



SEATTLE CITY COUNCIL

Housing and Human Services Committee

Agenda - Revised

Special Meeting

Wednesday, July 23, 2025

9:30 AM

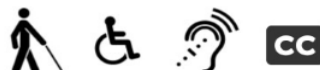
Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Mark Solomon, Vice-Chair
Sara Nelson, Member
Alexis Mercedes Rinck, Member
Rob Saka, Member

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Council Chamber Listen Line: 206-684-8566

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SEATTLE CITY COUNCIL
Housing and Human Services Committee
Agenda - Revised
July 23, 2025 - 9:30 AM
Special Meeting

Meeting Location:

Council Chamber, City Hall , 600 4th Avenue , Seattle, WA 98104

Committee Website:

<https://seattle.gov/council/committees/housing-and-human-services-x154115>

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. Pursuant to Council Rule VI.C.10, members of the public providing public comment in Chambers will be broadcast via Seattle Channel.

Members of the public may register for remote or in-person Public Comment to address the Council. Speakers must be registered in order to be recognized by the Chair. Details on how to register for Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at <https://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting.

In-Person Public Comment - Register to speak on the public comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting.

Please submit written comments no later than four business hours prior to the start of the meeting to ensure that they are distributed to Councilmembers prior to the meeting. Comments may be submitted at Council@seattle.gov or at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104. Business hours are considered 8 a.m. - 5 p.m. Comments received after that time will be distributed after the meeting to Councilmembers and included as part of the public record.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

D. Items of Business

1. [Appt 03238](#) Reappointment of Twyla Minor as member, Seattle Housing Authority Board, for a term to September 30, 2026.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter for items 1 - 6: To be determined

2. [Appt 03241](#) Appointment of Kristin Ryan as member, Seattle Housing Authority Board, for a term to March 19, 2027.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

3. [Appt 03240](#) Reappointment of Paul Purcell as member, Seattle Housing Authority Board, for a term to December 1, 2026.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

4. [Appt 03239](#) Reappointment of Robert D. Crutchfield as member, Seattle Housing Authority Board, for a term to December 1, 2026.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

5. [Appt 03243](#) Reappointment of Paula L. Houston as member, Seattle Housing Authority Board, for a term to March 20, 2028.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

6. [Appt 03242](#) Reappointment of Rita Howard as member, Seattle Housing Authority Board, for a term to March 20, 2027.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

7. [Appt 03244](#) Appointment of Becca Book as member, Seattle Social Housing Public Development Authority Governing Council, for a term to May 22, 2029.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Roberto Jimenez, CEO of Seattle Social Housing PDA

8. [Appt 03245](#) **Appointment of Andrew Ashiofu as member, Seattle Renters' Commission, for a term to February 28, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter for items 8 - 21: Laura Jenkins, Department of Neighborhoods

9. [Appt 03246](#) **Appointment of Adora Blue as member, Seattle Renters' Commission, for a term to February 28, 2026.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

10. [Appt 03253](#) **Appointment of Kasey Burton as member, Seattle Renters' Commission, for a term to February 28, 2027.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

11. [Appt 03254](#) **Reappointment of Lydia Felty as member, Seattle Renters' Commission, for a term to February 28, 2027.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

12. [Appt 03247](#) Appointment of Liz Fite as member, Seattle Renters' Commission, for a term to February 28, 2026.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

13. [Appt 03255](#) Appointment of Allan Francis as member, Seattle Renters' Commission, for a term to February 28, 2027.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

14. [Appt 03249](#) Appointment of Sally M. Kinney as member, Seattle Renters' Commission, for a term to February 28, 2026.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

15. [Appt 03256](#) Appointment of Daniel E. Lugo as member, Seattle Renters' Commission, for a term to February 28, 2027.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

16. [Appt 03250](#) Appointment of Angela O'Brien as member, Seattle Renters' Commission, for a term to February 28, 2026.

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

17. [Appt 03257](#) **Reappointment of Kate Rubin as member, Seattle Renters' Commission, for a term to February 28, 2027.**
- Attachments: [Appointment Packet](#)
- Briefing, Discussion, and Possible Vote
-
18. [Appt 03258](#) **Reappointment of Julissa Sanchez as member, Seattle Renters' Commission, for a term to February 28, 2027.**
- Attachments: [Appointment Packet](#)
- Briefing, Discussion, and Possible Vote
-
19. [Appt 03251](#) **Appointment of E. Mandisa Subira as member, Seattle Renters' Commission, for a term to February 28, 2026.**
- Attachments: [Appointment Packet](#)
- Briefing, Discussion, and Possible Vote
-
20. [Appt 03259](#) **Appointment of Karen Taylor as member, Seattle Renters' Commission, for a term to February 28, 2027.**
- Attachments: [Appointment Packet](#)
- Briefing, Discussion, and Possible Vote
-
21. [Appt 03252](#) **Appointment of Sam Wolfson as member, Seattle Renters' Commission, for a term to February 28, 2026.**
- Attachments: [Appointment Packet](#)
- Briefing, Discussion, and Possible Vote

22. [Appt 03260](#) **Appointment of Kelly Price as member, Community Roots Housing Public Development Authority Governing Council, for a term to March 31, 2027.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: To be determined

23. [Appt 03261](#) **Appointment of Scot Nelson as member, Seattle Disability Commission, for a term to April 30, 2027.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: To be determined

24. [CB 121039](#) **AN ORDINANCE relating to residential property transactions; requiring certain disclosures to owners before presenting an offer to purchase a residential property; establishing consumer protections for owners of solicited residential property; and adding a new Chapter 6.610 to the Seattle Municipal Code.**

Supporting Documents: [Summary and Fiscal Note](#)
[Presentation \(7/23/25\)](#)

Briefing and Discussion

Presenter: Christa Valles, Mayor's Office & Laura Beck, Finance and Administrative Services

25. [CB 121034](#) **AN ORDINANCE relating to funding for housing and community development programs; adopting Annual Action Plan updates to the 2024 - 2028 Consolidated Plan for Housing and Community Development; authorizing submission of the Annual Action Plans to the United States Department of Housing and Urban Development (HUD); authorizing acceptance of grant funds from HUD for programs and activities included in the 2025 Annual Action Plans; amending Ordinance 127156, which adopted the 2025 Budget, by modifying appropriations to various departments and budget control levels in the 2025 Adopted Budget; and ratifying and confirming certain prior acts.**

Attachments: [Att 1 - 2025 Annual Action Plan](#)

Supporting
Documents: [Summary and Fiscal Note](#)
 [Presentation \(7/23/25\)](#)

Briefing, Discussion, and Possible Vote

Presenter: Ann Gorman, Human Services Department

E. Adjournment



Legislation Text


File #: Appt 03238, **Version:** 1

Reappointment of Twyla Minor as member, Seattle Housing Authority Board, for a term to September 30, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Twyla Minor</i>		
Board/Commission Name: <i>Seattle Housing Authority Board</i>		Position Title: <i>Resident Commissioner</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * 10/1/2022 to 9/30/2026 <input type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: <i>Capitol Hill</i>	Zip Code: <i>98104</i>	Contact Phone No.: <i>N/A</i>
Background: <i>Please see attached resume.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): June 12 th , 2025		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

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

TWYLA MINOR

Twyla Minor has been a valued resident of Seattle Housing Authority (SHA) since 2001. Twyla stands out for her exemplary service to the community. At Denny Terrace, where she currently resides, Twyla is known as someone who takes care of her neighbors. When residents become ill, Twyla regularly steps in to make meals, tidy up their homes, and bring them comfort. She has run the holiday party at Denny Terrace for nearly 15 years. This annual event is open to all 220 residents of Denny Terrace, and a large portion of the community attends. Twyla takes on the planning, budgeting, and execution of this annual event, including organizing volunteers, completing the majority of the food preparation, and organizing the cleanup. Additionally, Twyla hosts this event and personally welcomes every attendee.

Twyla is employed as Secretary of Greater Mount Baker Church. In this role, she registers tidings, puts together the Sunday programs, stocks supplies, and responds to messages. She makes herself available to the congregation when they need access to the church outside of normal service hours. In addition to these normal functions, Twyla is also responsible for organizing funeral services. She helps families plan the funeral, provides access to the church, and provides emotional support to the families throughout the process. Twyla has been employed with the church for about 13 years.

Twyla is also active in the community as a volunteer. She runs a feeding ministry at Greater Mount Baker Church, which is based on private donations and does not rely on state subsidy.

In addition, Twyla is an active volunteer for the Emergency Feeding Program of Seattle and King County, collecting donations to help stock the emergency feeding warehouse for the last 5 years. Emergency Feeding Program's mission is to provide a nutritional response to people in need of immediate food assistance by collaborating with partner agencies to ensure that no one will go hungry tonight.

Seattle Housing Authority Board

7 Members: Pursuant to *Resolution 29821 and RCW 35.82*, all members subject to City Council confirmation, 4-year terms:

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

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
2	F	N/A	1.	Resident Commissioner	Twyla Minor	10/01/22	9/30/26	2	Mayor
6	F	N/A	2.	Commissioner	Kristin Ryan	3/20/23	03/19/27	1	Mayor
6	M	N/A	3.	Commissioner	Paul Purcell	12/02/22	12/01/26	2	Mayor
2	M	N/A	4.	Commissioner	Robert D. Crutchfield	12/02/22	12/01/26	2	Mayor
2	F	N/A	5.	Commissioner	Paula L. Houston	3/21/24	3/20/28	3	Mayor
2	M	N/A	6.	Resident Commissioner	Rita Howard	3/21/23	3/20/27	2	Mayor
6	F	N/A	7.	Commissioner	Sally J. Clark	3/21/21	3/20/25	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

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 03241, **Version:** 1

Appointment of Kristin Ryan as member, Seattle Housing Authority Board, for a term to March 19, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Kristin Ryan		
Board or Commission name: Seattle Housing Authority Board		Position Title: Commissioner
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * 3/20/2023 to 3/19/2027 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Capitol Hill	Zip Code: 98112	Contact Phone No.: [REDACTED]
Background: Please see attached resume.		
Authorizing Signature (original signature):  DATE: June 12 th , 2025		Appointing Signatory: Bruce A. Harrell Mayor of Seattle

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

Kristin Ryan Resume

Kristin Ryan a Partner in Barrientos RYAN, a multi-family and civic project developer focused on building inspired places that promote the growth of the city of Seattle. Ms. Ryan is an astute and experienced developer and real estate professional who has managed and developed projects that include housing, offices, retail, medical facilities, schools and theaters, totaling over \$2B during the course of her career.

Ms. Ryan's recent work includes development of over 800 units of market, workforce and affordable housing in Seattle. She served as the Development Manager on behalf of the Washington State Department of Commerce and the Foundation for the Seattle Colleges to manage the conversion for the historic Pacific Tower to a multi-tenanted Health and Education Innovation Center, overseeing the capital improvements, leasing, property management, and ongoing asset management of the property on behalf of the entities.

Ms. Ryan leverages her finance background to provide acquisition and development advisory services to many non-profit, and governmental agencies, and private parties, seeking to use multi-layered financing approaches to implement mission-based projects. Her clients have included HomeSight, Mary's Place, YouthCare, Rainier Beach Action Coalition, Mercer Island Center for the Arts, and the Tubman Center for Health and Freedom. She is actively developing privately financed workforce housing in core Seattle locations, in partnership with private impact investors. She believes deeply in helping transform communities through tools in the built environment.

She was previously Director of the Northwest Division of Jonathan Rose Companies, directing the firm's acquisition, development and consulting, and asset management activities on the west coast, following two years in the firm's NYC office as the Director of Civic Development. She is on the Advisory Board for the Runstad Department of Real Estate at UW, and frequent teacher with Grow America and Seattle's Equitable Development Initiative.

From 2004-2007 Ms. Ryan was the Vice President of Development for The Dermot Company, a New York City based real estate investment, development and management company, focused on multi-family sector opportunities. In that role, Ms. Ryan supervised and directed acquisition, investment, financing, design, construction and marketing for several of Dermot's projects, including the conversion of the Williamsburg Savings Bank, a landmarked office tower in Brooklyn, to a mixed use building and the complex pre-development of the Hudson Mews project, consisting of 800 units of mixed income housing and a 25,000 sf public open space to be built on platforms over the entrance to the Lincoln Tunnel. Before becoming VP of Development, Ms. Ryan handled all property management functions for the Dermot portfolio of 4,000 units, which included properties in New York City, Charlotte, Atlanta, Denver, Colorado Springs, and Wichita.

At the start of her career, Ms. Ryan spent seven years in the non-profit sector, where she worked in child welfare, AIDS, and human rights organizations. In 1995, Ms. Ryan founded an advocacy and service organization for children in the U.S. who were orphaned by the AIDS crisis.

COMMUNITY

- Advisory Board Member, Exec Committee Member, and Chair EDI Committee, Runstad Department of Real Estate, UW
- Housing Affordability and Livability Advisory Committee, Member
- Housing Development Consortium, Member
- Runstad Fellows Program, Fellow 2014
- Urban Land Institute: Center for Sustainable Leadership, Multifamily Product Council, Women's Leadership Initiative

EDUCATION

- Columbia Business School, MBA in Finance & Economics and Real Estate, 2002
- Yale University, BA, cum laude 1993
- Washington State Licensed Real Estate Broker (prior)

Seattle Housing Authority Board

7 Members: Pursuant to *Resolution 29821 and RCW 35.82*, all members subject to City Council confirmation, 4-year terms:

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Council													
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Total	3	4				4				3			

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 RD Residential Council District number 1 through 7 or N/A
Diversity information is self-identified and is voluntary.



Legislation Text


File #: Appt 03240, **Version:** 1

Reappointment of Paul Purcell as member, Seattle Housing Authority Board, for a term to December 1, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Paul Purcell</i>		
Board/Commission Name: <i>Seattle Housing Authority Board</i>		Position Title: <i>Commissioner</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * 12/2/2022 to 12/1/2026 <input type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: <i>Beacon Hill</i>	Zip Code: <i>98144</i>	Contact Phone No.: <i>N/A</i>
Background: <i>Please see attached resume.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): June 12 th , 2025		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

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

CURRENT ROLES AND RESPONSIBILITIES

BEACON DEVELOPMENT GROUP (1999-Present)

Founder and Strategic Advisor

Paul has provided strategic leadership and direction to Beacon since 1999, overseeing the development of over 80 projects totaling nearly \$900 million dollars of investment in affordable housing for clients across Washington State. Paul has worked with over 30 clients, ensuring that each project raises the necessary funding, meets client specifications, and is high-quality and long-lasting. Beacon currently employs a full-time staff of fifteen and has completed projects in 36 different communities, producing over 5,000 apartments for thousands of low-income Washingtonians.

PAST PROFESSIONAL EXPERIENCE

CATHOLIC HOUSING SERVICES OF WESTERN WA &

CATHOLIC COMMUNITY SERVICES OF WESTERN WA (1991-1998)

Vice President, Finance and Community Development

Paul oversaw acquisition and development of over \$120 million of housing and human service office space. As a member of the executive management team, he was responsible for oversight of a \$50 million annual budget.

CATHOLIC CHARITIES, ARCHDIOCESE OF SEATTLE (1982-1991)

Director of Administration and Public Affairs

Paul oversaw the administrative systems of a variety of human services organizations that make up the Catholic Charities system. He managed a central budget of \$700,000 and supervised a staff of 16 in two program areas.



EDUCATION & COMMUNITY ENGAGEMENT

OFFICE OF THE GOVERNOR: Affordable Housing Advisory Board, 2005-2014, Vice Chair

DEPARTMENT OF COMMERCE POLICY ADVISORY TEAM: 2005-2014, Chair 2009-2014

HOUSING DEVELOPMENT CONSORTIUM: Board of Directors, 2004-2013

CITY OF SEATTLE GREEN BUILDING TASK FORCE: Member, 2008-2009

WA STATE TASK FORCE ON SENIOR AND DISABLED HOUSING FINANCING: Vice Chair, 1997-1999

WA STATE TASK FORCE ON FARMWORKER HOUSING: Member, 2000-2001

WASHINGTON HOUSING EQUITY ALLIANCE: President, 1996-1999

JOSEPHINUM HOUSING INSTITUTE: Founding President, Managing General Partner, 1987-1994

CATHOLIC CHARITIES USA HOUSING COMMISSION: Member, 1990-1999

FRANKLIN FOUNDATION FOR EDUCATIONAL EXCELLENCE: Founding President

SEATTLE UNIVERSITY: Master of Public Administration, 1984

WESTERN WASHINGTON UNIVERSITY: Bachelor of Arts in Human Services, 1976

Seattle Housing Authority Board

7 Members: Pursuant to *Resolution 29821 and RCW 35.82*, all members subject to City Council confirmation, 4-year terms:

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

Roster:

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6	F	N/A	2.	Commissioner	Kristin Ryan	3/20/23	03/19/27	1	Mayor
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2	F	N/A	5.	Commissioner	Paula L. Houston	3/21/24	3/20/28	3	Mayor
2	M	N/A	6.	Resident Commissioner	Rita Howard	3/21/23	3/20/27	2	Mayor
6	F	N/A	7.	Commissioner	Sally J. Clark	3/21/21	3/20/25	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

Key:

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- RD Residential Council District number 1 through 7 or N/A
- Diversity information is self-identified and is voluntary.*



Legislation Text


File #: Appt 03239, **Version:** 1

Reappointment of Robert D. Crutchfield as member, Seattle Housing Authority Board, for a term to December 1, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Robert D. Crutchfield</i>		
Board or Commission name: <i>Seattle Housing Authority Board</i>		Position Title: <i>Commissioner</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other:		Term of Position: * 12/2/2022 to 12/1/2026 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Lakewood</i>	Zip Code: <i>98118</i>	Contact Phone No.:
Background: <i>Please see attached resume.</i>		
Authorizing Signature (original signature):  DATE: June 12 th , 2025		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

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

3/2/2018

**CURRICULUM VITAE
ROBERT D. CRUTCHFIELD**

Department of Sociology
University of Washington
Savery Hall, Box 353340
Seattle, Washington 98195-3340

EDUCATION

B.A. Thiel College, Greenville, PA, 1971 (Sociology)
M.A. Vanderbilt University, 1976 (Sociology)
Ph.D. Vanderbilt University, 1980 (Sociology)

POSITIONS HELD

1971 - 1972 Probation Officer, Mercer County Juvenile Court, Mercer, Pennsylvania
1972 - 1974 Parole Agent, Pennsylvania Board of Probation and Parole, Erie, Pennsylvania
1979 - 1980 Acting Assistant Professor, University of Washington
1980 - 1986 Assistant Professor, University of Washington
1986 - 1998 Associate Professor, University of Washington
1987 - 1988 Acting Associate Dean, The Graduate School, University of Washington
1989 - 1998 Adjunct Associate Professor, Department of American Ethnic Studies, University of Washington
1990 - 1991 Acting Associate Dean, The Graduate School, University of Washington
1991 - 1998 Director, Institute for Ethnic Studies in the United States, University of Washington
1998 - 2003 Chair, Department of Sociology, University of Washington
1998 - 2016 Professor, Department of Sociology, University of Washington
2006 - 2017 Adjunct Professor, Department of American Ethnic Studies, University of Washington
2005 - 2006 Acting Associate Dean, The Graduate School, University of Washington
2008 - 2011 Chair, Department of Sociology, University of Washington
2012 - 2017 Adjunct Professor, School of Social Work, University of Washington

2016 – present Professor Emeritus of Sociology, University of Washington

2017 – 2019 Honorary Professor, School of Social Science, University of Queensland, Australia

Affiliations:

Racial Democracy, Crime and Justice Network

Center for Studies in Demography and Ecology, University of Washington

Center for Statistics in the Social Sciences, University of Washington

University of Washington Teaching Academy

West Cost Poverty Center, University of Washington

Senior Fellow, The Governing Institute

HONORS, AWARDS, and VISITING APPOINTMENTS

- | | |
|-------------|---|
| 1990 | Annual Hans Matick Lecture, Department of Criminal Justice, University of Illinois, Chicago. |
| 1997 | University of Washington Distinguished Teaching Award |
| 1998 | Outstanding Sociology Professor, University of Washington, Alumni Association--Sociology |
| 1999 | Martin Luther King Jr. Day Lecturer, Thiel College, Greenville PA |
| 2000 | Honors Convocation Speaker, Thiel College, Greenville PA |
| 2001 | Delmos Jones Visiting Scholar, The Graduate Center, City University of New York |
| 2002 | Freshman Convocation Speaker, University of Washington |
| 2004 | Visiting Fellow, Institute of Criminology, Cambridge University |
| 2004 | Life Fellow, Clare Hall, Cambridge University |
| 2004 | Residency, Rockefeller Foundation Study Center, Bellagio Italy |
| 2004 – 2007 | Clarence and Elissa Schrag Fellow, Department of Sociology, University of Washington |
| 2006 | Fellows Award, The Western Society of Criminology |
| 2010 | Legacy of Excellence Award, The Graduate School, University of Washington |
| 2010 | Coramae Richey Mann Award, Division on People of Color and Crime, American Society of Criminology |
| 2011 | Fellow, American Society of Criminology |

- | | |
|------|---|
| 2011 | National Associate, National Research Council of the National Academy of Sciences |
| 2012 | Martin Luther King Jr. Day Lecturer, Thiel College, Greenville PA |
| 2013 | Visiting Fellow, Institute for Social Science Research & Center for Excellence in Policing, University of Queensland, Australia |
| 2014 | Lifetime Achievement Award, Division on People of Color and Crime, American Society of Criminology |
| 2016 | Distinguished Alumni Award, Thiel College |
| 2017 | WEB DuBois Award, The Western Society of Criminology |
| 2017 | Herbert Bloch Award, American Society of Criminology |

PROFESSIONAL ORGANIZATIONS

American Sociological Association
American Society of Criminology

ELECTED OFFICES

- | | |
|-------------|--|
| 1994 - 1997 | Committee on Committees, Society for the Study of Social Problems (1995-97—Co-Chair) |
| 1998 - 1999 | Vice President American Society of Criminology |
| 1999-2002 | Council, Crime Law and Deviance Section, American Sociological Association |
| 2001-2004 | Council, American Sociological Association |
| 2002 & 2008 | Nomination--President-Elect, American Society of Criminology |
| 2009 - 2010 | Chair, Crime Law and Deviance Section, American Sociological Association |

GRANTS AND CONTRACTS

- | | |
|-------------|--|
| 1980 | University of Washington Scholarly Development Grant |
| 1982 - 1983 | "Race and Labor Force in the South: The Inter-relationship and Effect on Penology," Institute for Ethnic Studies in the United States, University of Washington, \$12,000. |
| 1984 - 1989 | "The Measurement of Violent Behavior: A Training Program," Center for Studies in Antisocial and Violent Behavior, National Institute of Mental Health, Co-Principal Investigator with George S. Bridges, and Joseph G. Weis, \$567,254. Approved for funding March 1984. |

Seattle Housing Authority Board

7 Members: Pursuant to *Resolution 29821 and RCW 35.82*, all members subject to City Council confirmation, 4-year terms:

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

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
2	F	N/A	1.	Resident Commissioner	Twyla Minor	10/01/22	9/30/26	2	Mayor
6	F	N/A	2.	Commissioner	Kristin Ryan	3/20/23	03/19/27	1	Mayor
6	M	N/A	3.	Commissioner	Paul Purcell	12/02/22	12/01/26	2	Mayor
2	M	N/A	4.	Commissioner	Robert D. Crutchfield	12/02/22	12/01/26	2	Mayor
2	F	N/A	5.	Commissioner	Paula L. Houston	3/21/24	3/20/28	3	Mayor
2	M	N/A	6.	Resident Commissioner	Rita Howard	3/21/23	3/20/27	2	Mayor
6	F	N/A	7.	Commissioner	Sally J. Clark	3/21/21	3/20/25	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

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 03243, **Version:** 1

Reappointment of Paula L. Houston as member, Seattle Housing Authority Board, for a term to March 20, 2028.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Paula L. Houston</i>		
Board/Commission Name: <i>Seattle Housing Authority Board</i>		Position Title: <i>Commissioner</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * <i>3/21/2024</i> to <i>3/20/2028</i> <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Rainier Beach</i>	Zip Code: <i>98178</i>	Contact Phone No.:
Background: <i>Please see attached resume.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): <i>June 12th, 2025</i>		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

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

BIO

Paula L. Houston, Ed.D.

Dr. Paula L. Houston is currently the CEO of Sound Generations in Seattle, Washington, the largest non-profit in the state providing services and programs to seniors and those who care for them. Previously to assuming the top leadership role at Senior Services, she spent eight years as the Executive Director for the Meredith Mathews East Madison YMCA, a vibrant urban branch of the YMCA of Greater Seattle and was the Association Director of Public Affairs. Her other professional experience is in public health and community health administration. She also has a background in the fitness industry.

Immediately prior to her tenure with the YMCA, Dr. Houston was the Clinic Manager at Carolyn Downs Family Medical Center, part of the community clinic system in Seattle. She spent seven years with Public Health, Seattle & King County as interim Division Manager for the Division of Alcoholism and Substance Abuse Services and District Administrator for the Central Region Special Health Services. Additionally, she was business entrepreneur and owned her own fitness and wellness center for two years.

Dr. Houston is an active community leader, particularly in Central and Southeast Seattle. She has a passion for supporting programs that focus on improving quality of life for a lifetime, in the effort to strengthen the overall health and well-being of the community. She is currently a member of Seattle Rotary #4, where she has held an officer position, sits on the board of the Alzheimer's Association and is a member of the Seattle Art Museum's Education and Community Engagement Committee. She has also been a member of numerous other non-profit boards and served two terms on the Seattle Women's Commission.

Dr. Houston's zeal for helping communities attain and maintain optimal health and well-being stems from her personal commitment to physical fitness and the spiritual and emotional strength that being active and fit creates. She fulfills this passion by being a competitive powerlifter. Dr. Houston is an eleven time national and five time world champion powerlifter. In addition to being an elite athlete within powerlifting, she is a state and national official, past Washington State Chair of USA Powerlifting, and has served on national USA Powerlifting committees. She has also been a volunteer for Special Olympics powerlifting for over 15 years, coordinating their summer games event. In 2006 and again in 2010, Dr. Houston was Washington's state's powerlifting Athlete of the Year. She is a member of the Washington State Powerlifting Hall of Fame and in 2012 was inducted in the USA Powerlifting National Hall of Fame.

Finally, Dr. Houston has a B.S. from Syracuse University, a master's degree in Health Administration from the University of Washington and earned her Doctorate in Educational Leadership from Seattle University in 2014.

Seattle Housing Authority Board

7 Members: Pursuant to *Resolution 29821 and RCW 35.82*, all members subject to City Council confirmation, 4-year terms:

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

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
2	F	N/A	1.	Resident Commissioner	Twyla Minor	10/01/22	9/30/26	2	Mayor
6	F	N/A	2.	Commissioner	Kristin Ryan	3/20/23	03/19/27	1	Mayor
6	M	N/A	3.	Commissioner	Paul Purcell	12/02/22	12/01/26	2	Mayor
2	M	N/A	4.	Commissioner	Robert D. Crutchfield	12/02/22	12/01/26	2	Mayor
2	F	N/A	5.	Commissioner	Paula L. Houston	3/21/24	3/20/28	3	Mayor
2	M	N/A	6.	Resident Commissioner	Rita Howard	3/21/23	3/20/27	2	Mayor
6	F	N/A	7.	Commissioner	Sally J. Clark	3/21/21	3/20/25	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

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 03242, **Version:** 1

Reappointment of Rita Howard as member, Seattle Housing Authority Board, for a term to March 20, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Rita Howard</i>		
Board/Commission Name: <i>Seattle Housing Authority Board</i>		Position Title: <i>Resident Commissioner</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>		Term of Position: * 3/21/2023 to 3/20/2027 <input type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: <i>Ravenna</i>	Zip Code: <i>98115</i>	Contact Phone No.: <i>N/A</i>
Background: <i>Please see attached resume.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): June 12 th , 2025		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

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

Rita Howard



PERSONAL STATEMENT

I am a retired nine-year resident of SHA's senior housing. I am very much committed to contributing to community, whether at the local level of the Ravenna School Apartments, where I currently reside, or on the larger stages of the city, state, country, or world. I have served as an officer of the Ravenna School Apartments Resident's council and contribute to causes in which I believe, including voter registration and cross-neighborhood liaisons through Seattle Parks and Recreation. I have an abiding interest in equity and service to the most vulnerable among us. The provision of low-income housing is certainly a cornerstone of how we take care of our community. It would be an honor and a privilege to serve on the SHA Board of Commissioners as a representative of SHA residents.

CURRENT ACTIVITIES

Member: Advisory Council of the Ravenna Eckstein Community Center

Member: Ravenna Park Community Gardeners

Member: First AME Church, Seattle

Facilitator: Grief Support Groups

Member: Board of Directors of the MLK Community Center

Volunteer: University Food Bank

PROFESSIONAL SKILLS

Technical Writing and Curriculum Development

Instruction and Facilitation (pre-K through College and Adult Ed)

Therapeutic Gardening and Landscape Management

ESL instruction

PREVIOUS EMPLOYERS

Self-employed

Seattle Public Schools

Microsoft

Boeing

The University of Rhode Island (Director of the Writing Center)

EDUCATION

BA from the University of California, Berkeley in Ethnic Studies

MA from California State University, Sonoma in Education

Certified ESL Instructor

Certificate in Therapeutic Garden Design, University of Washington

Certificate in Horticulture, Edmonds Community College

Seattle Housing Authority Board

7 Members: Pursuant to *Resolution 29821 and RCW 35.82*, all members subject to City Council confirmation, 4-year terms:

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

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
2	F	N/A	1.	Resident Commissioner	Twyla Minor	10/01/22	9/30/26	2	Mayor
6	F	N/A	2.	Commissioner	Kristin Ryan	3/20/23	03/19/27	1	Mayor
6	M	N/A	3.	Commissioner	Paul Purcell	12/02/22	12/01/26	2	Mayor
2	M	N/A	4.	Commissioner	Robert D. Crutchfield	12/02/22	12/01/26	2	Mayor
2	F	N/A	5.	Commissioner	Paula L. Houston	3/21/24	3/20/28	3	Mayor
2	M	N/A	6.	Resident Commissioner	Rita Howard	3/21/23	3/20/27	2	Mayor
6	F	N/A	7.	Commissioner	Sally J. Clark	3/21/21	3/20/25	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

Key:

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

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

Diversity information is self-identified and is voluntary.



Legislation Text


File #: Appt 03244, **Version:** 1

Appointment of Becca Book as member, Seattle Social Housing Public Development Authority Governing Council, for a term to May 22, 2029.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Becca Book		
Board/Commission Name: Seattle Social Housing Public Development Authority		Position Title: Member
<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 checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other: Fill in appointing authority		Term of Position: * 5/23/2025 to 5/22/2029 <input checked="" type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood:	Zip Code:	Contact Phone No.: [REDACTED]
Background: See attached resume.		
Authorizing Signature (original signature):  Date Signed (appointed): 7/9/2025		Appointing Signatory: Mark Solomon Councilmember, District 2

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

BECCA BOOK AIA, LEED ND

OBJECTIVE

Seeking a role where I can use my interdisciplinary background in policy and design to create more resilient, equitable places.

SKILLS

Licensed Architect in the State of Washington

Leadership & organizational skills proven in professional, and volunteer settings.

Integrating regulatory requirements, public concerns, and project goals into policy and design.

Performing whole building lifecycle assessments and identifying strategies to reduce embodied carbon.

Managing scheduling and fee for multiple consultants on complex interdisciplinary projects.

Communicating the benefits of long-range planning and urban investments to clients and the general public.

Developing reports, presentations and graphics that communicate project goals and analysis clearly to a wide range of audiences.

CAREER HIGHLIGHTS

Senior Long Range Planner, Climate Resilience Coordinator; Pierce County 2022–Present

Led the development of policies aligning with adopted County greenhouse gas emissions reduction targets and statewide climate resilience initiatives.

Managed consultants and interdepartmental teams to deliver the Comprehensive Plan periodic update ahead of statutory deadlines.

Directed the development of climate resilience initiatives, including a climate vulnerability assessment and climate resilient infrastructure design guidelines.

Manage the Landmarks and Historic Preservation Program, collaborating with Tribal governments, commissions, and elected officials to support the preservation of historic properties, artifacts, and cultural programs.

Streamlined the application process for the annual Historic Preservation Grant, more than doubling the number of eligible applications received and increasing the percentage of completed projects by 13%.

Developed equitable engagement strategies to integrate underrepresented voices into County code and policies.

Urban Design Associate, Mithun; Seattle, WA — 2017-2022

Managed master planning, urban design, and entitlements of projects ranging from four blocks to 1300 acres.

Served on the Mithun Sustainability Committee, developing strategies to meet the firm's net zero target for the firm's portfolio by 2030.

Conducted analyses of embodied carbon and carried out whole building life cycle assessments to inform sustainable design decisions for a diverse range of projects.

Developed code packages for public clients, including incentive packages for building decarbonization, form-based codes to support walkable neighborhoods, and transit-supportive development regulations.

Managed interdisciplinary teams to develop and analyze long-range plans.

Assisted in the development and construction of U.C. campus projects totaling over 2,400 beds.

Developed graphics and co-authored reports to present complex planning and urban design projects to communities, public agencies, and developers.

Architectural Intern, ONE Architecture and Urbanism; New York, NY — 2016-2017

Urban analysis, mapping and schematic design for the East Side Coastal Resilience Project, a system that shields Manhattan from floods while providing social and environmental benefits.

Research and mapping to support the team realizing major coastal resiliency projects.

Participated in multi-disciplinary meetings on the design and implementation of major infrastructure projects.

Zoning Analyst , SHoP Architects/ Envelope; New York, NY — 2016-2017

Collaborated with planners and software engineers to develop 'Envelope' 3D urban mapping platform and zoning database.

Interpreted zoning regulations and analyzed their applicability to real world scenarios.

Exhibitions Assistant, Columbia University; New York, NY — 2010-2012

Keep these descriptions of experience clear, concise, and relevant to the position you're applying for.

Provided graphic and organizational skills so projects ran smoothly and elegantly.

Prepared RFPs, including a successful bid for the 2 million sf salesforce.com campus.

Analyzed building codes for design, construction & due diligence projects.

Project Administrator, Brookwood Group; San Francisco, CA — 2011 – 2012

Provided graphic and organizational skills so projects ran smoothly and elegantly.

Prepared RFPs, including a successful bid for the 2 million sf salesforce.com campus.

Analyzed building codes for design, construction & due diligence projects.

EDUCATION**Master of Architecture and M.S. Urban Planning; Columbia University**

New York, NY — 2013 – 2017

Bachelor of Arts in Architecture | U.C. Berkley

Berkeley, CA — 2007 – 2010

LEADERSHIP

American Institute of Architects (AIA) Seattle Board of Directors (2022 to present)

Urban Land Institute (ULI) Northwest Center for Leadership Institute, 2022 Cohort

AIA Seattle Public Policy Board (2020 to present)

AIA Committee On Homelessness (2017 - 2020)

Mithun Sustainability Committee (2020- 2022)

Seattle Social Housing Public Development Authority

13 Members: Pursuant to *Initiative 135, Charter of the Seattle Social Housing Public Development Authority*. Members shall serve a 4-year term, and no member shall serve more than eight (8) consecutive years on the Board. Initial terms should be as follows:

Term Dates shall be randomly selected at the first full board meeting, with the first three names serving two years; the second three names serving three years; and the remaining members serving a four-year term. All subsequent appointees will serve a four-year term.

- 7 Seattle Renters' Commission
- 1 MLK, Jr. County Labor Council
- 1 Governing Council
- 2 City Council
- 1 Mayor
- 1 Green New Deal Oversight Board

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
			1.	Member	Ryan Driscoll	5/23/25	5/22/29	1	Seattle Renters' Commission
		5	2.	Member	Kayellen Zimmerman	5/23/25	5/22/29	2	Seattle Renters' Commission
			3.	Member	Becca Book	5/23/25	5/22/29	1	City Council
			4.	Member	VACANT	5/23/23	5/22/26		Seattle Renters' Commission
			5.	Member	ChrisTiana ObeySumner	5/23/23	5/22/26	1	Seattle Renters' Commission
		N/A	6.	Member	Brian P. Abeel	5/23/23	5/22/26	1	Mayor
		1	7.	Member	Kaileah Baldwin	5/23/23	5/22/27	1	Seattle Renters' Commission
		N/A	8.	Member	Thomas Barnard	5/23/23	5/22/27	1	Seattle Renters' Commission
		3	9.	Member	Katie LeBret	5/23/23	5/22/27	1	Seattle Renters' Commission
		7	10.	Member	Karen E.G. Estevinin	5/23/23	5/22/27	1	MLK, Jr. County Labor Council
			11.	Member	VACANT	5/23/23	5/22/27		Governing Council
		4	12.	Member	Julie Howe	5/23/23	5/22/27	1	City Council
		4	13.	Member	Michael Eliason	5/23/23	5/22/27	1	Green New Deal Oversight Board

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																		
Council																		
Other																		
Total																		

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 03245, **Version:** 1

Appointment of Andrew Ashiofu as member, Seattle Renters' Commission, for a term to February 28, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Andrew Ashiofu		
Board/Commission Name: Seattle Renters' Commission		Position Title: Member
<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 type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: Seattle Renters' Commission		Term of Position: * Term begin: 3/1/2024 to Term end: 2/28/2026 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Capitol Hill	Zip Code: 98122	Contact Phone No.: [REDACTED]
Background: <i>Andrew Ashiofu is a dedicated advocate for equity, public health, and housing justice with deep roots in Seattle's community organizing and civic engagement. As a renter and longtime leader in LGBTQ+ advocacy, they have consistently worked to elevate the voices of marginalized communities across the city. From serving on the Seattle LGBTQ+ Commission to leading statewide efforts through the Washington Stonewall Democrats, Andrew has championed inclusive policies that address the intersections of housing, healthcare, and racial justice.</i> <i>Their passion for housing stems from both personal experience and their professional work supporting vulnerable populations. Andrew believes housing is a human right, and they are committed to advancing policies that protect tenants, prevent displacement, and create truly affordable and accessible housing for all. They seek to serve on the Seattle Renters' Commission to bring their lived experience, policy insight, and unwavering advocacy to the table—ensuring renters are not only heard but empowered in shaping the future of the city.</i>		
Authorizing Signature (original signature): <u>Lydia Felty</u> <small>Lydia Felty (Jul 10, 2025 09:50 PDT)</small> Date Signed (appointed): 07/10/2025		Appointing Signatory: Lydia Felty Interim Co-Chair Seattle Renters' Commission

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

SUMMARY

I'm a p second-generation Nigerian-American HIV+ and a member of LGBTQ+ community. Committed to healthcare access and equity.

EDUCATION

Igbinedion University
Okada Nigeria
Bachelor of Sciences, Microbiology

TRAINING

COMMUNITY LEADERSHIP

Sep 2020 – Present

Commissioner Seattle LGBTQ+ Commission

- Provide information to the Mayor, City Council, and other City departments, offices, commissions and boards concerning issues of importance to lesbian, gay, bisexual, transgender, and queer communities;
- Ensure that City departments address fairly the concerns of lesbian, gay, bisexual, transgender, and queer people individually and as a protected class under City ordinance and other applicable laws;
- As appropriate, recommend policies to all departments and offices of the City in matters affecting lesbian, gay, bisexual, transgender, and queer community concerns, and recommend legislation for the implementation of such policies;
- Encourage understanding between the lesbian, gay, bisexual, transgender, and queer communities and the larger Seattle community through long-range projects.

CONTACT



PROFESSIONAL EXPERIENCE

Feb 2023- Present

HealthPoint Community Healthcare Center
Clinical Program Manager
HIV/ AIDS Prevention

- Assist in supporting partner site leadership’s operational needs.
- Develop and assure implementation of standard work for program operations in collaboration with program sites.
- Build and maintain relationships with the internal and external stakeholders of sites where programs are located, in partnership with partner sites.
- Accountable for communication of performance data with program staff, public health authorities, and other funders or stakeholders as requested.
- Maintain close communication with program support staff as well as attend monthly program managers meeting. Prepare and lead monthly program wide meetings.
- Communicate operations activities and issues to Regional Director of Operations.
- In collaboration with health center Quality Improvement Coordinators (QIC), identify and implement opportunities for program improvement.
- In collaboration with program directors, communicate performance observations to incumbent employees’ direct supervisors.

▪ **Member, Seattle King County HIV/AIDS Planning council TGA**

- Assess King, Snohomish and Island County's HIV/AIDS service needs
- Establish priorities for the allocation of funds
- Allocate funds to service categories
- Develop a comprehensive care plan
- Establish operations to make planning tasks function smoothly
- Assess the efficiency of Public Health in rapidly allocating funds to areas of greatest need
- Confirm that the services procured by Public Health fulfil the allocation plan created by the Council
- The Council also allocates percentages of a community funding pool to services for each of the priority populations

Board member Seattle LGBTQ+ Center

. Board of Directors use their diverse perspectives, experiences, and identities to inform and promote the organization.

. Directors are expected to fully lead and participate in fundraising, community outreach activities, and strategic planning to ensure the financial stability of the agency.

Washington Coalition of African Community Leaders

(Civics Engagement Co-chair)

. Build community relationship with organizations, elected officials and community on Africans in diaspora need.

. Create training programs and events for the need for civic engagement for the Washington State African diaspora.

. Ensure that the voices and needs of the community are represented. Being part of the executive, legislative and judiciary representation of the community on from local to global level

- Accountable for ensuring safe, accessible quality care.
- Responsible for hiring, performance management, talent development, employee relations, recognition, and training of staff by providing effective leadership. Ensure all work is completed in support and enhancement of the objectives and goals of the organization.

Feb 2015 – August 2022

**Flight Attendant, Pursuer, Hiring Team Member
Delta Airlines**

- Anticipate and provide for needs of passengers, and take action in cases of emergency or unlawful acts
- Served as Safety Leader, supporting Flight Plan goals
- Interviewed and evaluated applicants, and served as mentor and coach for peers

Seattle Renters' Commission

15 Members: Pursuant to *Ordinance 125280*, *all* members subject to City Council confirmation, **2**-year terms

Appointing Authority for SRC Member Positions

- **6** City Council-appointed (Positions 1 through 6)
- **7** Mayor-appointed (Positions 7 through 12 and Position 15)
- **2** Commission-appointed (Positions 13 and 14)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	4	1.	Member	Liz Fite	3/1/24	2/28/26	1	Council
3	F	3	2.	Member	Julissa Sanchez	3/1/25	2/28/27	2	Council
6	FT	5	3.	Member	Adora Blue	3/1/24	2/28/26	1	Council
6	F	2	4.	Member	Kate Rubin	3/1/25	2/28/27	2	Council
6	F	5	5.	Member	Sally M. Kinney	3/1/24	2/28/26	1	Council
6	M	4	6.	Member	Allan Francis	3/1/25	2/28/27	1	Council
6	M	3	7.	Member	Sam Wolfson	3/1/24	2/28/26	1	Mayor
6	F	3	8.	Member	Lydia Felty	3/1/25	2/28/27	2	Mayor
2	F	5	9.	Member	E. Mandisa Subira	3/1/24	2/28/26	1	Mayor
		2	10.	Member	Kasey Burton	3/1/25	2/28/27	1	Mayor
9	F	3	11.	Member	Angela O'Brien	3/1/24	2/28/26	1	Mayor
3	M	3	12.	Member	Daniel E. Lugo	3/1/25	2/28/27	1	Mayor
2	M	2	13.	Member	Andrew Ashiofu	3/1/24	2/28/26	1	Commission
6	F	2	14.	Member	Karen Taylor	3/1/25	2/28/27	1	Commission
			15.	Get Engaged Member	Agni Bhattacharya	9/1/25	8/31/26	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

Please Note: Information in this table may not accurately reflect the number of commissioners and/or demographics on the commission due to missing information and multiple selections.

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

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 03246, **Version:** 1

Appointment of Adora Blue as member, Seattle Renters' Commission, for a term to February 28, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Adora Blue		
Board/Commission Name: Seattle Renters' Commission		Position Title: Member
<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 checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other		Term of Position: * Term begin: 3/1/2024 to Term end: 2/28/2026 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Pinehurst	Zip Code: 98125	Contact Phone No.: [REDACTED]
Background: <p>Adora Blue is a renter living in Pinehurst. She was raised in a wealthy neighborhood in SoCal, and moved to Seattle in 2014, where she subsequently experienced renting in a large variety of areas and arrangements, from high- to low-income, apartments and houses, and even subletting. She became involved in housing activism in 2020 via Rent Strike 2020 and Covid-19-inspired mutual aid efforts - unhoused support in particular - and eventually joined the board of directors of Be:Seattle, a local housing justice nonprofit.</p> <p>More recently, she started multiple efforts to help other trans people fleeing from persecution in other states move to WA - and Seattle especially - leading to creating a couch network to provide temporary housing to relocating trans folks who often would otherwise end up unhoused. Trans people are an especially housing-insecure population due to the prevalence of losing access to family homes, and the family support that would often allow for career development. It is also the biggest obstacle that makes Seattle a hard place to move to for disadvantaged people. Adora wants to reduce barriers and make Seattle not just safe, but also accessible to trans people, disabled people, and other groups currently being forced to flee their homes due to a regressive government.</p>		
Authorizing Signature (original signature):  Date Signed (appointed): 7/10/2025		Appointing Signatory: Mark Solomon Seattle City Councilmember, District 2

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

Resume for Seattle Renters' Commission

EXPERIENCES

Personal Experience

- Found queer community in 2016 and came out as trans in 2017
- Have been an out and proud trans person since 2017, online and in person - make myself visible despite the risk
- Have dealt with the legal and medical processes involved in social and medical transition
- Have spent a lot of time learning about these processes for education purposes

“Transtok”

- Started posting videos in 2021 and became popular within the trans community on tiktok in 2022
- Participated in various “transtok” projects such as the Trains SMP and the transtok calendar
- Released a music video for my original song called “Guess what you’re trans”
- Concerned myself heavily with education and science communication. For example, injection tutorials, legislation updates and explainers, and HRT information and updates on related research
- Left my dms open for years and advised hundreds of fans on dealing with gender feels, how to get hrt, voice training, etc

Daybreaks Gay Raves

- Founded and led a group of volunteers, rebranded to Daybreaks in 2024
- Branched out to organizing protests in 2025 - ran We Protect Us in April
- We only run explicitly queer events, only book queer artists, and only allow queer vendors (we don’t gatekeep though - self-identification is plenty)
- We also only run free, all-ages, and more recently masked events (so far), because we have a goal of creating accessible and safe community spaces for queer people, including teenagers
- Have done benefit shows before, and combination protest/raves, did a trans pride event this year

2020 Mutual Aid and Housing Organizing

- Engaged in support of houseless neighbors through mutual aid - food, moving help, etc
- Organized housing-themed protests
- Created online spaces for facilitating mutual aid for victims of eviction and houselessness

BLM

- Attended black lives matter protests consistently throughout the second half of 2020
- Became involved in the community. Jail support, community meetings, protecting marchers, daily marches, etc. Was present for the deadly car attack on a protest crowd
- Advocated heavily using what platforms I have to keep people involved
- Was present daily at CHOP and worked hard to connect people and facilitate logistics

Be:Seattle - Renter's rights nonprofit

- Served on board of directors from 2022 to present
- Have been vice president for a year or 2, mostly involves facilitating meetings when president is absent.

SEA TRAIN/TRACTION

- Started a grassroots group for trans relocation assistance, then folded it up into an existing nonprofit
- Helped get the relocation management team at TRACTION off the ground which has now helped dozens of trans people move to safer states (mostly Seattle)

MANTIS (Mutual Aid Network for Trans/Intersex Individuals around Seattle)

- Became involved early on and advised its founder on running in-person and online mutual aid spaces
- Participated in development of a code of conduct and other practices
- Helped moderate the community and enforce and encourage restorative justice

PNW Trans Couch Network

- Started a couch network to provide temporary housing to trans people fleeing persecution across the US
- It serves as a hub to allow various orgs doing relocation assistance to share resources in a secure way
- Involves coordinating between a handful of local orgs with a variety of leadership structures

Community Leadership

- Have acted as a community leader and elder in a variety of capacities over the years
- Create and moderate online spaces, and advocate aggressively for restorative justice and healthy community practices
- Advise my peers on legal and medical processes involved in transition, as well as just being someone to talk to when you are questioning

Seattle Renters' Commission

15 Members: Pursuant to *Ordinance 125280*, *all* members subject to City Council confirmation, **2**-year terms

Appointing Authority for SRC Member Positions

- **6** City Council-appointed (Positions 1 through 6)
- **7** Mayor-appointed (Positions 7 through 12 and Position 15)
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Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
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6	F	5	5.	Member	Sally M. Kinney	3/1/24	2/28/26	1	Council
6	M	4	6.	Member	Allan Francis	3/1/25	2/28/27	1	Council
6	M	3	7.	Member	Sam Wolfson	3/1/24	2/28/26	1	Mayor
6	F	3	8.	Member	Lydia Felty	3/1/25	2/28/27	2	Mayor
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9	F	3	11.	Member	Angela O'Brien	3/1/24	2/28/26	1	Mayor
3	M	3	12.	Member	Daniel E. Lugo	3/1/25	2/28/27	1	Mayor
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6	F	2	14.	Member	Karen Taylor	3/1/25	2/28/27	1	Commission
			15.	Get Engaged Member	Agni Bhattacharya	9/1/25	8/31/26	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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Council	1	5	1				1		1	5			
Other	1	1				1				1			
Total	4	8	1			2	2		1	7			1

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

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 03253, **Version:** 1

Appointment of Kasey Burton as member, Seattle Renters' Commission, for a term to February 28, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Kasey Burton		
Board/Commission Name: Seattle Renters' Commission		Position Title: Member
<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		Term of Position: * Term begin: 3/1/2025 to Term end: 2/28/2027 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Columbia City	Zip Code: 98118	Contact Phone No.: [REDACTED]
Background: <i>As an experienced landlord-tenant law attorney, I would like to join the Commission to contribute my legal skills and actively shape policies that protect tenants' rights and ensure fair housing practices. By participating in the Commission, I can advocate for stronger legal protections, help identify gaps in current laws, and offer expert legal insight on issues like eviction prevention and habitability standards. Joining the Commission also provides the opportunity to collaborate with community leaders, stakeholders, and other legal professionals to create a more equitable housing environment for renters.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): July 10 th , 2025		Appointing Signatory: Bruce A. Harrell Mayor of Seattle

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

KASEY BURTON

EDUCATION

University of Washington

JURIS DOCTORATE

Technology Law and Public Policy Clinic, Professional Mediation Skills Training Program
ACLU at UW, President 2012-2014

BACHELOR OF ARTS, POLITICAL SCIENCE

With distinction, Phi Beta Kappa, *cum laude*
Department of Political Science Honors Program
Thesis: Civil Litigation as a Tool against Hate Crimes

University of Colorado, Denver

MASTERS IN PUBLIC ADMINISTRATION

In progress

BOARD AND COMMITTEE POSITIONS

Washington Housing Alliance Action Fund - Treasurer
WLIHA Conference on Ending Homelessness - Proposal Review Committee

EXPERIENCE

TENANT LAW CENTER

Senior Staff Attorney
2022-present

- Maintain active docket of landlord-tenant law cases while providing support to and supervision of staff members
- Ensure team compliance with program policies and procedures
- Identify and capitalize on opportunities to engage with relevant communities regarding housing rights and landlord-tenant law
- Assess and investigate cases for potential representation, including negotiating resolutions to landlord-tenant disputes
- Create educational and analytical materials for both internal and external use
- Provide counsel and advice to tenants regarding their rights and responsibilities as renters

TACOMAPROBONO

Staff Attorney
2020-2022

- Manage high-conflict landlord-tenant law cases
- Research and monitor changes in landlord-tenant case law and statutes
- Adapt to and re-prioritize competing demands as needed
- Educate, collaborate with, and propose policy solutions to various stakeholders and decision-makers
- Communicate and collaborate with clients and community partners to identify client needs, provide information and resources, as well as develop and enact goal-oriented strategies
- Serve as liaison to other agencies and government programs

MOCERI LAW GROUP, PLLC

Attorney
2019-2020

- Provide trauma-informed advocacy for clients in emotionally fraught situations
- Support clients at various stages of litigation in contentious cases

Seattle Renters' Commission

15 Members: Pursuant to *Ordinance 125280*, *all* members subject to City Council confirmation, **2**-year terms

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Roster:

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3	F	3	2.	Member	Julissa Sanchez	3/1/25	2/28/27	2	Council
6	FT	5	3.	Member	Adora Blue	3/1/24	2/28/26	1	Council
6	F	2	4.	Member	Kate Rubin	3/1/25	2/28/27	2	Council
6	F	5	5.	Member	Sally M. Kinney	3/1/24	2/28/26	1	Council
6	M	4	6.	Member	Allan Francis	3/1/25	2/28/27	1	Council
6	M	3	7.	Member	Sam Wolfson	3/1/24	2/28/26	1	Mayor
6	F	3	8.	Member	Lydia Felty	3/1/25	2/28/27	2	Mayor
2	F	5	9.	Member	E. Mandisa Subira	3/1/24	2/28/26	1	Mayor
		2	10.	Member	Kasey Burton	3/1/25	2/28/27	1	Mayor
9	F	3	11.	Member	Angela O'Brien	3/1/24	2/28/26	1	Mayor
3	M	3	12.	Member	Daniel E. Lugo	3/1/25	2/28/27	1	Mayor
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6	F	2	14.	Member	Karen Taylor	3/1/25	2/28/27	1	Commission
			15.	Get Engaged Member	Agni Bhattacharya	9/1/25	8/31/26	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

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

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 03254, **Version:** 1

Reappointment of Lydia Felty as member, Seattle Renters' Commission, for a term to February 28, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Lydia Felty		
Board/Commission Name: <i>Seattle Renters' Commission</i>		Position Title: Member
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other		Term of Position: * Term begin: 3/1/2025 to Term end: 2/28/2027 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Capitol Hill	Zip Code: 98102	Contact Phone No.: [REDACTED]
Background: <i>Lydia Felty is a resident of Capitol Hill. Originally from Ohio, she holds a B.A. in American Studies and English and worked as an educator before landing in the nonprofit sector. She now works with small downtowns across the state as they focus on the continued care of their space and community through place stewardship, historic preservation, and small business support.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): July 10 th , 2025		Appointing Signatory: Bruce A. Harrell Mayor of Seattle

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

LYDIA FELTY

she/her

EDUCATION

KENYON COLLEGE '17

Gambier, Ohio

B.A. in English and American Studies, *magna cum laude*.

UNIVERSITY OF OXFORD MANSFIELD COLLEGE '16

Oxford, United Kingdom

Studied English and history during a full-year abroad.

SKILLS

Research, writing, editing, event planning and management, project and database management, public speaking, curriculum design, cultural competency

I CARE ABOUT

Equity, belonging, & justice for the wellbeing of our society

Education for all ages through strong schools,, libraries, community programs, and the arts

Community development to ensure that everyone has the resources and support they need

Humor & gratitude as a way to connect with others and navigate the joys and hardships of life

VOLUNTEER WORK

Santa Ynez Valley Friends of the Library, Mansfield College Alumni Association, Sister District Project, Fair Fight

EXPERIENCE

RESOURCES COORDINATOR

Washington Trust for Historic Preservation | Seattle | Sept. 2021 – Present

As a member of the Washington Main Street team, I coordinate virtual and in-person learning events about community development, economic development, downtown placemaking, and nonprofit management; research, write, and curate online guides and toolkits to share ideas and best practices with placemaking practitioners around the state; and manage the Main Street Tax Credit Incentive Program with the Department of Revenue.

COMMUNICATIONS CONSULTANT

Northwest Outward Bound School | Remote | July 2021 – Present

In a part-time capacity, I develop communications strategies to support student enrollment and development activities and, in partnership with the Student Support and Development teams, I manage social media, website edits, and design requests, including building out systems to increase effectiveness and consistency.

ADMISSIONS ASSOCIATE

Midland School | Los Olivos, California | July 2020 – Present

I partnered with the Director of Admission in growing Midland's enrollment, including increasing application numbers by 25%; coordinated outreach efforts with prospective families and middle schools; planned and developed all-new virtual admission events; coordinated marketing materials; and maintained the school website, including managing and executing a redesign.

ENGLISH MENTOR AND CITY AS CAMPUS DIRECTOR

Quest Forward Academy | Santa Rosa, California | July 2019 – July 2020

I taught creative, skills-forward, project-based English classes, as well as semester-long and two-week-long elective courses. As the City as Campus Program Director, I led our team in planning and executing trips around the greater Bay Area and bringing interesting and relevant speakers to campus.

OUTREACH TEACHER AND COORDINATOR

The Island School | Eleuthera, The Bahamas | Aug. 2017 – July 2019

I taught an interdisciplinary, project-based research course on the effectiveness of tutoring. I also led students' outreach work, including teaching students about culture and service, coordinating their work with the local primary school, and managing our faculty as they supported our outreach work. As a member of the Literature & Writing team in the 2017–18 academic year, I taught Caribbean literature and creative and analytical writing. Both years, I also served as a coach, advisor, and residential duty faculty.

Seattle Renters' Commission

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

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 03247, **Version:** 1

Appointment of Liz Fite as member, Seattle Renters' Commission, for a term to February 28, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Liz Fite		
Board/Commission Name: Seattle Renters' Commission		Position Title: Member
<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 checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other		Term of Position: * Term begin: 3/1/2024 to Term end: 2/28/2026 <input checked="" type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: Wedgwood	Zip Code: 98115	Contact Phone No.: [REDACTED]
Background: <i>As a Seattle renter, I've experienced firsthand the challenges of finding and keeping stable, affordable housing in our city. I care deeply about making sure renters have a real voice in shaping policies that impact our lives, especially when it feels like city leadership isn't always focused on renter needs. My background combines community organizing, campaign support, and extensive experience in knowledge management. I've led working groups to help people connect and share resources, and I know how to bring voices together to work toward common goals. I would love to help organize and support tenant working groups within the Commission, and I am eager to contribute to advocacy efforts that push for stronger renter protections and more transparent city processes.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 7/10/2025		Appointing Signatory: Mark Solomon Seattle City Councilmember, District 2

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

PROFILE

Information professional with a multi-faceted background encompassing collection development, digital asset management, information discovery and organization, and knowledge management. Passionate about creating spaces where teammates can connect, share resources, and be inspired.

EXPERIENCE

Knowledge Manager | GMB | 2023-Present

- Create and manage internal educational and training materials
- Align knowledge management strategies with our teams' project workflows
- Organize content in clear, user-friendly formats
- Leverage tools like AI search, Monday.com and our internal intranet to improve knowledge access
- Gather feedback from team leads and management to improve content and tools
- Spot knowledge gaps early and propose practical solutions

Documentation Specialist | TransUnion | 2021-2023

- Created and managed 20k+ articles of content in internal knowledge management system
- Streamlined multiple reporting and tracking systems to improve efficiency and collaboration
- Researched and implemented internal ticketing system to improve response times to content requests

Knowledge Management Specialist | KieranTimberlake | March 2019-December 2020

- Managed internal content management systems and their associated collections
- Researched, wrote, and implemented best practices standards and help documentation for both established and newly implemented platforms
- Established and managed working groups in key areas to facilitate and improve organizational communication and knowledge creation

Librarian and Archivist | Mt. Cuba Center | 2012-2019

- Implemented the organization's first library collection of over 5,000 physical and digital items.
- Established the organization's first archives and records management program
- Implemented multiple content management platforms, including a digital asset management platform, integrated library system, and company intranet
- Provided in-person, online, and telephone reference assistance to staff, students, and visitors to the gardens

EDUCATION

Drexel University

Master of Science (M.S.)

Library and Information Science

Temple University

Bachelor of Arts (BA)

History

Seattle Renters' Commission

15 Members: Pursuant to *Ordinance 125280*, *all* members subject to City Council confirmation, **2**-year terms

Appointing Authority for SRC Member Positions

- **6** City Council-appointed (Positions 1 through 6)
- **7** Mayor-appointed (Positions 7 through 12 and Position 15)
- **2** Commission-appointed (Positions 13 and 14)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	4	1.	Member	Liz Fite	3/1/24	2/28/26	1	Council
3	F	3	2.	Member	Julissa Sanchez	3/1/25	2/28/27	2	Council
6	FT	5	3.	Member	Adora Blue	3/1/24	2/28/26	1	Council
6	F	2	4.	Member	Kate Rubin	3/1/25	2/28/27	2	Council
6	F	5	5.	Member	Sally M. Kinney	3/1/24	2/28/26	1	Council
6	M	4	6.	Member	Allan Francis	3/1/25	2/28/27	1	Council
6	M	3	7.	Member	Sam Wolfson	3/1/24	2/28/26	1	Mayor
6	F	3	8.	Member	Lydia Felty	3/1/25	2/28/27	2	Mayor
2	F	5	9.	Member	E. Mandisa Subira	3/1/24	2/28/26	1	Mayor
		2	10.	Member	Kasey Burton	3/1/25	2/28/27	1	Mayor
9	F	3	11.	Member	Angela O'Brien	3/1/24	2/28/26	1	Mayor
3	M	3	12.	Member	Daniel E. Lugo	3/1/25	2/28/27	1	Mayor
2	M	2	13.	Member	Andrew Ashiofu	3/1/24	2/28/26	1	Commission
6	F	2	14.	Member	Karen Taylor	3/1/25	2/28/27	1	Commission
			15.	Get Engaged Member	Agni Bhattacharya	9/1/25	8/31/26	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

Please Note: Information in this table may not accurately reflect the number of commissioners and/or demographics on the commission due to missing information and multiple selections.

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

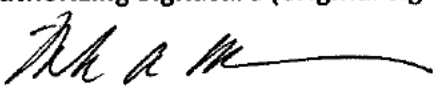
File #: Appt 03255, **Version:** 1

Appointment of Allan Francis as member, Seattle Renters' Commission, for a term to February 28, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Allan Francis		
Board/Commission Name: Seattle Renters' Commission		Position Title: Member
<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 checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other		Term of Position: * Term begin: 3/1/2025 to Term end: 2/28/2027 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Roosevelt	Zip Code: 98115	Contact Phone No.: [REDACTED]
Background: <i>I'm applying to volunteer with the Seattle Renters' Commission because I want to ensure that those most impacted by housing injustice have a seat at the table and that policies reflect the realities of people too often excluded from the conversation. I believe that together we can develop solutions that reflect the truth of renters' experiences.</i> <i>Having lived through homelessness, disability, poverty, and interaction with the criminal legal system, I bring a critical and often unheard perspective to housing policy. I understand firsthand what many renters face—dealing with accessibility barriers, advocating for ADA accommodations, and carrying the constant worry of eviction and rising rents.</i> <i>I'm a foster care survivor who has overcome immense challenges, including a 2002 felony conviction that stemmed from untreated mental health issues. Today, I'm medication-compliant and engaged in therapy. I live in the Roosevelt neighborhood in a building owned by a nonprofit landlord. I see my past as part of a path that shaped my deep commitment to change.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 7/10/2025		Appointing Signatory: Mark Solomon Seattle City Councilmember, District 2

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

Allan Francis

EDUCATION

Portland Community College Portland, OR
Associate of Applied Science Degree/Accounting (In Progress)
Deans List

Redmond High School Redmond, OR
High School Diploma

VOLUNTEER EXPERIENCE

Seattle Housing and Resource Effort Seattle, WA August 2023 – Present
In September of 2024 I joined the Board of Directors, being tasked to contribute to the Power Lunch through my experience and knowledge of SHARE and willingness to take on the legal obligations required by the government of 501C3 non-profits and funders. I attend weekly Power Lunch meetings where we discuss all the facets of SHARE business and the issues of Homelessness in general. I attend weekly Strategic Planning Meetings where we discuss where the organization's headed, how to navigate current challenges, and figuring out next steps.

House Our Neighbors Education Fund Seattle, WA May 2025 – Present
After volunteering with House Our Neighbors to gather signatures for Prop 1A, participating in their communications workgroup, and door-knocking to remind people to vote, I joined the HONEF board of directors. On the board, we work towards its vision of a future where all people can afford to live and thrive in vibrant, cohesive, and climate-resilient communities through social housing.

The American Red Cross Seattle, WA September 2020 – Present
My roles with the Red Cross include Duty Officer, where I respond to calls, gather information, and mobilize responders. As a Shelter Supervisor, I supervise emergency shelter operations, focusing on the safety, comfort, and well-being of displaced individuals and families by allocating resources and addressing their needs to maintain a supportive environment. Lastly, as a Public Information Officer, I am responsible for timely and accurate communication to the media and public, handling inquiries, and shaping the narrative of disaster and recovery efforts to build trust and facilitate effective communication. I've deployed nationally 4 times. My 1st being Baton Rouge, Louisiana in 2020 for Hurricane Delta and my most recent being Clearwater, Florida in 2024 for Hurricane Helene.

WORK EXPERIENCE

Seattle Housing and Resource Effort Seattle, WA August 2022 – August 2023
Facilitated the democratic self - managed operations of SHARE shelters and projects. Worked cooperatively with participants, co-workers, hosts, and others.

Amazon Delivery Driver Portland, OR and Chandler AZ June 2019 – July 2022

I was responsible for the timely and accurate delivery of packages, meticulously planning routes, loading vehicles, and utilizing handheld devices for efficient tracking. I consistently prioritized safety by adhering to all traffic regulations and maintaining vehicle upkeep. My role also involved direct customer interaction, where I provided excellent service and resolved inquiries, ultimately contributing to Amazon's reputation for reliability and customer satisfaction.

Fairhaven Recovery Homes Tigard, OR December 2015 – August 2017

Mentor; Interviewed members to determine their suitability for participation in our clean and sober living homes, provide information or refer individuals to public or private agencies or community services for assistance, complete and maintain accurate records or reports regarding the participants' histories and progress, services provided, or other required information. Counsel participants, individually or in group sessions, to assist in overcoming dependencies, adjusting to life, or making changes, review and evaluate clients' progress in relation to measurable goals described in their recovery plan, routinely perform home inspections to determine necessity of repairs or maintenance, submit reports and review reports or problems with superior.

Portland Community College Portland, OR June 2008 – November 2008

Bookstore Clerk; Operated cash register and assisted customers with purchasing items. Verified checks and processed credit card purchases, assisted bookstore shipping/receiving personnel in transfer of merchandise from one campus site to another, monitored stock and restocked shelves with books and supplies when needed, assisted in general maintenance of store and re-arranged stock as needed to ensure merchandise was properly presented.

Portland Community College Portland, OR June 2007 – June 2008

Media Services Technician Work Study Student; Monitored email requests to the department and answered phones and forwarded appropriately, organized equipment storage area, maintained inventory, assisted with equipment check out for staff members and assembled carts with necessary equipment for use during the day, performed standard equipment setup including computers, data projectors and other multimedia equipment, diagnosed routine equipment malfunctions and provides users with problem resolution, installed classroom technology equipment in accordance with college standards, participated in event set-up and tear down and was present at events to monitor equipment and ensure things worked properly during the event.

Scrubby's Car Wash Portland, OR August 2006 – March 2007

Carwash Attendant; Address all customer concerns and handled them in a professional manner that was satisfactory to both the customer and to the car wash, maintained proficiency with all policies and procedures and was able to perform them on a daily basis as needed, perform visual inspections to ensure all equipment and chemicals were functioning properly, performed regularly scheduled maintenance on all equipment to ensure it was kept in proper working order, kept the entire property spotlessly clean and ensured everything was kept in the proper place and organized, kept vacuums unclogged, hoses hung properly, and trash cans emptied.

Doug Fir Lounge

Portland, OR

May 2005 – April 2006

Production Assistant; Stocked musicians lounge with snacks, beverages, and refreshments as requested in their contract, performed setup and teardowns for shows, assisted bands with loading in, setup and teardown of equipment, serviced, cleaned, and supplied restrooms, cleaned building floors by sweeping, mopping, scrubbing, or vacuuming, gathered and emptied trash.

Endura Wood Products

Portland, OR

March 2005 – May 2005

Bookkeeper; Greeted customers, and answered the phone, ran errands to post office and bank, operated 10-key calculators, and copy machine to perform calculations and produce documents, operated computer programmed with accounting software to record, store, and analyze information, checked figures, postings, and documents for correct entry, mathematical accuracy, and proper codes.

Safeway

Portland, OR

July 1996 – June 2004

Night Crew Supervisor; Provided friendly, courteous, and helpful service to customers, responsible for store security, cashiered, ordered product using a handheld ordering device, stocked items on shelves in the specified location, dusted and washed shelves as needed, organized backroom, inventoried product, wrote schedule for the department and trained new workers.

Seattle Renters' Commission

15 Members: Pursuant to *Ordinance 125280*, *all* members subject to City Council confirmation, **2**-year terms

Appointing Authority for SRC Member Positions

- **6** City Council-appointed (Positions 1 through 6)
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- **2** Commission-appointed (Positions 13 and 14)

Roster:

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6	F	4	1.	Member	Liz Fite	3/1/24	2/28/26	1	Council
3	F	3	2.	Member	Julissa Sanchez	3/1/25	2/28/27	2	Council
6	FT	5	3.	Member	Adora Blue	3/1/24	2/28/26	1	Council
6	F	2	4.	Member	Kate Rubin	3/1/25	2/28/27	2	Council
6	F	5	5.	Member	Sally M. Kinney	3/1/24	2/28/26	1	Council
6	M	4	6.	Member	Allan Francis	3/1/25	2/28/27	1	Council
6	M	3	7.	Member	Sam Wolfson	3/1/24	2/28/26	1	Mayor
6	F	3	8.	Member	Lydia Felty	3/1/25	2/28/27	2	Mayor
2	F	5	9.	Member	E. Mandisa Subira	3/1/24	2/28/26	1	Mayor
		2	10.	Member	Kasey Burton	3/1/25	2/28/27	1	Mayor
9	F	3	11.	Member	Angela O'Brien	3/1/24	2/28/26	1	Mayor
3	M	3	12.	Member	Daniel E. Lugo	3/1/25	2/28/27	1	Mayor
2	M	2	13.	Member	Andrew Ashiofu	3/1/24	2/28/26	1	Commission
6	F	2	14.	Member	Karen Taylor	3/1/25	2/28/27	1	Commission
			15.	Get Engaged Member	Agni Bhattacharya	9/1/25	8/31/26	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

Please Note: Information in this table may not accurately reflect the number of commissioners and/or demographics on the commission due to missing information and multiple selections.

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 03249, **Version:** 1

Appointment of Sally M. Kinney as member, Seattle Renters' Commission, for a term to February 28, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Sally M. Kinney		
Board/Commission Name: Seattle Renters' Commission		Position Title: Member
<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 checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other		Term of Position: * Term begin: 3/1/2024 to Term end: 2/28/2026 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Lake City	Zip Code: 98125	Contact Phone No.: [REDACTED]
Background: <i>I am a California native and moved to Seattle at age 21. I had two children; my adult daughter is developmentally-disabled and my son died two years ago. After being a renter all my early adult life, I bought a small house in Lake City; due to financial inability to maintain it, I sold it in 2013 and moved to taxcredit senior housing in Lake City. I currently live on Social Security and savings. My monthly rent exceeds my SSA income. Over the last 20 years I have worked within organizations concerned with poverty and homelessness.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 7/10/2025		Appointing Signatory: Mark Solomon Seattle City Councilmember, District 2

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

SALLY M. KINNEY



Personal

I am a California native and moved to Seattle at age 21. I had two children; my adult daughter is developmentally-disabled and my son died two years ago. After being a renter all my early adult life, I bought a small house in Lake City; due to financial inability to maintain it, I sold it in 2013 and moved to tax-credit senior housing in Lake City. I currently live on Social Security and savings. My monthly rent exceeds my SSA income.

Employment

During the last 12 years of fulltime work, I was employed as a legal assistant/paralegal at several Seattle law firms. I retired from fulltime employment in 2002 and began unpaid advocacy work.

Areas of Interest

My hometown, Salinas, was a center of agricultural activity in a California valley. Farm workers had extremely difficult lives and I was familiar with those difficulties through going to a country school with their children. That experience, as well as the experience of advocating for scarce services for my disabled daughter, caused me to want to work for change. Over the last 20 years I have worked within organizations concerned with poverty and homelessness. I have done organizational and public-facing writing for many of those organizations.

Organizational affiliations

Ballard Community Taskforce on Homelessness and Hunger (current member; past founding member)

Camp United We Stand (Board secretary of authorized homeless encampment sited between North Seattle/North King County; Board acts as organizers, fiduciary, and legal representative)

Homeless Remembrance Project Committee and Women in Black

Homeless to Renter Program, Temple Beth Am

Lake City Taskforce on Homelessness (current and founding member)

Seattle King County Coalition on Homelessness (past board member)

Transit Riders Union (current member)

Seattle Renters' Commission

15 Members: Pursuant to *Ordinance 125280*, *all* members subject to City Council confirmation, **2**-year terms

Appointing Authority for SRC Member Positions

- **6** City Council-appointed (Positions 1 through 6)
- **7** Mayor-appointed (Positions 7 through 12 and Position 15)
- **2** Commission-appointed (Positions 13 and 14)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	4	1.	Member	Liz Fite	3/1/24	2/28/26	1	Council
3	F	3	2.	Member	Julissa Sanchez	3/1/25	2/28/27	2	Council
6	FT	5	3.	Member	Adora Blue	3/1/24	2/28/26	1	Council
6	F	2	4.	Member	Kate Rubin	3/1/25	2/28/27	2	Council
6	F	5	5.	Member	Sally M. Kinney	3/1/24	2/28/26	1	Council
6	M	4	6.	Member	Allan Francis	3/1/25	2/28/27	1	Council
6	M	3	7.	Member	Sam Wolfson	3/1/24	2/28/26	1	Mayor
6	F	3	8.	Member	Lydia Felty	3/1/25	2/28/27	2	Mayor
2	F	5	9.	Member	E. Mandisa Subira	3/1/24	2/28/26	1	Mayor
		2	10.	Member	Kasey Burton	3/1/25	2/28/27	1	Mayor
9	F	3	11.	Member	Angela O'Brien	3/1/24	2/28/26	1	Mayor
3	M	3	12.	Member	Daniel E. Lugo	3/1/25	2/28/27	1	Mayor
2	M	2	13.	Member	Andrew Ashiofu	3/1/24	2/28/26	1	Commission
6	F	2	14.	Member	Karen Taylor	3/1/25	2/28/27	1	Commission
			15.	Get Engaged Member	Agni Bhattacharya	9/1/25	8/31/26	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

Please Note: Information in this table may not accurately reflect the number of commissioners and/or demographics on the commission due to missing information and multiple selections.

Key:

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

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 03256, **Version:** 1

Appointment of Daniel E. Lugo as member, Seattle Renters' Commission, for a term to February 28, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Daniel E. Lugo		
Board/Commission Name: <i>Seattle Renters' Commission</i>		Position Title: Member
<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		Term of Position: * Term begin: 3/1/2025 to Term end: 2/28/2027 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Capitol Hill	Zip Code: 98102	Contact Phone No.: [REDACTED]
Background: <i>After graduating from Seattle's University of Washington in 2017, I lost access to the support I received through the foster care system. Consequently, I exited college into homelessness and lived out of my car to save up money until I could afford the up-front costs of moving into a Seattle apartment. While homeless, I secured a job in 2017 at the Washington State Legislature as a legislative assistant where I began to learn how our public systems work to support people in need. I am applying for this position so that I can utilize what I learned about our systems, as well as my lived experience, to influence meaningful change in Seattle.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): July 10 th , 2025		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

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

DANIEL E. LUGO

SKILLS:

- Seven years of experience conducting policy analysis, development, and engagement with the Washington state legislative process.
- Ability to convene and meet with stakeholders and legislators to strategize how best to develop and advance policy & legislation.
- Strong analytical and problem-solving skills, with an ability to remain flexible and adaptable to changing high-stakes environments.
- Excellent oral and written communication skills demonstrated through panels, discussion groups, and meetings.
- Ability to work individually in a self-directed manner and as part of a team, with minimal to no oversight.

EXPERIENCE:

Treehouse for Kids | Seattle, WA

Manager of Policy & Government Relations

August 2022 – Present

- Collaboratively develop, facilitate and independently structure a Systems Change Community of Practice to educate Treehouse staff at-large on the organization's mission and values, as well as its legislative development and advocacy process to incorporate their feedback in the organization's legislative agenda.
- Manage final passage of Treehouse's legislative agenda through legislative session.
- Partner with legislators, policy experts, lobbyists and community advocates to identify and pursue issues to promote the well-being of foster youth throughout Washington state.
- Study and brief Treehouse staff and leadership on policy issues related to the education and well-being of foster youth to collaboratively decide and develop next steps in advocacy.
- Participated in a council of lived experts from foster care to define and delineate the Foster Care to Prison Pipeline, resulting in a groundbreaking report received by the legislature, advocacy community and Washington state agencies (i.e. OSPI, DCYF, DSHS and Commerce).

Washington State House of Representatives | Olympia/Seattle, WA

Legislative Assistant to Rep. Frank Chopp & Mia Gregerson

November 2017 – May 2022

- Developed legislation through robust stakeholdering processes, and prepared & implemented successful strategies for final passage.
- Facilitated and organized town halls, stakeholder meetings, and policy development alongside elected officials.
- Tracked legislation to ensure timely and effective movement through the legislative process, including monitoring committee hearings, as well as studying district specific issues.
- Wrote reports on policy & legislative efforts, which were used in office press releases & constituent correspondence.
- Researched topics to prepare briefing reports to enable the advancement of legislative efforts.
- Independently managed the offices of Rep. Chopp and Rep. Gregerson, which included managing the office budget, electronic & paper mail, an intern, office schedule, and general correspondence with constituents, stakeholders & other public officials.

United Way of King County & AmeriCorps | Seattle, WA

Summer Meals AmeriCorps VISTA Volunteer

June 2017 – August 2017

- Facilitated activities and community outreach to implement and promote the United Way of King County Summer Meals Program.
- Worked with a co-facilitator to manage a team that helped provide meals and learning activities for youth predominantly from low-income families at more than 125 sites throughout King County.

EDUCATION:

University of Washington | Seattle, WA

Bachelor of Arts in Political Science, Minor in Law, Societies and Justice

June 2017

- Cumulative GPA: 3.48 | Dean's List: 9 quarters

Seattle Renters' Commission

15 Members: Pursuant to *Ordinance 125280*, *all* members subject to City Council confirmation, **2**-year terms

Appointing Authority for SRC Member Positions

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Roster:

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6	F	5	5.	Member	Sally M. Kinney	3/1/24	2/28/26	1	Council
6	M	4	6.	Member	Allan Francis	3/1/25	2/28/27	1	Council
6	M	3	7.	Member	Sam Wolfson	3/1/24	2/28/26	1	Mayor
6	F	3	8.	Member	Lydia Felty	3/1/25	2/28/27	2	Mayor
2	F	5	9.	Member	E. Mandisa Subira	3/1/24	2/28/26	1	Mayor
		2	10.	Member	Kasey Burton	3/1/25	2/28/27	1	Mayor
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SELF-IDENTIFIED DIVERSITY CHART

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

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

Diversity information is self-identified and is voluntary.



Legislation Text


File #: Appt 03250, **Version:** 1

Appointment of Angela O'Brien as member, Seattle Renters' Commission, for a term to February 28, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Angela O'Brien		
Board/Commission Name: Seattle Renters' Commission		Position Title: Member
<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		Term of Position: * Term begin: 3/1/2024 to Term end: 2/28/2026 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Capitol Hill	Zip Code: 98122	Contact Phone No.: [REDACTED]
Background: <i>Angie O'Brien was raised in Seattle and is a passionate about social justice, driven by a deep belief in fairness and equality. With a background in affordable housing and grassroots organizing, she brings a unique perspective to addressing social justice by advocating and educating. Her commitment to positive change is demonstrated through organizing community outreach programs and influencing policy change. As a Case Manager for Goodwill she is dedicated to future goals related to education and creating a more just and equitable world for all.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): July 11 th , 2025		Appointing Signatory: Bruce A. Harrell Mayor of Seattle

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

Angela O'Brien

Experience in non-profit public service, social services, human services, housing programs. Recognized for excellence on performance reviews in areas like: dependability, ability to learn and master new concepts, positive work ethic, and a commitment to providing unsurpassed service.

EXPERIENCE

Evergreen Goodwill – Case Manager 6/2025 – present

- Performs overall assessment of program participant's needs and develops an individualized service plans with short- and long-term goals.
- Reviews case plans weekly to adjust goals where needed or appropriate.
- Performs a wide variety of group facilitation with program participants around life skills, employment, housing, education, financial capability, nutrition and wellness, art and culture.
- Educates program participants on issues surrounding living skills, parenting, financial capability, workforce development, health and hygiene, housing, and drug and alcohol abuse.
- Develops and maintain comprehensive lists of community resources for use by program participants and refer program participants as appropriate.
- Establishes individualized budgets with program participants and assists program participants in monitoring savings and expenditures.
- Documents all contact with program participants; prepares all screenings, assessments, service plans, evaluations, and reporting records.
- Provides crisis intervention, referrals and collaborative consultations with service providers working with the client.
- Maintains and updates all client files to ensure compliance with reporting agencies.

Catholic Community Service Housing – Assistant Property Manager 3/2025- 6/2025

- Managed resident relations with tact, diplomacy and courteous communications. Respond promptly to resident complaints, concerns and requests. Under the direction of the Property Manager, meet with residents to discuss infractions of lease and community rules. Enforce company policies and community rules with consistency and fairness.
- Ensured that all administrative paperwork is accurate, complete and submitted on a timely basis, including move-in/new lease packages, final deposit accounting statements and A/P.
- Prepare, implement and recommend procedures and systems within company guidelines to ensure orderly, efficient workflow. Ensure distribution of all company or community-issued
- Maintained records on all aspects of management activity and submit required documents and reports, as necessary.
- Ensured service requests and community repairs are scheduled and completed on a timely basis. Resident service requests are expected to be completed within 48 hours from the time of request.
- Function as a Leader in times of emergency for the community

- Walked and inspect property on a regular basis to ensure the property is clean and welcoming for current and prospective residents. Coordinate and participate in annual and monthly health, safety and pest inspections for tenants.
- Follow Eviction Prevention policies and procedures in relation to issuing resident notices and ensuring compliance with community rules and rent payment procedures.

Community Roots Housing - Property Manager 09/2022-2/2023

- Collected and processed all payments.
- Operated within provisions of Seattle & WA State Landlord Tenant law, Fair Housing law & the ADA.
- Effectively managed staff.
- Participated in community activities relevant to the building and to the company's mission.

Seattle Housing Authority - Assistant Property Manager 10/2012-03/2022

- Verified eligibility/suitability of applicants and transferring residents
- Referred and/or coordinated residents' needs with community agencies for services and information.
- Coordinated issuance, completion and tracking of ADA/504 requests and forms.
- Prepared & edited letters, notices, flyers and other correspondence; prepared statistical reports.
- Managed 300 scattered sites units
- Conducted inspections for Move in and Move outs
- Maintained clear and effective communication with tenants, addressing and resolving complaints to ensure a positive experience

Seattle Renters' Commission

15 Members: Pursuant to *Ordinance 125280*, *all* members subject to City Council confirmation, **2**-year terms

Appointing Authority for SRC Member Positions

- **6** City Council-appointed (Positions 1 through 6)
- **7** Mayor-appointed (Positions 7 through 12 and Position 15)
- **2** Commission-appointed (Positions 13 and 14)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	4	1.	Member	Liz Fite	3/1/24	2/28/26	1	Council
3	F	3	2.	Member	Julissa Sanchez	3/1/25	2/28/27	2	Council
6	FT	5	3.	Member	Adora Blue	3/1/24	2/28/26	1	Council
6	F	2	4.	Member	Kate Rubin	3/1/25	2/28/27	2	Council
6	F	5	5.	Member	Sally M. Kinney	3/1/24	2/28/26	1	Council
6	M	4	6.	Member	Allan Francis	3/1/25	2/28/27	1	Council
6	M	3	7.	Member	Sam Wolfson	3/1/24	2/28/26	1	Mayor
6	F	3	8.	Member	Lydia Felty	3/1/25	2/28/27	2	Mayor
2	F	5	9.	Member	E. Mandisa Subira	3/1/24	2/28/26	1	Mayor
		2	10.	Member	Kasey Burton	3/1/25	2/28/27	1	Mayor
9	F	3	11.	Member	Angela O'Brien	3/1/24	2/28/26	1	Mayor
3	M	3	12.	Member	Daniel E. Lugo	3/1/25	2/28/27	1	Mayor
2	M	2	13.	Member	Andrew Ashiofu	3/1/24	2/28/26	1	Commission
6	F	2	14.	Member	Karen Taylor	3/1/25	2/28/27	1	Commission
			15.	Get Engaged Member	Agni Bhattacharya	9/1/25	8/31/26	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

Please Note: Information in this table may not accurately reflect the number of commissioners and/or demographics on the commission due to missing information and multiple selections.

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 03257, **Version:** 1

Reappointment of Kate Rubin as member, Seattle Renters' Commission, for a term to February 28, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Kate Rubin		
Board/Commission Name: Seattle Renters' Commission		Position Title: Member
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other		Term of Position: * Term begin: 3/1/2025 to Term end: 2/28/2027 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Beacon Hill	Zip Code: 98144	Contact Phone No.: [REDACTED]
Background: <i>Kate Rubin is a renter living in Beacon Hill. She serves as the co-executive director at Be:Seattle, a grassroots non-profit organization focused on housing justice. Kate has played an instrumental role in advancing various renter protections in Seattle. She works to empower renters to advocate for their communities and organize for landlord accountability and stronger protections. She believes people most affected by policies and decisions should have real power in shaping them, and that everyone has the right to a safe, stable, and comfortable home.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 7/10/2025		Appointing Signatory: Mark Solomon Seattle City Councilmember, District 2

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

Kate Rubin

Objective: To obtain a position as a Commissioner on the Seattle Renters' Commission, utilizing my connections to the renter community, lived experience as a current Seattle renter, and background in advocacy and community organizing to represent the diverse perspectives of renters in Seattle and contribute to the Commission's efforts to promote affordable, safe, and equitable housing for all residents.

Summary: Highly motivated and results-oriented community organizer with a passion for affordable housing advocacy. Currently serving as Organizing Director/Co-Executive Director of Be:Seattle, where I lead and manage a team of staff and volunteers in developing and implementing programs to build the power and leadership of renters and people experiencing homelessness to fight displacement and increase access to housing in Seattle that is affordable for all. Skilled in building and leading diverse teams, advocacy. Adept at cultivating strong relationships with stakeholders, government officials, and community partners to achieve organizational goals.

Experience:

Organizing Director/Co-Executive Director, Be:Seattle (January 2020-Present)

- Lead and manage a team of staff and volunteers in developing and implementing programs to build the power and leadership of renters and people experiencing homelessness to fight displacement and increase access to housing in Seattle that is affordable for all.
- Develop and implement strategic plans to achieve the organization's goals, including fundraising, outreach, and policy advocacy.
- Collaborate with local officials, community leaders, and organizations to advance policy initiatives and address community needs.
- Develop organizing campaigns to educate and engage renters on tenant rights and protections.
- Coordinate with coalition partners to advance city and statewide policy initiatives for renters and the unhoused community
- Leverage digital organizing and communications tools to build a robust and engaged renter advocacy community.
- Develop and maintain strong relationships with stakeholders and community partners to ensure long-term sustainability and impact.

Skills:

- Community organizing and outreach
- Leadership and management
- Affordable housing advocacy
- Policy advocacy
- Program development
- Strong communication and interpersonal skills
- Team building and collaboration

Seattle Renters' Commission

15 Members: Pursuant to *Ordinance 125280*, *all* members subject to City Council confirmation, **2**-year terms

Appointing Authority for SRC Member Positions

- **6** City Council-appointed (Positions 1 through 6)
- **7** Mayor-appointed (Positions 7 through 12 and Position 15)
- **2** Commission-appointed (Positions 13 and 14)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	4	1.	Member	Liz Fite	3/1/24	2/28/26	1	Council
3	F	3	2.	Member	Julissa Sanchez	3/1/25	2/28/27	2	Council
6	FT	5	3.	Member	Adora Blue	3/1/24	2/28/26	1	Council
6	F	2	4.	Member	Kate Rubin	3/1/25	2/28/27	2	Council
6	F	5	5.	Member	Sally M. Kinney	3/1/24	2/28/26	1	Council
6	M	4	6.	Member	Allan Francis	3/1/25	2/28/27	1	Council
6	M	3	7.	Member	Sam Wolfson	3/1/24	2/28/26	1	Mayor
6	F	3	8.	Member	Lydia Felty	3/1/25	2/28/27	2	Mayor
2	F	5	9.	Member	E. Mandisa Subira	3/1/24	2/28/26	1	Mayor
		2	10.	Member	Kasey Burton	3/1/25	2/28/27	1	Mayor
9	F	3	11.	Member	Angela O'Brien	3/1/24	2/28/26	1	Mayor
3	M	3	12.	Member	Daniel E. Lugo	3/1/25	2/28/27	1	Mayor
2	M	2	13.	Member	Andrew Ashiofu	3/1/24	2/28/26	1	Commission
6	F	2	14.	Member	Karen Taylor	3/1/25	2/28/27	1	Commission
			15.	Get Engaged Member	Agni Bhattacharya	9/1/25	8/31/26	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

Please Note: Information in this table may not accurately reflect the number of commissioners and/or demographics on the commission due to missing information and multiple selections.

Key:

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

Diversity information is self-identified and is voluntary.



Legislation Text

File #: Appt 03258, **Version:** 1

Reappointment of Julissa Sanchez as member, Seattle Renters' Commission, for a term to February 28, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Julissa Sanchez		
Board/Commission Name: Seattle Renters' Commission		Position Title: Member
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other		Term of Position: * Term begin: 3/1/2025 to Term end: 2/28/2027 <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Capitol Hill	Zip Code: 98122	Contact Phone No.: [REDACTED]
Background: <i>Julissa Sanchez worked as a Community Organizer and Tenant Rights Educator for the Tenants Union of Washington from 2018 through 2022, where she developed a program highlighting the intersectionality of language justice within housing justice. Making tenant rights education accessible to Spanish-speaking tenants.</i> <i>She is excited to bring to the Seattle Renters Commission her community organizing, housing, and language justice expertise, centering the experience of BIPOC, and in particular, Latine, immigrant, and undocumented renters. She found her time at the Tenants Union enriching and is confident she can help provide solutions to tenant issues with a vision of affordable and equitable housing justice.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 7/16/2025		Appointing Signatory: Mark Solomon Seattle City Councilmember, District 2

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

JULISSA SANCHEZ



Objective: Youth rights advocate with a proven 20 year track record of working with young people and engaging diverse populations, liaising with stakeholders, and building policy, advocacy, and grassroots campaigns, engaging with city, county, and state governments in order to win juvenile justice initiatives. Native Spanish speaker who has served as an advocate, educator, and community organizer driven to challenge systemic inequities and promote lasting change.

KEY SKILLS & COMPETENCIES

Leadership & Management

- Project Management
- Budget Management
- Organizational Development

Community & Advocacy

- Coalition Building
- Community Engagement
- Social Justice Advocacy

Training & Development

- Curriculum Development
- Group Training
- Large Group Facilitation

Communication

- Public Speaking
- Spanish/English Fluency
- Marketing & Promotion

PROFESSIONAL EXPERIENCE

Commissioner - appointed by Seattle City Council

Seattle Renters Commission | City of Seattle | Seattle, WA | 2022- Present

Represents diverse renter voices across the city by providing information, advice, and counsel to the Mayor, Seattle City Council, and departments concerning issues and policies affecting renters. Highlighting the voices of Latine and Spanish speaking tenants.

Director of Advocacy

CHOOSE180 | Burien, WA | January 2023- Present

- Works in solidarity with young people, community based, system and community partners to dismantle the school to prison pipeline, creating alternatives to juvenile incarceration, and ending gun violence
- Develop and drive strategic advocacy agenda, youth centered and community-led initiatives - rooted in restorative justice practices
- Led legislative advocacy efforts, centering youth voice and experience. Instrumental in the organizing efforts to pass the Expanding pre filing court based diversion bill, providing increased diversion opportunities to young people across the state of Washington
- Currently serves as an advisor to senators, representatives, city council members, and community stakeholders on juvenile justice policy development and legislation
- Develop relationships with the County Prosecuting Attorney's Office, with Probation Officers, with the Department of Public Defenders and other members of the Juvenile Court, involving initiatives at all levels – locally, statewide and across the country.
- Served as King County Care and Closure committee representative, envisioning a future with zero youth incarceration
- Curated and facilitated curriculum centered on system change for Youth and Young Adult Advocacy Program
- Develops and facilitate youth-led community advocacy/organizing around civic and legislative engagement.
- Fosters collective liberation efforts by working in solidarity with liberation movements of historically oppressed/underserved communities
- Developed a workshop on Justicia Transformativa to educate the Latine community on the school-to-prison pipeline, restorative justice, and diversion programs—promoting culturally responsive, community-driven solutions for Latine youth.
- Created and facilitated the Youth Action Board. A board made up of young people, where they get leadership and governance training, learn how to self advocate and use their voice, stories and narratives for systemic change.

JULISSA SANCHEZ



Community Organizer , Tenants Rights Counselor and Board Member

Tenants Union of Washington State | Seattle, WA |

Community Organizer & Tenant Rights Counselor : January 2018 - January 2023;

Board Member: January 2023 - March 2025

- Supervised and lead a diverse team of eight housing justice advocates
- Directed the statewide Latinx/Spanish education program on housing Justice during the COVID housing crisis
- Served as an advisor to senators, representatives, city council members, and community stakeholders on housing rights policy development and legislation
- Key organizer and policy advisor in the 2019 unanimous passage of Just Cause and other tenant protection policies, “Just Cause” eviction protections in the city of Burien and Washington state
- Redesigned tenant rights education program’s workshops and advocacy strategies to ensure accessibility for Latinx, immigrant, and refugee communities; Planned, organized, and facilitated meetings and workshops in Spanish and English
- Created a tenants’ rights education workshop centering language justice and established the first tenants’ rights clinic in South King County - centering and servicing Spanish speaking, Latine, and undocumented communities
- Served as a liaison between the Latinx and Purepecha communities during the COVID-19 housing crisis, advising them of their rights under the eviction moratorium in Spanish, which was translated into Purepecha by a tribal elder
- Served as a member of the board providing guidance on budget oversight, organizational support, funding development, strategic planning, and priority setting.

Steering Committee Board Member

Rights to the City Alliance/National | 2018-2022

network with other grassroots organizations across the nation and identify how we can support them by either funding, education, training, mentoring, or providing other resources for their campaigns for housing justice in their city.

Assistant Director & Enrichment Teacher

Community Day School Association dba Launch| Seattle, WA | March 2015 - September 2015

- Supervised a diverse team of youth workers and early childhood educators
- Successfully managed the preschool and after-school program in collaboration with the Program Director; Ensured efficient school operations and effective organization through database and budget management
- Developed a curriculum for elementary school students centered on restorative social justice with a focus on racial diversity, culture, and identity

EDUCATION

University of Washington Henry M. Jackson School of International Studies

Bachelor of Arts in Latin American Studies, Minor in Human Rights | Seattle, WA | Graduated June 2017

REFERENCES

Available upon request

Seattle Renters' Commission

15 Members: Pursuant to *Ordinance 125280*, *all* members subject to City Council confirmation, **2**-year terms

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2	F	5	9.	Member	E. Mandisa Subira	3/1/24	2/28/26	1	Mayor
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9	F	3	11.	Member	Angela O'Brien	3/1/24	2/28/26	1	Mayor
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			15.	Get Engaged Member	Agni Bhattacharya	9/1/25	8/31/26	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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	Male	Female	Transgender/ Non-Binary	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multi- racial
Mayor	2	3				1	1			1			1
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Other	1	1				1				1			
Total	4	8	1			2	2		1	7			1

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

Diversity information is self-identified and is voluntary.



Legislation Text


File #: Appt 03251, **Version:** 1

Appointment of E. Mandisa Subira as member, Seattle Renters' Commission, for a term to February 28, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: E. Mandisa Subira		
Board/Commission Name: Seattle Renters' Commission		Position Title: Member
<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		Term of Position: * Term begin: 3/1/2024 to Term end: 2/28/2026 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Bitter Lake	Zip Code: 98133	Contact Phone No.: [REDACTED]
Background: <i>I have been a community organizer for over 25 years and I am very passionate about safe and affordable housing. My 33 year old son was born with hydrocephalus (water on the brain) and has been disabled his entire life. Due to his disability we have lived in affordable housing and have been the recipients of Housing choice vouchers for many years in California, Washington, and Nevada. I am interested in this commission because I feel that I can contribute my wisdom and experience when it comes to organizing people and creating strategic plans of action. I feel that I would be a tremendous asset and can provide extensive organizing in the BIPOC community. I am both African and Native American and therefore am very much at the intersection of race and housing.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): July 10 th , 2025		Appointing Signatory: Bruce A. Harrell Mayor of Seattle

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

E. Mandisa Subira

Creative Economy Consultant –Program | Project Manager-
Educator Professional Actor | Producer | Choreographer

SUMMARY

Goal-oriented and self-motivated professional consultant with over 25 years of experience in consulting and organizing multi-national civic, social, political, educational, artistic, cultural, and community development organizations. Primarily focused on curriculum development, Service Learning, Health and Wellness, Civic Engagement, Social impact film, tv, media, theater, production, Arts-based Community Development, and Revitalization projects and initiatives. An enthusiastic leader that strives to do great work every day. Successful track record of providing exceptional service and delivery for internal and external clients; leader of teams through acquisition and organizational change. Possesses a broad-based background in program development, entertainment, project, and event planning. Adept at developing administrative and creative processes to empower, train, and retain staff, improve efficiency, and achieve organizational objectives.

Career Highlights

- National Coordinator, Youth Leadership coach, Million Youth Movement (televised on c-span)
- Project Consultant for Musician Prince/ Paisley Park (L4OA, community gardens, Dolphin fest, Family March)
- Youth & Family Advocacy (Teaching Artist/ Youth Intervention Specialist, Seattle Public Schools)
- Campaign Manager/Outreach/Communications Coordinator for Political Campaigns in MN, CA, WA
- Adjunct Professor/ Collegiate Speech & Debate Coach/ Dance Instructor University of Providence
- Service for Peace Summer Camp/ Service Learning Creative Arts Director
- Ambassadors 4 Peace Washington DC planning committee for Dr. King National day for Service.
- Radio Talk show host Am 1150 KKNW, KGPR Montana Public Radio, and Blogtalk radio
- FCC Testimony for Minority Media Ownership (Televised on C-span)
- Advisor, Shoreline Community College Performing Arts & Digital Film Advisory Committee
- Braver Angels Western Washington Steering committee.

Skills and Knowledge

- | | | |
|-----------------------------------|-------------------------------|----------------------------------|
| • Motivational Speaking | • Projects Management | • Conscientiousness |
| • Leadership Development | • Program Management | • Detailed Oriented |
| • Skilled Moderator/Facilitator | • Training Staff | • Solution Seeker |
| • Human Potential | • Relationship Management. | • Decision-Maker |
| • Performance art instructor | • Microsoft Office Suite | • Customer Service |
| • Grassroots | • Strong Attention to Detail | • Analytical Thinking |
| • Organizing/Advocacy/Fundraising | • Interactive Communication | • Fast Learner |
| • Diversity & Inclusion Expert | • Strong Interpersonal Skills | • Strong Organization Skills |
| • Computer Proficient | • Excellent Leadership Skills | • Ability to Multitask |
| • PowerPoint | • Goal & Result Oriented | • Strong Public Speaking Ability |
| • Coordinating Skills | • Spiritual Motivator | • Quick Learner |
| • Financial Analysis | • People Management | • Self-Motivated |

Professional Experience

Executive Director, Professional Services Manager

2018-Present

Kiamsha Temple of Awakening - (Creative Economy Network & Academy) Seattle WA

- Connect Creatives with Professional Services Training, Employment, and Resources.
- Produce Social Impact TV/film/video/media for Kiamsha's Independently owned Sol Zen Zuki Roku Tv Network

- Introduce Personal Development/Leadership curriculums, Train Volunteers to engage in grassroots Artist Advocacy.
- Provide Creative Economy Consultation, Event Planning, Produce Artist Olympiad, and Fundraiser.
- Inspire Artistic & Cultural community-produced projects and performances
- Initiate Art-based Community Development & Revitalization Programs and Initiatives, conferences& workshops
- Supervise, coordinate, and provide leadership to assigned staff, by agency policies, procedures, and objectives to ensure that activities are performed effectively and efficiently.
- Responsible for all operations, acting as a contact for all staff, residents, prospects, community organizations, etc.
- Maintain a strong revenue-oriented culture supporting a service-based relationship with the local community.
- Plan, manage and implement fund development strategies for the Chapter, Region, and assigned corporate accounts.
- Performance coaching, including following through with disciplinary action and performance/merit reviews
- Supporting our Project Managers and project teams, acting as the senior representative in project delivery, taking personal ownership of issues, and delivering solutions in a way that builds customers' confidence.

Wellness Coach, Project Consultant (Remote) Chalcyond Inc.- (Lifestyle Services) Dallas, TX

2012-2018

As a wellness coach, I provided counseling to clients and try to improve various aspects of their health; created an individualized plan for the patient; created a safe and plausible plan; created and distributed such as brochures to clients, and coordinated.

Key Responsibilities:

- Developed promotional and incentive wellness campaigns.
- Participated in Wellness Focus Groups and Insurance Committee Meetings.
- Developed and facilitated community activities for program participants promoting wellness.
- Conducted multiple workshops with individuals who had developmental and intellectual disabilities.
- Developed and conducted onsite health-related wellness seminars and training courses for interested employees.
- Supported operational aspects of the division to meet the organization's customer requirements and satisfaction.
- Contacted participants and provided necessary wellness coaching to reduce or help eliminate high-risk behaviors.
- Design numerous workout philosophies and develop alternative exercises that were beneficial for clients.

Keynote Speaker

2014

Workshop Facilitation, MCS Awareness Project

Key Responsibilities:

As a Keynote Speaker, I was responsible for eye-catching presentations; developing and designing presentations, telling the story cleanly and understandably; assisting the department in developing slides for internal use; incorporating smart visual solutions; taking responsibility for developing and maintaining customized templates and graphics, providing training for the tools so that clients can communicate ideas and concepts accurately and appealingly.

EDUCATION

University of Providence

1993-1994

Major: Communications

University of Washington

1994-1996

Major: Theater, Minor: Multi-cultural Studies

Honors

Appointed Ambassador for Peace by the United Peace Federation 2003.

Reference

Reference upon demand.

Seattle Renters' Commission

15 Members: Pursuant to *Ordinance 125280*, *all* members subject to City Council confirmation, **2**-year terms

Appointing Authority for SRC Member Positions

- **6** City Council-appointed (Positions 1 through 6)
- **7** Mayor-appointed (Positions 7 through 12 and Position 15)
- **2** Commission-appointed (Positions 13 and 14)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	4	1.	Member	Liz Fite	3/1/24	2/28/26	1	Council
3	F	3	2.	Member	Julissa Sanchez	3/1/25	2/28/27	2	Council
6	FT	5	3.	Member	Adora Blue	3/1/24	2/28/26	1	Council
6	F	2	4.	Member	Kate Rubin	3/1/25	2/28/27	2	Council
6	F	5	5.	Member	Sally M. Kinney	3/1/24	2/28/26	1	Council
6	M	4	6.	Member	Allan Francis	3/1/25	2/28/27	1	Council
6	M	3	7.	Member	Sam Wolfson	3/1/24	2/28/26	1	Mayor
6	F	3	8.	Member	Lydia Felty	3/1/25	2/28/27	2	Mayor
2	F	5	9.	Member	E. Mandisa Subira	3/1/24	2/28/26	1	Mayor
		2	10.	Member	Kasey Burton	3/1/25	2/28/27	1	Mayor
9	F	3	11.	Member	Angela O'Brien	3/1/24	2/28/26	1	Mayor
3	M	3	12.	Member	Daniel E. Lugo	3/1/25	2/28/27	1	Mayor
2	M	2	13.	Member	Andrew Ashiofu	3/1/24	2/28/26	1	Commission
6	F	2	14.	Member	Karen Taylor	3/1/25	2/28/27	1	Commission
			15.	Get Engaged Member	Agni Bhattacharya	9/1/25	8/31/26	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

Please Note: Information in this table may not accurately reflect the number of commissioners and/or demographics on the commission due to missing information and multiple selections.

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 03259, **Version:** 1

Appointment of Karen Taylor as member, Seattle Renters' Commission, for a term to February 28, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Karen Taylor		
Board/Commission Name: Seattle Renters' Commission		Position Title: Member
<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 type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: Seattle Renters' Commission		Term of Position: * Term begin: 3/1/2025 to Term end: 2/28/2027 <input checked="" type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: Beacon Hill	Zip Code: 98144	Contact Phone No.: [REDACTED]
Background: <i>Karen Taylor is a disabled renter in the Beacon Hill area, living on a fixed income from SSDI. In her 20 years as a renter, she has dealt with various issues such as lack of accessible units, having to spend 70% of her income on rent, and the constant need to find new roommates to afford a place to live in the city. She rents from a small landlord and is passionate about renter protections including renters who rent from landlords who manage only a small number of properties, and extending to subletters. She is an active member of the Transit Riders Union, fighting for progressive taxation, a living wage for all, and renter protections. She imagines a world where everyone who needs them has accessible units and can afford to live on their own if they so choose.</i>		
Authorizing Signature (original signature): <u>Lydia Felty</u> <small>Lydia Felty (Jul 10, 2025 09:50 PDT)</small> Date Signed (appointed): 07/10/2025		Appointing Signatory: Lydia Felty Interim Co-Chair Seattle Renters' Commission

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

Karen Taylor – Bio

Karen Taylor is a disabled renter in the Beacon Hill area, living on a fixed income from SSDI. In her 20 years as a renter, she has dealt with various issues such as lack of accessible units, having to spend 70% of her income on rent, and the constant need to find new roommates to afford a place to live in the city. She rents from a small landlord and is passionate about renter protections including renters who rent from landlords who manage only a small number of properties, and extending to subletters. She is an active member of the Transit Riders Union, fighting for progressive taxation, a living wage for all, and renter protections. She imagines a world where everyone who needs them has accessible units and can afford to live on their own if they so choose.

Seattle Renters' Commission

15 Members: Pursuant to *Ordinance 125280*, *all* members subject to City Council confirmation, **2**-year terms

Appointing Authority for SRC Member Positions

- **6** City Council-appointed (Positions 1 through 6)
- **7** Mayor-appointed (Positions 7 through 12 and Position 15)
- **2** Commission-appointed (Positions 13 and 14)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	4	1.	Member	Liz Fite	3/1/24	2/28/26	1	Council
3	F	3	2.	Member	Julissa Sanchez	3/1/25	2/28/27	2	Council
6	FT	5	3.	Member	Adora Blue	3/1/24	2/28/26	1	Council
6	F	2	4.	Member	Kate Rubin	3/1/25	2/28/27	2	Council
6	F	5	5.	Member	Sally M. Kinney	3/1/24	2/28/26	1	Council
6	M	4	6.	Member	Allan Francis	3/1/25	2/28/27	1	Council
6	M	3	7.	Member	Sam Wolfson	3/1/24	2/28/26	1	Mayor
6	F	3	8.	Member	Lydia Felty	3/1/25	2/28/27	2	Mayor
2	F	5	9.	Member	E. Mandisa Subira	3/1/24	2/28/26	1	Mayor
		2	10.	Member	Kasey Burton	3/1/25	2/28/27	1	Mayor
9	F	3	11.	Member	Angela O'Brien	3/1/24	2/28/26	1	Mayor
3	M	3	12.	Member	Daniel E. Lugo	3/1/25	2/28/27	1	Mayor
2	M	2	13.	Member	Andrew Ashiofu	3/1/24	2/28/26	1	Commission
6	F	2	14.	Member	Karen Taylor	3/1/25	2/28/27	1	Commission
			15.	Get Engaged Member	Agni Bhattacharya	9/1/25	8/31/26	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

Please Note: Information in this table may not accurately reflect the number of commissioners and/or demographics on the commission due to missing information and multiple selections.

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 03252, **Version:** 1

Appointment of Sam Wolfson as member, Seattle Renters' Commission, for a term to February 28, 2026.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Sam Wolfson		
Board/Commission Name: <i>Seattle Renters' Commission</i>		Position Title: Member
<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		Term of Position: * Term begin: 3/1/2024 to Term end: 2/28/2026 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: Capitol Hill	Zip Code: 98122	Contact Phone No.: [REDACTED]
Background: <i>Sam has lived in Seattle his entire life, and saw firsthand the explosion of growth that came with the city's newfound position as a hub for technology. As someone who loves Seattle and wants to see it thrive, he personally understands the importance of making housing in our city affordable, welcoming, and plentiful for the increasingly large number of people who want to live here.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): July 10 th , 2025		Appointing Signatory: Bruce A. Harrell Mayor of Seattle

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

Sam Wolfson

Education

University of Washington (Seattle, WA)

- Masters of Science, Computer Science (3.9 GPA) August 2020
 - Bachelors of Science, Computer Science (Magna Cum Laude, 3.9 GPA) March 2019
-

Skills

Languages: Python, JavaScript/TypeScript, HTML/CSS, C, Golang, Terraform (AWS), Unix Shell, Swift (SwiftUI)

Frameworks: Flask, FastAPI, React

Environments: Docker, Git, Kubernetes (Istio, Helm), SQL (PostgreSQL)

Platforms: AWS, GitLab CI/CD

Grab Bag: University teaching & course development, homebrew IoT, 3D design & printing

Work Experience

Software Engineer, ExtraHop Networks

2020 — present

- Developed and supported software for hundreds of enterprise customers on RevealX 360, our cloud service offering.
- Worked throughout the entire software development lifecycle, including secure system design, development, deployment, and production support.
- Managed a Kubernetes cluster with the Istio service mesh.
- Worked extensively with AWS services to develop secure, resilient systems.
- Wrote Terraform infrastructure-as-code to provision resources programmatically.
- Developed full-stack, widely-used internal tools.

Quarterly Instructor, University of Washington

2019 — 2023

- Prepared and delivered three lectures a week for quarter-long courses (The Hardware/Software Interface, Computer Science Principles).
- Managed staff of ten TAs and classes of up to 150 students.
- Led weekly meetings to discuss goals & student experiences, manage grading load, and plan for the week.
- Developed new grading infrastructure for programming assignments using Docker images on the Gradescope platform.
- Worked with a graduate student to incorporate socio-technical content into courses with the goal of understanding the broader context around computer science and technology.

Software Engineering Intern, Arista Networks

summer 2018

- Implemented code to automatically power off servers in our test environment when they are not actively in use, leading to a 9% decrease in overall energy usage by test servers.
 - Designed a strategy to move management code for test servers out of local user workspaces and into containerized microservices, using Docker to run the services and gRPC to facilitate communication between the clients and the services.
-

Projects & Volunteering

Non-Profit Board Member, Capitol Hill Tool Library

2023 — present

- Led semi-weekly volunteering shifts as a tool librarian, checking in and out tools and providing project advice.
- Implemented a new wiki to document volunteer guidelines and tool usage directions.
- Coordinated the installation of a new front sign, including permitting, installation, and electrical work.
- Led an effort to research and purchase a new 3D printer, and taught classes demonstrating its usage.

Homebrew IoT

- Built embedded devices with ESP microprocessors, Home Assistant, and ESPHome to monitor temperature, and control lights and media center devices.
- Modelled and 3D printed gizmos to fix household annoyances.

Seattle Renters' Commission

15 Members: Pursuant to *Ordinance 125280*, *all* members subject to City Council confirmation, **2**-year terms

Appointing Authority for SRC Member Positions

- **6** City Council-appointed (Positions 1 through 6)
- **7** Mayor-appointed (Positions 7 through 12 and Position 15)
- **2** Commission-appointed (Positions 13 and 14)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	4	1.	Member	Liz Fite	3/1/24	2/28/26	1	Council
3	F	3	2.	Member	Julissa Sanchez	3/1/25	2/28/27	2	Council
6	FT	5	3.	Member	Adora Blue	3/1/24	2/28/26	1	Council
6	F	2	4.	Member	Kate Rubin	3/1/25	2/28/27	2	Council
6	F	5	5.	Member	Sally M. Kinney	3/1/24	2/28/26	1	Council
6	M	4	6.	Member	Allan Francis	3/1/25	2/28/27	1	Council
6	M	3	7.	Member	Sam Wolfson	3/1/24	2/28/26	1	Mayor
6	F	3	8.	Member	Lydia Felty	3/1/25	2/28/27	2	Mayor
2	F	5	9.	Member	E. Mandisa Subira	3/1/24	2/28/26	1	Mayor
		2	10.	Member	Kasey Burton	3/1/25	2/28/27	1	Mayor
9	F	3	11.	Member	Angela O'Brien	3/1/24	2/28/26	1	Mayor
3	M	3	12.	Member	Daniel E. Lugo	3/1/25	2/28/27	1	Mayor
2	M	2	13.	Member	Andrew Ashiofu	3/1/24	2/28/26	1	Commission
6	F	2	14.	Member	Karen Taylor	3/1/25	2/28/27	1	Commission
			15.	Get Engaged Member	Agni Bhattacharya	9/1/25	8/31/26	1	Mayor

SELF-IDENTIFIED DIVERSITY CHART

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

Please Note: Information in this table may not accurately reflect the number of commissioners and/or demographics on the commission due to missing information and multiple selections.

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 03260, **Version:** 1

Appointment of Kelly Price as member, Community Roots Housing Public Development Authority Governing Council, for a term to March 31, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Kelly Price		
Board/Commission Name: Community Roots Housing Public Development Authority		Position Title: Board Member
<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:		Term of Position: 4/01/2024 to 3/31/2027 <input type="checkbox"/> Serving remaining term of a vacant position
Residential Neighborhood: Pine Lake	Zip Code: 98075	Contact Phone No.: [REDACTED]
Background: Kelly Price is the Co-Founder and Executive leader of a vertically integrated family of companies focused on real estate development, construction, and property management in the greater Puget Sound region. Mr. Price is the President of MainStreet Property Group LLC, a leading real estate development company, the Chief Executive Officer of GenCap Construction Corp., a commercial general contractor, and the Chief Executive Officer of Insite Property Solutions LLC, a boutique property management firm. Mr. Price is a seasoned real estate executive with nearly 30-years of experience in all aspects of real estate development, construction, operations, and financing. He has completed billions of dollars in residential and commercial projects, financing, and other real estate transactions during his career.		
Authorizing Signature (original signature):  Date Signed (appointed): July 11th, 2025		Appointing Signatory: Bruce A. Harrell Mayor of Seattle

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

Kelly Price, CEO of MainStreet, GenCap & Insite



EXPERIENCE

MainStreet Property Group LCC, Kirkland, WA

CEO & Co-Founder (January 2011–Present)

- MainStreet is a real estate development firm dedicated to the vision, construction, and operation of landmark mixed-use properties in the greater Seattle area.
- MainStreet strives to acquire, develop, construct and operate properties in niche locations, complimenting and respecting each property's natural and developed surroundings. MainStreet designs and builds each property to reflect its commitment to sustainability and walkability, focusing always on each property's enduring investment value.

GenCap Construction Corp., Kirkland, WA

CEO & Co-Founder (December 2011–Present)

- GenCap Construction is a general contracting and construction management firm specializing in multi-family, retail and tenant improvements.

Insite Property Solutions, Kirkland, WA

CEO & Co-Founder (December 2011–Present)

- Insite is a boutique full service property management company specializing in management of apartment communities, mixed use buildings, single family homes, and homeowner and condominium associations in the Greater Eastside and Seattle area.

CamWest Development Inc., Kirkland, WA

CFO (2003–2007)

- Top 10 largest new home builders in Puget Sound, sold to Toll Brothers in November 2011.

Emeritus Senior Living, Seattle, WA

CFO (1995–2001)

VOLUNTEERING

- **Community Roots Housing, Seattle, WA:** Foundation Board Member, Capital Structure & Investment
- **Fred Hutch, Seattle, WA:** Board of Advisors Member, Philanthropy Committee Chair
- **NAIOP, Redmond, WA:** Board of Directors Member, Government Affairs Liaison
- **Red Cross, Seattle, WA:** Member of Disaster Action Team
- **University of WA Athletic Department Tyee Board of Advisors, Seattle, WA:** Board Member

HONORS & AWARDS

- **NAIOP, Redmond, Seattle, WA:** NAIOP Developer of the Year, January 2019
- **GenCap Construction Corp., Kirkland, WA:** Groundbreak LEED Award, January 2018
- **NAIOP, Redmond, Seattle, WA:** NAIOP Finalist – Developer of the Year, January 2018
- **GenCap Construction Corp., Kirkland, WA:** PSBJ 4th Fastest Growing Company - Private Company

on the East Side, January 2018

- **GenCap Construction Corp., Kirkland, WA:** PSBJ Fastest Growing Company - Top 100, January 2018
- **GenCap Construction Corp., Kirkland, WA:** PSBJ 6th Fastest Growing Company - Private Company in WA State, January 2017

SKILLS

Proficient in: Real Estate Development & Transactions, Investment Properties, Single Family Homes, Mixed-use, Construction, Contract Negotiation, Leadership, Management, Strategic Planning, Finance

EDUCATION

- **UW Foster School of Business:** Bachelor of Science in Business Administration & Management (1987-1991)
- **UW Foster School of Business:** Bachelor of Arts in Accounting

Community Roots Housing Public Development Authority

15 Members: Pursuant to [RCW 35.21.660, 35.21.670, and 35.21.730-755, and Seattle Municipal Code Ch. 3.110], all members subject to City Council confirmation, 3-year terms however, for initial terms should be as follows:

1, 4, 7, and 10 shall be for one year; initial terms for positions 2, 5, 8, and 11 shall be for two years; and initial terms for positions 3, 6, and 9 shall be for three years.

- 12 Governing Council-appointed
- 3 Mayor-appointed
- Other Appointing Authority-appointed (specify):

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	F	3	1.	Member	Ann T. Melone	04/01/24	03/31/27	1	Governing Council
6	F	N/A	2.	Member	Drew Weber	04/01/23	03/31/26	1	Governing Council
3	M	3	3.	Chair	Frank F. Alvarado III	04/01/24	03/31/27	3	Governing Council
2	F	4	4.	Member	M. Michelle Purnell-Hepburn	04/01/23	03/31/26	2	Governing Council
2	M	2	5.	Member	Shaun Frazier	04/01/23	03/31/26	1	Governing Council
6	F	6	6.	Member	Jill Cronauer	04/01/23	03/31/26	3	Governing Council
4	M	N/A	7.	Vice Chair	Derrick Belgarde	04/01/22	03/31/25	2	Governing Council
2	F	N/A	8.	Secretary	Michelle Morlan	04/01/24	03/31/27	2	Governing Council
6	M	3	9.	Member	Bob Fikso	04/01/23	03/31/26	4	Governing Council
6	F	3	10	Member	Kristin Winkel	04/01/24	03/31/27	2	Governing Council
			11.		VACANT				Governing Council
6	M	N/A	12.	Member	Kelly Price	4/01/24	3/31/27	1	Mayor
6	M	3	13.	Treasurer	Chasten Fulbright	04/01/23	03/31/26	3	Mayor
2	F	N/A	14.	Member	Shalimar Gonzales	04/01/23	03/31/26	3	Mayor
9	F	3	15.	Resident Member	Saunatina Sanchez	04/01/25	03/31/28	2	Governing Council

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	2	1	-	-	-	1	-	-	-	2	-	-	-
Council	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	4	7	-	-	-	3	1	1	-	5	-	-	1
Total	6	8	-	-	-	4	1	1	-	7	-	-	1

Key:

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

Diversity information is self-identified and is voluntary.



Legislation Text


File #: Appt 03261, **Version:** 1

Appointment of Scot Nelson as member, Seattle Disability Commission, for a term to April 30, 2027.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Scot Nelson</i>		
Board/Commission Name: <i>Seattle Disability Commission</i>		Position Title: member
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Date Appointed: <i>mm/dd/yy.</i>	Term of Position: * <i>5/1/2025</i> to <i>4/30/2027</i> <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>International District</i>	Zip Code: <i>98104</i>	Contact Phone No.:
Background: <i>Scot is a product of the Pacific Northwest, growing up in Tacoma, WA and living in Seattle since 2020. He obtained his BSc. In Biology (Molecular, Cellular, Developmental) from the University of Washington in 2019 and has since been a strong advocate for accessibility and inclusivity in scientific and investigative processes. Scot has worked most of his career in the employ of the City of Seattle, at both the Parks and Recreation Department and Human Services Department. For most of his time with the City, he has worked at Garfield Community Center to help deliver programs, events and resources to community members and create an inclusive environment that is welcoming to people of all ability or disability statuses. Scot is excited to leverage his experience with science communication and accessibility to bridge gaps and translate complex sentiments to a wide audience and help create connective tissue between advocacy groups to better serve Seattle's disabled communities.</i>		
Authorizing Signature (original signature):  July 11 th , 2025		Appointing Signatory: <i>Bruce A. Harrell</i> <i>Mayor of Seattle</i>

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

SCOT NELSON

EDUCATION

Certification – Private Investigation

January 2024 – August 2024

University of Washington, Seattle, WA

BSc. In Biology (Molecular, Cellular, and Developmental)

September 2015 – June 2019

University of Washington, Seattle, WA

Honors 2018-2019

(Special Focus on intersection of Academic Research and Community Well-being)

EMPLOYMENT AND SERVICE EXPERIENCE

City of Seattle / Seattle, WA

Jul 2023 – Feb 2025

Recreation Specialist – Seattle Parks and Recreation (Jul 2023 – Oct 2023, Oct 2024 – Jan 2025)

Assistant Coordinator – Human Services Department (Oct 2023 – Sept 2024)

- Coordinated two-month long Summer Food Service Program Site as Rec Specialist with SPR.
- Trained on USDA regulations for meal programs impacting afterschool and childcare sites, ensuring proper adherence to federal, state, county and city regulations.
- Identified and drafted clear data reports which contributed to the successful award of 2 grants worth \$10,000 or more.
- Provided GIS and data analysis support to food and nutrition specialists for the City of Seattle.
- Provided administrative support on projects for executives and management across HSD.
- Designed, implemented and trained a full 20+ page Teams SharePoint with Forms, Excel, PowerBI and Microsoft Planner integration for a team of 10 staff.

City Year AmeriCorps / Seattle, WA

Civic Engagement Senior Corps Team Leader – Planning & Data

2021 – 2023

- Analyzed registration data from 12 projects tracking < 1,000 registrants over 1,500 service hours.
- Administered federally funded programming, becoming familiar with grant specifics and adhering to federal program rules for 2 years.
- Provided planning support & community resource mapping for agency staff at City Year.
- Served on the Research Steering Committee for City Year National, advising and training on the paradigm shift towards community-driven approaches to program management.
- Drafted sections of 3 reports to the state AmeriCorps grant organization & tracked data for reporting to the grant commissioners.
- Designed, Planned and administered over 120 hours of afterschool programming at South Shore K-8 as sole provider of Afterschool.
- Managed personnel and budgeted for nine 10-50 person service projects, two large (300+) service events & one extra large (600 person) service event.

The University of Washington / Seattle, WA

Research Assistant, Advised by: Dr. David Tan - Foster School of Business

2018 – 2019

- Manipulated large datasets using Excel and R to code patents accepted/rejected based on a specific legal concept, requiring an ability to parse and understand scientific/technical language.
- Contributed to Paper: "The Road Not Taken: Technological Uncertainty and the Evaluation of Innovations"

<ul style="list-style-type: none"> • People Skills <ul style="list-style-type: none"> - Experience working with diverse teams and agencies throughout Seattle - Program and personnel management for large (200+ people) events & initiatives - Outreach to for-profit, non-profit and public sector organizations. - Managed 30+ AmeriCorps Members on projects - Trained Summer Food Service Staff + Community Center staff on SFSP. 	<ul style="list-style-type: none"> • Analytical Skills <ul style="list-style-type: none"> - 6+ years experience with Excel, filtering, exporting & importing CSVs for data analysis - Grant metric identification, tracking and reporting to state & federal grantors - Drafting budgets, designing and executing outreach plans, materials sourcing and logistics - Trained on MasterWorks (Full Training) and PeopleSoft9.2. - Adept in MinuteMenu Cx and Hx + WINS.
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*Term begin and end date is fixed and tied to the position and not the appointment date.

Seattle Disability Commission July 2025

21 Members: Pursuant to SMC 3.14.920, all members subject to City Council confirmation, 2-year terms except for the Get Engaged member who will serve a 1-year term pursuant to SMC 3.51:

- 8 City Council-appointed
- 9 Mayor-appointed (includes 1 Get-engaged Mayor position)
- 4 Other Appointing Authority-appointed (specify): Commission-appointed

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
1	F	7	1.	Member	Samiya Nasim	5/01/25	4/30/27	1	Mayor
			2.	Member	VACANT	5/01/25	4/30/27	1	City Council
6	M	2	3.	Member	Scot Nelson	5/01/25	4/30/27	1	Mayor
			4.	Member	VACANT	5/01/25	4/30/27	1	City Council
			5.	Member	VACANT	11/1/23	10/31/25	1	Mayor
			6.	Member	VACANT	11/1/23	10/31/25	1	City Council
			7.	Member	VACANT	11/1/23	10/31/25	1	Mayor
			8.	Member	VACANT	11/1/23	10/31/25	1	Commission
			9.	Member	VACANT	5/01/24	4/30/26	1	City Council
			10.	Member	VACANT	5/01/24	4/30/26	1	Mayor
			11.	Member	VACANT	5/01/24	4/30/26	1	City Council
			12.	Member	VACANT	5/01/24	4/30/26	1	Mayor
3	F	7	13.	Member	Bianca Gallegos	11/1/24	10/31/26	1	City Council
			14.	Member	VACANT	11/1/24	10/31/26	1	Mayor
6	F	7	15.	Member	Jessica Jensen	11/1/24	10/31/26	1	City Council
			16.	Get Engaged	VACANT	9/1/24	8/31/25	1	Mayor
			17.	Member	VACANT	5/01/24	4/30/26	2	City Council
			18.	Member	VACANT	11/1/24	10/31/26	1	Mayor
6	F	7	19.	Member	Shelby Dey	5/01/24	4/30/26	2	Commission
			20.	Member	VACANT	11/1/24	10/31/26	1	Commission
6	F	1	21.	Member	Kaitlin Skilton	11/1/24	10/31/26	3	Commission

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 America n	Hispanic / Latino	America n Indian/ Alaska Native	Other	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	1	1			1					1			
Council		2					1			1			
Other		2								2			
Total	1	5			1		1			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.

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



Legislation Text

File #: CB 121039, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to residential property transactions; requiring certain disclosures to owners before presenting an offer to purchase a residential property; establishing consumer protections for owners of solicited residential property; and adding a new Chapter 6.610 to the Seattle Municipal Code.

WHEREAS, the City is currently undertaking a major update of its Comprehensive Plan; and

WHEREAS, Mayor Harrell's proposed Growth Strategy will double the City's zoning capacity from 165,000 to 330,000 housing units; and

WHEREAS, providing adequate zoning capacity is a key condition for supporting more housing production; and

WHEREAS, there is broad consensus among researchers and economists that providing adequate housing supply to meet demand is one of the most effective strategies to prevent displacement; and

WHEREAS, displacement occurs when households are forced to involuntarily move for economic or physical reasons (e.g., can no longer afford housing because of increasing costs or building is being demolished for new development); and

WHEREAS, while increasing zoning capacity is critical, other measures are also needed to mitigate displacement pressures and help keep residents in their communities; and

WHEREAS, the City recently committed historic levels of local investment in subsidized affordable housing, amounting to nearly \$350 million in 2024 alone; and

WHEREAS, the City has a number of programs and policies to mitigate displacement and has invested more than \$50 million for these programs in 2025; and

WHEREAS, on January 29, 2025, Mayor Harrell issued an Executive Order directing City departments to undertake certain actions to improve the City’s efforts to mitigate displacement pressures; and

WHEREAS, as part of the Executive Order, Mayor Harrell directed the Department of Finance and Administrative Services to develop legislation to protect homeowners against predatory home-buying practices; and

WHEREAS, predatory home-buying practices target the most vulnerable in the community, and homeowners who sell in response to unsolicited offers may receive less for their home than if they had listed it on the open market; and

WHEREAS, predatory home-buying practices can target communities of color, contributing to economic disparities, displacement, and erosion of generational wealth while also reinforcing historical patterns of racial segregation; and

WHEREAS, as the City moves to implement State House Bill 1110 passed in 2023 to allow more “middle housing” types throughout the City and in formerly single-family zones, predatory home-buying practices could increase; and

WHEREAS, this legislation provides certain protections for homeowners from companies or individuals that proffer unsolicited offers to buy residential properties; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. A new Chapter 6.610 is added to the Seattle Municipal Code as follows:

Chapter 6.610 RESIDENTIAL PROPERTY TRANSACTIONS

6.610.010 Definitions

As used in this Chapter 6.610:

“Owner” means the record owner of a residential property.

“Residential property” means all property legally used or held out for individuals to live in, regardless of whether the property is occupied by its owners, rented, or vacant.

“Solicit” or “solicitation” means to advertise the accomplishments or abilities of a buyer to an owner, request that an owner list a residential property for sale, or offer to purchase an owner’s residential property through any form of communication including but not limited to mail, oral communication, or electronic communication.

6.610.020 Residential property solicitation

A. For residential property transactions in which a potential buyer or buyer’s representative actively solicits the purchase of residential property through public advertising or written, electronic, or in-person contact with an owner of residential property that is not currently publicly available or listed on the real estate market for purchase, the potential buyer or buyer’s representative shall provide a written notice to the owner of the solicited residential property at least five business days before signing a purchase contract between the potential buyer and the owner of the solicited real property. The notice shall be signed by the owner and the potential buyer or buyer’s representative and shall inform the owner of:

1. How to access resources assessing the fair value of residential property, including, but not limited to, the King County Assessor’s Office; and
2. The owner’s right to an appraisal of the residential property by an appraiser licensed in accordance with chapter 18.140 RCW, and the potential buyer is responsible for the expense of the appraisal;
3. The owner’s ability to hire a real estate agent and to seek legal counsel; and
4. Any other resources the Director deems appropriate by Director’s Rule.

B. Upon execution of a purchase contract between the potential buyer and the owner of the solicited residential property, the purchase contract shall include a separate disclosure document that specifies the owner of the solicited residential property shall have the right to cancel the purchase contract without penalty or further obligation subject to subsections 6.610.020.C.3 and 6.610.020.D. The disclosure document described in this subsection 6.610.020.B shall be signed by the owner and the buyer or the buyer’s representative. The disclosure document shall state clearly in at least size 12-point boldface type that the owner:

1. Has a right to an appraisal of the residential property by an appraiser licensed in accordance with chapter 18.140 RCW, and the potential buyer is responsible for the expense of the appraisal;
2. May hire a real estate agent and seek legal counsel; and
3. May access resources assessing the fair value of residential property, including, but not limited to, the King County Assessor's Office; and
4. Has a right to cancel the purchase contract without penalty or further obligation in accordance with subsections 6.610.020.C.3 and 6.610.020.D.
5. Contact information for the City of Seattle's Consumer Protection Division within the Department of Finance and Administrative Services to report any suspected violations within the City of Seattle.

C. For owners of solicited residential property who wish to exercise their right to an appraisal after execution of the purchase contract:

1. The owner has the right to select the appraiser, and the potential buyer is responsible for the expense of the appraisal; and
2. The owner shall order the appraisal within ten business days after the execution of the contract, and the owner shall notify the buyer or buyer's representative of the appraisal; and
3. The owner has the right to cancel the purchase contract, without penalty or further obligation, within ten business days after the owner receives the appraisal.

D. For owners of solicited residential property who do not wish to receive an appraisal after execution of the purchase contract, the owner has the right to cancel the purchase contract without penalty or further obligation within ten business days after execution of the contract.

E. In the event of cancellation of the purchase contract, the owner of the solicited residential property shall send a notice of cancellation to the buyer or buyer's representative by mail, email, or other means of written communication. Notice of cancellation is considered given when mailed, when emailed, or if sent by

other means, when delivered to the buyer's or buyer's representative's designated place of business.

F. This Section 6.610.020 does not apply to a buyer or seller represented by a real estate broker licensed in accordance with chapter 18.85 RCW. Nothing in this Chapter 6.610 affects the rights accruing to any party as set forth in RCW 64.04.220.

6.610.030 Enforcement

A. The violation or failure to comply with any provision of this Chapter 6.610 shall constitute a civil violation and shall be enforced under the citation provisions set forth in this Section 6.610.030.

B. Citation

1. If after investigation the Director determines that the standards or requirements of provisions of this Chapter 6.610 have been violated, the Director may issue a citation to the owner and/or other person responsible for the violation. The citation shall include the following information: (1) the name and address of the person to whom the citation is issued; (2) a reasonable description of the location of the property on which the violation occurred; (3) a separate statement of each standard or requirement violated; (4) the date of the violation; (5) a statement that the person cited must respond to the citation within 15 days after service; (6) a space for entry of the applicable penalty; (7) a statement that a response must be sent to the Hearing Examiner and received not later than 5 p.m. on the day the response is due; (8) the name, address, email address, and phone number of the Hearing Examiner where the citation is to be filed; (9) a statement that the citation represents a determination that a violation has been committed by the person named in the citation and that the determination shall be final unless contested as provided in this Chapter 6.610; and (10) a certified statement of the Director's representative issuing the citation, authorized by RCW 5.50.050 setting forth facts supporting issuance of the citation.

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

C. A person must respond to a citation in one of the following ways:

1. Paying the amount of the monetary penalty specified in the citation, in which case the record shall show a finding that the person cited committed the violation; or

2. Requesting in writing a mitigation hearing to explain the circumstances surrounding the commission of the violation and providing an address to which notice of such hearing may be sent; or

3. Requesting a contested hearing in writing specifying the reason why the cited violation did not occur or why the person cited is not responsible for the violation, and providing an address to which notice of such hearing may be sent.

4. A response to a citation must be received by the Office of the Hearing Examiner no later than 15 days after the date the citation is served. When the last day of the appeal period so computed is a Saturday, Sunday, or federal or City holiday, the period shall run until 5 p.m. on the next business day.

D. If a person fails to respond to a citation within 15 days of service, an order shall be entered by the Hearing Examiner finding that the person cited committed the violation stated in the citation, and assessing the penalty specified in the citation.

E. Mitigation hearings

1. If a person requests a mitigation hearing, the mitigation hearing shall be held within 30 days after written response to the citation requesting a hearing is received by the Hearing Examiner. Notice of the time, place, and date of the hearing shall be sent to the address specified in the request for hearing not less than ten days before the date of the hearing.

2. The Hearing Examiner shall hold an informal hearing that shall not be governed by the Rules of Evidence. The person cited may present witnesses, but witnesses shall not be compelled to attend. A representative from the Department may also be present and may present additional information, but attendance by a representative from the Department is not required.

3. The Hearing Examiner shall determine whether the person's explanation justifies reduction of

the monetary penalty. Factors that may be considered in whether to reduce the penalty include whether the violation was caused by the act, neglect, or abuse of another.

4. After hearing the explanation of the person cited and any other information presented at the hearing, the Hearing Examiner shall enter an order finding that the person cited committed the violation and assessing a monetary penalty in an amount determined pursuant to subsection 6.610.030.H. The Hearing Examiner's decision is the final decision of the City on the matter.

F. Contested hearing

1. If a person requests a contested hearing, the hearing shall be held within 60 days after the written response to the citation requesting such hearing is received.

2. Contested hearings shall be conducted pursuant to the procedures for hearing contested cases contained in Section 3.02.090 and the rules adopted by the Hearing Examiner for hearing contested cases, except as modified by this Section 6.610.030. The issues heard at the hearing shall be limited to those that are raised in writing in the response to the citation and that are within the jurisdiction of the Hearing Examiner. The Hearing Examiner may issue subpoenas for the attendance of witnesses and the production of documents.

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

4. A citation may be amended prior to the conclusion of the hearing to conform to the evidence presented if substantial rights of the person cited are not thereby prejudiced.

5. The certified statement or declaration authorized by RCW 5.50.050 shall be prima facie evidence that a violation occurred and that the person cited is responsible. The certified statement or declaration authorized under RCW 5.50.050 and any other evidence accompanying the report shall be admissible without further evidentiary foundation. Any certifications or declarations authorized under RCW 5.50.050 shall also be

admissible without further evidentiary foundation. The person cited may rebut the Department evidence and establish that the cited violation(s) did not occur or that the person contesting the citation is not responsible for the violation.

6. The Hearing Examiner shall determine by a preponderance of the evidence whether the violation occurred. If the Hearing Examiner determines that the violation occurred, the citation shall be sustained and the Hearing Examiner shall enter an order finding that the person cited committed the violation and imposing the applicable penalty. If the Hearing Examiner determines that the violation did not occur, the Hearing Examiner shall enter an order dismissing the citation.

7. The Hearing Examiner's decision is the final decision of the City.

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

H. Penalties. The following penalties shall be assessed for violations of any provision of this Chapter 6.610:

1. \$7,500 for the first violation; and
2. \$10,000 for each subsequent violation within a 12-month period.

I. If the person cited fails to pay a penalty imposed pursuant to this Chapter 6.610, the penalty may be referred to a collection agency. The cost to the City for the collection services will be assessed as costs, at the rate agreed to between the City and the collection agency, and added to the penalty. Alternatively, the City may pursue collection in any other manner allowed by law.

J. Each day a person violates or fails to comply with a provision referenced in this Section 6.610.030 may be considered a separate violation for which a citation may be issued.

6.610.040 Private right of action

Any person who suffers financial injury as a result of a violation of this Chapter 6.610 may bring a civil action in a court of competent jurisdiction against the buyer or buyer's representative violating this Chapter 6.610 and, upon prevailing, may be awarded reasonable attorney costs and such legal or equitable relief as may be appropriate to remedy the violation including, without limitation, any payments made to the residential property wholesaler by the owner plus interest due. Interest shall accrue from the date that the payment or payments were made at a rate of 12 percent per annum, or the maximum rate permitted under RCW 19.52.020.

6.610.050 Additional relief

The Director may seek legal or equitable relief to enjoin any acts or practices when necessary to achieve compliance.

Section 2. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of its application to any person or circumstance, does not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

Section 3. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2025, and signed by me in open session in authentication of its passage this _____ day of _____, 2025.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2025.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2025.

Scheereen Dedman, City Clerk

(Seal)

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Mayor's Office	Christa Valles	Lorine Cheung

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to residential property transactions; requiring certain disclosures to owners before presenting an offer to purchase a residential property; establishing consumer protections for owners of solicited residential property; and adding a new Chapter 6.610 to the Seattle Municipal Code.

Summary and Background of the Legislation: This legislation will establish new consumer protections for owners of solicited residential property as well as penalties for buyers who fail to comply with these new protections.

For residential property transactions in which a potential buyer actively solicits the purchase of residential property through public advertising or written, electronic, or in-person contact with an owner of residential property that is not currently publicly available or listed on the real estate market for purchase, residential property owners will have the right to an appraisal by a licensed appraiser, receive notice of the right to an appraisal, and have the right to cancel the purchase contract.

The legislation closely aligns with recently passed state legislation ([HB 1081](#)) but differs by allowing the City to impose more stringent fines on violators, provides more notice to residential property owners of their rights and legal protections, provides them more time to cancel the purchase contract, and provides residential property owners a private right of action if the buyer fails to comply with the City ordinance.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? ☐ Yes ☒ No

3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.

No.

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.

Some of the costs of implementing the ordinance can be absorbed within existing resources. The Department of Finance and Administrative Services (FAS) will reassign a strategic advisor to help implement the ordinance but does not envision that the strategic advisor's role in implementation would extend beyond 2025.

Please describe any financial costs or other impacts of *not* implementing the legislation.

N/A

Please describe how this legislation may affect any City departments other than the originating department.

N/A

4. OTHER IMPLICATIONS

a. Is a public hearing required for this legislation?

No

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

No

c. Does this legislation affect a piece of property?

No

d. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.

- i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.**

Predatory home-buying practices target the most vulnerable in the community, and homeowners who sell in response to unsolicited offers may receive less for their home than if they had listed it on the open market. In addition, predatory home-buying practices can target communities of color, contributing to economic disparities, displacement, and erosion of generational wealth while also reinforcing historical patterns of racial segregation.

- ii. **Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.**

N/A

- iii. **What is the Language Access Plan for any communications to the public?**

FAS will create and post information documents translated into the top tier languages in King County. FAS will also provide language access services through use of the Language Line to customers who contact FAS to file a complaint or seek information about the legislation.

e. Climate Change Implications

- i. **Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**

N/A

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

N/A

- f. **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)? What mechanisms will be used to measure progress towards meeting those goals?**

N/A

- g. **Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**

N/A

5. ATTACHMENTS

Summary Attachments: None.

Regulating Predatory Home-buying Practices

Christa Valles, Office of the Mayor

Housing and Human Services Committee

July 23, 2025



City of Seattle 130

Purpose of Today's Discussion

Review proposed legislation
to regulate predatory home-
buying practices



What is predatory home-buying?

- Unsolicited offers for homes not currently on the market
- May include calls, letters, postcards or text messages
- Vulnerable home-owners (elderly, financially distressed) most at risk
- Often involves heavy-handed pressure tactics
- Can result in below-market offers for homes

Context

- Major update to Comprehensive Plan has elevated concerns about displacement, including predatory home-buying practices
- Innovation and Performance Team conducted inventory and review of City's anti-displacement investments to understand efficacy and identify gaps.
- Mayor Harrell issued Executive Order 2025-01 to address gaps, improve implementation of existing programs, and increase understanding of when and where displacement occurs.
- Executive Order asked City's Department of Finance & Administrative Services (FAS) to develop legislation to regulate businesses or individuals who make unsolicited offers on homes, i.e., predatory home-buying.

Executive Order 2025-01: Implementation of Anti-Displacement Strategies

WHEREAS, as part of the City of Seattle's major update to the Comprehensive Plan titled the One Seattle Plan, Mayor Harrell is proposing a Growth Strategy that significantly increases Seattle's zoning capacity; and

WHEREAS, the Mayor's proposed plan will double zoning capacity from 165,000 to 330,000 units, increasing the types and location of housing that can be built across the City; and

WHEREAS, ensuring adequate capacity for a range of different housing can help address supply constraints and thereby mitigate escalating housing costs and rents; and

WHEREAS, high housing costs are correlated with higher rates of homelessness; and

WHEREAS, while increasing zoning capacity can assist in increasing the City's housing supply, other measures are also needed to enable households with a range of incomes to afford housing in Seattle; and

WHEREAS, the City has recently committed historic levels of local investment in subsidized affordable housing, amounting to nearly \$350 million a year in 2024; and

WHEREAS, these local dollars help leverage State and Federal funds to build and acquire subsidized affordable housing across the City for lower income households; and

WHEREAS, the City has adopted a number of programs and policies intended to mitigate displacement and spends millions of dollars each year on these; and

WHEREAS, displacement occurs when households are forced to involuntarily move for economic or physical reasons (e.g., can no longer afford housing because of increasing costs or building is being demolished for new development); and

WHEREAS, in light of the proposed changes in zoning capacity, the Mayor directed the Innovation and Performance Team (IP) to conduct a review of the City's anti-displacement programs to determine if they are effective and sufficiently comprehensive and IP has completed its review and found the City has built a strong foundation of anti-displacement interventions; and

WHEREAS, many of the City's anti-displacement programs are grounded in a solid evidence base, indicating they can be effective in reducing displacement, while other efforts involve more novel approaches as staff seek to pilot new ideas; and

Legislation Overview



Obligates potential buyers to disclose certain information to home-owners about their rights.



Provides an “out” for home-owners to cancel purchase contract after signing.



Gives City ability to fine businesses or individuals who do not comply with new regulations & establishes private right of action.

Proposed Regulations

- At least five days in advance of signing a purchase contract, potential buyer or buyer's representative must provide written notice to the owner:
 - How to access resources to assess fair market value of home
 - Outlining the Owner's right to appraisal, with potential buyer responsible for cost of appraisal
 - Highlighting the Owner's right to hire real estate agent and seek legal counsel
 - Any other information FAS Director deems appropriate
- Purchase contract must include separate disclosure document with above information AND specifying homeowner has right to cancel purchase contract without penalty.
- Disclosure notice must also include contact information for reporting suspected violations to City's Consumer Protection Division in FAS.

Proposed Regulations

After signing purchase contract:

- Owner can still hire an appraiser at buyer's expense within 10 days after contract execution
- Owner can cancel purchase contract within 10 business days after receiving appraisal
- Owner can cancel purchase contract with 10 business days after execution of contract if no appraisal sought

Comparison to State House Bill 1081

Closely aligns with recently passed state legislation but differs in following ways:

- Allows City to impose more stringent fines on violators
- Provides homeowners more time following execution of purchase contract to obtain appraisal and cancel purchase contract following appraisal
- Has stronger documentation requirements (separate disclosure notice must be signed by both parties to establish proof of receipt)
- Establishes homeowners have private right of action if buyer fails to comply with City ordinance

Implementation Steps

- **Website Updates:** FAS will update its website to inform buyers and homeowners about the new regulation and how to file a complaint
- **Education and Outreach:** FAS will educate impacted businesses via online information, by phone and in-person
- **Language Access:** FAS is committed to language access so will translate high-level information into Tier 1 Languages
- **Training:** FAS will train License and Standards Inspectors to receive complaints and conduct investigations about violations
 - Violations may result in penalties ranging from \$7,500 for a first violation to \$10,000 for second and subsequent violations

Questions?

SEATTLE
CITY HALL





Legislation Text

File #: CB 121034, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to funding for housing and community development programs; adopting Annual Action Plan updates to the 2024 - 2028 Consolidated Plan for Housing and Community Development; authorizing submission of the Annual Action Plans to the United States Department of Housing and Urban Development (HUD); authorizing acceptance of grant funds from HUD for programs and activities included in the 2025 Annual Action Plans; amending Ordinance 127156, which adopted the 2025 Budget, by modifying appropriations to various departments and budget control levels in the 2025 Adopted Budget; and ratifying and confirming certain prior acts.

WHEREAS, Ordinance 126926 adopted the City's 2024 - 2028 Consolidated Plan for Housing and Community Development ("Consolidated Plan"); and

WHEREAS, the United States Department of Housing and Urban Development (HUD) requires each local jurisdiction seeking certain federal assistance to provide an annual action plan for its current Consolidated Plan for Housing and Community Development, which guides the annual allocation of funds from the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, Emergency Solutions Grant (ESG) Program, and Housing Opportunities for Persons with AIDS (HOPWA) Program; and

WHEREAS, the Mayor has proposed a 2025 Annual Action Plan (AAP) to the Consolidated Plan; and

WHEREAS, a draft of the 2025 AAP was developed alongside the 2025 City Budget, with input from a number of publicly vetted needs assessments and policy documents, and the AAP was available for public review and comment for 30 days prior to a public hearing in December 2024 and will be available for public comment again in July 2025; and

WHEREAS, Ordinance 127156 adopted the City's 2025 Annual Budget based upon assumptions developed in

2024 about CDBG, HOME, ESG, and HOPWA grant amounts from HUD; and

WHEREAS, the actual 2025 grant amounts from HUD differ from those assumptions; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Seattle City Council adopts the 2025 Annual Action Plan (AAP) to the 2024 - 2028 Consolidated Plan for Housing and Community Development, attached to this ordinance as Attachment 1.

Section 2. The Mayor and the Director of Human Services (“Director”) or their designees are authorized to: submit the adopted AAP together with any necessary supplementary material, to the United States Department of Housing and Urban Development (HUD) as the application by the City for financial assistance under certain HUD programs; represent the City in seeking HUD approval of the AAP; make and submit to HUD such modifications to the AAP as HUD may require, provided that no substantial policy changes are involved; and sign and deliver on behalf of the City such assurances and certifications as may be necessary to obtain HUD approval. The Director or Director’s designee is authorized to make such technical and conforming changes to the AAP as may be deemed reasonably necessary, and to amend the AAP, if necessary or appropriate under federal regulations, to reflect funding of specific activities, final appropriations in any Adopted Budget or amendments to an Adopted Budget, or changes in activities that are consistent with the policies and priorities established in the City’s 2024 - 2028 Consolidated Plan for Housing and Community Development (“Consolidated Plan”). Any substantial amendment as defined by the Citizen Participation Plan of the Consolidated Plan shall require approval by the Council by ordinance or resolution.

Section 3. The allocations set forth in the AAP do not constitute appropriations and are not final decisions to undertake any project or to award any subgrant or contract. The authority of the respective City departments and offices to implement the activities set forth in the AAP is subject to sufficient appropriations in the City of Seattle 2025 Budget, as amended by this ordinance or in any separate ordinance. Implementation of any specific project or program is also subject to a final determination by the appropriate office or department after completion of any necessary review under environmental and related laws. No part of any AAP is

intended to confer any legal rights or entitlements on any persons, groups, or entities.

Section 4. The Mayor or the Mayor's designee is authorized to execute, deliver, and perform for and on behalf of The City of Seattle such agreements as are reasonably necessary to accept financial assistance from HUD for the following grant programs up to the maximum amounts listed below:

Grant Program	Amount
Community Development Block Grant (CDBG)	\$8,917,476
Housing Opportunities for Persons with AIDS (HOPWA)	\$3,754,246
Emergency Solutions Grant (ESG)	\$795,737
HOME Investment Partnerships (HOME)	\$2,854,823

CDBG funds, when received, shall be deposited into the Human Services Fund (16200), Low-Income Housing Fund (16400), Office of Housing Fund (16600), General Fund (00100), and Park and Recreation Fund (10200).

HOME funds, when received, shall be deposited into the Low-Income Housing Fund (16400). HOPWA and ESG funds, when received, shall be deposited into the Human Services Fund (16200). The Mayor or the Mayor's designee is authorized to execute and deliver such other documents relating to the agreements as may be required.

Section 5. Contingent upon the execution of grant or other funding agreements and receipt of the funds authorized in Section 4 of this ordinance, the appropriations in the 2025 Budget for the following items are increased from the funds shown, as follows:

Item	Department	Fund	Budget Summary Level/BCL Code	Amount
5.1	Human Services Department	Human Services Fund (16200)	Supporting Affordability and Livability (16200-BO-HS-H1000)	\$81,137
Total				\$81,137

Unspent funds so appropriated shall carry forward to subsequent fiscal years until they are exhausted or abandoned by ordinance.

Section 6. The appropriations for the following items in the 2025 Adopted Budget are reduced from the funds shown, as follows:

Item	Department	Fund	Budget Summary Level/BCL Code	Amount
6.1	Human Services Department	Human Services Fund (16200)	Supporting Affordability and Livability (16200-BO-HS-H1000)	(\$134,283)
6.2	Human Services Department	Human Services Fund (16200)	Addressing Homelessness (16200-BO-HS-H3000)	(\$131,076)
6.3	Executive (Office of Housing)	Low Income Housing Fund (16400)	Multifamily Housing (16400-BO-HU-3000)	(\$114,862)
Total				(\$380,221)

Section 7. Execution of the agreements authorized in Section 4 of this ordinance, and any other act consistent with the authority of the ordinance and taken prior to its effective date, is ratified and confirmed.

Section 8. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2025, and signed by
me in open session in authentication of its passage this _____ day of _____, 2025.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2025.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2025.

Scheereen Dedman, City Clerk

(Seal)

Attachments:

Attachment 1 - 2025 Annual Action Plan

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Seattle coordinates HUD’s Consolidated Plan funds with other City resources such as our General Fund, Families, Education, Preschool and Promise Levy, Housing Levy, federal McKinney-Vento funds, and Real Estate Excise Tax (REET) to provide for human services, affordable housing, and community and economic development. Not all the needs identified in the Consolidated Plan are addressed with HUD funds. How each fund source is used depends upon the various restrictions and regulations covering the funds and the most efficient and effective mix of funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	8,917,476	605,462	13,802,432	23,325,370	26,752,428	Revenue projections for remainder of ConPlan, assume consistent allocations throughout Five-Year Plan.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,854,823	0	0	2,854,823	8,564,469	Revenue projections for remainder of ConPlan, assume consistent allocations throughout Five-Year Plan.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	3,754,246	0	0	3,754,246	11,262,738	Revenue projections for remainder of ConPlan, assume consistent allocations across three-year grant period of HOPWA awards.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	795,737	0	0	795,737	2,387,211	Revenue projections for remainder of ConPlan, assume consistent allocations across two-year grant period of ESG awards.

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

OH: Federal funds are leveraged in multiple ways: City of Seattle Housing Levy (2017-2023): Authorized in 2016, the Seattle Housing Levy (Levy) authorizes an estimated \$290 million to provide, produce, and/or preserve affordable housing and assist low-income Seattle residents. The Levy funds five programs: 1) Rental Production and Preservation, 2) Operating and Maintenance, 3) Homeownership, 4) Acquisition and Preservation,

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and 5) Homeless Prevention and Housing Stability Services. In total, approximately \$41 million in annual funding is available to implement these programs. CDBG funds are used to support Home Repair for low-income homeowners. HOME entitlement funds support a range of acquisition and rehabilitation of rental multi-family housing.

MF Rental and Home Repair Programs leverages other local funding including the City's Incentive Zoning Program, Mandatory Housing Affordability Program, repaid loans from investments of prior City levies, investment earnings, and City surplus property sales. Since 2020, local City revenue for housing also included the Real Estate Excise Tax, which is available for housing purposes between the years of 2020 and 2025, and the Local Option Bond, which is allowable beginning in 2020 due to a State legislative change.

Some HOME and CDBG funds leverage King County DCHS funding, estimated at approximately \$1.5 million in Vets and Human Services Levy and Document Recording Fee funding, in addition to approximately \$6 million in Transit Oriented Development bonding authority. In addition, State Housing Trust Fund, with approximately \$10 million towards Seattle projects and the Low-Income Housing Tax Credits and private debt will be used. To meet match requirements for HOME, the City of Seattle tracks and reports on Yield Foregone.

HSD: The 2025 Adopted Budget includes Mayoral Priorities to make new investments in four of the Mayor's priority spending areas: public safety, housing and homelessness, health, and thriving communities. The budget makes significant new investments in each of these categories. The City invests \$191.4 million in homelessness and continues the City's investments in the King County Regional Homelessness Authority (KCRHA) as it enters its third full year of operations. Of the City-wide total, \$138.9 million is allocated to the Human Services Department in 2025 for homeless outreach, shelter, services, and administration representing a 13% increase compared to 2024. Approximately \$109.4 million (79%) of the amount proposed for HSD will be transferred to the KCRHA.

OIRA: The high community interest and demand for this service, and the continuing success of the Ready to Work model led to consolidating two additional classes in economic distressed zip codes under CDBG funding in 2021. In 2025, CDBG funding increased to \$700,000 in response to continuing demand for services.

SCC: The \$808,000 CDBG funds received by the Seattle Conservation Corps (SCC), Parks Department, are leveraged by a contract for \$1.4 million with Seattle Public Utilities and an additional \$1.2 million in General Funds. Between these funding sources, the SCC is able to provide social services such as housing support, education, and job training to its employees, who in turn provide the labor force for completing our Capital Improvement Projects.

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If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Seattle considers many strategies to address homelessness, including considering public land. Previous strategies used include siting emergency shelters or sanctioned encampments on public land/buildings. The City has also used strategies of selling land/buildings to finance new shelter beds or housing.

SCL properties: Seattle City Light has transferred two City-light owned properties at no cost to non-profit developers for the creation of permanently affordable homes. All homes created will be available to first-time, low-income homebuyers at or below 80% AMI. One site will be transferred to Habitat for Humanity for the creation of 7 townhomes along with a \$720,000 funding award from the Office of Housing. The other site will be transferred to Homestead Community Land Trust along with a \$1.5 million funding award from the Office of Housing.

Discussion

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Services and Prevent Homelessness	2024	2028	Homeless		Assist Homeless Persons & Persons with Mental Health Support Services that Provide Stability	CDBG: \$3,178,870 ESG: 795,737	Tenant-based rental assistance / Rapid Rehousing: 68 Households Assisted Homeless Person Overnight Shelter: 982 Persons Assisted
2	Mental Health and Substance Disorder (Opioid Epi.)	2024	2028	Non-Housing Community Development		Assist Homeless Persons & Persons with Mental Health Support Services that Provide Stability	CDBG: \$13,506,720	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3750 Persons Assisted
3	Equity in Infrastructure and Recreation Opp	2024	2028	Non-Housing Community Development		Invest in Underserved Areas	CDBG: \$2,830,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 450000 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase Eco Dev and Job Opps for LMI people	2024	2028	Non-Housing Community Development		Invest in Underserved Areas	CDBG: \$700,000	Public service activities other than Low/Moderate Income 220 individuals in Return to Work (OIRA_ Jobs created/retained: 9 Jobs OED
5	Increase Affordable Housing Options for LMI	2024	2028	Affordable Housing		Affordable Housing Opportunities Retain Affordable Housing Stock Invest in Underserved Areas	CDBG: \$766,338 HOPWA: \$3,754,246 HOME: \$2,854,823	Rental units rehabilitated: 25 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 174 Households Assisted Homelessness Prevention: 114 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Services and Prevent Homelessness
	Goal Description	Services provided via subrecipient KCRHA in 2025.

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2	Goal Name	Mental Health and Substance Disorder (Opioid Epi.)
	Goal Description	In the first 2-3 years of the 2024-2028 Consolidated Plan, the City will support rehabilitation/construction of two facilities serving people who have overdosed or need treatment for opioid/fentanyl and other addiction and mental health needs.
3	Goal Name	Equity in Infrastructure and Recreation Opp
	Goal Description	CDBG funds will support an RFP in 2025 open to community-based facilities improvements, and Parks & Recreation ADA upgrades construction projects.
4	Goal Name	Increase Eco Dev and Job Opps for LMI people
	Goal Description	CDBG funds support OIRA Return to Work programs and tenant-based commercial rehabilitation projects for LMI job creation.
5	Goal Name	Increase Affordable Housing Options for LMI
	Goal Description	The City invests in several programs that support the goal of increasing affordable housing options for LMI households. Federal funds support both minor and major home repair for homeowners, and construction, acquisition and/or rehabilitation of multi-family housing. In addition, HOPWA funds are used for tenant-based rent assistance to prevent people who are housed from becoming homeless. The performance indicators below reflect this range of programs.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The City operates on a modified-biennial budget cycle, and this year the Mayor is proposing two one-year spending proposals. The proposed budget for 2025 includes approximately \$8.3 billion in appropriations overall, including \$1.9 billion in General Fund and \$520 million in JumpStart Payroll Expense Tax (payroll tax). In the 2024 Adopted Budget, the City's General Fund – the most flexible funding source – estimated a looming projected 2025 deficit of \$251 million or about 15 percent. The projected deficit was due to a number of factors, including General Fund revenues growing slower than the rate of growth for general government costs, the end of significant one-time federal Covid relief grants, and a plan to begin using all of the Payroll Expense Tax revenues to pay for restricted purposes rather than for ongoing general government purposes.

This annual action plan is developed in the context of the City of Seattle's overall budget of \$8.3 billion (2025 Proposed Budget). Given all available resources and needs, the City has determined that these proposed uses of Consolidated Plan funds give us the greatest opportunity to achieve the City's goals, meet its responsibilities, and address the needs of low- and moderate-income residents. CDBG funded public services projects, and projects funded with ESG and HOPWA, have been or will be reviewed and selected via competitive "requests for investments" processes to ensure that the proposed services lead to the positive client outcomes.

Projects

#	Project Name
1	HSD 2025 CDBG Administration and Planning
2	Homeless Services (KCHRA Subrecipient grants)
3	Homeless Services (KCRHA admin)
4	ESG25 Seattle
5	2025: City of Seattle WAH23F001 (SEA)
6	Community Facilities and Improvements RFP
7	2025 Family Works Food Bank rehab
8	2025 ReWA Childcare facility rehab
9	Minor Home Repair (HSD)
10	Home Repair Revolving Loan Program (OH)
11	2024 OH CDBG Admin & Planning
12	OH 2025 HOME Admin
13	OH 2025 HOME entitlement
14	OIRA ESL for Work (Ready to Work)
15	Parks Seattle Conservation Corp. Parks Upgrades

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#	Project Name
16	2025 Opioid/fentanyl DESC ORCA facility
17	2025 Opioid/fentanyl Evergreen Treatment Services facility

Table 3 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

These allocations are based on needs analyses, the availability of other funds targeted to various needs, the purpose of the Consolidated Plan funds, and the availability of City General Funds to meet a wide variety of needs. Should HUD revenues (either annual allocation or program income) exceed the planned amount, the additional resources shall be allocated in accordance with these funding guidelines.

- Prioritizes CDBG funds to address rehabilitation and construction of two facilities serving people who have overdosed or need treatment for opioid/fentanyl. CDBG will also be used to address site contamination clean up and remediation (under a new activity) before construction of the new Evergreen Treatment Services Opioid/Fentanyl facility.
- Maximize use of funds for public services to the extent prudent to address gaps in funding for services for homeless persons (such as emergency shelter and day / hygiene services) and other low- and moderate-income households.
- Increase funding for those physical development activities (housing, community facilities, parks, economic development) that do not require on-going annual funding. To the extent possible, the City shall avoid development of a CDBG operating expense base that cannot be sustained if the federal government fails to maintain future CDBG funding at the current levels. Should HUD revenues come in lower than planned, the City will continue its policy that the priority for managing decreases in CDBG resources will, to the extent possible, be to reduce funding allocations in physical development and/or administrative activities and not in public services.
- Comply with expenditure cap limitations on public services and planning and administration.
- The Federal Grants Manager shall work with affected City programs in identifying and capturing prior year CDBG under-expenditures. If increases are not substantial or significant enough to enhance or fund an activity, funds may be placed in contingency for programming late in the year or in the next program year. If a local "urgent needs" event and/or a state or federally declared disaster occurs, federal grant funds which are allocated but not yet distributed and expended may be reprogrammed to address otherwise HUD eligible activities that address the disaster conditions. Such a response would not be treated as a Substantial Amendment to this Plan but would be handled according to the Citizen Participation Plan adopted as part of this Consolidated Plan (see attachments). See AP-90 for applicability of the Residential Anti-displacement and Relocation Assistance Plan (RARAP).

AP-38 Project Summary

Project Summary Information1	Project Name	HSD 2025 CDBG Administration and Planning
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$1,577,009
	Description	Provide internal staffing capacity to manage and administer the CDBG program and oversight of all Consolidated Plan funds, and to review eligibility and monitor labor standards, and environmental compliance adequately and effectively. Ensure programmatic compliance with applicable federal regulation. Maintain data integrity of IDIS data. Development annual action plans, CAPER and updates; research into related issues, including fair housing, homeless response, and other topics related to homeless and low- and moderate-income persons and families. Provide CDBG program for indirect administration support of program operations, including executive leadership, communications, payroll / human resources, information technology, and accounts payable / budget management services. Charges consistent with approved indirect cost allocation plan. The funding will include \$1,364,518 (GY25), \$214,400 (GY24), \$91 (GY18)
	Target Date	December 31, 2025

	Estimate the number and type of families that will benefit from the proposed activities	<p>The Consolidated Plan funds are used to benefit the 755,078 residents of the City of Seattle (2023 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey). A low-income household in Seattle is one that makes less than 80% of AMI. Seattle's AMI is approximately \$116,068. According to Seattle Housing Authority, a household of one making \$77,700 or less is considered low-income. The national median income is \$74,750 as of April 2024.</p> <p>Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts.</p>
	Location Description	City-wide
	Planned Activities	<p>Provide internal staffing capacity to manage and administer the CDBG program and oversight of all Consolidated Plan funds, and to review eligibility and monitor labor standards, and environmental compliance adequately and effectively. Ensure programmatic compliance with applicable federal regulation. Maintain data integrity of IDIS data. Development annual action plans, CAPER and updates; research into related issues, including fair housing, homeless response, and other topics related to homeless and low- and moderate-income persons and families. Provide CDBG program for indirect administration support of program operations, including executive leadership, communications, payroll / human resources, information technology, and accounts payable / budget management services. Charges consistent with approved indirect cost allocation plan.</p>

2	Project Name	Homeless Services (KCHRA))
	Target Area	
	Goals Supported	Increase Services and Prevent Homelessness
	Needs Addressed	Assist Homeless Persons & Persons with Mental Health Issues
	Funding	CDBG: \$3,154,270
	Description	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. Approximately 320 persons assisted annually.
	Location Description	City-wide
3	Planned Activities	Provide emergency shelter operations and case management to move people to permanent housing via two subrecipient agreements. These funds will be administered by King County Regional Homeless Authority as a subrecipient of the City.
	Project Name	Homeless Services (KCRHA admin)
	Target Area	
	Goals Supported	Increase Services and Prevent Homelessness
	Needs Addressed	Assist Homeless Persons & Persons with Mental Heal
	Funding	CDBG: \$24,600
	Description	Starting in 2022, King County Regional Homeless Authority is the City's CoC and responsible for homelessness response. These funds will be used by KCHRA to support the City's development of consolidated plans and other CDBG related administrative activities.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Support the administrative obligations of King County Regional Homeless Authority as a subrecipient of CDBG funds and as a participant in the consolidated planning process.
4	Project Name	ESG25 Seattle
	Target Area	
	Goals Supported	Increase Services and Prevent Homelessness
	Needs Addressed	Assist Homeless Persons & Persons with Mental Health
	Funding	ESG: \$795,737
	Description	Programs and activities provided through KCRHA; programs are specifically intended to benefit low- and moderate-income and homeless persons and families, within a two-year period of performance 2024-2026.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. Approximately 400 individuals will benefit from the ESG funding annually. Includes \$59,680 in grantee admin funds.
	Location Description	City--wide

	Planned Activities	The 2025 ESG allocation will be used to fund operations at two shelter sites and fund a Rapid Re-Housing program for families. The amount of funds going to emergency shelter will not exceed the amount spent on emergency services in 2010 and no more than 7.5% of the 2024 allocation will be used for administration. These funds will be administered by King County Regional Homelessness Authority as a subrecipient of the City. ESG funds currently support the YWCA (as a sub-awardee of KCRHA) for rapid-re-housing and enhanced shelter at two locations.
5	Project Name	2025: City of Seattle WAH25F001 (SEA)
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Support Services that Provide Stability
	Funding	HOPWA: \$3,754,246
	Description	City of Seattle grantee admin costs
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Low and moderate-income and persons and families. Approximately 200 households will benefit from the HOPWA housing assistance funding.
	Location Description	City-wide (Joint agreement for service to King and Snohomish counties)
	Planned Activities	Provide funding for housing stabilization including Tenant based Rent Assistance (TBRA) and Short-Term Rent, Mortgage, and Utility (STRMU) assistance, and Permanent Housing Placement along with Supportive Services for employment. The City plans to continue HOPWA grants, but HOPWA-HIFA will end as of 2/28/2025.
6	Project Name	Community Facilities and Improvements
	Target Area	City-wide
	Goals Supported	Equity in Infrastructure and Recreation Opp

	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$0
	Description	Funds are used to support eligible capital facilities improvements for non-profit organizations City-wide. In 2025 this funding was re-prioritized for the Evergreen Treatment Services Opioid/Fentanyl Facility.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Due to staffing capital staffing capacity limitations the city prioritized the Evergreen Treatment Services Opioid/Fentanyl Facility.
7	Project Name	FamilyWorks food bank rehab
	Target Area	
	Goals Supported	Equity in Infrastructure and Recreation Opp
	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$1,000,000 (GY20)
	Description	Funds are used to support eligible capital facilities improvements for non-profit organizations City-wide.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	FamilyWorks food bank anticipates serving approximately 4,500 Households.
	Location Description	City-wide
	Planned Activities	
8	Project Name	ReWA Childcare Facility improvements
	Target Area	

	Goals Supported	Equity in Infrastructure and Recreation Opp
	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$1,000,000 (GY22)
	Description	Funds are used to support eligible capital facilities improvements for non-profit organizations City-wide.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	To address a 2022 Council Statement of Legislative Intent (SLI) provide community facility rehab to increase available childcare slots for LMI households.
9	Project Name	Minor Home Repair (HSD)
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Maintain Housing Stability
	Funding	CDBG: \$766,338
	Description	HSD administers the program which addresses smaller repair needs for LMI senior and people with disabilities who own homes in Seattle to provide housing stability. The funding will include \$167,187 (GY25), and \$599,151 (GY24)
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	<p>Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income seniors and younger disabled adults. These persons are disproportionately underserved and from communities of color.</p> <p>Sound Generations reported shifts in the unique needs and demographics of clients in the Seattle area. Almost 90% of clients fell below 50% of median income and more in that income bracket every year. Increasing numbers of young families apply to the program. Clients have a high volume of needs and to keep them safe in their homes the program provides more services per client.</p> <p>In 2025, Minor Home Repair anticipates serving 500 clients. Top priorities are working with local senior centers to connect directly with new clients and to build relationships with community partners to collaborate on connecting to more young families that may benefit from services.</p>
	Location Description	City-wide
	Planned Activities	Provide minor home repairs to qualifying low- and moderate- income homeowners for safety and health-related repairs to their homes via sub-recipient service provider.
10	Project Name	Home Repair Revolving Loan Program (OH)
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Maintain Housing Stability
	Funding	CDBG: \$605,462
	Description	Provide major home repair financial assistance to qualifying low- and moderate-income homeowners, to help them maintain their homes so that they can continue to live there. In 2025, funding will be provided from program income in the Revolving Loan Fund (RLF).
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 homeowners will receive financial assistance for major home repair. Assisted households typically include seniors and others on low, fixed incomes. The Home Repair Loan Program helps prevent displacement of low-income homeowners by helping them remain safely in their homes. Homeowners of color are more likely than their white counterparts to be severely cost burdened, meaning that they pay more than 50% of their income towards housing. Therefore, homeowners of color may be more likely to not have access to resources needed for critical home repairs like roof replacements or side sewers
	Location Description	City-wide
	Planned Activities	Financial assistance in the form of loans to qualifying homeowners. Program development, financial management, and data reporting activities in support of the Home Repair Program.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Six households of color, or other historically disadvantaged Seattle residents will benefit from the proposed activities.
	Location Description	City-wide
	Planned Activities	This project will continue to provide direct assistance to low and moderate-income (LMI) households to purchase existing homes, to the extent there are funds available in this Revolving Loan Fund (RLF) It is the goal of the City Homebuyer Assistance Program to create access to housing stability and wealth building through provide access to affordable homeownership for LMI households in Seattle. 2024 funding will come from program income via the Revolving Loan Fund (RLF).
11	Project Name	2025 OH CDBG Admin & Planning
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Affordable Housing Opportunities
	Funding	CDBG: \$160,972

	Description	Support OH staff costs associated with CDBG program planning and contracted services for the Home Repair program.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	20 homeowners
	Location Description	City-wide
	Planned Activities	Planning activities related to the administration of the Home Repair loan program.
12	Project Name	OH, HOME Admin
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Affordable Housing Opportunities
	Funding	HOME: \$220,000
	Description	Funding supports grants management and administration of HOME federal funds.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Funding supports grants management and administration of HOME federal funds.
13	Project Name	OH 2025 HOME entitlement
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Affordable Housing Opportunities
	Funding	HOME: \$2,634,823
	Description	Funding supports increase in affordable housing city-wide. Baseline 2024 allocation is \$2,649,684.53

	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Funded projects will serve low-income households, including formerly homeless households, for 50 years or more. These are households with incomes at or below 60% of AMI who are disproportionately people of color and disproportionately cost burdened. These households also include other protected classes, such as seniors and people with disabilities who are living on low, fixed incomes. Housing will be affirmatively marketed to ensure access by disadvantaged groups. Homeless housing will serve households assessed and referred through in the Continuum of Care's coordinated entry. Anticipate 22 units of rental housing constructed.
	Location Description	City-wide
	Planned Activities	This year's allocation of HOME funds will likely go towards the production of approximately 20 units of rental housing, some of which may be developed by a CHDO. The CDBG funds will be used, with other funds, for capital financing related to construction, acquisition, and rehabilitation of affordable rental housing for low-income households.
14	Project Name	OIRA ESL for Work (Ready to Work)
	Target Area	
	Goals Supported	Increase Eco Dev and Job Opps for LMI people
	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$700,000 (GY24)
	Description	Provide ESL, job skills training and placement for persons with limited English proficiency via a CBDO.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	The total number of families served is estimated to be 220 for 2025. Participants will be English language learners in need of stable employment and ongoing access to English language learning and digital literacy programs. Currently immigrant and refugee jobseekers who have low levels of English language proficiency succeed in college certificate, job training, and basic skills programs at a significantly lower rate than native - born English proficient individuals. The outcomes of this program will demonstrate course completion and educational advancement rates that exceed those of traditional college-based ESL programs
	Location Description	City-wide
	Planned Activities	Via a CBDO, and subcontracted community-based organizations, provide English language learning and digital literacy classes and employment services including outreach, learning assessments, classroom instruction, case management, educational and career planning, job placement and employer engagement to support the program.
15	Project Name	Parks Seattle Conservation Corp. Parks Upgrades
	Target Area	
	Goals Supported	Equity in Infrastructure and Recreation Opp
	Needs Addressed	Invest in Underserved Areas
	Funding	CDBG: \$830,000
	Description	Provide capital improvements, renovation and ADA improvements in neighborhood parks serving qualifying low and moderate-income neighborhoods. The funding will include \$808,000 (GY25), and \$22,000 (GY24).
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Park improvements occur in parks that serve low-income neighborhoods. The neighborhoods disproportionately serve people of color and other historically disadvantaged people. The residents within an approximate 1.5-mile radius of each park benefit from the improvements.

	Location Description	City-wide
	Planned Activities	Installation of up to 7 park improvements including but not limited to safety fencing, paths, ADA compliance, and improved landscaping.
16	Project Name	Downtown Emer Svc Ctr - ORCA facility rehab
	Target Area	City-Wide
	Goals Supported	Mental Health and Substance Disorder (Opioid Epi.)
	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$3,370,096
	Description	Based on a 2023 RFP, CDBG funds will support facility rehabilitation work for DESC's ORCA project. When complete the facility will serve LMI people recovering from opioid/fentanyl overdoses. Funding includes: \$217,821 (GY 20); \$2,224,815 (GY21), \$927,460 (GY22)
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated: 2,500 clients annually
	Location Description	Downtown Seattle location – with referral City-wide
17	Planned Activities	Facility will provide overdose recovery under medical supervision for individuals. Clients may stay up to 23 hours, under medical supervision with staff available to offer follow up support services.
	Project Name	Evergreen Treatment Services – Opioid/fentanyl Tx Facility
	Target Area	City-Wide.
	Goals Supported	Mental Health and Substance Disorder (Opioid Epi.)
	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$8,747,756

	Description	Based on a 2023 RFP, CDBG funds will support construction of a new medical facility for Evergreen Treatment Services. When complete, the facility will serve LMI people in need of medical treatment for substance use disorders including use of opioid/fentanyl. The funding will include \$3,237,929 (GY25), \$4,494,946 (GY23), \$1,014,881 (GY22),
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated: 1,250 clients annually
	Location Description	City-wide referrals
	Planned Activities	New facility will provide substance use disorder treatment services after rehabilitation is complete.
19	Project Name: Evergreen Treatment Services Opioid/Slum-Blight/Site contamination clean-up	Evergreen Treatment Services – Opioid/Slum-Blight Spot Basis/Site contamination clean-up
	Target Area	Spot Basis: National Objective is to eliminate existing Slum-Blight on a Spot Basis, not Slum-Blight Area, so there is no Target Area.
	Goals Supported	Cleanup of Contaminated Site
	Needs Addressed	Eliminate existing Slum-Blight on a Spot Basis
	Funding	CDBG \$1,388,868 (GY24)

	Description	<p>Eliminate existing slum-blight on a spot basis.</p> <p>Best practice is to conduct environmental cleanup between demolition of old facility and construction of planned new facility.</p> <p>Planned cleanup actions:</p> <ol style="list-style-type: none"> 1) Address existing sump in north basement of existing facility. During facility demolition, will remove contaminated soil. 2) Excavate 3 ½ inches deep of soil on contaminated north side of property. 3) Remove toxic solvents from contaminated soil. 4) Mitigate contamination in groundwater by injecting rounds of active cleanup chemicals into groundwater during demolition, then again after demolition is complete. 5) Construct chemical vapor barrier at foundation of new building. 6) Monitor results with goal of receiving a new Conditional No Further Actions Necessary Covenant on property from State Ecology Department.
	Target Date	12/31/2025
	CDBG Accomplishment Type = Public Facilities	1
	Location Description	City-wide referrals
	Planned Activities	Facility will provide substance use disorder treatment services after rehabilitation is complete.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

At present, the City is not implementing HUD designated geographic based priority areas such as NRSAs, Empowerment Zone or Brownfields. Allocations and program activities are funded City-wide in accordance with eligibility and program priorities set through sub-recipient departments policies

Geographic Distribution

Target Area	Percentage of Funds

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Office of Housing’s 2022 Notice of Funding Availability (NOFA) for the Multifamily Rental Housing Program was announced on July 29, 2022, and included approximately \$44 million for multifamily rental projects, which includes funds from the Housing Levy, other local and state sources as described here, along with federal funds.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	44
Special-Needs	174
Total	238

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	174
The Production of New Units	0
Rehab of Existing Units	42
Acquisition of Existing Units	22
Total	238

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The Office of Housing’s 2022 Notice of Funding Availability (NOFA) for the Multifamily Rental Housing Program was announced on July 29, 2022, and included approximately \$44 million for multifamily rental projects, which includes funds from the Housing Levy, other local and state sources as described here, along with federal funds. Affordable housing assistance programs implement many of the goals of the 2017 Assessment of Fair Housing and this Consolidated Plan by assisting people who are experiencing homelessness and other high needs groups, and by providing housing in areas with access to high opportunity and areas at high risk of displacement. Funding for rental housing production and preservation is awarded following the priorities and procedures adopted in OH’s Housing Funding Policies (link in PR-10 of the Consolidated Plan). The funding supports housing that will serve seniors and people with disabilities; low-wage workers and their families; and adults, families and youth/young adults experiencing homelessness, including chronically homeless people with disabilities. Housing is funded throughout the city, meeting fair housing goals to increase housing options in areas that afford

access to opportunity, as well as preserve and increase housing in areas where residents are at high risk of displacement. Rehabilitation funding is also available for existing low-income rental housing needing major systems upgrades to extend the life of buildings that serve extremely low-income residents. Funding for housing rehabilitation loans and grants is also made available following priorities and procedures in OH's Housing Funding Policies (see above). Assistance is available to low-income homeowners, including seniors on fixed income and other homeowners at risk of displacement. The program prioritizes repairs that address immediate health and safety issues and other urgent repairs that will result in increased cost and unhealthy living conditions if left unaddressed.

AP-60 Public Housing – 91.220(h)

Introduction

SHA is a public corporation which provides affordable housing to nearly 38,300 people through a variety of opportunities including SHA owned/managed units, subsidizing collaborative units operated by non-profit partners and tenant-based vouchers that provide subsidy to participants to rent in the private market. Over 34,000 of these residents live within the City of Seattle. About one-third of SHA's participants in Seattle are children and another one-third are seniors or adults with disabilities. Over 82 percent of households are at or below 30 percent of AMI, which is considered extremely low income. In addition, SHA serves about 14,300 seniors and/or disabled individuals, and over 11,000 children. Around 74 percent of residents are Black, Indigenous and other people of color (BIPOC) and over 55 languages are spoken by SHA residents.

Actions planned during the next year to address the needs to public housing

In 2025, SHA will continue to innovate and adopt practices and policies that can increase access to affordable housing for more households in Seattle. Housing in Seattle becomes more unaffordable to people with low incomes every year, particularly for BIPOC households who are disproportionately affected by the constant increases in the cost of living. SHA plays a critical role in helping low-income households find stable, safe and affordable housing while remaining in Seattle.

Specific interventions SHA will utilize in 2025 include:

- Monitoring and evaluating the Voucher Payment Standard throughout the year and, if needed, making adjustments to provide voucher holders with the buying power needed to have choice throughout the Seattle market.
- Supporting families with children to move to High Opportunity Areas through a combination of strategies including higher payment standards, tenant education and housing search support.
- Continuing to invest in projects under SHA's Buy-Up Program, which incentivizes partner developers to create more family sized (three bedrooms or more) units in Opportunity Areas.
- Launching a Reintegration Housing Pilot to support individuals reintegrating back into their communities after exiting a period of incarceration and their families.
- Constructing new and replacement units at Yesler, Jackson Park Village, Northgate and Holly Court/Red Brick, which will add hundreds of affordable units to SHA's housing stock.
- Hiring Resident Service Coordinators to help connect residents with supportive services, including behavioral health and aging in place support.

See Seattle Housing Authority's Operating Strategic Plan, 2025 Moving to Work Annual Plan and 2025 Annual Budget for SHA's proposed actions to address Seattle's public housing needs, all of which are publicly available at www.seattlehousing.org.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Residents play an active role at SHA. SHA Community Builders support residents in becoming involved in management, working with interested residents to form and sustain elected resident councils and issues specific work groups to collaborate with management on issues of common interest. In addition, most communities send representatives to the Low-Income Public Housing Joint Policy Advisory Committee (JPAC) and the Seattle Senior Housing JPAC, which SHA regularly consults on major policy issues, the Annual MTW Plan and the Annual Budget. Residents are also involved in planning for the use of HUD's Resident Participation Funds. Finally, SHA's Board of Commissioners has two resident Commissioners who provide valuable points of view in SHA's governance. SHA's JobLink program connects residents to employment, education and resources, putting more residents on a path toward increased economic self-sufficiency. For some participants, services include financial management workshops preparing them for homeownership.

Throughout 2023 and 2024, SHA undertook an intentionally anti-racist staff-led approach to creating a new 2025-2030 Strategic Plan. This process centered on shared leadership and inclusive decision-making. Input from residents, voucher participants and community members were integrally woven into the process and the final plan. The approach focused on identifying racism and other structural injustices and implementing equity at the individual, institutional and structural levels. The resulting Strategic Plan is unique among Public Housing Authorities. As the plan is implemented over the next five years, SHA will continue to take an equity-based approach in ensuring the goals and values embodied in the plan guide and shape all of SHA's policies and operations. SHA's 2025-2030 is publicly available at www.seattlehousing.org.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Seattle is not a troubled housing authority.

Discussion

While the need for safe, decent, affordable housing has always been greater than the supply, Seattle's income inequality gap is widening and the ability for people with low incomes to live in our city without additional support grows increasingly difficult. The majority of households SHA serves are comprised of seniors or people with disabilities who don't have a chance to earn higher incomes to cover increasing rents and other costs of living. Those who are able to work need stable, affordable housing, as well as access to quality low-cost childcare, job training and other services as well as access to living wage jobs so they can participate in the workforce, benefit from the City's economy and stand a chance of paying market rate rents without subsidy. Thus, in addition to providing affordable housing, SHA will continue to help residents access other services to ensure residents stay housed and Seattle remains a place for people of all income levels to live.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Seattle funds traditional street outreach services via KCRHA across several contracted service providers that have population and culturally specific focus. In addition, the City of Seattle's Unified Care Team incorporates an innovative outreach approach with behavioral health-trained outreach workers that identify unsheltered households camping in unsafe conditions and connect them to shelters or other safe spaces.

Addressing the emergency shelter and transitional housing needs of homeless persons

Both the City of Seattle and King County invested in hundreds of new shelter beds in 2019 and 2020, adding beds to existing facilities and repurposing spaces. Both the City and County continued to further shift to "enhanced" shelter models that offer 24/7 services, right of return, storage, hygiene, meals and amenities, with staffing support to quickly exit households to permanent housing and create space for inflow. The City continued to hold peer "learning circles" and targeted technical assistance to support grantee success. In 2020, the City worked with homeless service providers to de-intensify shelter spaces to reduce transmission of COVID-19. These changes will be maintained into 2023, and the focus will continue to be on refining the enhanced model and identifying potential new spaces to increase bed capacity as resources allow. In 2023, ESG-CV will continue to support existing and new emergency shelters with KCRHA coordination.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Several regional efforts are underway to help homeless households' transition to permanent housing:

- Providing staffing at crisis centers (shelters, day centers, regional access points) to provide coordinated

entry assessments, diversion, and housing support

- Expanding the Housing Connector, a public-private partnership engaging landlords in offering housing to households experiencing homelessness
- Shifting to a Dynamic Prioritization model in CE designed to move households to PH more quickly
- Adding employment and education connections and siting employment navigators sited (trained to create employment pathways) at each coordinated entry access point; Continuing weekly case conferencing to review by-name households by population type who are eligible for housing placement.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Seattle uses a vulnerability tool to identify households at highest risk of becoming homeless, then supports those households through culturally competent, effective homelessness prevention program. The City will continue to target prevention services toward households on the waitlist for Seattle Housing Authority housing choice vouchers and who are at high risk of homelessness. System partners are engaged regularly in homelessness response, and partners continue to focus attention on reducing system exits into homelessness. The CoC End Youth Homelessness Now! Campaign which, ended in 2020, actively engaged child welfare and other systems to focus on reducing exits into homelessness. These system partners will continue to be involved in the shift to the new King County Regional Homelessness Authority throughout 2023. Also, in 2023, OPCD's EDI allocations will continue to prioritize CDBG funding for qualifying projects in high risk of displacement neighborhoods.

Discussion

Seattle Housing Authority serves more than 18,000 households. From 2019-2023 more than 60% of new households admitted into SHA's subsidized housing programs were homeless. Additionally, about 83% of all households served are extremely low-income at 30% or less of area median income. Without housing supports, many of these families and individuals could be at risk of homelessness. Specific housing supports are also targeted to individuals and families experiencing homelessness. For example, 18% of SHA's housing capacity is designated for previously homeless households, including 2,394 vouchers supporting permanent supportive housing in partnership with local government and community nonprofits.

SHA is a major partner in efforts to end homelessness in Seattle. SHA contributed 400 vouchers in the 2023 Seattle Housing Levy targeted at those who are chronically unhoused. In addition, 349 vouchers

were committed to the City of Seattle’s 2016 Housing Levy projects, 305 vouchers are dedicated to non-elderly adults with disabilities who are homeless or at risk of homelessness and 669 Veterans Affairs Supportive Housing vouchers are designated for homeless veterans and their families.

Seattle Housing Authority believes in keeping people stably housed, working with residents and service providers to be flexible and supportive. The agency recognizes that residents may have few, if any, other options for stable affordable housing and staff strive to work with residents to remain housed. SHA meets residents where they are and works with them to be successful in housing while still holding them accountable and being mindful of impacts on the health and safety of the community. This is done by investing in services in partnership with community-based organizations that provide case management, wellness and physical and behavioral health services. SHA also invests in adult education, employment and asset-building programs.

AP-70 HOPWA Goals– 91.220 (I)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	114
Tenant-based rental assistance	174
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	288

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

As part of the City's One Seattle Comprehensive Plan update, the City is conducting an Environmental Impact Statement (EIS). The EIS provides the City, public, and other agencies with environmental information to be considered in the decision-making process. An EIS is required under the State Environmental Policy Act (SEPA) (RCW 43.21C) for many large projects. An EIS describes:

- existing conditions in the City.
- proposed actions and alternatives (e.g., new policies and growth strategies).
- adverse environmental impacts that may occur;
- mitigation measures to reduce or eliminate adverse impacts; and
- potential significant, unavoidable, and adverse impacts.

The EIS focuses on identifying and avoiding adverse impacts and can also identify potential beneficial outcomes. The EIS evaluation and mitigation measures will help inform the development of the One Seattle Plan.

An EIS is required to identify and analyze alternative approaches to meeting the goals of a proposal. In the case of comprehensive plans, these EIS alternatives represent different growth strategies that describe the types and location of new homes and jobs that are anticipated during a 20-year planning period (2024–2044). Alternatives should represent a diverse range of options that can highlight the impacts of different potential policy choices. The alternatives should be broad enough that the final preferred alternative, which is included in the final plan, will fall within the range of the alternatives studied in the EIS.

Extensive community engagement and feedback are part of developing the EIS. Not surprisingly, there is a high interest in how the City is going to address affordable housing and growth impacts. Many comments focused on the pros and cons of adding significant capacity for new housing. Comments supporting more housing in more locations tended to focus on the importance of:

- Reducing the cost of housing.
- Addressing the exclusivity of many neighborhoods by creating new, lower-cost housing options.
- Increasing the diversity of housing options.
- Reducing displacement by reducing housing costs and creating more housing options.
- Creating more space for affordable housing projects.
- Reducing greenhouse gas emissions by allowing people to locate in areas near transit, jobs,

- shops, and services.
- Reducing regional sprawl.

For more detail, see the full One Seattle EIS Scoping Report.

(<https://www.seattle.gov/documents/Departments/OPCD/SeattlePlan/OneSeattlePlanEISScopingReport.pdf>)

Segregation: Seattle reflects historic patterns of racial and ethnic segregation with white households living in the north of Seattle and concentrations of people of color in the south of Seattle. Since the 1990 Census Seattle became more racially diverse as more people move to Seattle. Comparing neighborhoods, integration increased especially in areas where multifamily housing exists. Between 2010 and 2020, the city’s population of people of color grew by 46%, more than three times as fast as the prior decade.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Environmental Impact Statement (EIS) offers six alternative strategies to address housing, economic, environmental, and livability aspects of growth management. Community engagement included feedback on which alternative creates preferred outcomes. For example:

Many comments expressed support for an “Alternative 6” that would create more opportunities for new housing than Alternative 5. While different groups and individuals had different ideas about what an Alternative 6 might include, they tended to include:

- Allowing more high-rise towers in existing urban centers and villages.
- Allowing more space for apartments and condominiums near transit and parks.
- Allowing a diversity of housing types including cottage housing and small apartments and condominiums in all Neighborhood Residential zones.

The One Seattle Update will deal with a wide variety of land use, zoning, and public policy that impact barriers to affordable housing.

Discussion:

Staff in the Federal Grants Management Unit are involved in the phases of development of the One Seattle Comprehensive Plan Update. We will continue to integrate changes in City policies that impact low- and moderate-income households directly to inform future allocation priorities.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City's EDI funds (including CDBG) target areas that have historically been under-invested in and have significant disparities in positive outcomes for residents compared to more affluent areas of the City. In addition, the City plans several actions, completed or underway which have been informed by underserved homeless communities, including:

- The LGBTQ work plan was developed and implemented by the LGBTQ+ work group, which is comprised of individuals from Ingersoll Gender Center, the Pride Foundation, Seattle's LGBTQ Commission, SOCR, and HSD. Developed and launched in 2019, the plan set out to promote safe shelter for trans and non-binary people. Ingersoll Gender Center facilitated focus groups, and the information gathered was used to develop a LGBTQ+ cultural competency training for shelter providers. Angeline's Women's Shelter was the first provider to receive the training. Continuing work on this project is on hold. Funding for Ingersoll Gender Center was used from performance pay underspend-a source of funding that is no longer available due to the COVID-19 crisis.
- Continued community engagement, partnerships, data analysis, and contract language for inclusive sheltering for all gender identities are bodies of work slated to move over to KCRHA.
- The City of Seattle received technical assistance from Native-serving organizations on how to best support service providers serving American Indian/Alaska Natives
- In supportive housing buildings, the City is coordinating to have the same case managers in each building, creating increased trust, referrals and service utilization and decreasing hospitalization and evictions
- The City is working with the Seattle Housing Authority to identify stability needs and reduce evictions among households receiving Housing Choice Vouchers

Actions planned to foster and maintain affordable housing

Please see section PR-10, PR-15, and the Needs Assessment and Market Analysis elements of the 2024-2028 Consolidated Plan for detailed analysis and links to work plans that address Seattle's on-going commitment to foster and maintain affordable housing. Or visit the City Office of Housing website at

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

Actions planned to reduce lead-based paint hazards

Please refer to SP-65 of Consolidated Plan for details on the scope of LBP hazard in Seattle's housing stock and for actions planned by the City Office of Housing, the Seattle Housing Authority and during our environmental reviews of federally funded capital project for LBP removal.

Actions planned to reduce the number of poverty-level families

Please refer to the Consolidated Plan, SP-70, for the City's antipoverty approach to the needs of vulnerable populations, homeless and economic equity issues for all communities in Seattle including poverty-level families in general. For example, the Office of Immigrant and Refugee Assistance ESL for Work RTW program participants obtain stable employment and continue the ESL studies leading to more family economic stability. Emphasis is on referral and placement for clients in ongoing community based social and other services for which participants are eligible. In addition, the City's Equitable Development Initiative's project selection criteria emphasize actions that support economic mobility for people living in underinvestment areas of the City as part of an effort to lift communities out of poverty. In addition, OED's business technical assistance and business financing support for low-income small business owners helps to reduce the number of families in poverty, by supporting those owners to be more successful in managing their business. OED's CDBG funded Business Stabilization Fund program prioritizes making investments in small businesses dealing with commercial affordability and displacement issues.

Actions planned to develop institutional structure

Please refer to SP-40 in the 2024-2028 Consolidated Plan for a description and issues regarding development of institutional structure to carry-out the work of the federal grant activities funded by the City of Seattle.

Actions planned to enhance coordination between public and private housing and social service agencies

Please refer to Consolidated Plan PR-10 and AP-10 in this report for previously provided answers to a similar question. In addition, the City's Human Services Department, the Office of Housing and Seattle Housing Authority have consistent interaction, project teams, and collaboration on RFPs, contracting, monitoring and joint reporting which sustains the commitment to our coordination.

For example, City of Seattle helped set up Housing Connector, a public-private partnership where landlords offer housing to households experiencing homelessness, and service providers deliver time limited services those households. In 2022, the City of Seattle transferred the Housing Connector

contract to KCRHA.

The Office for Economic Development collaborates with the Office of Housing to include commercial space geared towards low-income small business owners and nonprofit organizations serving the community where low-income housing development investment are made by the City.

Discussion:

The City encourages HUD staff to take the Consolidated Plan as written, in its entirety with reference to multiple other major plans, as substantial evidence of a broad range of approaches, funding priorities, leveraged activities, and system efficiency toward the federally mandated goals of the CDBG/HOME/HOPWA/ESG/CoC-McKinney and all state and local funds represented in our investments. We seek to plan for all needs, seek out the high priority and eligible activities for federal funding and make that part of the "whole cloth" overall outcomes and investments the City tries to accomplish. We encourage many City departments, the Mayor's Office and Councilmembers, City Budget Office, Seattle Housing Authority and stakeholder entities and beneficiaries to see this as the City's Consolidated Plan for federal HUD grants in the context of all other plan priorities and resource management.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other forms of investment are contemplated for the use of the HOME funds except as identified in 92.205.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used

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2025

for homebuyer activities as required in 92.254, is as follows:

US Department of Housing and Urban Development rules limit the maximum eligible sales price for HOME-assisted ownership housing to \$430,000 for homes in Seattle. In Seattle's high-cost market, there is extremely limited inventory available for income-eligible buyers. The City could request a waiver to increase the maximum sales price based on a market study reflecting the higher median sales price; however, HUD requires this study to be updated on an annual basis and the City cannot justify the costs at this time. Therefore, Seattle will use HOME funds solely for rental housing activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds See 24 CFR 92.254(a)(4) are as follows:

Seattle does not utilize HOME funds for homeownership projects. See above.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not have any plans to refinance existing debt secured by multifamily housing as described in the question, and therefore we do not have any refinancing guidelines for that activity.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that

limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

ESG is governed by the same requirements, priorities, and contract processes as other fund sources included in the City's Request for Proposal funding processes.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Seattle/King County Continuum of Care (CoC) has implemented a system wide coordinated entry and assessment system (CEA) for all population groups. Managed by King County, the system has been operational under a new platform since June of 2016. Five Regional Access Points (RAPs) with assigned geographic catchment areas covering Seattle and all of King County are the front door to the CoC Coordinated Entry (CE) system. Materials are available in 12 languages and interpreters are available & accessible. If households are unable to access a RAP, staff are deployed to meet them where accessible and have auxiliary aids and services for effective communication (e.g., Braille, audio, large type, assistive listening, sign language). RAPs are responsible for outreach within their region including designated outreach workers for hard-to-reach pops (i.e., unsheltered CH, YYA, veterans) who are trained to complete assessments in the field. Young Adults, Veterans, and Victims of Domestic Violence can also access CE at population-specific sites Access to homeless housing resources is prioritized based on vulnerability to ensure households who most need assistance can receive it in a timely and consistent manner. Recently shifted to a Dynamic Prioritization model designed to move households to permanent housing more quickly.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG funds in the past have been used by the City of Seattle as part of resources prioritized for homeless intervention services. Future sub-awards of ESG funding will be administered by KCRHA as allocated from the City of Seattle. KCRHA's awards will be governed by RFP processes available to all applicants, relying heavily on community based NPOs and open to faith-based organizations within the statutory limits of use of federal funds by these types of organizations. KCRHA facilitated an open and competitive funding process for homelessness services and support in 2022 and 2023 for a range of projects including Outreach & Engagement, Non-Congregate Shelter and Safe Parking programs. Funding recommendations reflected regional priorities such as person-centered service,

results/impact, and addressing racial disparities.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The current Seattle/King County Continuum of Care (CoC) includes King County plus cities such as Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline. The lead agency for the CoC is KCRHA, which convenes government, faith communities, non-profits, the business community and homeless and formerly homeless people working together to implement the Continuum of Care in King County. ESG funding decisions are coordinated with KCRHA and its Funders Group. For more information about KCRHA, please visit <http://kcrha.org>. KCRHA's mission is to unify and coordinate policy, funding and services for people experiencing homelessness across King County. It believes in centering those individuals who lived homelessness experience to guide homeless service investments and implementation.

5. Describe performance standards for evaluating ESG.

The City of Seattle worked in partnership with the CoC, King County, and United Way of King County to develop shared performance standards used in all contracts. These standards were included in the City's 2017 RFP. Examples of performance requirements include Exit Rate to Permanent Housing, Length of Stay (days), Return Rates to Homelessness, and Entries from Literal Homelessness. Despite transferring homelessness contracts utilizing ESG funds to KCRHA in 2022, the City will retain compliance oversight for the ESG program.

**Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority

concentration) in which it will direct assistance during the ensuing program year.

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the

required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

Discussion:

SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Human Services Department	Dee Dhlamini	Alena Johnson

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to funding for housing and community development programs; adopting Annual Action Plan updates to the 2024 – 2028 Consolidated Plan for Housing and Community Development; authorizing submission of the Annual Action Plans to the United States Department of Housing and Urban Development (HUD); authorizing acceptance of grant funds from HUD for programs and activities included in the 2025 Annual Action Plans; amending Ordinance 127156, which adopted the 2025 Budget, by modifying appropriations to various departments and budget control levels in the 2025 Adopted Budget; and ratifying and confirming certain prior acts.

Summary and Background of the Legislation:

This legislation adopts the 2025 Annual Action Plan to the 2024 – 2028 Consolidated Plan for Housing and Community Development and authorizes its submittal to the US Department of Housing and Urban Development (HUD). The Consolidated Plan governs the use of the City's annual allocation of funds from several programs in HUD. In total, the funds amount to approximately \$30.7 million in entitlement funds awarded in 2025 and in prior years and program income, which are used to provide services, housing, and facilities to low- and moderate-income persons, businesses, and neighborhoods. The legislation authorizes the acceptance of these funds.

HUD provides annual allocations to the City from four of its programs. These allocations differ from the estimated allocations that were included in the 2025 Adopted Budget; the net difference from the Adopted Budget is shown in parentheses:

- Community Development Block Grant, \$8,917,476 (-\$134,283)
- HOME Investment Partnerships, \$2,854,823 (-\$114,826)
- Housing Opportunities for Persons with AIDS, \$3,754,246 (+\$5,637)
- Emergency Solutions Grant, \$795,737 (-\$55,576)

To receive the annual allocations, jurisdictions must submit a Consolidated Plan, which describes the policies governing the City's use of these funds, and an annual allocation plan which identifies the specific uses of the funds for a particular program year. Funds are allocated to the Human Services Department, Office of Housing, Office of Economic Development, Office of Immigrant and Refugee Affairs, and the Department of Parks and Recreation to fund core services and support activities, such as homeless shelters, preservation and development of affordable housing, homelessness and affordable housing planning and research, investments

in community and economic development to support small businesses and microenterprises, job training and creation, and park improvements.

2. CAPITAL IMPROVEMENT PROGRAM

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

Project Name:	Master Project I.D.:	Project Location:	Start Date:	End Date:	Total Project Cost Through 2030:

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? ☒ Yes ☐ No

Expenditure Change (\$); General Fund	2025	2026 est.	2027 est.	2028 est.	2029 est.
Expenditure Change (\$); Other Funds	2025	2026 est.	2027 est.	2028 est.	2029 est.
	-\$299,084				

Revenue Change (\$); General Fund	2025	2026 est.	2027 est.	2028 est.	2029 est.
Revenue Change (\$); Other Funds	2025	2026 est.	2027 est.	2028 est.	2029 est.
	-\$299,084				

Number of Positions	2025	2026 est.	2027 est.	2028 est.	2029 est.
Total FTE Change	2025	2026 est.	2027 est.	2028 est.	2029 est.

3.a. Appropriations

☒ This legislation adds, changes, or deletes appropriations.

Fund Name and Number	Dept	Budget Control Level Name/Number	2025 Appropriation Change	2026 Estimated Appropriation Change
Human Services Fund 16200	Human Services Department	BO-HS-H1000 - Supporting Affordability & Liv	-\$53,145	

Human Services Fund 16200	Human Services Department	BO-HS-H3000 - Addressing Homelessness	-\$131,076	
Low Income Housing Fund 16400	Executive	BO-HU-3000 - Multifamily Housing	-\$114,862	
TOTAL			-\$299,084	

Appropriations Notes:

The 2025 Adopted Budget contains estimates of these revenues. This legislation provides the actual revenue numbers and adjusts the appropriations in the Adopted Budget to match the actual numbers.

3.b. Revenues/Reimbursements

☒ This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from This Legislation:

Fund Name and Number	Dept	Revenue Source	2025 Revenue	2026 Estimated Revenue
Human Services Fund 16200	Human Services Department	HUD Community Development Block Grant	-\$134,283	
Human Services Fund 16200	Human Services Department	HUD Emergency Solutions Grant	-\$55,576	
Human Services Fund 16200	Human Services Department	HUD Housing Opportunities for Persons with AIDS Grant	-\$5,637	
Low Income Housing Fund 16400	Executive	HUD HOME Grant	-\$114,862	
TOTAL			-\$299,084	

3.c. Positions

☐ This legislation adds, changes, or deletes positions.

3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.

No.

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.

N/A

Please describe any financial costs or other impacts of *not* implementing the legislation.

The City is required to adopt an Annual Action Plan to maintain eligibility for this line of federal funding.

Please describe how this legislation may affect any City departments other than the originating department.

4. OTHER IMPLICATIONS

a. Is a public hearing required for this legislation?

HSD will publish the 2025 Annual Action Plan online for required public comment.

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

Yes, publication is required in *The Daily Journal of Commerce*. HSD staff will send the public comment notice to the DJC in time to provide 15-day advance notice.

c. Does this legislation affect a piece of property?

No

d. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.

- i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.**

Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts.

- ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.**
- iii. What is the Language Access Plan for any communications to the public?**

HSD is in the process of updating its HUD federal grants Citizen Participation Plan to inform future language access and community engagement.

e. Climate Change Implications

- i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**
 - ii. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**
- f. 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)? What mechanisms will be used to measure progress towards meeting those goals?**

Most programs are on-going and must meet the HUD requirements of serving low- and moderate-income individuals and households to provide for low-income housing and services, support economic development activities, fund public facilities improvements, and a wide range of public services (including for the City primary emphasis on assisting people with lived experience of homelessness).

- g. Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**

No.

5. ATTACHMENTS

Summary Attachments: None.

2025 Annual Action Plan

CB 121034

Ann Gorman, Senior Policy Advisor, Human Services Department (HSD)

Housing & Human Services Committee
July 23, 2025

Human Services Department



City of Seattle 197

Agenda

- Development of 2025 Annual Action Plan (AAP)
- Key dates for 2025 AAP process
- 2025 projects supported with federal grant funds
- Questions

Development of 2025 AAP

- Allocations reflect established funding goals and priorities from the 2024-2028 Consolidated Plan, previously adopted by the City Council.
- The City Council also approved this year's planned allocations as part of the 2025 Budget process.
- This legislation matches the two previously adopted plans with the actual dollars made available to the City via the federal budget process.

Key Dates for 2025 AAP

10/24/2023	5 Year (2024-2028) Consolidated Plan approved by Council
12/24/2024	2025 Draft AAP Public Hearing – City allowed to incur "pre-award costs" beginning January 1, 2025
5/13/2025	Congressional appropriations allocation received
7/23/2025	Housing and Human Services Committee Meeting
TBD	Full Council Vote
8/16/2025	HUD submission deadline

2024-2028 Consolidated Plan Goals

- Increase services and prevent people from experiencing homelessness.
- Address needs of people impacted by mental health and substance use (opioid and fentanyl abuse crisis).
- Improve equitable access to community infrastructure and recreation opportunities.
- Increase economic development and job retraining opportunities for low- and moderate-income households and those disadvantaged in recovering from recent economic instability.
- Increase affordable housing options.

Grant Awards & 2025 Adopted Budget

The 2025 Adopted Budget contains previous estimates of these awards. This legislation provides the actual revenue numbers and adjusts the appropriations in the Adopted Budget to match the actual grant award amounts.

2025 Grants Fund Awards Total: \$16,322,282

- Community Development Block Grant, \$8,917,476 (-\$134,283)
- HOME Investment Partnerships, \$2,854,823 (-\$114,826)
- Housing Opportunities for Persons with AIDS, \$3,754,246 (+\$5,637)
- Emergency Solutions Grant, \$795,737 (-\$55,576)

2025 AAP Allocations – Community Development Block Grant (CDBG)

Dept	Projects Title	2025 Allocation
HSD	HSD Human Services Admin & Planning	\$1,364,518.00
HSD	HSD Homeless Services	\$3,178,870.00
HSD	Opioid/fentanyl Facilities Rehab	\$3,237,929.00
HSD	HSD Minor Home Repair	\$167,187.00
OH	OH Office of Housing CDBG Admin & Planning	\$160,972.00
PARKS	PARKS Seattle Conservation Corps Park Upgrades	\$808,000.00
2025 CDBG Grant Total		<u>\$8,917,476.00</u>
HSD	HSD Human Services Admin & Planning	\$212,400.00
HSD	HSD Minor Home Repair	\$599,151.00
OIRA	OIRA ESL for Work (Ready to Work)	\$700,000.00
PARKS	PARKS Seattle Conservation Corps Park Upgrades	\$22,000.00
HSD	Family Works Food Bank	\$1,000,000.00
HSD	REWA Childcare Facilities	\$1,000,000.00
HSD	DESC ORCA Opioid/Fentanyl Facilities	\$3,370,096.00
HSD	Evergreen Treatment Services Opioid/Fentanyl Facilities	\$1,350,275.00
HSD	Opioid/fentanyl Facilities Rehab	\$5,548,419.55
Prior Year CDBG Grant Total		<u>\$13,802,341.55</u>

2025 AAP Allocations – non CDBG sources

Fund Source	Dept.	Project Title	2025 Allocation
CDBG Revolving Loan Fund (RLF)	OH	Home Repair Revolving Loan Program	\$605,462
2025 HOME Investment Partnership (HOME) Program Grant	OH	HOME Admin & Planning	\$220,000
2025 HOME investment Partnership Program (HOME) Grant	OH	Rental Housing Preservation and Development HOME	\$2,634,823
2025 HOME Investment Partnership Program Grant (HOME) Total	OH		\$2,854,823
2025 Emergency Solutions Grant (ESG) Grant	HSD	Homeless Services	\$795,737
2025 Housing Opportunities for Persons with AIDS (HOPWA) Grant	HSD	Homeless Services	\$3,754,246
Total: 2025 non-CDBG Sources			\$8,010,268
Total: 2025 All Sources			\$30,730,176

QUESTIONS?