

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
WASHINGTON STATE CHAPTER



NAIOP WASHINGTON STATE **2023 PRE-PRIMARY OVERVIEW**

The Commercial Real Estate Development Association

Port of Seattle, Commissioner Position No. 5

Fred Felleman (Incumbent)

Fred Felleman has served as a Port of Seattle Commissioner since 2015. A marine scientist and conservationist, he was a founding member of the Port Commission's energy and sustainability committee and has worked to reduce the environmental impact of cruise ships in Seattle. In his most recent term, he led initiatives to electrify SeaTac airport and the Port's seaport operations and promote the use of alternative fuels for trucks, ships, and planes, reducing carbon emissions by 46 percent at facilities owned and controlled by the Port.

Felleman serves on the Visit Seattle Board and the US Department of Commerce's Travel and Tourism advisory board and is a managing member of the Northwest Seaport Alliance. Notable endorsements include Attorney General Bob Ferguson, Public Lands Commissioner Hilary Franz, Seattle Mayor Bruce Harrell, King County Executive Dow Constantine, and six members of the King County Council.

Jesse Tam

Tam immigrated to the US from Hong Kong as a teenager and worked at banks in Boise and Seattle before opening three Seattle-based community banks targeting recent immigrants and international customers. In 2009, Tam and one of the banks he founded, Royal Financial Bank was accused of participating in a massive Ponzi scheme and defrauding thousands of Indonesian customers of \$175 million. (The case settled for an undisclosed amount in 2011).

Tam is now managing director for the real estate investment and consulting firm Mega Pacific Investments. Tam lives in Newcastle. His notable endorsements include former governor Gary Locke, ATU Local 587, and King County Assessor John Wilson.

Seattle City Council, District 1 (Open Seat)

Maren Costa

For 20 years, Costa was a user experience designer at Amazon, where she founded and was president of Amazon Employees for Climate Justice, which organized a company-wide walkout to protest the company's contribution to climate change in 2019. Costa was fired by Amazon in 2020 after circulating an internal petition on behalf of warehouse workers protesting their workplace conditions. She has since worked at Microsoft, where she launched a sustainable fashion filter on the search engine Bing.

She has proposed a tax on vacant residential units, opposes a proposed ordinance making public drug use a misdemeanor in Seattle, and says she would scale up the LEAD diversion program while hiring at least 400 new officers. Notable endorsements include the MLK Labor Council, King County Democrats, and Fuse Washington.

Rob Saka

Saka is an Air Force veteran who worked at Microsoft as a security and compliance attorney before becoming associate general counsel for Meta. He spent the first nine years of his life in and out of foster care, and credits his father, a Nigerian immigrant, for rescuing him from that system. In 2018, he served on the King County Charter Review Commission, which passed amendments enshrining subpoena power for the Office of Law Enforcement Oversight in the county charter, requiring inquests for in-custody deaths, and other reforms. He was also a member of Mayor Harrell's police chief search committee.

Saka opposed the original head tax but supports the JumpStart tax. He has said he wants to create local hiring initiatives to attract new police officers from diverse communities like Delridge, supports removing encampments while connecting people with shelter and services, and has emphasized "back to basics" priorities like roads, bridges, and clean parks. Notable endorsements include the 34th District Democrats, the Seattle Times, and King County Councilmember Girmay Zahilay.

Seattle City Council, District 2 (Incumbent: Tammy Morales)

Tanya Woo

Woo, who grew up in Beacon Hill and lives in Rainier Beach, is a longtime Chinatown/International District community advocate whose family owns the history Louisa Hotel, which is now an 85-unit affordable apartment building. Woo helped start the CID Community Watch, a night watch that patrols the neighborhood handing out water, connecting people to services, disrupting crime, and escorting seniors after dark. Last year, she led a successful effort to prevent the expansion of the Salvation Army shelter in SoDo, where the county planned to site a sobering center, pallet shelter, and medical respite facility.

Woo's campaign has focused on reducing crime and vandalism in neighborhoods like the CID and Rainier Beach. She says she would eliminate the payment-in-lieu provision of MHA to require developers to build affordable units on site, invest in community-based alternatives to police like the CID night watch program. Woo organized CID residents in favor of the North/South CID Sound Transit station alternatives, which would prevent construction impacts in the neighborhood by eliminating a planned second CID station. Notable endorsements include the Seattle Times, Sharon Tomiko Santos, and Seattle Hospitality for Progress.

Seattle City Council, District 3 (Open Seat)

Joy Hollingsworth

Hollingsworth is a third-generation Seattle resident whose grandmother, Dorothy Hollingsworth, was the first Black school board member in the state. A resident of the Central District, she works in operations for her family's cannabis farm on the Olympic Peninsula, which is one of the state's few Black-owned cannabis operations. She says she would bring her experience as a queer Black woman to the city council, which has not had a Black councilmember since Bruce Harrell (who has endorsed her) left in 2019.

Hollingsworth has said she'll bring a "holistic approach" to public safety that includes more resources for police to respond to violent crime alongside funding and support for social service workers, health care providers, and EMTs. Her campaign also focuses on food security, helping people stay in their homes and creating more paths to homeownership, and supporting small and BIPOC-owned businesses in the district. Notable endorsements include the 37th District Democrats, Moms Demand Action, and UFCW3000.

Alex Hudson

Hudson is a lifelong renter who—as head of the First Hill Improvement Association—led efforts to site two new homeless shelters in the neighborhood and lobbied for the construction of hundreds of units of new affordable housing. Most recently, she was executive director of the Transportation Choices Coalition, helping lead the campaign for a 2020 Seattle ballot measure that funded additional transit service, including free transit passes for youth. She serves on the transportation policy board of the Puget Sound Regional Council and the Bellwether Housing board.

Her campaign priorities include expanding the Mandatory Housing Affordability program into more of the city, passing a comprehensive plan update that allows the maximum feasible density ("Alternative 6"), finishing the downtown streetcar and easing parking minimums for new construction. Notable endorsements include The Stranger, Fuse Washington, and King County Councilmember Claudia Balducci.

Seattle City Council, District 4 (Open Seat)

Maritza Rivera

Rivera grew up in a working-class family in the Bronx and went to Fordham Law School before taking a job as the Hispanic liaison for the Clinton White House. In Seattle, she worked as an organizer for the ACLU and an aide to former councilmember Tom Rasmussen, and was appointed deputy director of the Office of Arts and Culture in 2022. She is married to political consultant Dan Kully. She has said she decided to run for office after a teenager was shot at Ingraham High School, where her two daughters go to school.

Rivera has said her top priority is reducing 911 response times to 5 minutes or less. Her proposals include hiring a minimum of 1,400 police officers, shutting down open air drug markets in District 4, and penalizing repeat drug offenders. She has said she opposes passing any new taxes until ensuring that the revenue the city collects is being spent effectively. She also wants to expand the Seattle Promise 13th Year program and ensuring that no family pays more than 10 percent of their income on childcare.

Seattle City Council, District 5 (Open Seat)

Nilu Jenks

Jenks is the daughter of Iranian immigrants who worked to implement a gun buyback program in San Mateo through a partnership between Gun By Gun and the San Mateo Sheriff's Office. In Seattle, she has been a board member at Roosevelt for Racial a PTA Advocacy Chair for John Rogers Elementary School, and a learning coach for English language learners at Mercer Middle School.

Jenks has called for expanding the 911 response team to include a mental health division and a crisis diversion team, expanding the HOPE team (which does outreach to unsanctioned encampments), and improving traffic safety on District 5 arterials like Sand Point Way. Notable endorsements include the King County Democrats, the 46th District Democrats, and Moms Demand Action.

Cathy Moore

A lifelong Seattle resident, Moore was a public defender with the Seattle Defender Association, an interim Seattle city clerk, a King County Superior Court Judge, and chair of the Seattle Human Rights Commission. As a superior court judge, she upheld Attorney General Bob Ferguson's lawsuit against Pharma Purdue, which that eventually let to a landmark settlement that will provide nearly \$200 million to fund opioid addiction treatment in Washington state.

Moore has said she would work to expand access to addiction treatment, creating therapeutic alternatives for people arrested for drug offenses. She also supports a capital gains tax, in combination with smaller reductions to regressive taxes like sales and B&O taxes, to produce net new revenues for the city. She would have opposed the tree ordinance adopted by council on the grounds that it didn't go far enough, and has suggested the city could adopt a set of pre-approved designs for fourplexes and six-unit buildings (allowed near transit stops due to this year's change in state law) so that they would fit aesthetically into neighborhoods.

Seattle City Council, District 6 (Incumbent: Dan Strauss)

Pete Hanning

Hanning is currently the executive director for the Fremont Chamber of Commerce. Previously, he owned the Red Door bar and restaurant for 20 years. A longtime neighborhood and business advocate, he has also served on the Fremont Neighborhood Council, the North Precinct Advisory Council, the Fremont Chamber of Commerce, the Seattle Restaurant Alliance, and the Washington Restaurant/Hospitality Association. He lives in Fremont.

Hanning has criticized incumbent Dan Strauss for being part of a “divisive” council that drove away police officers by supporting the defund movement in 2020 and says he will increase police funding, work with businesses to foster a server business environment, and focus infrastructure spending on bridges in the district. Notable endorsements include the Seattle Times and former city councilmembers Margaret Pageler, Sue Donaldson, Jan Drago, and Peter Steinbrueck.

Seattle City Council, District 7 (Incumbent: Andrew Lewis)

Bob Kettle

Kettle is a retired Naval officer who has served on the Queen Anne Community Council board, West Precinct Advisory Council, and the Queen Anne Block Watch Network. He has said that before supporting additional taxes, he wants to know if the city is facing a deficit or a surplus. He has said incumbent Andrew Lewis’ pledge to defund the police in 2020 undercut the police department’s ability to retain officers, and has said that in addition to hiring more officers and training them in modern crisis response methods, he would return to a system of “beat cops” in neighborhoods. He has also pledged to remove encampments and says the city currently has built up enough shelter capacity for anyone willing to accept it. Notable endorsements include the Seattle Times and Councilmember Sara Nelson.

Redmond City Council, Position 1 (Open Seat)

Nate Niederhausern

A former Microsoft program manager, Niederhausern is currently the principal of Sunstone Media Group, a Redmond-based company that provides virtual events, webinars, and digital media for corporate communications. His campaign priorities include improving public safety by working with law enforcement, creating opportunities for small businesses, and promoting balanced growth that preserves neighborhood character.

Osman Salahuddin

Salahuddin is a second-generation Pakistani American who works as the community engagement and communications manager for King County Councilmember Sarah Perry. Previously, he was president of the Associated Students of the University of Washington, a manager at a medical device research consulting firm, and a member of the One America Votes Muslim Committee. His priorities include providing incentives for retail and housing density, working with OneRedmond to promote small businesses, and investing in youth employment and child development. Notable endorsements include attorney general Bob Ferguson, the MLK Labor Council, and the Seattle Building and Construction trades.

Redmond City Council, Position 7

David Carson (Incumbent)

Carson has worked in the tech field in Redmond for decades, including positions in quality assurance for Microsoft, Amazon, and Getty Images, before starting a company called Pacific Asset recovery service that helps businesses and individuals recover assets using data mining techniques. As a council member, he has advocated for return-to-office policies to help businesses recover from the impacts of COVID, advocated for spending more of the city's budget on long-term infrastructure projects to support the city's growth, and opposed the use of the Silver Cloud Hotel in Overlake to house formerly homeless people.

Carson has decried the city of Seattle's "experiment with allowing open use of drugs and supporting the homeless lifestyle" and supports empowering the Redmond Police Department to arrest (and the city attorney to prosecute) people who commit retail theft, use drugs in public, or vandalize public spaces. He supports funding mental health and drug treatment for people experiencing homelessness through programs like Redmond Thrive, a co-responder unit that includes a mental health professional and mobile integrated health program.

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