90 days after the effective date of this ordinance.

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 _____ day of _____, 2021,
and signed by me in open session in authentication of its passage this _____ day of _____, 2019.

President _____ of the City Council

Approved by me this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)



SEATTLE CITY COUNCIL
CENTRAL STAFF

Economic Displacement Relocation Assistance

ASHA VENKATARAMAN, LEGISLATIVE ANALYST

SUSTAINABILITY AND RENTERS' RIGHTS COMMITTEE

JUNE 22, 2021

Draft Bill: Economic Displacement Relocation Assistance

Intent:

To help a tenant who cannot afford a rent increase of ten percent or more relocate.

Projected timeline for introduction and committee discussion:

Tentatively July

This presentation covers:

- Details of the draft bill, and
- Potential Fiscal and Staffing Impacts

Tenant Eligibility (1/2)

- Households who have:
 - Received a 60-day notice of rent increase (as required by State and City law) and the rent increase is ten percent or more; and
 - Either vacated the property or provided notice to the owner that they plan to vacate.

Tenant Eligibility (2/2)

- Households must designate one household member as the person representing them when applying for assistance and who is entitled to receive funds.
- A household representative can only represent one household at a time.

Definitions (1/2)

- **Household:** 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.

Definitions (2/2)

- **Family household:** all occupants in the same housing unit who are members of the same family unit.
 - **Family unit:** 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 domestic partners
- **Non-family household:** an occupant of a housing unit that is not a member of a family household

Timing of Application (1/2)

- Must apply to the Seattle Department of Construction and Inspection (SDCI) within 180 days of receiving the rent increase notice.
- If more time is needed to apply, the household representative can request an application extension before the end of the 180-day period
 - SDCI can grant a 60-day extension upon a finding of good cause.

Timing of Application (2/2)

- If the application is incomplete, SDCI can ask for more information and the household representative must provide a response within 30 days
 - SDCI can grant an extension upon a finding of good cause.
- If the tenant rescinds the notice of vacation, must also withdraw application and pay back any funds received

Notification from SDCI

- Required to provide notice:
 - to the owner that SDCI received an application from a tenant or tenants within five days of receipt
 - to the owner and the household representative of whether the household is entitled to economic displacement relocation assistance within 10 days of receiving a complete application.

Content of the Application

- Affidavit with the date of vacation or copy of the notice of intent to vacate;
- Copy of current rental agreement or proof of housing costs for the last 12 months;
- Copy of the rent increase notice;
- Names of all members of each household; and
- Number of family and non-family households occupying the unit.

Payment of Relocation Assistance

- Within seven days of receiving a notice that the household can get assistance, the owner must pay the designated amount to SDCI.
 - Owner cannot hold back any assistance even if they believe the tenant owes the owner a specific amount.
- Within five days of when the owner is due to pay SDCI assistance, SDCI must pay the tenant.

Amount of Relocation Assistance

- Determine the average monthly housing costs for the housing unit, based upon the housing costs incurred in the 12 consecutive months prior to the effective date of the required rent-increase notice;
- 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
- Multiply the average monthly housing costs per household by three

Amount of Relocation Assistance (Example)

- One rental unit pays \$3600/month.
- 2 households: one family, one non-family. $\$3600/2 = \1800
- $\$1800 \times 3 = \$5,400$
 - Assuming eligibility and application requirements are satisfied, each household representative would be entitled to \$5,400.
 - For two households who are vacating or intend to vacate, this would cost the landlord \$10,600.

Refunds

- If the household does not end up vacating the unit by the date on the notice of intent to vacate, the household representative must refund the assistance payment to the City within ten days of the date on the notice of intent to vacate.
 - SDCI must refund the payment to the owner within ten days of receiving the household representative's refund.
 - If the household representative does not pay the refund, SDCI must still refund the payment to the owner within ten days.

Appeals and Enforcement

- Either the owner or the household representative may appeal the approval or denial of the application or the calculation of the amount of displacement relocation assistance payment.
- Must be filed with the Hearing Examiner within ten days of SDCI's decision.
- SDCI will enforce violations of the ordinance

Fiscal and Staffing Impacts (1/2)

- Need to engage with SDCI and the Hearing Examiner to determine what will be needed to support this potential ordinance.
- SDCI will likely have an increased workload:
 - Answering calls from tenants and landlords about these new rights;
 - Receiving and making determinations about applications; and
 - Receiving payments from landlords and making payments to household representatives, including refunds

Fiscal and Staffing Impacts (2/2)

- **SDCI budget**
 - Because SDCI is responsible for administering payments and refunds regardless of whether the owner pays or the household representative returns funds, will need to determine a base budget that accounts for how long it will take to recover unpaid funds.
- **Hearing Examiner**
 - New caseload for appeals

Questions?



Legislation Text

File #: CB 119585, **Version:** 1

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.

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 125558, 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 the ordinance introduced as Council Bill 119585 shall include or shall be deemed to include a provision requiring a minimum of ~~((60))~~ 180 days' prior written notice whenever the periodic or monthly housing costs to be charged a tenant are to increase ~~((by ten percent or more))~~ over the periodic or monthly rental rate charged the same tenant for the same housing unit and same services for any period or month during the preceding 12-month period.

* * *

Section 2. Section 22.202.080 of the Seattle Municipal Code, last amended by Ordinance 125343, is amended as follows:

22.202.080 Documentation of notices

All written notices required by Chapters 22.200 through 22.208 to be provided to or served on tenants by property owners, or on property owners by tenants, shall be documented in such a manner as to confirm the

date on which the notice was received. The use of email is allowed for written notices required under subsections 22.206.180.~~((J))~~I.1, 22.206.180.~~((J))~~I.2, and 22.206.180.~~((J))~~I.3.

Section 3. Section 22.206.180 of the Seattle Municipal Code, last amended by Ordinance 125054, 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 ~~((by 10 percent or more))~~ over the periodic or monthly housing costs charged the same tenant for the same housing unit and the same services for any period or month during the preceding 12-month period without giving the tenant at least ~~((60))~~ 180 days prior written notice of the cost increase. 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

I. ~~((Increase the periodic or monthly housing costs to be charged a tenant by less than 10 percent over the periodic or monthly housing costs charged the same tenant for the same housing unit and the same services for any period or month during the preceding 12-month period without giving the tenant at least 30 days prior written notice of the cost increase. 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~~

~~J.))~~ Increase the periodic or monthly housing costs to be charged a tenant by any amount if the Director has determined the housing unit does not comply with the checklist prescribed by subsection 22.214.050.L and the weighted requirements of 22.214.050.M.

1. When a tenant is notified of a proposed increase in periodic or monthly housing costs, if the tenant believes the housing unit has defective conditions and does not comply with the checklist prescribed by subsection 22.214.050.L and the weighted requirements of 22.214.050.M, the tenant may notify the owner of

the potential application of this Section 22.206.180.((F))I.

2. Notification from a tenant to an owner must be in writing, describe the defective conditions, and be sent to the landlord prior to the effective date listed in the notice of housing costs increase the tenant received from the landlord.

3. After written notice to the owner has been provided, and before the housing costs increase takes effect, the tenant or owner may request an inspection from the Director.

4. Upon inspection, if the Director determines the unit meets the requirements of subsections 22.214.050.L and 22.214.050.M or that the conditions violating subsections 22.214.050.L and 22.214.050.M were caused by the tenant, the housing costs increase shall take effect on the date specified in the notice of the housing costs increase.

5. If the Director determines that the unit does not comply with the checklist prescribed by subsection 22.214.050.L and the weighted requirements of subsection 22.214.050.M, the housing costs increase shall not take effect until the Director determines that the housing unit complies with the checklist and the weighted requirements of subsection 22.214.050.M. This determination must occur before the tenant may lawfully refuse payment of the housing cost increase.

6. If a tenant pays the increased housing costs prior or subsequent to a determination by the Director that the housing unit does not comply with the checklist and the weighted requirements of subsection 22.214.050.M, the owner shall refund to the tenant the amount by which the housing costs paid exceeded the amount of housing costs otherwise due, or provide a credit in that amount against the tenant's housing costs for the next rental period. The refund or credit shall be prorated to reflect the period that the housing unit was determined to be in compliance with the checklist and the weighted requirements of subsection 22.214.050.M. If the owner elects to provide a refund rather than provide a credit, the refund shall be paid to the tenant before the beginning of the next rental period. When calculating a pro-rata amount to be credited or refunded, a 30-day month shall be used.

7. If a tenant denies access to the tenant's housing unit to conduct an inspection, the increase in housing costs shall take effect on the date access to the dwelling unit was denied by the tenant, or on the effective date of the housing costs increase identified in the notice of the housing costs increase, whichever is later.

8. The Director shall describe, by rule, SDCI's role when a tenant notifies SDCI that a landlord has given the tenant notice pursuant to RCW 59.12.030 (3) (~~((3-day pay rent or vacate notice)))~~) and when the housing cost increase has been lawfully prohibited pursuant to subsection 22.206.180.~~((J))~~I.5.

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 _____ day of _____, 2019, and signed by me in open session in authentication of its passage this _____ day of _____, 2019.

President _____ of the City Council

Approved by me this _____ day of _____, 2019.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2019.

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 from 60 days to 180 days that landlords in Seattle must give tenants before increasing their rent. Seattle currently requires 60 days' notice for rent increases in excess of 10%. Prior to the 2019 legislative session, Washington State required landlords statewide to give tenant's 30 days written notice for rent increases. However, in the last legislative session that was increased to 60 days. 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.

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:

Amendment 1
to
CB 119585 – Notice of Rent Increases
Sponsor: CM Sawant
Updating recitals and making technical changes

Amend the ordinance as follows:

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~~125558~~, 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 ~~the~~ this ordinance~~introduced as Council Bill 119585~~ shall include or shall be deemed to include a provision requiring ~~((a minimum))~~ at least of ~~((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. ((by ten percent or more)) over the periodic or monthly rental rate charged the same tenant for the same housing unit and same services for any period or month during the preceding 12-month period.

* * *

~~Section 2. Section 22.202.080 of the Seattle Municipal Code, last amended by Ordinance 125343, is amended as follows:~~

~~22.202.080 Documentation of notices~~

~~All written notices required by Chapters 22.200 through 22.208 to be provided to or served on tenants by property owners, or on property owners by tenants, shall be documented in such a manner as to confirm the date on which the notice was received. The use of email is allowed for written notices required under subsections 22.206.180.((J))I.1, 22.206.180.((J))I.2, and 22.206.180.((J))I.3.~~

Section ~~23~~. Section 22.206.180 of the Seattle Municipal Code, last amended by Ordinance ~~125952~~125054, 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 ~~((by 10 percent or more)) over the periodic or monthly housing costs charged the same tenant for the same housing unit and the same services for any period or month during the preceding 12-month period~~ 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

* * *

~~I. ((Increase the periodic or monthly housing costs to be charged a tenant by less than 10 percent over the periodic or monthly housing costs charged the same tenant for the same housing unit and the same services for any period or month during the preceding 12-month period without giving the tenant at least 30 days prior written notice of the cost increase. 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~~

~~J.)) Increase the periodic or monthly housing costs to be charged a tenant by any amount if the Director has determined the housing unit does not comply with the checklist prescribed by subsection 22.214.050.L and the weighted requirements of 22.214.050.M.~~

~~1. When a tenant is notified of a proposed increase in periodic or monthly housing costs, if the tenant believes the housing unit has defective conditions and does not comply with the checklist prescribed by subsection 22.214.050.L and the weighted requirements of 22.214.050.M, the tenant may notify the owner of the potential application of this Section 22.206.180.((J))I.~~

~~2. Notification from a tenant to an owner must be in writing, describe the defective conditions, and be sent to the landlord prior to the effective date listed in the notice of housing costs increase the tenant received from the landlord.~~

~~3. After written notice to the owner has been provided, and before the housing costs increase takes effect, the tenant or owner may request an inspection from the Director.~~

~~4. Upon inspection, if the Director determines the unit meets the requirements of subsections 22.214.050.L and 22.214.050.M or that the conditions violating subsections 22.214.050.L and 22.214.050.M were caused by the tenant, the housing costs increase shall take effect on the date specified in the notice of the housing costs increase.~~

~~5. If the Director determines that the unit does not comply with the checklist prescribed by subsection 22.214.050.L and the weighted requirements of subsection 22.214.050.M, the housing costs increase shall not take effect until the Director determines that the housing unit complies with the checklist and the weighted requirements of subsection 22.214.050.M. This determination must occur before the tenant may lawfully refuse payment of the housing cost increase.~~

~~6. If a tenant pays the increased housing costs prior or subsequent to a determination by the Director that the housing unit does not comply with the checklist and the weighted requirements of subsection 22.214.050.M, the owner shall refund to the tenant the amount by which the housing costs paid exceeded the amount of housing costs otherwise due, or provide a credit in that amount against the tenant's housing costs for the next rental period. The refund or credit shall be prorated to reflect the period that the housing unit was determined to be in compliance with the checklist and the weighted requirements of subsection 22.214.050.M. If the owner elects to provide a refund rather than provide a credit, the refund shall be paid to the tenant before the beginning of the next rental period. When calculating a pro-rata amount to be credited or refunded, a 30-day month shall be used.~~

~~7. If a tenant denies access to the tenant's housing unit to conduct an inspection, the increase in housing costs shall take effect on the date access to the dwelling unit was denied by the tenant, or on the effective date of the housing costs increase identified in the notice of the housing costs increase, whichever is later.~~

~~8. The Director shall describe, by rule, SDCI's role when a tenant notifies SDCI that a landlord has given the tenant notice pursuant to RCW 59.12.030 (3) ((3-day pay rent or~~

Asha Venkataraman

Date: June 22, 2021

Version: 1

~~vacate notice))) and when the housing cost increase has been lawfully prohibited pursuant to~~

~~subsection 22.206.180.(J)I.5.~~

Section 34. 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~~2019~~, and signed by me in open session in authentication of its passage this ____ day of _____, 2021~~2019~~.

President _____ of the City Council

Approved/returned unsigned /vetoed by me this _____ day of _____, 2021~~2019~~.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021~~2019~~.

Monica Martinez Simmons, City Clerk

Effect: This amendment would add recitals to the bill, as no recitals were included when CB 119585 was introduced. In addition, it corrects the base of the text of the Seattle Municipal Code to be amended, as the underlying code has been amended since the bill's introduction in 2019. As a result, the main substantive amendments left in the bill are to increase the time needed for notice from 60 to 180 days.