



CITY OF SEATAC

PLANNING COMMISSION MEETING

Virtual Meeting
November 17, 2020, 5:30 p.m.

Due to the current COVID-19 public health emergency, and social distancing protocols, pursuant to the Governor's and public health officials' orders, this meeting will be conducted virtually. The public may call in to the conference line to listen to the meeting. The number is 206.973.4555. While you will be able to hear the meeting; you will not be able to participate in the meeting through this phone number. Please note that if you are unable to mute your phone, everyone else on the call-in line will be able to hear you, so please refrain from speaking. No one will be able to physically attend this meeting. Public comment opportunities for this meeting are below.

MEETING AGENDA

- 1) Call to Order/Roll Call
- 2) Approval of the minutes of November 3, 2020 regular meeting - (EXHIBIT 2, Pages 1-2)
- 3) Public Comment on items not on the agenda. *Comments on agenda items will be taken after the staff presentation and Commission discussion on each item below. See Public Comment Process below.*
- 4) Housing Action Plan Update - (EXHIBIT 4a, Page 1 of 1 & EXHIBIT 4b, Pages 1-25)
- 5) CED Director's Report
- 6) Planning Commission Comments (including suggestions for next meeting agenda)
- 7) Adjournment

Public Comment Process: In an effort to adhere to the social distancing protocols, pursuant to the Governor's and public health officials' orders, and in order to keep our residents, Council and staff healthy, the Commission will not hear any in-person public comments during this COVID-19 public health emergency. The Commission is providing remote and written public comment opportunities. All comments shall be respectful in tone and content.

How to Sign Up for Remote Oral Comments: Signing-up for remote oral comments must be done by 3:30p.m. the day of the meeting. Instructions for providing remote oral comments are located at the following link: [Council Committee and Citizen Advisory Committee Virtual Meetings](#).

How to Provide Written Comments: Written public testimony for a public hearing or general comments on non-agenda items may be provided by email or text and must be submitted by

3:30p.m. the day of the meeting. If you wish to submit written testimony or comments, email/text your comments to PCPublicComment@seatacwa.gov. Written testimony for the public hearing will be read verbatim into the record, up to five minutes each. General written comments on non-agenda items will be mentioned by name and subject and then placed in the commission handout packet posted to the website. All public comment/testimony submitted to an email/text address other than the provided address, or after the deadline, will not be included as part of the record.

**A quorum of the City Council may be present.
All Commission meetings are open to the public.**

The Planning Commission consists of seven members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of November 3, 2020 Meeting**

Members present: Tej Basra, Leslie Baker, Andrew Ried-Munro, Tony Zuniga Sanchez, Jagtar Saroya, Kyle Becker

Members absent: Tom Dantzler (excused)

Staff present: Gwen Voelpel, *Deputy City Manager*; Evan Maxim, *CED Director*; Jennifer Kester, *Planning Manager*; Kate Kaehny, *Senior Planner*; Bart Perman, *Information Systems Manager*; Dennis Hartwick, *Senior Planner*; Barb Mailo, *Administrative Assistant 3*; Cindy Corsilles, *Assistant City Attorney*; Stanley Tombs, Peter Kwon, Kim Allen, Gregory Busch, Earl Gipson

1. Call to Order/Roll Call

Chair Basra called the meeting to order at 5:31 p.m. and began with roll call.

2. Approval of minutes of October 12, 2020 & October 20, 2020 meetings

Commissioner Baker moved to approve minutes as written; passed 6-0

3. Public Comments on items not on the agenda

Earl Gipson commented about the public comments process indicating that he doesn't have any public comments to make, but he would like to stay connected and listen in on the meeting.

4. Public Hearing: Wireless Communication Facilities Code Update

Planning Manager Jennifer Kester presented the Wireless Communication Facilities Code Power Point presentation and asked the Planning Commission to hold public hearing and make a recommendation to City Council on the proposed code amendments.

Chair Basra opened public hearing comments at 5:49p.m.

Senior Planner Dennis Hartwick read aloud the public hearing written comments from the following parties:

- Kim Allen, Senior Vice President, Land Use Entitlements & Strategic Planning Wireless Policy Group, LLC., on behalf of Verizon Wireless
- Meridee Pabst, Vice President, Land Use Wireless Policy Group, LLC., on behalf of New Cingular Wireless PCS, LLC ("AT&T")

Public Comments presented by the following parties:

- Gregory Busch, representing AT&T
- Kim Allen, Senior Vice President, Land Use Entitlements & Strategic Planning Wireless Policy Group, LLC., representing Verizon Wireless

Planning Manager Jennifer Kester reiterated the three options as suggested to either Move to Approve the Proposed Amendments, Move to Deny the Proposed Amendments, or Move to Approve the Proposed Amendments with modifications that are specified.

Commissioner Baker moved to approve the Proposed Amendments with the proposed modifications by Verizon and AT&T to be reviewed by our Legal Department for any possible changes as required by the City.

Chair Basra motioned to move recommendation. Passed 6-0

Chair Basra closed Public Hearing comments at 6:13p.m.

5. CED Director's Report

CED Director Evan Maxim reported that Planning Manager Jennifer Kester will be on leave for two weeks and Kate Kaehny will be taking over as Acting Planning Manager while Jennifer is out of the office. Director Maxim acknowledge Earl Gipson's comment earlier in the meeting and advised that he will discuss the request with the City Attorney and internal staff regarding this subject and follow up with the Planning Commission.

Planning Manager Jennifer Kester announced that Senior Planner Kate Kaehny will present the Housing Action Plan and some of the initial findings from the Housing Needs Assessment in the November 17th PC Meeting and December meeting has not yet been programed but likely we may be bringing back the miscellaneous Code Amendments at that time.

6. Planning Commission Comments (including suggestions for next meeting agenda)

None

7. Adjournment

Chair Basra adjourned meeting at 6:16p.m.



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: November 17, 2020
To: Planning Commission
From: Kate Kaehny, Acting Planning Manager
Subject: **Project Update: SeaTac Housing Action Plan “HAP”**

The purpose of this memo is to provide background information and a brief overview of this Thursday’s project briefing on the Housing Action Plan project. The briefing will be informational only, and no Commission action is requested.

Project Background

In July, City Council provided formal approval for moving forward with a \$100,000 grant from the Department of Commerce to develop SeaTac’s first Housing Action Plan. Housing Action Plans are intended to be tools that cities can use to document existing housing needs and identify strategies to increase the amount and type of housing options for current and future residents.

Main Goals of Briefing

The main goals of the project briefing are to:

- Provide an update of project activities to date,
- Highlight preliminary findings from the project’s housing needs and demand assessment, and
- Answer any questions the Commission has about the project.



HB 1923 Building Urban Residential Capacity Grants

SeaTac Housing Action Plan “HAP” Project Briefing:

- Activities to Date
- Preliminary Findings from Housing Needs Assessment

Planning Commission
November 17, 2020

PURPOSE OF PRESENTATION

- To bring the Planning commission up to date on “HAP” project activities.
- To provide an overview of preliminary findings from the draft Housing Needs Assessment.

WHY IS THIS ISSUE IMPORTANT?

1. In July 2020, City Council finalized the approval of a \$100,000 Department of Commerce grant to fully fund a Housing Action Plan (HAP).
2. Input from the Planning Commission is needed to help inform the project.

NO COMMISSION ACTION REQUESTED

NO ACTION REQUESTED FROM PLANNING COMMISSION

- Project briefing is informational, no action needed.

REVIEWS TO DATE

- **City Council:** 7/14/2020: Council approved budget amendment and consultant contract acceptance.
- **Planning & Economic Development (PED) Committee:** 9/24/2020,
- **Planning Commission:** 7/1/2020



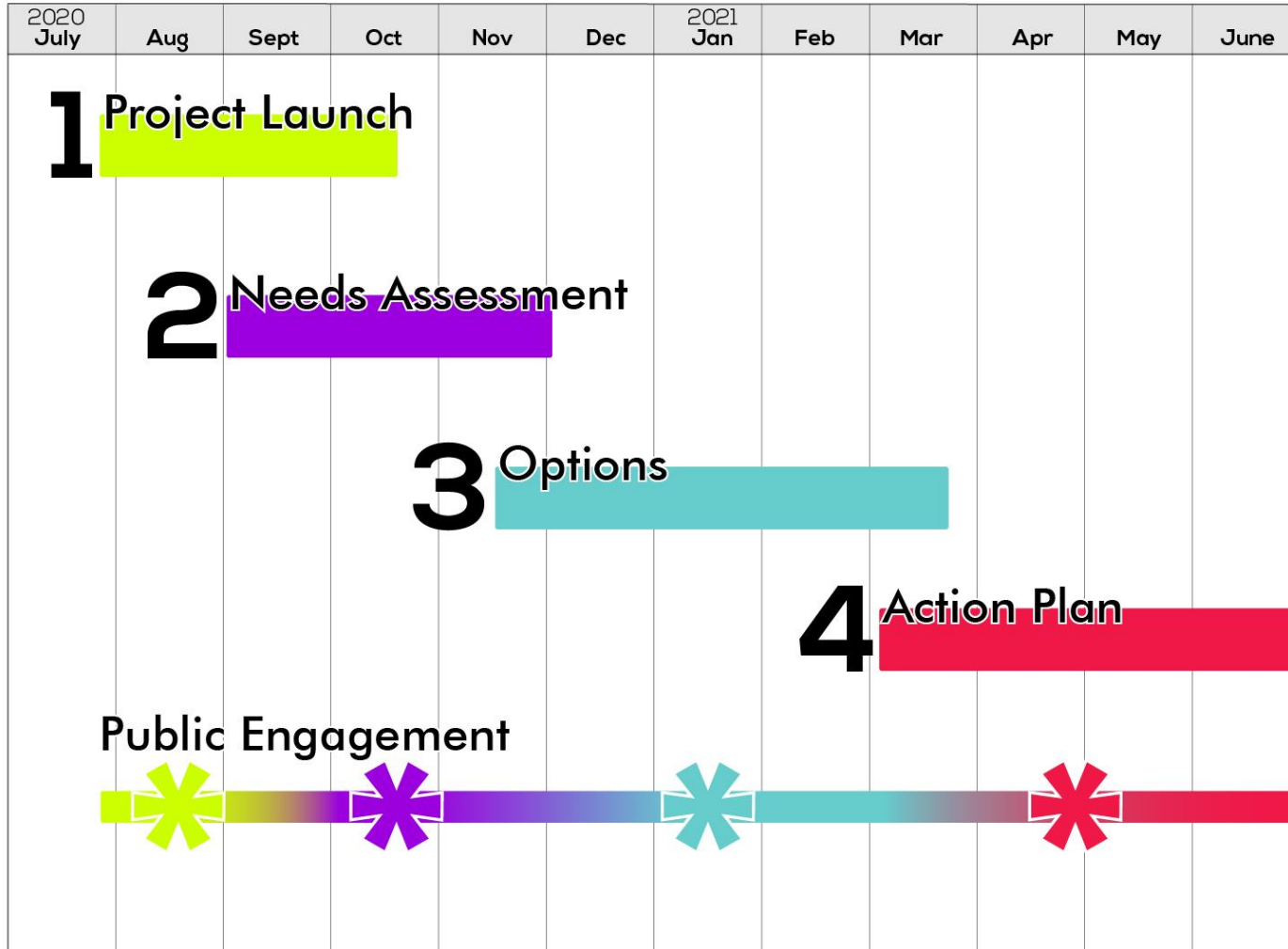
SEATAC'S HOUSING ACTION PLAN (HAP) PROJECT

Three main components:

- 1) **Housing needs assessment:** Assess City's current housing goals, needs and demand
- 2) **Identify strategies that increase the amount and type of housing options for all incomes:** Strengthen single-family and multi-family neighborhoods.
 - Focus on housing opportunities near the light rail stations & potential “missing middle” options like duplexes, triplexes, townhouses, etc.
- 3) **Conduct a robust, inclusive community engagement process:** Ensure input from all of SeaTac's communities.



ANTICIPATED HAP PROJECT SCHEDULE/MILESTONES



HAP ACTIVITIES TO DATE

LATE SUMMER –FALL 2020

Project Start-Up Activities:

- Hired consulting firm/technical experts to assist with project
- Collected housing and market data

“Early Learning” Process:

- Undertook City Council one-on-one interviews

Housing Needs Assessment:

- Draft housing needs assessment almost completed



HOUSING NEEDS ASSESSMENT-PRELIMINARY FINDINGS

HOUSING NEEDS ASSESSMENT - KEY FOCUS AREAS:

- 1) What are SeaTac's housing policy goals & are they being met?**
- 2) What does the City's current housing supply look like?**
- 3) Does the current supply meet residents' needs*?**
(*especially in terms of housing affordability)
- 4) How does SeaTac compare to the rest of the region?**

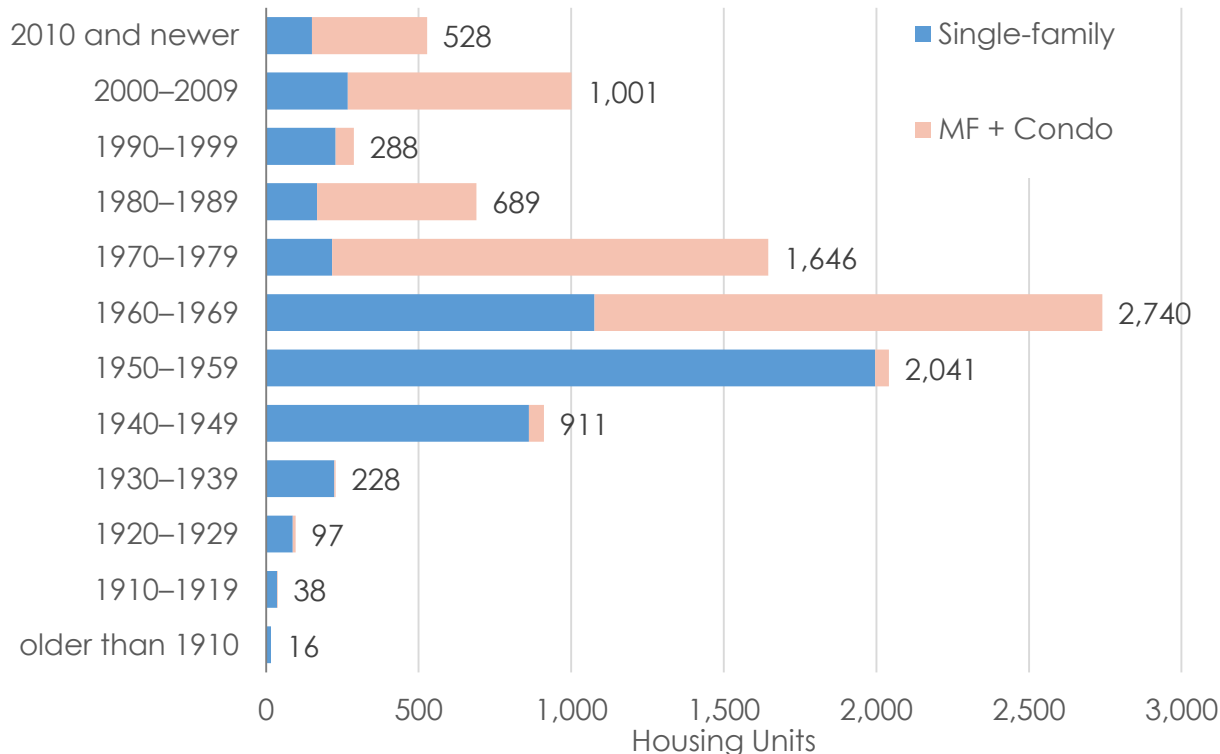
Today's briefing will highlight preliminary findings from #2, #3 & #4.



How much housing is there?

Currently, there are close to **11,000** housing units in SeaTac.

SeaTac Housing by Year Built, 2020 (gross units built)



SeaTac's Building "Booms"

- **50s:** Post-War single family boom
- **60s-70s:** Multi-family boom
- **2000+:** Multi-family trend continues
- **2020 (not on chart):** Multi-family development pipeline 1,000+ units

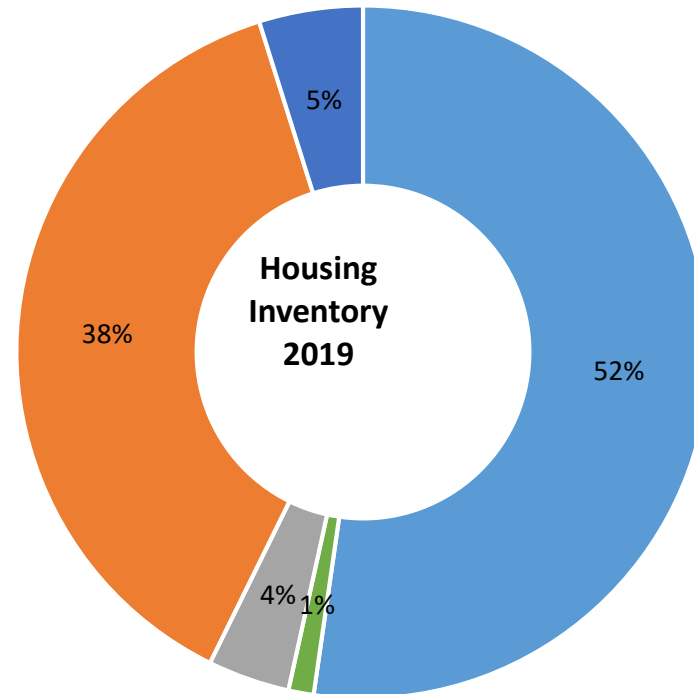
What type of housing is there?

Mix of Housing Options

- 52% are single family houses and 46% are apartments & duplexes
- About half of households are home-owners & half renters

Housing Generally Older

- More than 60% of housing is 40 or more years old



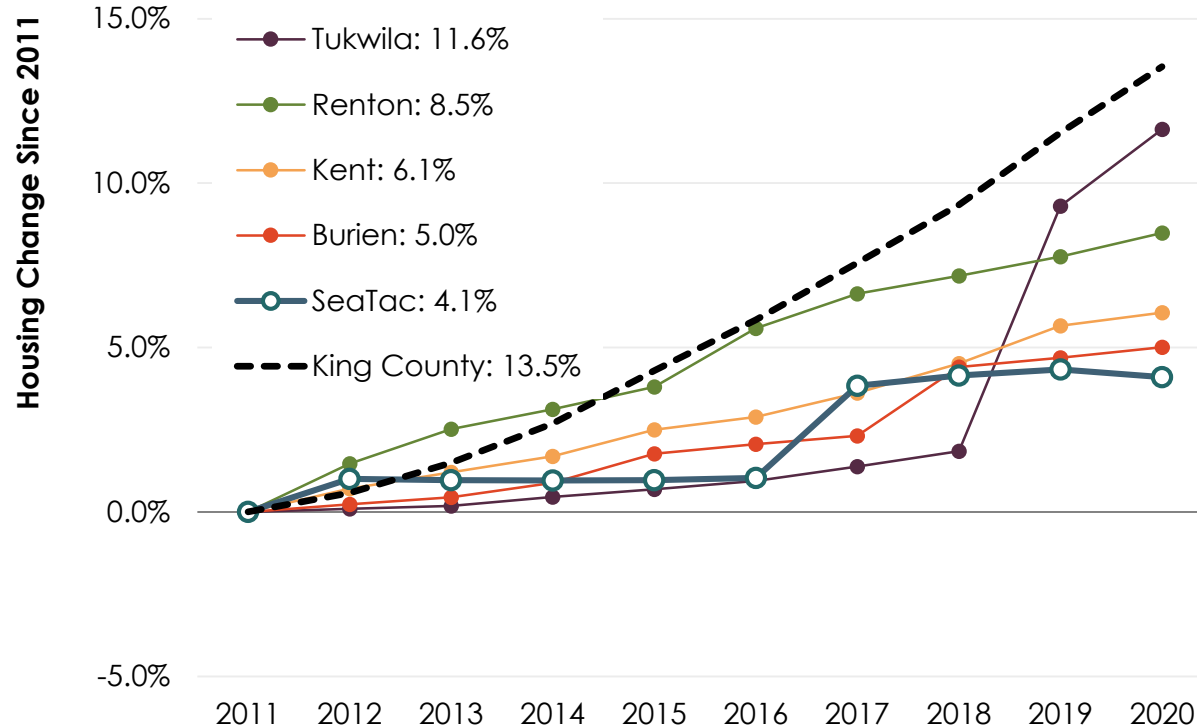
- Single Family
- Duplexes
- Multi-family (3 or 4 Units)
- Multi-family (5+ Units)
- Mobile Homes

Source: Washington Office of Financial Management, 2020; BERK, 2020.

How much housing growth has there been recently?

SeaTac has grown more slowly than neighboring cities & the County as a whole.

Housing Growth in SeaTac & Neighboring Communities 2011 – 2020

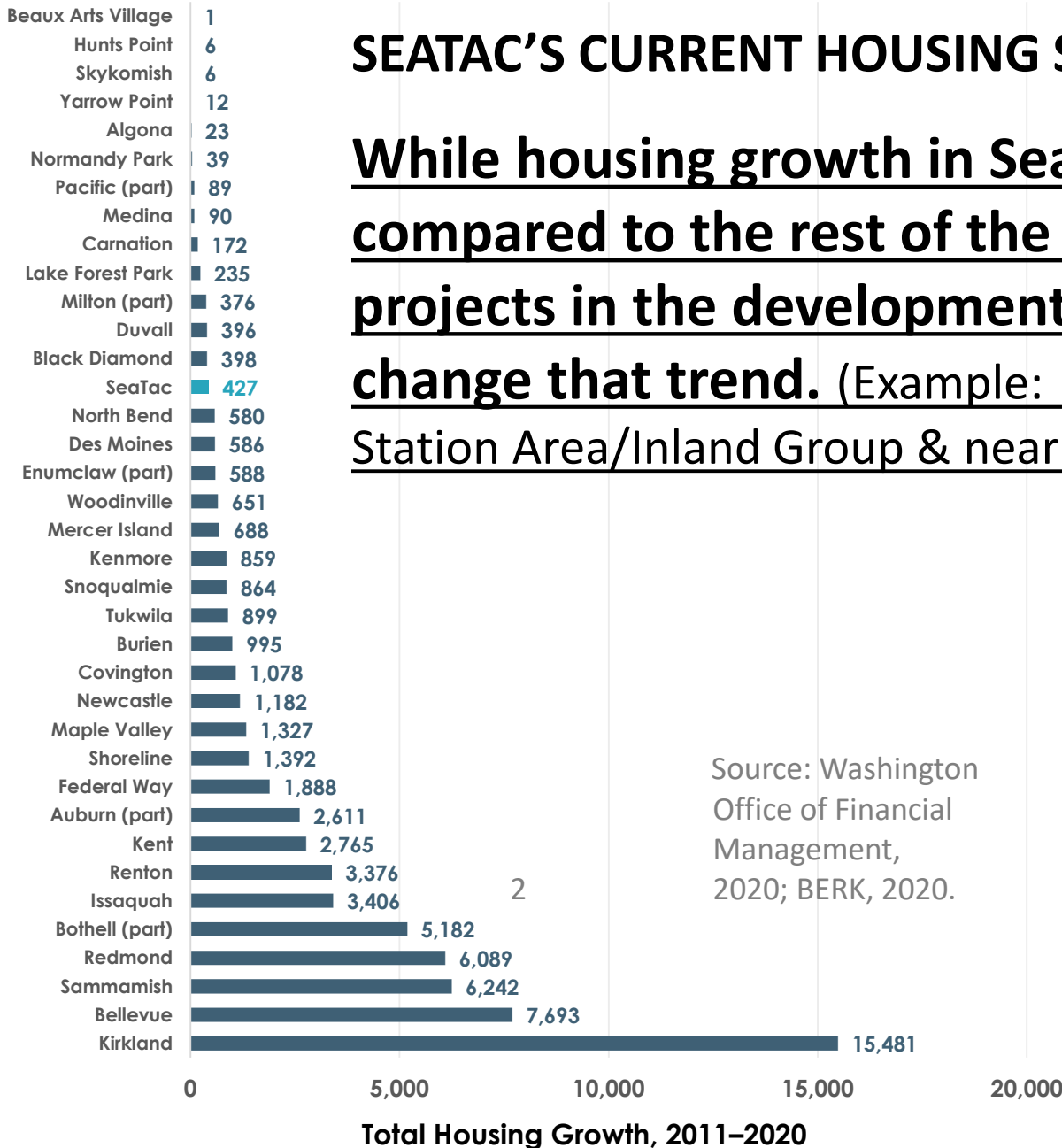


Possible Reasons:

- **The airport?** (Noise issues, potential high cost of land)
- **Lack of historic downtown-type infrastructure?** (& walkable neighborhood services & amenities)
- **Housing buyouts?** (from Airport, Sound Transit, WSDOT/ SR509)
- **Changes in market?** (Firs MH Park closure)

SEATAC'S CURRENT HOUSING SUPPLY

While housing growth in SeaTac has been slow compared to the rest of the county, recent projects in the development pipeline could change that trend. (Example: ~800 units from S 154th Station Area/Inland Group & near Angle Lake Station.)



Source: Washington Office of Financial Management, 2020; BERK, 2020.

2011-2020 Total Housing Growth by Unit

- SeaTac: 427*
- Tukwila: 899
- Burien: 995
- Kent: 2,765
- Renton: 3,376

***Does not include units from SeaTac's development pipeline**

SEATAC'S CURRENT HOUSING SUPPLY

HOUSING SUPPLY KEY TAKEAWAYS

Current Supply:

- There is a mix of housing types, and renter and owner options.
- Most of the housing stock is fairly old.
- There are not many newer apartment units.

Future Supply:

- Housing growth has been slower than anticipated, but the development pipeline indicates market interest.

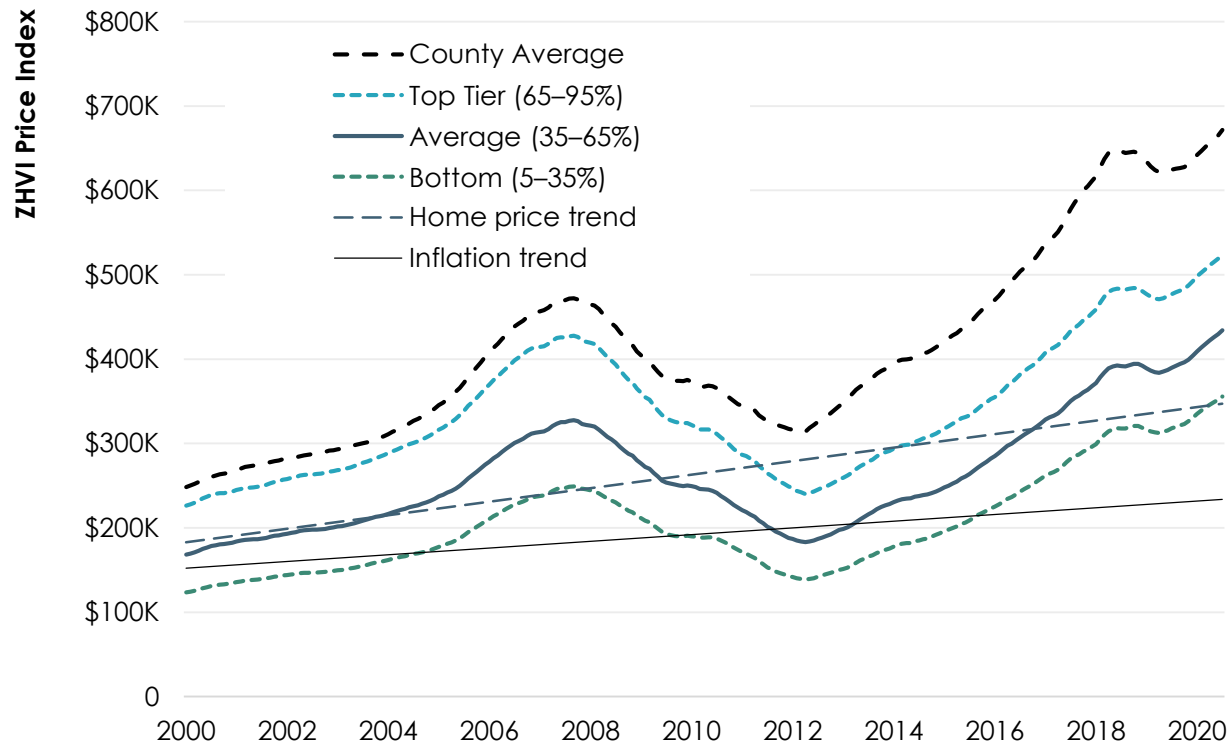
DOES CURRENT HOUSING SUPPLY MEET RESIDENTS' NEEDS IN TERMS OF AFFORDABILITY?

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DATE: 11/17/20

What's the Cost of Housing in SeaTac? (Home-owners)

Home prices in SeaTac have risen at around 180% of the rate of inflation since 2000.

SeaTac Home Prices 2000-2020



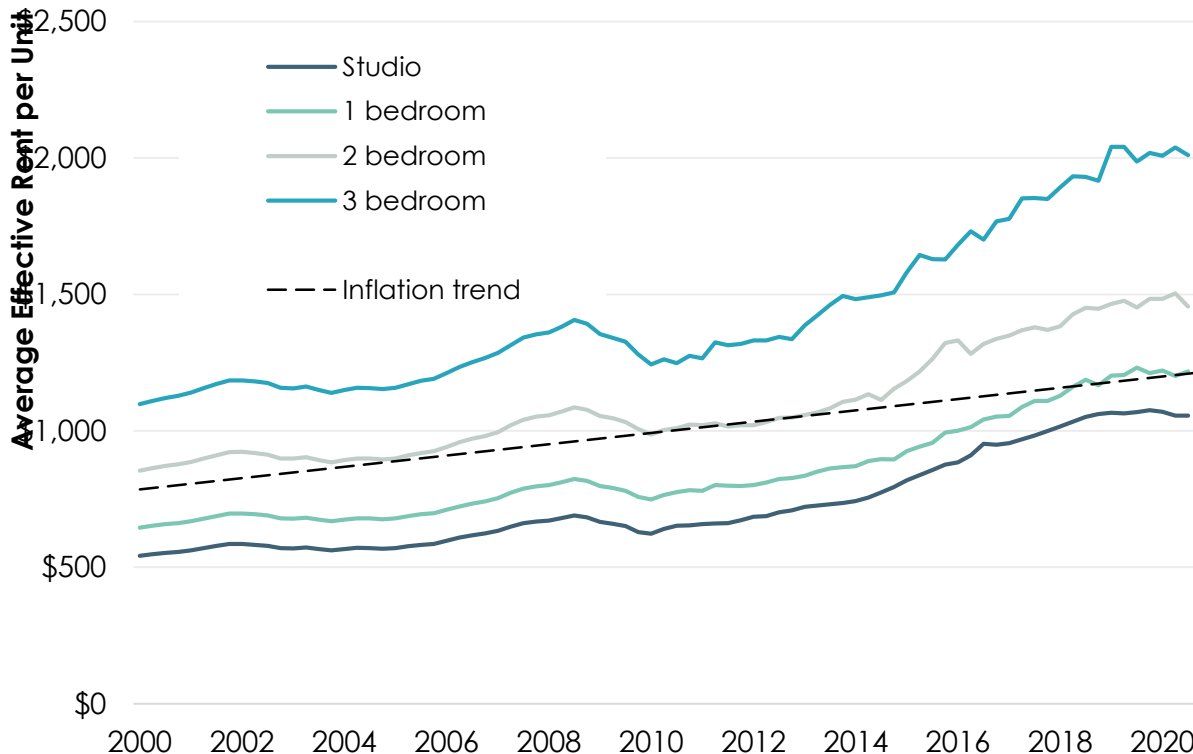
DOES CURRENT HOUSING SUPPLY MEET RESIDENTS' NEEDS?

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What's the Cost of Housing in SeaTac? (Renters)

Since 2010, SeaTac rents have grown about 40% faster than inflation.

SeaTac Average Effective Rent by Number of Bedrooms 2000-2020



DOES CURRENT HOUSING SUPPLY MEET RESIDENTS' NEEDS?

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Metrics that are Commonly Used to Measure Housing Affordability

Area Median Income (AMI): AMI is the household income for the median – or middle – household in a region. (Half of households earn more, half earn less.)

- US Dept. of Housing & Urban Development (HUD) sets median income categories for regions across the country, including the Seattle-Bellevue area which extends over all of King and Snohomish counties, and includes SeaTac.

HUD Income Categories: The following household income categories are used to assess housing affordability.

- 100%-80% AMI or “moderate income”
- 80%-50% AMI or “low income”
- 50%-30% AMI or “very low income”
- Less than 30% or “extremely low income”

Households in the lower income categories are more likely to experience housing affordability issues.

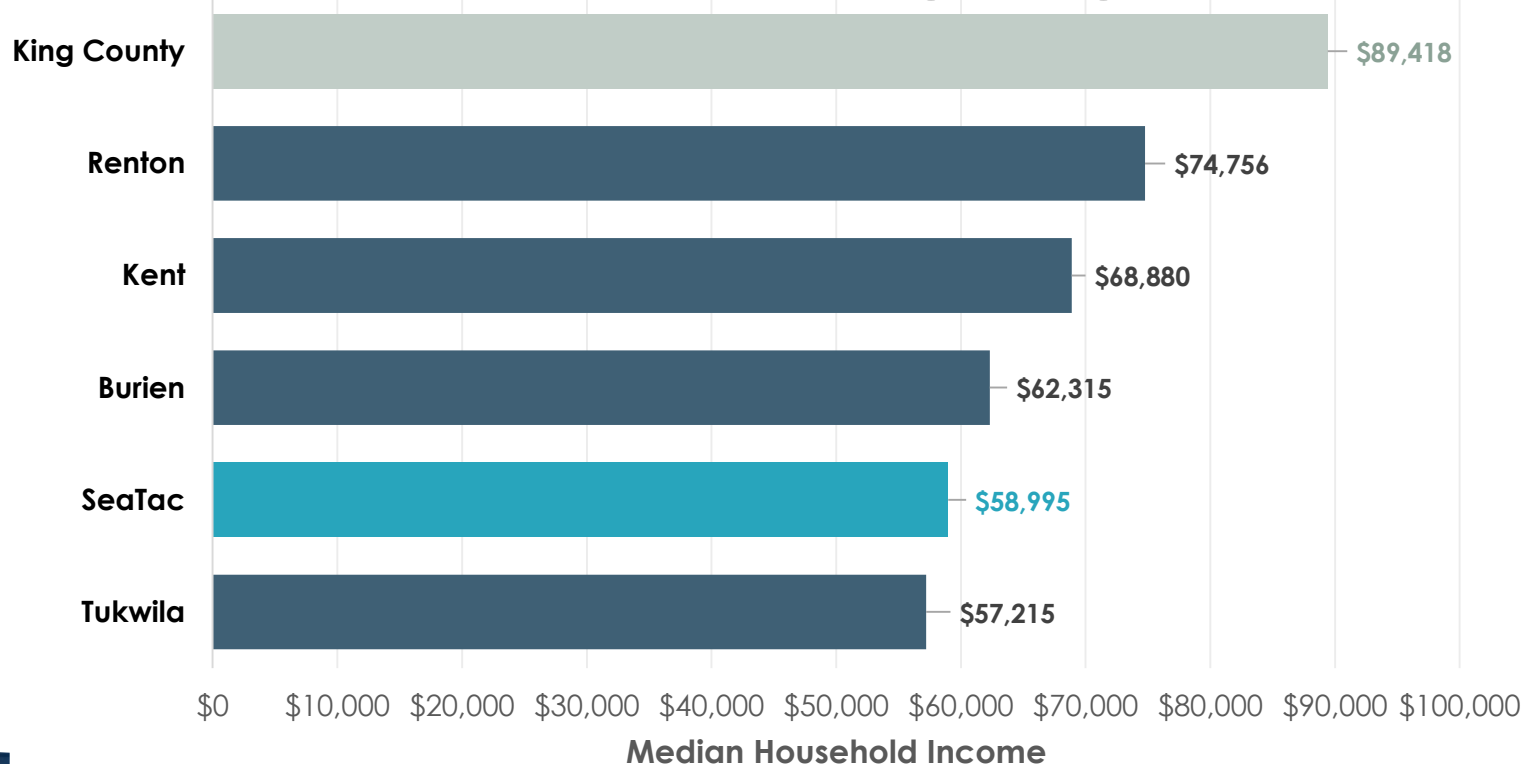
DOES CURRENT HOUSING SUPPLY MEET RESIDENTS' NEEDS?

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Comparison of Median Incomes in SeaTac & Region

SeaTac's household median income is 66% of the county median income.

Median Household Income, SeaTac & Neighboring Communities, 2018



Source: US Census 2014-2018 ACS 5-Year Estimates; BERK, 2020.

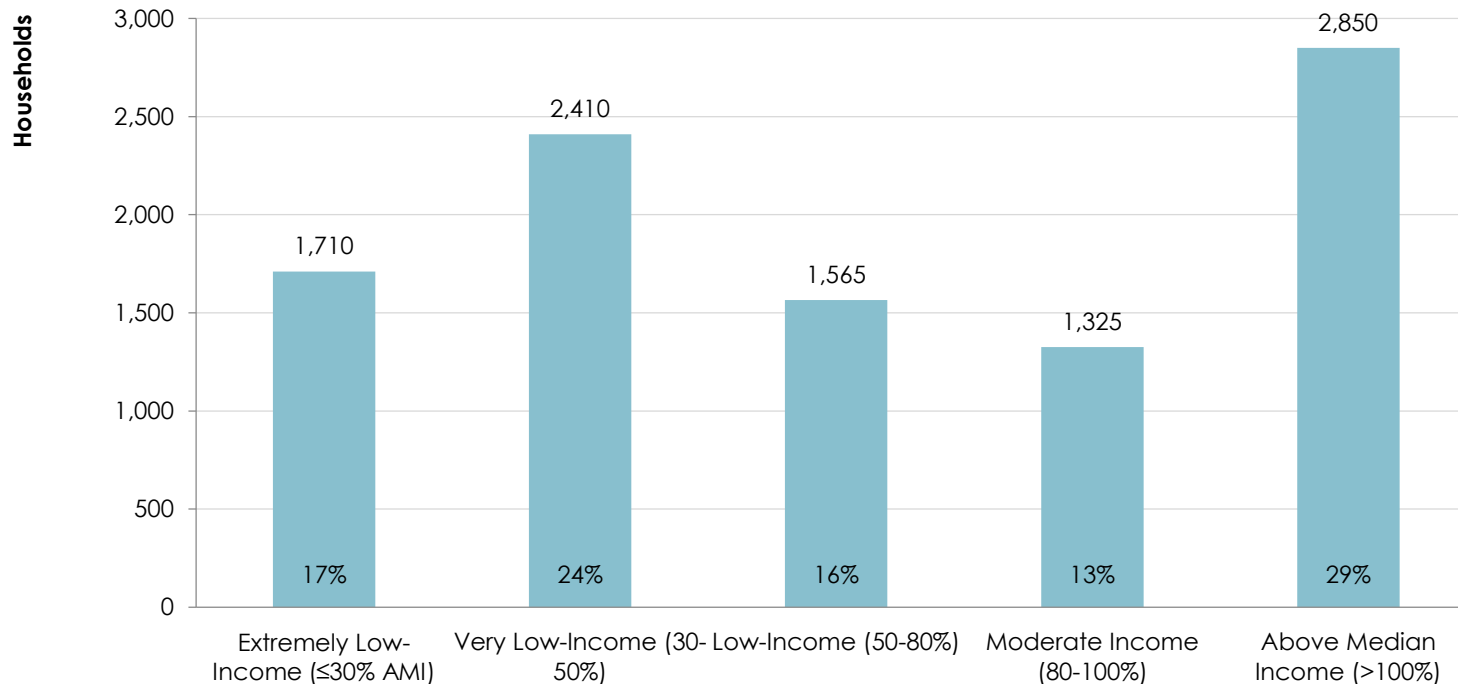
DOES CURRENT HOUSING SUPPLY MEET RESIDENTS' NEEDS?

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SeaTac Households & Income Categories

57% of SeaTac households fall into either “low income,” “very low income” or “extremely low income” categories.

SeaTac Household Income Categories



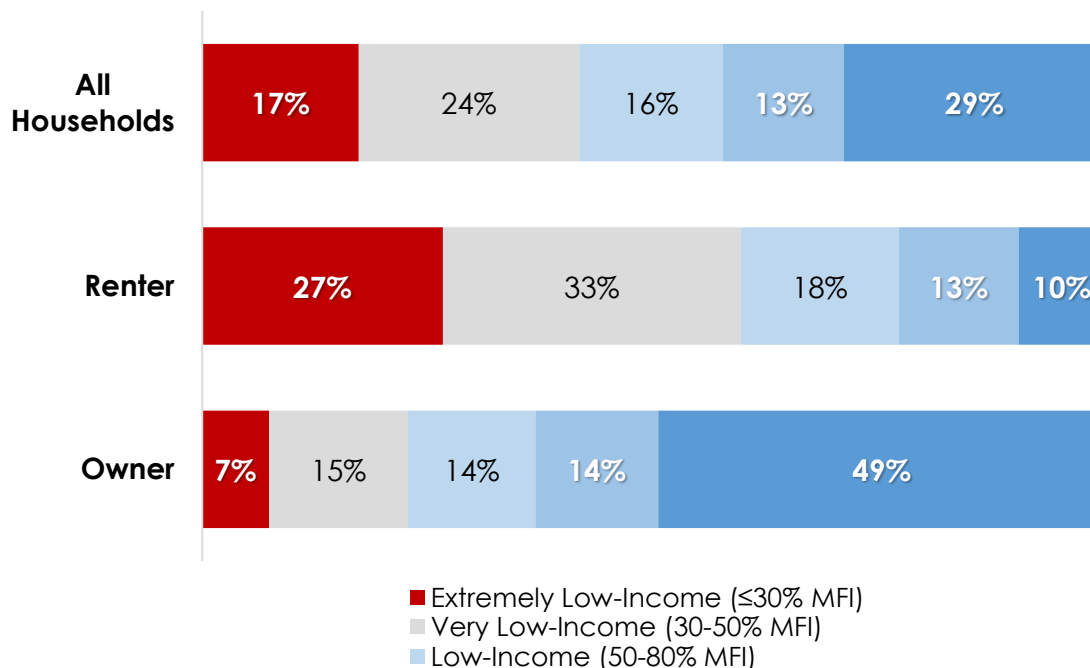
DOES CURRENT HOUSING SUPPLY MEET RESIDENTS' NEEDS?

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SeaTac Households & Income Categories – Owner/Renter

- 78% of renter households are within low income categories
- 36% of home-owners are within low income categories

Proportion of SeaTac Households by Tenure & Income Category



Source: HUD CHAS
(based on ACS 2013-
2017 5-year estimates)

DOES CURRENT HOUSING SUPPLY MEET RESIDENTS' NEEDS?

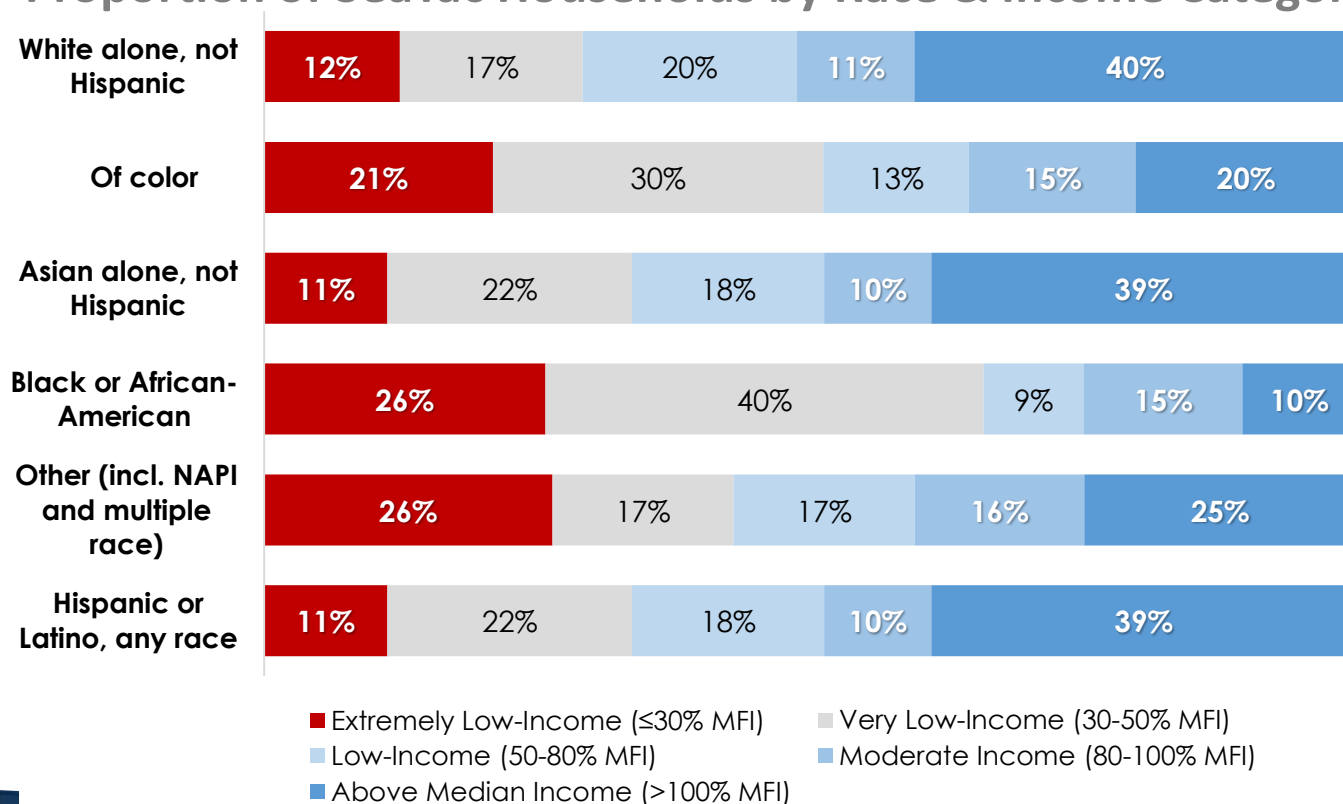
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SeaTac Households & Income Categories – Race/Ethnicity

- 63% of households of color are within low income categories versus 49% of white households.

Proportion of SeaTac Households by Race & Income Category

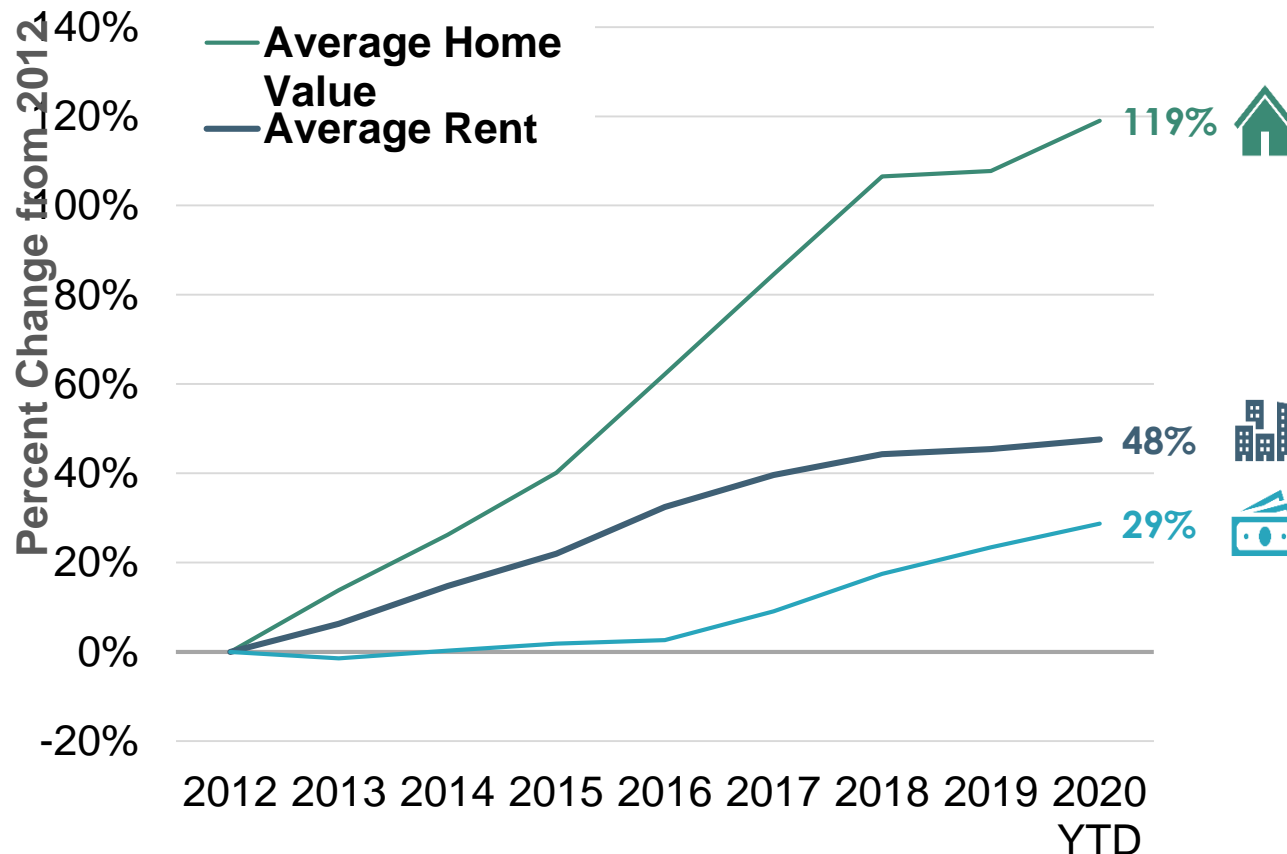


Source: HUD CHAS
(based on ACS 2013-
2017 5-year estimates)

DOES CURRENT HOUSING SUPPLY MEET RESIDENTS' NEEDS?

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SeaTac housing costs have increased a lot more than household incomes, likely contributing to affordability issues for many.



Sources: Zillow, 2020; HUD, 2020; BERK, 2020.

Another Metric Commonly Used to Measure Housing Affordability: “Cost Burden”

Households that spend more than 30% of their gross monthly income on housing costs are considered cost-burdened.

- Housing costs include rent, mortgage payments, and major utilities (telephone, cable or satellite television, and Internet services are excluded).
- When cost burdened households spend more than 30% of their income on housing, it can be difficult to afford other necessities like food, transportation, health care and child care. (Source: King County Regional Affordable Housing Taskforce: Final Report & Recommendations 2018, Rev. 2019.)

DOES CURRENT HOUSING SUPPLY MEET RESIDENTS' NEEDS?

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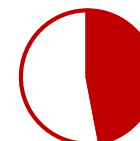
Many SeaTac households are considered “cost burdened,” which means they spend more than 30% of income on housing.

- 41% of all households in SeaTac are **cost-burdened** - That includes:
 - 27% of homeowners...
 - 47% of people of color...
 - 54% of renters...
 - 64% of “very low” income, and
 - 80% of “extremely low” income households.

Homeowners



People of Color



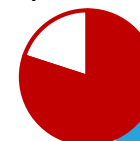
Renters



Very low income HH



Extremely low income HH



Source: HUD CHAS (based on ACS 2013-2017 5-year estimates); BERK, 2020.

DOES CURRENT HOUSING SUPPLY MEET RESIDENTS' NEEDS IN TERMS OF AFFORDABILITY?

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SEATAC'S HOUSING AFFORDABILITY - KEY TAKEAWAYS

Does Current Supply Meet Affordability Needs?

- **For a large number of SeaTac residents, the answer is: No.**
- The costs of buying and renting homes have risen a lot more than incomes.
- A majority of households are in low income categories.
- 41% of households are cost burdened & it's an even bigger problem for people of color, renters, and especially households in the "very low" and "extremely low" categories.

IMMEDIATE NEXT STEPS

- **Completion of Housing Needs Assessment**
 - Staff will return to the Planning Commission for additional review and input
- **Public Engagement Process – Starting Early 2021**
 - Community/Technical Advisory Committee
 - Activities: On-line questionnaire, targeted outreach, “Housing Producers Forum,” other

NO COMMISSION ACTION REQUESTED

NO ACTION REQUESTED FROM PLANNING COMMISSION

- Project briefing is informational, no action needed.

REVIEWS TO DATE

- **City Council:** 7/14/2020: Council approved budget amendment and consultant contract acceptance.
- **Planning & Economic Development (PED) Committee:** 9/24/2020,
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