



# Minutes #178

(Adopted 7/10/18)

## City of Seattle/University of Washington Community Advisory Committee (CUCAC)

Tuesday, June 12, 2018

6:30 – 8:30 PM

UW Tower

4333 Brooklyn Avenue, 22<sup>nd</sup> Floor

Seattle WA 98105

### Attendees/CUCAC Members:

Doug Campbell

Kay Kelly

John Gaines

Sarah Swanberg

Natasha Rodgers

Amanda Winters

Matthew Fox

Barbara Quinn

Kerry Kahl

Ashley Emery

Jon Berkedal

### Staff and Other Present:

Maureen Sheehan

Sally Clark

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### 1. Welcome and Introductions

Mr. Matt Fox opened the meeting. Brief introductions followed.

### 2. Housekeeping

A motion was made to adopt the May 8 minutes, and it was seconded. The Committee voted, and the motion was adopted.

### 3. Public Comments

Mr. Fox opened the discussion for public comments.

**Comments from Brittany Hultgren** – Ms. Hultgren is a resident of Bridges @ 11<sup>th</sup> and she commented about American Campus Community (ACC) and described how the residents are being mistreated and the building mismanaged. She mentioned requested a special task force to investigate the business practices of ACC at Bridges and its policy of rent price increases that puts tremendous pressure on residents and students to live farther away from the place they call home. She also requested a formal review of the UW Master plan about ACC's compliance.

**Comments from Richard Pibliniski** – Mr. Pibliniski of the Seattle Solidary Network a tenant organizer in Seattle for over a decade heard the concerns and stories from the residents of ACC owned properties regarding their decline of services. He added that the most alarming issue that he heard was the unauthorized bank withdrawal from the resident's accounts regarding their rent payments and the

challenge of resolving the problem. He suggested to this Committee take a critical look at the practices of ACC and hear the residents' stories.

**Comments from Matthew Schrage** – Mr. Schrage shared his personal experience working with ACC at Bridges@11th. He noted how unprofessional ACC was to fix and upgrade the locks in their property. He commented about the misleading notices, fabricated dates, and unannounced visits from ACC to the property.

**Comments from Lee Campbell** – Mr. Campbell commented about what he heard from the tenants of Bridges and ACC. He noted that ACC is a predator and it is preying on the tenants, and he is concerned about this company managing other housing properties in the U District.

**Comments from Jasmine Campbell** – Ms. Campbell is an ACC tenant and UW employee. She commented that she was one of the first people to move in at Bridges and it has been a wonderful place to raise a family. She noted that she experienced all the events that was shared by the tenants and she felt that the changes ACC put in place in their property is designed to push families and working professionals out of the building. Her experience includes lack of communication, constant unprofessionalism, and decline in the service they provide to the tenants.

#### **4. Concerns of Bridges@11<sup>th</sup> Tenants**

Mr. fox opened introduced Ms. Clarissa Jarem to present the concerns of Bridges @ 11<sup>th</sup> tenants.

Ms. Jarem is a resident of Bridges since it opened, and she shared two articles that showed former City of Seattle mayor Ed Murray signing the MFTE (Multi Family Tax Exemption) policy into law. She was present at the signing because of her long advocacy on behalf of low income tenants. As a low-income tenant herself, she was pleased and delighted to get a place at Bridges@11th that sits on the UW property. She added that it was a joint effort by the University to provide housing to low income residents as well as to UW employees and students. CUCAC was briefed about this project.

She mentioned that since ACC has taken over the property, ACC acted inappropriately towards the residents by intimidation, lack of customer service, and unprofessionalism towards residents' problems. She hopes that tonight's presentation and the stories of the residents will bring attention to the ongoing problems because it could impact the community at a very large scale. She noted that the University is listed as a partner of this company and has a potential to allow this company to directly access the UW employees and student population and take advantage of them.

Mr. Fox commented that the reason CUCAC decides to hear about this case because of its direct link to Children's and this project was done to mitigate Children's for the loss of houses sold for workforce housing and because of the University's link to this project. He does not see any direct role for CUCAC on these kind of University projects. CUCAC may write a letter and urge the University not to do business with ACC. The University had good intentions that eventually turned bad because of what ACC had done to the property. He noted that there are lessons to be learned and that the University does not intend this to happen.

Mr. Doug Campbell commented that the committee did advise to City to require the University to create additional projects like Bridges in the Master Plan. It was a firm recommendation by this committee and if the Bridges project did not work out, the City and UW can negotiate regarding the new Master Plan.

Ms. Sally Clark commented that this project was way before her time, and she recalled that the UW was very excited about this project. Security Property was a great partner. The University and Children's never anticipated that this would happen with the current buyer.

Ms. Jarem noted that CUCAC should be involved as mentioned by Ms. Hultgren that according to the ACC investor report that is publicly available, they intend to acquire 10,000 units within the U District. A City of Seattle growth report from the first quarter of 2018 shows that there are only 10,000 housing units available in the University District and about 4,000 more in the pipeline. She believed that ACC will continue to expand its presence within the U District. She added that she would like to have a conversation on what CUCAC can do.

Mr. Fox asked if they had talked to the Attorney General's office and Ms. Jarem noted that Attorney General's office informed them that a 1985 Supreme Court Case ruled that all landlord tenant issues are to be resolved individually between the tenant and the landlord.

Mr. John Gaines asked what kind of resolution the tenants are seeking. Mr. Jarem commented that she would like CUCAC to take a stand and condemn this type of behavior. They would like to form a task force composed by CUCAC and other neighborhood councils, local community councils to help investigate the problems and identify potential solutions and a full and thorough review of the UW Master Plan.

Mr. Ashley Emery asked about the current role of Children's with ACC, and Ms. Clark commented that Children's has completed their responsibility with their investment in the project and asked ACC to remove its logo from any of its marketing materials.

Ms. Jarem commented that they would like to be invited to other neighborhood council meetings to express their issues and concerns about ACC and their possible involvement in partnering with them. She noted that 91% of their clientele come from direct marketing from the University where they are present and would like to discourage UW not to sell student mailing list for their marketing purposes. She added that they would like to discourage the City of Seattle in issuing building permits to ACC in the future. She commented that they are open for any suggestions to resolve this issue.

Ms. Clark commented that the UW takes this issue seriously and they are also struggling to find any answers to engage in this issue legally. She noted that SDCI and Office of Housing are also involved in resolving this issue.

## **5. Foster School of Business Expansion Project**

Mr. Fox introduced Mr. Ross Pouley, Capital Planning and Development project manager for UW to present the Foster School of Business Expansion Project. The project was approved in April by the Board of Regents. Ms. Clark commented that this is the first presentation of the Foster School Expansion project. This is a high-level presentation and it is under the current Master Plan.

Mr. Pouley showed a diagram of the UW Campus and the location of the existing Foster School facilities. He mentioned that one of the expansion project goals is to continue the success in attracting the best faculty, students, and staff as well as create a space that is flexible and adaptable to meet the evolving needs of the Foster Business School.

The project scope is to design and construct a new 96,000 square foot building to replace Mackenzie Hall. The program is a mix of instructional, academic, and administrative spaces including classrooms, offices, team and meeting rooms, workshop space and large communal areas. The Foster School Expansion site study began in 2018 and the Board of Regents approved the stage 1 project in April 2018. The project definition and design will begin in August 2018 through December 2019 and the construction of the project will begin in January 2020 through August 2021. He added that the project is donor funded at about \$70 million and has currently raised about \$55 million.

The project will use the integrated design build model for procurement and development. The process started when the Board of Regents approved the first stage of the project and the project has received submittals from three construction firms. The UW Architectural Commission will do the final selection and contract negotiations will begin afterward and the project definition for the stage two approval will also begin.

Ms. Clark commented that the next presentation update will be about the early massing studies that the Committee can provide comments and feedback.

## **6. New Business**

Mr. Fox opened the discussion for Committee's new business.

Ms. Sarah Swanberg commented about the Master Plan and the 2017 Annual Report that stated a UW partnership to develop more affordable housing in the U District. Ms. Clark noted that the annual report covers a specific point in time that was collected by the City and the University. Mr. Fox added that the report is about the existing Master Plan that was already been adopted. Ms. Swanberg commented that this affects the availability of housing around the University if people realize that a management firm is difficult to deal with they decide not to move in.

Mr. Campbell noted that in the EIS for the Master Plan has specific projections on how many faculty and staff are going to live in the primary and secondary impact zones. If ACC continues to take over housing and other student housing developers, it may become a monoculture of students and it will not become a neighborhood.

Mr. Fox commented that he does not oppose CUCAC writing a letter about ACC but noted that he does not know what the content of the letter would look like. He noted that SDCI will investigate compliance regarding the landlord tenant's law. He added that he may recuse himself from the process due to a possible conflict of interest.

Mr. Campbell commented that he has not prepared his two minutes speech about Housing for the City Council and asked if anyone can assist him with that.

Ms. Clark mentioned that the next watch window will be the last two weeks of this month. The City Council could potentially drop a 21-day notice at the last two weeks of this month and begin the process. Oral arguments will not be the first meeting. She noted that the Committee may have at least two or three weeks to come before the City Council and present their argument.

Mr. Gaines asked about having this Committee write a letter about ACC and advise the University about future developments. Ms. Swanberg commented that she would want to know the outcome of the discussion between the University and ACC, and this will determine the content in the letter. Ms. Clark mentioned that the University will have a meeting with ACC later this month. Mr. Gaines commented about having ACC speak to this Committee and Ms. Sheehan noted that they were in the agenda but decided not to come.

Ms. Swanberg asked about upcoming CUCAC meetings, and Mr. Fox suggested having a meeting in July and not in August unless there is a notice from the City Council.

Ms. Amanda Winters provided a brief update on the Husky Stadium TMP. She mentioned that the comment period is ongoing and the public needs to submit their comments by June 18. She added that she will provide her comments as a representative of CUCAC to the TMP Technical Advisory Group and she welcomes any input the Committee members have about the TMP. Ms. Swanberg commented that the Ravenna Bryant Community Association sent a letter and the key issues they presented were the 25<sup>th</sup> corridor and a housing project along Burke-Gilman trail that has no direct bus access to the light rail and poor sidewalk trails.

Ms. Winters mentioned the Roosevelt Neighborhood Association will have an event on Thursday night at Roosevelt High School about a transit-oriented development regarding 245 affordable homes next to the light rail station. Bellwether and Mercy Housing are partnering with the development.

## **7. Adjournment**

No further business being before the Committee, the meeting was adjourned.