

It is imminent that our city builds capacity to respond to mental health emergencies and crises in a way that is Trauma informed. My name is Alexis Harden, and I am the Director of Housing and Employment Services for Friends of Youth.

It is my job to ensure clients have safe spaces to thrive in and that our employees supporting those spaces have a good rapport with clients as well as with community partners; which includes Officers. In moments of crisis, our employees are trained to respond within their comfort and expertise. When a situation is beyond their ability to support, they are trained to call 911.

Imagine a client just moved into program from the streets, with their 19 years of trauma. For the first time in months, they can rest in a quiet room that they recognize as being safe. You hear screaming from the room, you walk towards the room and the client comes out hyperventilating and yelling they are afraid of the voices in their head and that they want to die. You try and counsel them, but you recognize the client is in a state of emotional and mental crisis, the situation is escalating...

You call 911 requesting non urgent community responses and explain the situation. While waiting for their arrival, you are able to work with the client on breathing. You hear a knock at the door; it's the Response Team.

Dressed in black and visibly armed holding their vests as they march in with heavy boots saying Police. The Social Worker comes forward for introductions. The client panics and yells out, "Am I going to jail!? I thought you said they were here to help? I don't want to get arrested; I am hurting inside...I didn't do anything!" The client gets up from the couch to run to their room and officers make other assumptions of their actions and move towards the client to restrain them. The client begins to wrestle with the officers and continues yelling out.

Officers take the client and slam them to the ground outside of the home. This was my experience. Officers responded with guns to the cry of tears

I am asking for collaboration, coordination, and a reallocation of funds and resources so that trained Mental Health Professionals can effectively respond to similar calls. I am asking that Officers are better trained to provide support without triggering already fragile individuals. Individuals who need support are afraid to receive that support because of the visual of what officials determine support looks like. We cannot continue to build something for others without others involved. There are better ways.

Our home is burning. Rapid climate change is destabilizing our world. It seems our emissions won't fall quickly enough to avoid runaway warming. We may soon hit tipping points that will lead to the collapse of ecosystems and our civilization.

While scientists, activists and much of the younger generation urge action, it appears most politicians are not committed to doing anything meaningful, while the fossil fuel industry still works actively against climate action.

It seems humanity can't overcome its greed and obsession with short term profit and personal gain to save itself. And so, for many, the future looks grim and hopeless. Young people feel particularly anxious and depressed. Instead of looking ahead to a lifetime of opportunity, they wonder if they will even have a future or if they should bring kids into this world. It's an age of doom and hopelessness and giving up seems the only sensible thing to do.

But that's not true. You're not doomed. Humanity is not doomed.

Despite the seriousness of the situation, for years positive trends have accumulated and there's finally some good news and a clear path towards our collective climate goals.

Let's start with the scariest thing.

The Apocalypse:

Some of the most widely shared stories about climate change are that it is an existential threat – the end of human civilization and maybe even our own extinction event. And that it's basically unavoidable now. But what does science say? As of 2022 the global average temperature has risen 1.2° C compared to preindustrial times. Limiting warming to 1.5° was the most ambitious goal of the Paris agreement, but we're not likely to meet it. Already with the warming we have today, hot places will get hotter, wet places wetter, and the risk and strength of extreme weather events increase significantly.

Warming beyond 2° makes all these extremes more extreme, extreme weather events more common with more ecosystems under major pressure. Some will not survive.

At 3°, significant parts of Earth, especially in developing countries, might become unable to feed their populations. Heat waves will become a major global issue. Large scale natural systems will break down. The scale and frequency of hurricanes, fires, and droughts will further increase and cause trillions in damage. Poor regions and subsistence farmers will be hit the hardest. Hundreds of millions of people will need to leave their homes.

At the 4 – 8° range, the apocalypse begins – the hothouse Earth where things change so quickly that Earth may become unable to support our large human population, and billions may perish, leaving the rest on a hostile alien planet. A decade ago, lack of action and perspective caused many scientists to assume a 4+ ° world was our future, and a lot of public communication focused on exactly this future path. Luckily, it's much less likely that this version of the apocalypse will come to pass.

If current climate policies stagnate, we're likely to end up with warming of around 3°C by 2100.

To be continued...

From: [Elley, Matt](#)
To: [City Clerk](#)
Subject: Items from the audience - Rent Control Provisions
Date: Tuesday, June 21, 2022 3:03:21 PM

External Email Warning! Use caution before clicking links or opening attachments.

Hello Redmond,

I would like to comment on the consideration of the rent control provisions being considered tonight. In particular I'd like to address this provision:

- Require landlords to provide a minimum of 120 days' written notice of rent increases greater than 3%, and 180 days' written notice of rent increases greater than 10%.

I have experienced the distortions of this one in Seattle. First of all we are coming out of a pandemic where renters cleared out of the city and our occupancy dropped 20-25%. This caused our rents to drop greatly in response to this. As conditions rebound it has led to large increases over greatly deflated rent rates. Achieving market rate rents is the only way that new developments can support investment decisions that cover greatly inflated construction costs.

Secondly trying to guess rent rates 6 months out creates a huge guessing game. Who knows what conditions will be like at that point? Our staff is inclined to quote the max allowed amount and then back off the rate if it is overshooting the market so as to leave flexibility to deal with reality when it gets there. There are so many side considerations about how to regulate this as people try and make decisions to manage this regulation. It is not clear how the net benefit really helps the renter materially and by suppressing any market rent temporarily it also will reduce supply as investment backs off.

Thank you for your consideration.

Sincerely,

Matt Elley | VP - Development
[AMLI Development Co.](#) | 425 Pontius Ave N #400 | Seattle, WA 98109
O: 206.569.9770 | LEED - GA



Please join AMLI and consider our environment before printing this e-mail. This communication contains confidential information intended for a specific individual and purpose and is protected by law. If you received this communication in error and it is not intended for you, please destroy all electronic and paper copies and notify the sender immediately. Any dissemination, disclosure, copying or distribution of this communication, or the taking of any action based on it, is strictly prohibited. Thank you.

From: [Kyle K](#)
To: [City Clerk](#)
Subject: Items from the Audience
Date: Tuesday, June 21, 2022 2:19:42 PM

External Email Warning! Use caution before clicking links or opening attachments.

Greetings,

Please accept this email as records of my commentary regarding the following issues and submit a copy to members of the council.

Regarding "Rent Control" - it is my strong opinion that this is a very dangerous proposition that will serve to reduce the availability of rental housing AND more importantly during a housing shortage, it disenfranchises real estate investment in the community. During times of increasing demand, it is prudent to increase supply in order to lower the price of the good. Price fixing by government does not follow the laws of supply and demand and to be clear in plain English, it royally screws everything up. I would also like to mention that such an edict would also like to mention that such an edict by the city does not prohibit the county from increasing taxes greater than the amount allowable to increase rent and thus makes and thus makes doing business within the city extremely unattractive compared to other asset classes. As a result I am not in favor of this effort by this council.

Regarding "Late Fees" - Late Fees serves a very important purpose in a transaction of goods and services. Timely payment is of utmost importance following receipt of a good or service. There is a long history pre-dating the United States of collecting penalty charges for not rendering payment. I would welcome you to review the city on policy on late fees regarding its services being on paid prior to attempting to interfere in private party contracts.

Regarding "Control of move in costs" - The current cost to either acquire or construct new rental units has far exceeded \$400,000 within the region controlled by this council. When one would perform basic arithmetic and determine what an appropriate ratio of a damage and security deposit versus the value of the rental unit, you will find the current ratios are well below 1% of replacement cost. That, in addition to the property owner without few exceptions, renting two individuals do not have sufficient net worth to recover cause should a total loss occur, are operating under an incredibly large amount of potential risk. Granted, renters insurance and property insurance will under most circumstances alleviate this risk but such alleviation is not guaranteed. Like raising rents, raising damaged security deposits as result of increasing unit cost can be easily corrected through action of the council by allowing development and expansion in the number of units within the city not by mandating an edict for the same reasons of supply and demand earlier discussed.

In conclusion, I believe the city Council is flawed in its approach to these perceived issues. I would recommend and apply to city council if they were to work with and pay more attention to two groups other than ones representing solely the interest of the tenant and perhaps ones representing the group of individuals who can and will render significant investment into the city to alleviate this problem.

Frankly, I will not be investing capital in to the city of Redmond should these measures proceed forward.

Kyle Kendig

From: [Ariel Glib](#)
To: [City Clerk](#)
Subject: Item"s from the Audience
Date: Tuesday, June 21, 2022 1:27:26 PM

External Email Warning! Use caution before clicking links or opening attachments.

Dear Mayor Birney, and City Councilmembers,

My name is Ariel Gliboff. I am a local resident, and founder of a domestic violence advocacy nonprofit. My comments today come from both my personal and professional experience. Based on both, I advocate for a system within the City of Redmond that does not rely on police support, but instead has a separate dispatch system, trained dedicated team, funding, and community connections with neighboring cities.

Domestic violence calls are one of the most dangerous for police, and many survivors feel they are traumatized by their experiences with police officers. Neither party benefits from the current setup. By creating a seperate program dedicated to domestic violence support, including dedicated advocates with trauma informed training, the ability to connect survivors to housing (one of the biggest needs of survivors), and mental health support, the City of Redmond can support survivors and work towards breaking the cycle of violence for generations to come.

Sincerely,

Ariel Gliboff

From: [Scott Glazebrook](#)
To: [City Clerk](#)
Cc: [Steven Austin](#); [Stephanie Hahn Wagner](#)
Subject: Items from the Audience
Date: Tuesday, June 21, 2022 2:49:10 PM

External Email Warning! Use caution before clicking links or opening attachments.

Good afternoon. I do not need to speak but I would like the comments below entered into the record for tonight's City Council meeting.

City Council Meeting on June 21, 2022
Consent Agenda Item: 3 AM No. 22-089
Attachment F

Revisions to Redmond Zoning Code section 21.72.170: OV Incentive Program

- No further detail has been developed since this proposal was introduced by Planning Commission in November 2021 and since reviewed by City Council in February 2022. The amendment language is lacking detail that would be necessary to design for and prove compliance, including:
 - 21.72.1170.B.4 The Decarbonization incentive ...
 - a. "... high efficiency heat pump ...", high efficiency is not defined. High efficiency should be defined in BTU/Wh, or some other measure of efficiency or efficacy, for both heating and cooling modes.
 - b. "... hot water heat pumps ..." do not exist. Heat pump water heaters do.
 - d. "... EV and solar readiness ...", is meeting WSBC section 429 sufficient for EV charging infrastructure or is more/less required; and is WSEC C411 requirements for "solar readiness" sufficient or is more/less required?
 - f. "... Building Automation System (BAS) ...", is not specific enough for a compliance metric; for example, automatic lighting controls are already required by the WSEC, but continuous ventilation systems are not able to be turned-off based on occupant presence as this defeats the purpose of continuous ventilation. What systems are to be turned-off when not in use that would comply with this requirement?
 - g. Which carbon emission metric will be used and how will Staff evaluate it? The form of, "... binding agreement ..." to, "... run with the building ..." is not defined.

Thank you,
Scott Glazebrook, AIA, NCARB, LEED AP (he/him)
Partner - Vice President | Architect

TISCARENO ASSOCIATES P.S.
ARCHITECTURE + URBAN DESIGN
1200 Sixth Avenue, Suite 605, Seattle, WA 98101
P. (206) 325-3356 Ext. 531

D. (206) 408-1106

www.tiscareno.net

Check us out on [facebook](#) and [LinkedIn](#)!

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

April 20, 2022

ARCH Member Councils

Dear ARCH Member Mayors and City Councils,

We are writing to update you on the critical issue of rising rents that are significantly affecting affordability in our ARCH communities and share a set of recommended tenant protection policies from the ARCH Executive Board that we hope you will consider. Our goal in sharing these recommendations is to elevate the impacts of rent increases being experienced by renters in our region and encourage ARCH members to move quickly to consider a consistent set of protections focused on the economic impacts of rent increases.

As you know, the influx of high paying jobs into our region has created far reaching ripple effects in the housing market. One of these effects is to increase the basis by which rents are calculated for most affordable housing programs administered in our region, known as the HUD area median income (AMI). Based on preliminary data, ARCH expects that the newest increase in the HUD AMI will create **rent increases for low-income tenants upwards of 16% this year**. This follows a 6.5% increase that many tenants experienced after the state moratorium on rent increases was lifted last year. For a renter in a 2BR apartment, this could be the equivalent of a \$330 monthly rent increase.

Based on HUD data that was just published on April 19, ARCH is now required to prepare new rent limits and inform property owners, who are then allowed under the covenants to impose rent increases up to the new limits. Under current state law, a tenant would only have 60 days' notice before such an increase would take effect. This will have significant and immediate impacts on tenants, who you may hear from in the coming months.

These rent increases could not come at a worse time, with pressures from inflation compounding the impact of high housing costs, and King County's rental assistance fund soon to be exhausted. These increases will directly impact renters in the 1,843 affordable rental apartments currently monitored by ARCH, which are located in Bellevue, Issaquah, Kenmore, Kirkland, Mercer Island, Newcastle, Redmond, Sammamish and unincorporated King County. Further, the impacts of rent increases are not unique to affordable housing tenants, with rents surging 15% in the last year in East King County, and 13% in the broader Puget Sound.

ARCH MEMBERS

BEAUX ARTS VILLAGE ♦ BELLEVUE ♦ BOTHELL ♦ CLYDE HILL ♦ HUNTS
POINT ♦ ISSAQUAH ♦ KENMORE ♦ KIRKLAND ♦ MEDINA ♦ MERCER
ISLAND ♦ NEWCASTLE ♦ REDMOND ♦ SAMMAMISH ♦ WOODINVILLE ♦ YARROW
POINT ♦ KING COUNTY

While we are pursuing longer-term strategies to address the shortage of affordable housing, we also know that other safety nets can make a critical difference to households faced with large rent increases. In light of these circumstances, the **ARCH Executive Board approved the attached Resolution 2022-01, which includes a set of recommended policies aimed at mitigating the impacts of rent increases and encouraging consistency in local regulations in our region.** The primary recommendations are:

- a. Require landlords in most cases to provide a minimum of 120 days' written notice of rent increases greater than 3%, and 180 days' notice of rent increases greater than 10%.
- b. Establish a cap on fees for late rental payments of at 1.5% of a tenant's monthly rent.
- c. Establish a cap in most cases on move-in fees and security deposits of no more than one month's rent and allow tenants to pay in installments.

While city councils may wish to take more time to consider a much broader set of tenant protection measures, ARCH encourages your timely consideration of the three policies identified in the resolution.

We appreciate your ongoing commitment to promoting and preserving housing affordability and stability in our region. ARCH staff are ready to provide support and technical assistance to jurisdictions taking up these measures, including sharing information from other jurisdictions who have already enacted similar measures, or preparing sample ordinances for review. Please don't hesitate to contact us with any questions.

Sincerely,


Kurt Triplett
Executive Board Chair


Lindsay Masters
Executive Director

From: [Cory Brewer](#)
To: [Jeralee Anderson](#); [David Carson](#); [Steve Fields](#); [Jessica Forsythe](#); [Varisha Khan](#); [Vanessa Kritzer](#); [Melissa Stuart](#)
Cc: [Mayor \(Internet\)](#); [City Clerk](#)
Subject: Redmond rental housing policy proposals
Date: Tuesday, June 21, 2022 2:08:51 PM
Attachments: [image001.png](#)
[letter-to-arch-members-4.20.22.pdf](#)

External Email Warning! Use caution before clicking links or opening attachments.

Dear Redmond City Councilmembers, Mayor, and City Clerk,

As a stakeholder in the rental housing community throughout the Greater Eastside, and really the entire Puget Sound, I am concerned about the contents of the attached letter as it relates to rental housing policy. This letter essentially urges ARCH member cities to follow in Seattle's footsteps, which I can tell you as someone who watches the market very closely, would be a big mistake.


I hope you'll take a few minutes to read my latest newspaper submission on the topic - [linked here](#) - and I hope you're willing to learn from Seattle's mistakes. If the goal is to support low-income tenants, as stated in the attached letter, then solutions should be focused squarely in that direction as opposed to broad stroke regulation which will only further reduce the much-needed supply of rental housing, particularly for larger households. Those who like to debate me on this topic will point to all the "new housing" being added to the market (you can't miss all those construction cranes!), but if you look closely, a new 1-bedroom apartment is not a suitable replacement for a 3+ bedroom house that is sold out of the rental pool.

Thank you in advance for taking a look at this, and I welcome your feedback: <https://www.bothell-reporter.com/opinion/letters-housing-policy-creates-desperation/>

I'm happy to provide sources for the statements made in this piece, if you like, which the Bothell-Kenmore Reporter chose not to link in the published piece.

PS – Here are links to the pieces I wrote for the Seattle Times last year, for some additional context:

- <https://www.seattletimes.com/opinion/the-unintended-consequences-of-rent-controls-and-eviction-moratoriums/>
- <https://www.seattletimes.com/opinion/the-paradox-of-renter-protections-misguided-policies-worsen-housing-shortage/>

 **Cory Brewer**
Vice President – Residential Operations
Lori Gill & Associates | Windermere Property Management
D: 425.623.1330 | O: 425.455.5515 | F: 425.242.5226
700 112th Ave. NE #203 | Bellevue, WA 98004
www.wpmnorthwest.com | coryb@windermere.com

If you need help understanding this notice or information about your renter rights, call the Renting in Seattle Helpline at (206) 684-5700 or visit the web site at <https://www.seattle.gov/rentinginseattle>

To Redmond City Council,

Thank you for the care and attention you are putting into establishing a Community Responder Program in Redmond. The allocation of funds for the program under the levy makes a strong statement that in Redmond, public safety means more than just police and fire. I am greatly encouraged by your interest and look forward to the time when non-police emergency response will be available through 911 for mental health crises and other non-violent situations.

To make this part of the public safety levy request credible, I urge City Council to be explicit that the resources allocated to the non-police response program will move out of the police department when the city finds another appropriate location for the program.

I would also like to see stronger assurances in the levy spending plan that the 12 additional FTE positions will be used for either civilians or non-commissioned officers. A recent study in New Orleans, Sacramento, and Montgomery County, Maryland, shows that police spend over 40% of their response time responding to noncriminal calls ([2020 New York Times analysis](#)), such as mental health crises, wellness checks, illness, or encounters with someone who is homeless, or impaired by drugs or alcohol. These are the kinds of situations the Community Responder Program will address. In addition, some communities have found that civilians can handle their traffic control responsibilities effectively, freeing commissioned officers to concentrate on crime-related duties. [Brooklyn Center, Minnesota](#), where Daunte Wright and Kobe Dimock were killed, is an example.

In 2021, Redmond police made 1170 arrests and wrote 2276 traffic tickets. Setting up a unit to handle routine traffic matters would be less expensive, easier to recruit for, and make the commissioned force more effective at the same time as addressing the broader safety needs of a growing Redmond population.

Thank you again for your continuing work on these issues.

Susan Cozzens
Downtown Redmond