

SEATTLE CITY COUNCIL

Council Briefing

June 1, 2026 - 2:00 PM

Meeting Location:

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

Committee Website:

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

Only written public comment will be accepted at this meeting. Please submit written comments prior to 10 a.m. to ensure that they are distributed to Councilmembers prior to the start of 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. Comments received after 10 a.m. will be distributed after the meeting to Councilmembers and included as part of the public record.

Please Note: Times listed are estimated.

1. Approval of the Minutes

Council Briefing Minutes (2026)

[May 18, 2026](#)

2. President's Report

2:00 p.m. - 2:05 p.m.

3. Presentation on Affordability in Seattle

2:05 p.m. - 2:50 p.m.

Presenters: Calvin Chow and Tom Mikesell, Council Central Staff

[Presentation](#)

4. Signing of Letters and Proclamations

2:50 p.m. - 2:55 p.m.

5. Preview of City Council Actions, Council and Regional Committees

2:55 p.m. - 3:30 p.m.

City Council Agenda (2026)

[Link to City Council Agendas](#)

[Preliminary June 2, 2026, Agenda](#)



Legislation Text

File #: Inf 2818, **Version:** 1

Council Briefing Minutes (2026)



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

Seattle Council Committee Report Council Briefing

Monday, May 18, 2026, 2:00 PM

Meeting Start Time: 2:02 p.m.

Presiding Officer: Council President Hollingsworth

Present: 6 - Joy Hollingsworth, Robert Kettle, Eddie Lin, Alexis Mercedes Rinck, Rob Saka, Dan Strauss

Late Arrival: 3 - Dionne Foster, Debora Juarez, Maritza Rivera

1. Approval of the Minutes

Inf 2818 Council Briefing Minutes (2026)

The May 4, 2026, Council Briefing Minutes were approved.

2. President's Report

3. Signing of Letters and Proclamations

4. Preview of City Council Actions, Council and Regional Committees

Inf 2819 City Council Agenda (2026)

The Information Item (Inf) was heard in Committee.

Meeting Adjournment Time: 3:19 p.m.

Prepared by: Phillip Wood-Smith, Deputy City Clerk



Legislation Text

File #: Inf 2901, **Version:** 1

Presentation on Affordability in Seattle



SEATTLE CITY COUNCIL
CENTRAL STAFF

Affordability and City Revenues

TOM MIKESELL, ANALYST & CALVIN CHOW, DEPUTY DIRECTOR, COUNCIL CENTRAL STAFF

COUNCIL BRIEFING

JUNE 1, 2026

Economic Context (1/4)

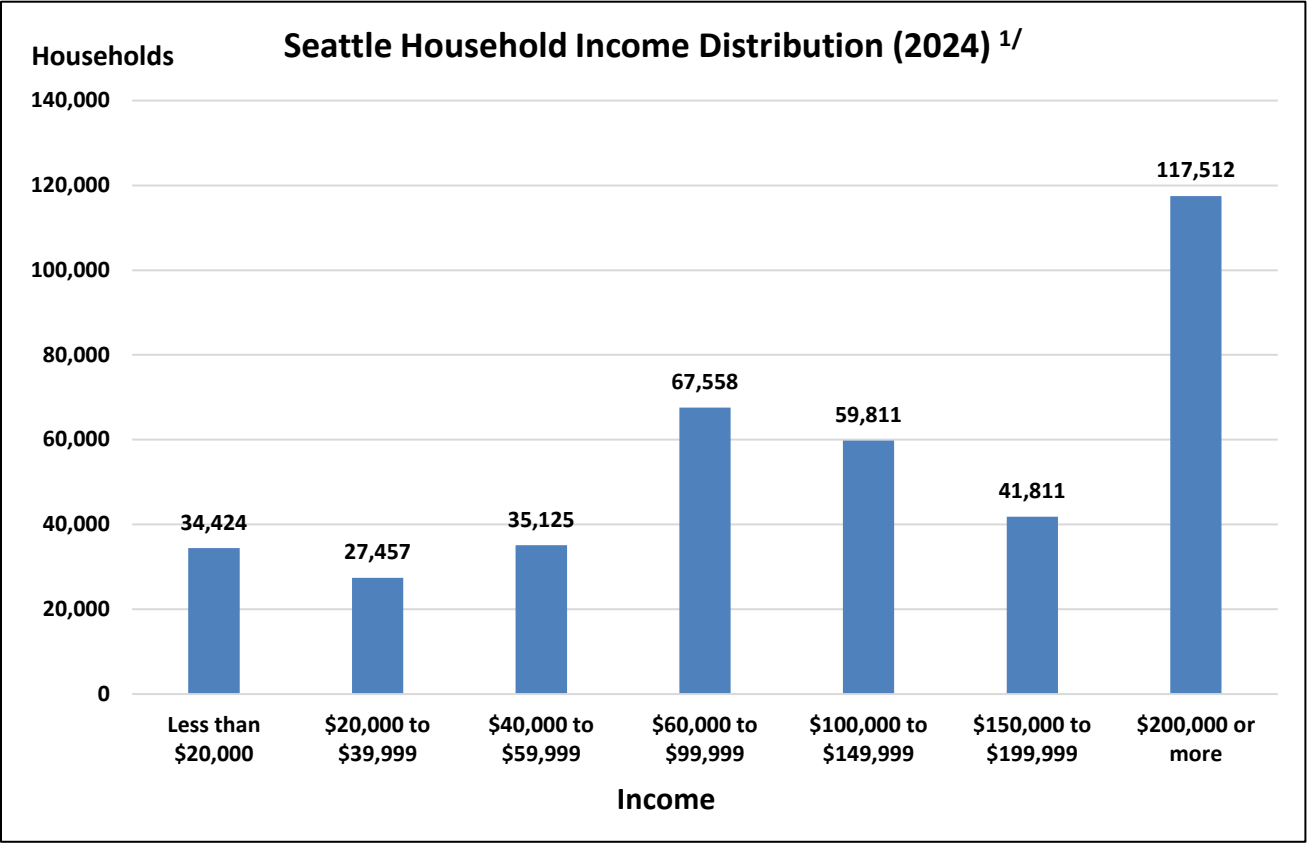
- “Affordability”, at a basic level, is the comparison of prices with the ability to pay them
- Inflation represents increases in prices that all consumers pay
 - Between ‘Great Recession’ and the pandemic, inflation was generally low
 - Since the pandemic, inflation has trended higher. The latest year-over-year reading for Seattle-area consumer price index is 4.9 percent
 - Prices of essentials have grown at elevated rates since 2019

	April 2019 CPI	April 2026 CPI	2019-2026 % increase	Annual Average
Food	276	387	40%	5.7%
Housing	327	455	39%	5.6%
Transportation	227	331	46%	6.5%
Tuition, fees and childcare	1561	1890	21%	3.0%

Economic Context (2/4)

- Select reasons for high inflation:
 - Tariffs instituted in 2025 are taxes on imports, which can be passed-through as price increases
 - Supply constraints and high demand keep housing prices high
 - Recent war in middle east has raised gas prices
- These national trends are outside local policy control yet contribute to the baseline costs that residents pay
- Tax and fee increases are applied on top of these factors

Economic Context (3/4)



1/American Community Survey Table K201901 "Household Income in the Past 12 Months (in 2024 Inflation-Adjusted Dollars)"

- Seattle’s income distribution shows households with high incomes than those with lower incomes
- 30 percent of households have income great than \$200,000
- What may be affordable to households on the right side of the graph may not be affordable to those on the left side
- ‘K-shaped economy’: gains from economic growth since the pandemic largely accruing to high income households

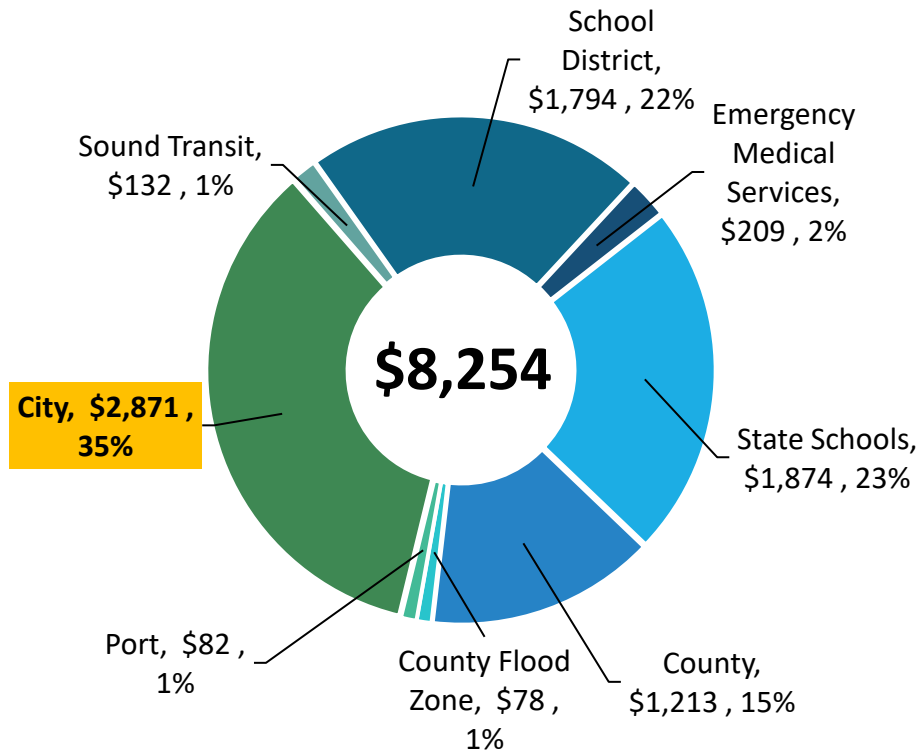
Economic Context (4/4)

- Seattle Area Median Incomes at different household sizes are higher than similar state metrics
- Median incomes grow as households get bigger
- Percentages of median income are the basis for various tax and fee relief programs

Household Size	State Median Income	Area Median Income
1	68,846	110,000
2	90,017	125,700
3	111,206	141,400
4	132,377	157,100

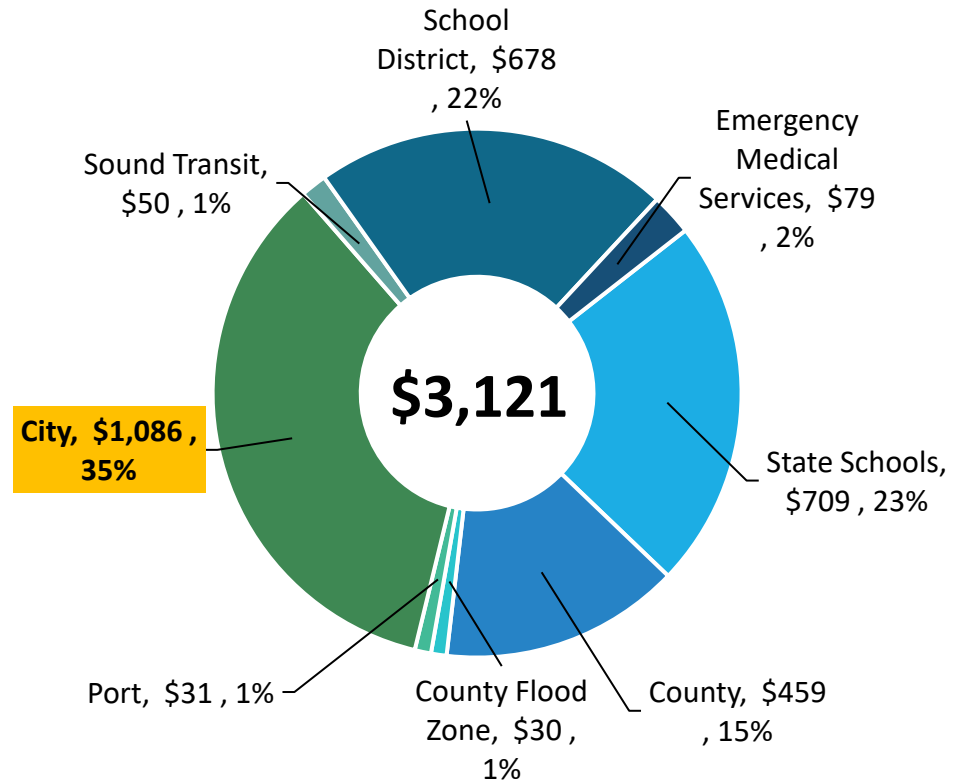
Property Taxes: Estimates of Example Tax Bills

2026 Annual Tax Amount by Taxing District for Median AV Home ^{1/}



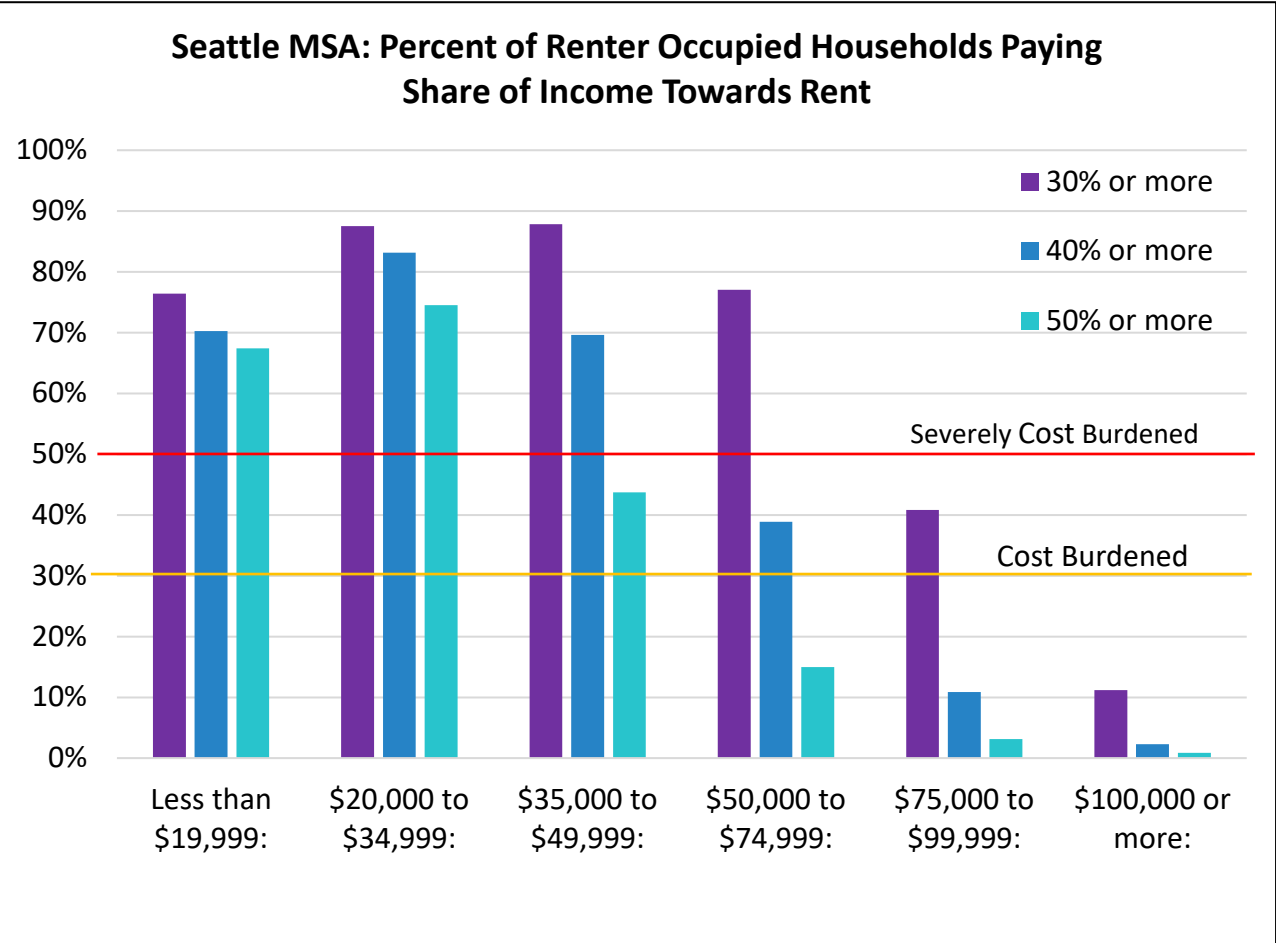
1/ Median assessed value of \$833,000.

2026 Annual Tax Amount by Taxing District for Average Rental ^{2/}



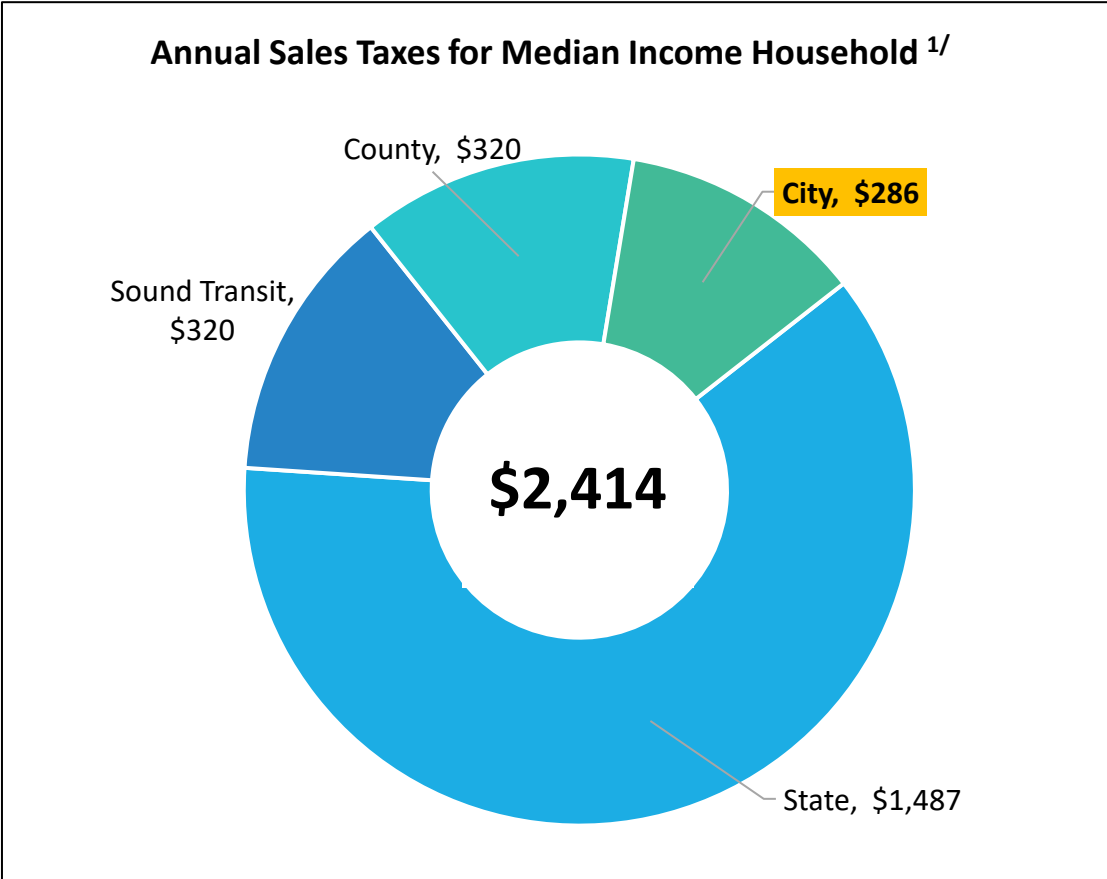
2/ Average monthly rent of \$2,098, apartments.com, 5/20/2026.

Rental Housing Cost Burden



- According to HUD, households are considered cost-burdened when they spend more than 30 percent of income on housing; severely cost burdened when 50 percent or greater.
- Based on American Community survey estimates for 2024, most renter households with income below \$75,000 are cost burdened
- Over 70 percent of households below \$35,000 are severely cost burdened.

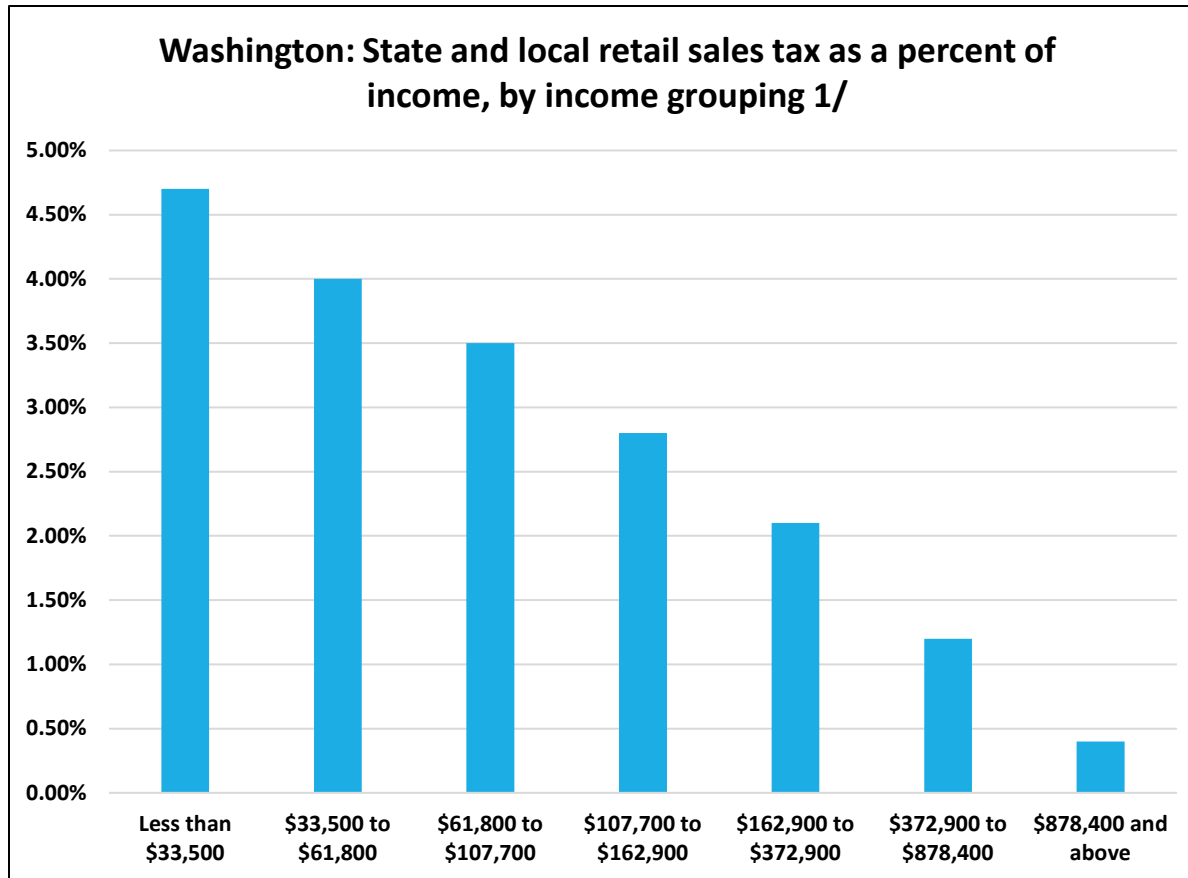
Retail Sales Tax



^{1/}Taxable expenditure estimate is derived using data from U.S. Bureau of Labor Statistics 2024 Consumer Expenditure Survey.

- Total estimated annual sales tax paid by a median income household (\$123,860) is \$2,414, which is allocated to four jurisdictions based on the total current tax rate of 10.55 percent
- As this is the median, half of households would pay more, and half would pay less

Sales Tax As Percent of Income



1/ Institute on Taxation and Economic Policy, "Who Pays? 7th Edition, Washington data.
<https://itep.org/whopays/washington-who-pays-7th-edition/>

- Sales tax is considered a “regressive” tax
- Analysis by the Institute on Taxation and Economic Policy indicates that retail sales taxes represent an increasingly higher percent of annual income as you move down the scale of household incomes.
- “Effective tax rate” is the total amount of tax paid divided by income
- Effective tax rate on a household income below \$33,500 is 9 times that of a household income above \$878,400

Taxpayer Relief Programs

Property Taxes:

- Exemption for seniors and people with disabilities
- Assistance for widows/widowers of veterans
- Deferrals based on income, age, disabled status

Sales Taxes:

- No specific relief programs, though many essential items are not subject to retail sales tax
 - Rent, mortgage payments
 - Food for at home consumption
 - Prescription drugs, some over the counter drugs, and certain medical equipment
 - Utilities (though specific utility excise taxes do apply)

Questions?



Legislation Text

File #: Inf 2819, **Version:** 1

City Council Agenda (2026)



CITY OF SEATTLE

City Council

Agenda

Tuesday, June 2, 2026

2:00 PM

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

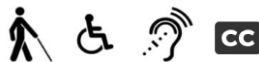
Joy Hollingsworth, Council President
Dionne Foster, Member
Debora Juarez, Member
Robert Kettle, Member
Eddie Lin, Member
Alexis Mercedes Rinck, Member
Maritza Rivera, Member
Rob Saka, Member
Dan Strauss, Member

Chair Info: 206-684-8803; Joy.Hollingsworth@seattle.gov

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Council Chamber Listen Line: 206-684-8566

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CITY OF SEATTLE

City Council Agenda

June 2, 2026 - 2:00 PM

Meeting Location:

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

Committee Website:

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

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 <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.

Written comments must be submitted prior to 10 a.m. to ensure that they are distributed to Councilmembers prior to the start of 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. Comments received after 10 a.m. will be distributed after the meeting to Councilmembers and included as part of the public record.

A. CALL TO ORDER

B. ROLL CALL

C. PRESENTATIONS

D. PUBLIC COMMENT

Members of the public may sign up to address the Council for up to 2 minutes on matters on this agenda; Introduction and Referral Calendar; and Council's Work Program; and total time allotted to public comment at this meeting is up to one hour.

E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR:

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

F. APPROVAL OF THE AGENDA**G. APPROVAL OF CONSENT CALENDAR**

The Consent Calendar consists of routine items. A Councilmember may request that an item be removed from the Consent Calendar and placed on the regular agenda.

Journal:

Bills:

PARKS AND CITY LIGHT COMMITTEE:

[CB 121199](#)

AN ORDINANCE relating to the City Light Department; accepting Statutory Warranty Deeds to the Meyer Family Trust property in King County, and the Brown, Crawford for Lewis Estate, Crozier and McGown, Fulwiler, Hershaw, Ruble, Whitmore Properties LLC, Lang, and Sims properties, a Bargain and Sale Deed to the Kalkoske property, and a Quit Claim Deed to the Loney property in Skagit County, Washington, all for salmonid habitat protection purposes; ratifying acceptance of the Salmon Recovery Funding Board grants and funding for property acquisitions; declaring certain real property rights surplus and no longer required for providing public utility service or other municipal purposes; ratifying the City's grants of Deeds of Right to the State of Washington for the Brown, Crawford for Lewis Estate, Crozier and McGown, Fulwiler, Hershaw, Kalkoske, Loney, Whitmore Properties LLC, and Lang properties for salmon recovery and conservation purposes; placing said lands conveyed to the City under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.

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

In Favor: 5 - Juarez, Kettle, Rivera, Saka, Strauss

Opposed: None

[CB 121205](#)

An ordinance relating to the City Light Department; authorizing the General Manager and Chief Executive Officer or designee to grant an easement over a portion of fee owned property to King County; and accepting payment of the fair market value for the easement.

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

In Favor: 4 - Juarez, Kettle, Rivera, Saka

Opposed: None

Abstain: 1 - Strauss

[CB 121211](#)

An ordinance relating to current use taxation; approving an application for classification of property located at 4807 SW 54th Street under the King County Public Benefit Rating System.

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

In Favor: 5 - Juarez, Kettle, Rivera, Saka, Strauss

Opposed: None

[CB 121212](#)

An ordinance relating to Seattle Parks and Recreation; authorizing the Superintendent to enter into a ten-year contract with The Madison Park Cooperative Preschool to operate and provide management of the Madison Beach Park Bathhouse located at 1900 43rd Ave East.

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

In Favor: 4 - Juarez, Kettle, Saka, Strauss

Opposed: None

Absent(NV): 1 - Rivera

[CB 121213](#)

An ordinance relating to Seattle Parks and Recreation; authorizing the Superintendent to enter into a ten-year contract with Victory Heights Cooperative Preschool to operate and provide management of the Victory Heights Shelterhouse located at 1747 NE 106th Street.

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

In Favor: 5 - Juarez, Kettle, Rivera, Saka, Strauss

Opposed: None

Appointments:**HOUSING, ARTS, AND CIVIL RIGHTS COMMITTEE:**[Appt 03505](#)

Appointment of Kim Kkwafkwao as member, Seattle Human Rights Commission, for a term to July 22, 2027.

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

In Favor: 3 - Foster, Juarez, Rinck

Opposed: None

[Appt 03506](#)

Appointment of J. Queen Adams as member, Seattle Human Rights Commission, for a term to July 22, 2027.

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

In Favor: 3 - Foster, Juarez, Rinck

Opposed: None

[Appt 03507](#)

Appointment of David J. Isaak as member, Seattle Human Rights Commission, for a term to July 22, 2027.

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

In Favor: 3 - Foster, Juarez, Rinck

Opposed: None

[Appt 03508](#)

Appointment of Thomas Geffner as member, Seattle Social Housing Public Development Authority Governing Council, for a term to May 22, 2027.

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

In Favor: 3 - Foster, Juarez, Rinck

Opposed: None

LIBRARIES, EDUCATION, AND NEIGHBORHOODS COMMITTEE:

[Appt 03498](#)

Appointment of Olivia Barlow as member, Community Involvement Commission, for a term to May 31, 2027.

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

In Favor: 4 - Rivera, Hollingsworth, Lin, Rinck

Opposed: None

[Appt 03499](#)

Appointment of Negash Hassen as member, Community Involvement Commission, for a term to May 31, 2028.

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

In Favor: 4 - Rivera, Hollingsworth, Lin, Rinck

Opposed: None

[Appt 03500](#)

Appointment of Nate Lessler as member, Historic Seattle Preservation and Development Authority Governing Council, for a term to November 30, 2028.

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

In Favor: 3 - Rivera, Lin, Rinck

Opposed: None

Absent(NV): 1 - Hollingsworth

[Appt 03501](#)

Appointment of Bryce Seidl as member, Historic Seattle Preservation and Development Authority Governing Council, for a term to November 30, 2028.

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

In Favor: 3 - Rivera, Lin, Rinck

Opposed: None

Absent(NV): 1 - Hollingsworth

[Appt 03502](#)

Appointment of Christopher Scott as member, Pike Place Market Preservation and Development Authority Governing Council, for a term to June 30, 2026.

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

In Favor: 4 - Rivera, Hollingsworth, Lin, Rinck

Opposed: None

[Appt 03503](#)

Reappointment of Devin McComb as member, Pike Place Market Preservation and Development Authority Governing Council, for a term to June 30, 2029.

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

In Favor: 4 - Rivera, Hollingsworth, Lin, Rinck

Opposed: None

[Appt 03504](#)

Reappointment of Paul Neal as member, Pike Place Market Preservation and Development Authority Governing Council, for a term to June 30, 2029.

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

In Favor: 4 - Rivera, Hollingsworth, Lin, Rinck

Opposed: None

H. COMMITTEE REPORTS

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

FINANCE, NATIVE COMMUNITIES, AND TRIBAL GOVERNMENTS COMMITTEE:

1. [Appt 03468](#) Appointment of Dwight D. Dively as Director of Finance of the Office of City Finance, for a term to December 31, 2029.

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

In Favor: 4 - Strauss, Hollingsworth, Kettle, Saka

Opposed: None

HUMAN SERVICES, LABOR, AND ECONOMIC DEVELOPMENT COMMITTEE:

2. [Appt 03469](#) Appointment of Beto Yarce as Director of the Office of Economic Development.

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

In Favor: 5 - Rinck, Foster, Hollingsworth, Juarez, Saka

Opposed: None

3. [Res 32202](#) A resolution regarding next steps after the forensic evaluation of the King County Regional Homelessness Authority (KCRHA); requesting that the Seattle Mayor take steps to immediately safeguard public funds, provide an initial assessment of whether it is feasible for KCRHA to adequately address all of the findings in the forensic evaluation, recommend if KCRHA should be dissolved, restructured, or continue as is, submit a set of next steps on how the City will approach the dissolution or restructure of KCRHA if determined to be necessary, and submit monthly reports to Council.

The Committee recommends that City Council adopt the Resolution (Res).

In Favor: 5 - Rinck, Foster, Hollingsworth, Juarez, Saka

Opposed: None

GOVERNANCE AND UTILITIES COMMITTEE:

4. [CB 121190](#) An ordinance relating to the 2026 Stormwater Code Update; updating stormwater control requirements for development, roadways, utilities, and maintenance activities; strengthening stormwater treatment and infiltration standards; clarifying vesting and review thresholds; ensuring the City's compliance with requirements of the City's 2024-2029 Phase 1 Municipal Stormwater Permit issued by the State Department of Ecology; and amending Chapters 22.800, 22.801, 22.802, 22.803, 22.805, and 22.807 of the Seattle Municipal Code.

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

In Favor: 4 - Hollingsworth, Juarez, Kettle, Rivera

Opposed: None

LAND USE AND SUSTAINABILITY COMMITTEE:

5. [CB 121196](#) An ordinance relating to land use and zoning; rezoning certain land in the University District, the Fremont neighborhood, the Madison/Miller neighborhood, the Rainier Beach neighborhood, and the Downtown neighborhood; rezoning land and amending development standards to increase housing supply, support multi-purpose redevelopment on certain sites with community-based uses, remove code barriers to passive house, modular, and mass timber construction and to conversion from commercial space to housing in more zones, and incentivize community-serving uses along with the construction of more housing in certain areas; amending Sections 23.40.080, 23.47A.009, 23.49.008, 23.49.011, 23.49.036, 23.49.058, and 23.49.158 of the Seattle Municipal Code; adding a new Section 23.40.090 to the Seattle Municipal Code; adding a new Map 1L to Chapter 23.49 of the Seattle Municipal Code; and amending Chapter 23.32 of the Seattle Municipal Code at pages 60, 76, 109, 112, and 188 of the Official Land Use Map.

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

In Favor: 4 - Lin, Strauss, Foster, Rinck

Opposed: None

Abstain: 1 - Hollingsworth

PARKS AND CITY LIGHT COMMITTEE:

6. [CB 121204](#) An ordinance relating to the City Light Department; authorizing the General Manager and Chief Executive Officer to grant an easement over a portion of fee owned property to Puget Sound Energy; and accepting payment of the fair market value for the easement.

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

In Favor: 5 - Juarez, Kettle, Rivera, Saka, Strauss

Opposed: None

I. ITEMS REMOVED FROM CONSENT CALENDAR

J. ADOPTION OF OTHER RESOLUTIONS

K. OTHER BUSINESS

L. ADJOURNMENT