



SPECIAL

Planning & Economic Development Committee Minutes

Tuesday, January 19, 2021

5:30 PM – 7:30 PM

* Virtual Meeting *

Members:	Present:	Commence: 5:33 PM	
		Adjourn: 7:18 PM	
Stanley Tombs, Chair	X		
Deputy Mayor Peter Kwon	X		
Mayor Erin Sitterley	X		

Other Councilmembers: CM Fernald, CM Clyde Hill

Staff & Presenters: Evan Maxim, *CED Director*; Jennifer Kester, *Planning Manager*; Kate Kaehny, *Senior Planner/HAP Project Manager*; Neil Tabor, *Associate Planner*; Rachel Miller, *Urban Planner/Designer MAKERS Architecture*; Ian Crozier, *Associate Planner MAKERS Architecture*; Andrew Bjorn, *BERK Consulting*; Gwen Voelpel, *Deputy City Manager*; Mark Johnsen, *Senior Assistant City Attorney*; Tej Basra, *PC Chair*; Leslie Baker, *PC Vice Chair*; Kyle Becker, *PC Member*; Tom Dantzler, *PC Member*; Jagtar Saroya, *PC Member*; Andrew Ried-Munro, *PC Member*; Barb Mailo, *Administrative Assistant 3*; Bart Phone, *SeaTac TV*

1. Call to Order	Chair Tombs called the meeting to order at 5:33 PM. The meeting was quorate.
2. Public Comment	PED Written Public Comment received was sent to PED & PC Committees via email.
3. Approval of minutes of 12/02/2020	Members approved the 12/02/2020 PED Meeting Minutes Draft as is.
4. Housing Inventory & Assessment Report (formerly Housing Needs Assessment)	<p style="margin: 0;"><u> X </u> Briefing</p> <p style="margin: 0;">CED Director Evan Maxim acknowledged staff’s meticulous efforts in observing the kind of language that is used in this report. Director Maxim elaborated on the term “Needs Assessment” and indicated the</p>

staff's intent to describe where the gap is in housing inventory and community wages.

Planning Manager Jennifer Kester introduced the Housing Inventory & Assessment Report (formerly Housing Needs Assessment) and presenter Senior Planner Kate Kaehny, *Project Manager of the Housing Action Plan Project*, and consultants from MAKERS Architecture & BERK.

Consulting Team presenters included Rachel Miller, *Urban Planner/Designer with MAKERS Architecture*, Ian Crozier, *Associated Planner with MAKERS Architecture*, and Andrew Bjorn, *with BERK Consulting*

Project Manager Kate Kaehny kicked off the presentation of the Draft Housing Inventory & Assessment Report with an overview of the briefing and indicated that the presentation was informational with No Committee Action Requested.

Chair Tombs indicated that PED Committee members had reviewed the report in depth and assumed that Planning Commission members had the opportunity to review it also, therefore suggested that they would be better served by going through the Questions & Answers (Q&A). Presenters agreed on speedy presentation process to arrive more quickly at the Q&A segments.

MAKER's Urban Planner/Designer Miller presented the SeaTac Housing Action Plan Early Guidance from City Council interviews. BERK Consultant Bjorn presented the Methodology Definition of Terms which included the Area Median Income (AMI), Comparison of Median Incomes in SeaTac & Region, and Income Categories

Chair Tombs expressed concern about the accuracy in the data presented. Discussions commenced with comments from Chair Tombs, MAKER's Urban Planner/Designer Miller, BERK Consultant Bjorn, and inquiries from CM Clyde and Deputy Mayor Kwon.

MAKERS Associated Planner Crozier presented SeaTac Background Facts including Households, Demographics, Housing Inventory, and Public & Other Income Restricted Housing

Discussions surrounding this subject commenced with comments and inquiries among Chair Tombs, MAKERS Associated Planner Crozier, CM Clyde, Mayor Sitterley, Senior Planner Kaehny, MAKER's Urban Planner/Designer Miller, PC Vice Chair Leslie Baker, BERK Consultant Bjorn, and Deputy Mayor Kwon.

MAKER's Urban Planner/Designer Miller presented the Housing Assessment including Progress on City Housing Goals, Demand for Family, Singles, and Accessible Housing, Family Size Housing, Small Units, Current Housing Choices are Limited, High and Low Income Housing GAPS.

Discussion commenced on this subject with BERK Consultant Bjorn, Chair Tombs, MAKER's Urban Planner/Designer Miller, and MAKERS Associated Planner Crozier.

	<p>MAKER's Urban Planner/Designer Miller continued the Housing Assessment Summary presentation including Cost Burden and Data indicating housing supply gaps.</p> <p>Discussion commenced on this subject with Chair Tombs, MAKER's Urban Planner/Designer Miller, and CED Director Maxim.</p> <p>Senior Planner Kaehny presented Project Milestones & Opportunities for Input, SeaTac Housing Action Plan, and Housing Action Plan -Coming Up: Strategy Development. Kaehny reiterated that No Committee Action is Requested, Project briefing informational.</p>
5. Adjourn	<p>Chair Tombs closed the meeting and declared the meeting adjourned. Meeting adjourned at 7:18 PM.</p>