

URM Kickoff Meeting

1/12/2023

9-10:30 AM PST

Attendees:

| | | | | |
|------------|-----------|---|--|--|
| Aalfs | Matt | BuildingWork | matt@buildingwork.design | Founder, focused on adaptive reuse; Architect Commissioner on Seattle Design Commission |
| Anderson | Howard | Denny Triangle Neighborhood Association | | Chair |
| Bennett | John | John Bennett Properties | bennettproperties@comcast.net | Restores historic seattle properties, Owns Luna Park Café, on Historic Seattle Foundation Board. |
| Boeholt | Nathalie | City of Seattle SDCI | Nathalie.Boeholt@Seattle.gov | Technical Standard Development |
| Coons | Greg | SSF- Swenson Say Faget | gcoons@ssfengineers.com | Technical Standard Committee |
| Foss | Lachlan | Bellwether Housing | lfoss@bellwetherhousing.org | Construction Manager, Affordable Housing Developer |
| Graham | Jim | Graham Baba Architecture | jim@grahambaba.com | Co-founder. Mission "create places that tell a story, places that people are drawn to, and spaces that encourage social interaction and community". |
| Herbold | Lisa | City of Seattle- City Council | Lisa.Herbold@Seattle.gov | Seattle Councilmember, URM Resolution Sponsor, Chair of Public Safety Committee |
| Hertzfeld | Amanda | City of Seattle SDCI | Amanda.Hertzfeld@Seattle.gov | URM Program Manager |
| Houston | Addison | King County Public Health | Ahouston@kingcounty.gov | |
| Hudgings | Tom | KPFF | tom.hudgings@kpff.com | |
| Im | Tim | Interim CDA | tim@interimcda.org | Build Affordable Housing, own Eastern and Pacific Hotel |
| Kelly | Kji | Historic Seattle | kjik@historicseattle.org | Executive Director |
| Lafayette | Melissa | NDC | mlafayette@ndc-online.org | URM Financing Report |
| Lee | Jamie | SCIDPA | jamiel@scidpa.org | Co-Executive Director |
| Lewis | Andrew | Seattle of Seattle- City Council | Andrew.Lewis@seattle.gov | Council Member, on Public Safety Committee |
| Mar | Marnie | Public | marniemar@gmail.com | Family member of building owner. Knows Brad Padden |
| Mayer | Curry | City of Seattle OEM | Curry.Mayer@Seattle.gov | OEM Director |
| Meisner | Jennifer | King County Historic Preservation | Jennifer.Meisner@kingcounty.gov | Works with landmark buildings |
| Mow | Kai Ki | City of Seattle SDCI | Kaiki.Mow@Seattle.gov | Technical Standard Development |
| Neiman | David | Neiman Taber Architects | DN@neimantaber.com | Urban infill, housing; Principle architect |
| Nguyen | Sonny | City of Seattle- CM Herbold Staff | sonny.nguyen@seattle.gov | |
| Nitze | Peter | Nitze-Stagen Real Estate Development | Peter.Nitze@NSCO.Com | Own many URM's, Own Starbucks Center |
| Nitze | Lisa | Nitze-Stagen Real Estate Development | lisa.nitze@nsc.com | Retrofit credits, ordinance adoption support |
| Nourse | Kyra | CREW | nourseki@crew.org | Earthquake Risk Reduction Outreach |
| Padden | Brad | Housing Diversity Corporation | brad@housingdiversity.com | Founded ASAP! Housing Diversity Corporation, involved with various upgrades, sub alts |
| Pradere | Dennis | City of Seattle SDCI | Dennis.Pradere@Seattle.gov | Technical Standard Development |
| Renouard | Francesca | SSF- Swenson Say Faget | frenouard@ssfengineers.com | Technical Standard Committee |
| Ryan | MaryKate | Historic South Downtown | marykate@historicsouthdowntown.org | Community Preservation Association in International District and Pioneer Square |
| Say | Dan | SSF- Swenson Say Faget | dsay@ssfengineers.com | Technical Standard Committee; SSF Founding Principle, Member of ASAP! |
| Schuback | Pascal | CREW | schuback@crew.org | Earthquake Risk Reduction Outreach |
| Silliker | Jared | NBBJ | jared@sillikerpartners.com | Involved with 2030 Districts; Building Better Podcast, Sustainable Real Estate Strategist, US Green Building Council. |
| Sodt | Sarah | Seattle Dept. of Neighborhoods | sarah.sodt@seattle.gov | Historic Preservation Officer |
| Solberg | Kevin | City of Seattle SDCI | Kevin.Sohlberg@seattle.gov | Technical Standard Development |
| Stark | Hollie | WA EMD | Hollie.Stark@mil.wa.gov | Outreach Specialist |
| Sullivan | Michael | Artifacts Consulting | Michael@artifacts-inc.com | Past president, WA Trust for Historic Preservation, Principal Engineer, Conducted Nisqually Earthquake Inspections, Capitol building retrofit/repair. Teaching at UW Tacoma. |
| Teel | Alicia | City of Seattle- Chamber of Commerce | aliciat@seattlechamber.com | |
| Vann | Nick | WA DAHP | nicholas.vann@dahp.wa.gov | Familiar with C-PACER, URM retrofits, historic tax credits |
| Villanueva | Sabrina | Clise Properties | svillanueva@cliseproperties.com | Seattle 2030 Districts Chair of Board of Directors |
| Weaver | Cynthia | Beneficial State Bank | cweaver@beneficialstate.com | Financing, familiar with loan to value ratio issues, underwriting, tax credits, etc. |
| Woo | Eugenia | Historic Seattle | eugeniaw@historicseattle.org | Owns Cadillac Hotel, worked with OEM to get FEMA grant to retrofit Good Shephard Center. URM Heartbombs |
| Zagers | Bryan | Coughlin Porter Lundeen | Bryan2@cplinc.com | Chair of SEAW Existing Building Committee |

SDCI Introductions:

- Amanda Hertzfeld is the new URM Coordinator working towards Mandatory Retrofit Ordinance adoption and Retrofit Program development and implementation. This includes identification of funding resources and mitigation strategies for tenant displacement.
- Kai Ki Mow gave an update on the Retrofit Technical Standard which will be completed in summer 2023. This will establish a minimum standard for retrofits and reflects the best available science on the basin effect and increased acceleration. The goal of this standard is life safety.

- Acknowledged the efforts of multiple structural engineers volunteering their time to support the development and update of the Technical Standard.

ASAP! Introductions:

- Peter and Lisa Nitze shared a brief history of ASAP! and their support of a mandatory URM retrofit ordinance.

Discussion Themes:

- Amanda shared a proposed timeline toward ordinance adoption and program development. Proposed timeline suggests adoption in Fall 2024. Prior to adoption, the technical standard will need to be completed (expected spring/summer 2023), a funding “toolbox” and communications plan will need to be developed, and resources to support tenants and owners of URMs will need to be established.
 - There was no pushback on proposed timeline.
- Interest in funding sources including retrofit credits, subsidies for affordable housing, special valuation tax, C-PACER, etc.
 - Cynthia Weaver with Beneficial State Bank expressed some concerns about lender financing due to underwriting metrics, increased costs and the ratio of cost to income. There are loan to value and cost limits. She suggested Tax Credits are a good option because they reduce tax liability.
- Concerns about complexity of application process for many funding options, Special Tax Valuation would likely be the least complex option.
- Despite some funding options, there will still be a financial burden on the building owners. This is the reason the proposed retrofit credit mechanism was developed.
- Interest in opportunities to leverage Seattle 2030 Districts from Brad Padden, Sabrina Villanueva, and Jared Silliker.
- Reiterated a need for an ombudsman and tenant relocation support. Will need to develop the softest possible landing for tenants of URMs.
- Council Member Herbold will establish a regular update to council (next briefing 3/14/23) and is interested in press coverage as well. She will work with the Public Safety Committee for future agendas, including a potential joint session of the Land Use and Public Safety committees. Council Member Herbold is committed to educating all council chairs on this issue and briefing future council members.

Next Steps:

- The City will develop an Interdepartmental Working Group to address feasibility of working group recommendations and support implementation.
- In March, SDCI will have a draft of the retrofit technical standard and will share with the Technical Briefing Group for review, prior to finalizing. Meeting participants were asked to opt in to be a part of the briefing.
- Three additional working groups were established, Amanda requested attendees email her by 1/20 to sign up for them:

- Funding Workgroup to establish finance options for retrofits and to quantify costs and benefits of multiple retrofit options.
- Owner & Tenant Needs Working Group to identify opportunities to mitigate tenant displacement and to develop resources to support building owners and tenants on the pathway to retrofit.
- Communication Working Group: to develop a story line and communication plan to build support and awareness of the ordinance, to educate stakeholders on the menu of retrofit options and encourage higher levels of retrofit to include energy goals.