



CITY OF SEATAC

PLANNING COMMISSION MEETING

Virtual Meeting
June 1, 2021, 5:30 p.m.

Due to the current COVID-19 public health emergency, this meeting will be conducted virtually. The public may listen to the meeting by calling 206.973.4555 and muting your phone. Public comment opportunities for this meeting are below.

MEETING AGENDA

- 1) Call to Order/Roll Call
- 2) Approval of the minutes of May 4, 2021 and May 18, 2021 regular meetings - (Exhibits 2a & 2b)
- 3) Public Comment on items not on the agenda. *Comments on agenda items will be addressed after the staff presentation and Commission discussion on each item below. See Public Comment Process below.*
- 4) Housing Action Plan: Consideration of Comments Received - (Exhibits 4a & 4b)
- 5) CED Staff 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, and in order to keep our residents, Planning Commission, and staff healthy, the Commission will not hear any in-person public comments. The committee is providing remote oral and written public comment opportunities. All comments shall be respectful in tone and content. Signing-up for remote comments or providing written comments must be done by 3:30pm the day of the meeting. Any requests to speak or provide written public comments which are not submitted following the instructions provided or by the deadline will not be included as part of the record.

- Instructions for providing remote oral public comments are located at the following link: [Council Committee and Citizen Advisory Committee Virtual Meetings](#).
- Submit email/text public comments to PCPublicComment@seatacwa.gov. The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website.

**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 May 4, 2021 Meeting**

Members present: Tej Basra, Tom Dantzler, Leslie Baker, Tony Zuniga Sanchez, Alyne Hansen (arrived 5:41pm)

Members absent: Jagtar Saroya, Andrew Ried-Munro

Staff & Others

Present: Evan Maxim, *CED Director*; Jenn Kester, *Planning Manager*; Kate Kaehny, *Senior Planner*; Stanley Tombs, *Councilmember*; Alena Tuttle, *Associate Planner*; Bart Phone, *SeaTV*

1. Call to Order/Roll Call

Chair Basra called the meeting to order at 5:30 p.m. and roll call.

2. Approval of minutes of the April 20, 2021 regular meeting

Commissioner Dantzler motioned to approve minutes with revision to correct typo in Chair Tombs title incorrectly listed as PC Chair. Commissioner Baker seconded. Minutes approved.

3. Public Comments on items not on the agenda

None

4. Housing Action Plan: Briefing on Potential Strategies for Public Review Draft

Senior Planner Kate Kaehny presented the SeaTac Housing Action Plan “HAP” Project – Review of Potential HAP Housing Strategies. The purpose of the presentation was to update the Commission on recent HAP activities, including the results of the PED-Planning Commission poll on potential housing strategies and to present the 12 potential housing strategies that the PED Committee forwarded for Planning Commission review.

The presentation included a recap of the Two-Step Process, 2021 HAP Project Reviews, Potential Strategies including the PED-PC Poll, and Anticipated Next Steps for Project Completion.

No committee action requested.

A brief pause in the HAP presentation to allow introductions of the new commission member Alyne Hansen and the current commissioners.

5. CED Staff Report

CED Director Evan Maxim provided a brief CED staff report with the indication of a shift in direction and focus for the Planning Team from the two code amendments related to the Parking for Accessory Dwelling Units & Short-term Rentals Airbnb that were discussed in the last PC meeting to the recently adopted legislation by the Washington State Legislature related to Overnight Shelters & Transitional Housing that the City of SeaTac is required to regulate. A required deadline of September 2021 is set for the City to come into compliance.

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

Commissioner Dantzler inquired about the 4.2 HAP strategy and received response from Jenn Kester.

7. Adjournment

Commissioner Dantzler motioned to adjourn meeting. Commissioner Baker seconded. Meeting adjourned at 6:16 pm.

**CITY OF SEATAC
PLANNING COMMISSION
Minutes of May 18, 2021 Meeting**

Members present: Tej Basra, Tom Dantzler, Leslie Baker, Tony Zuniga Sanchez, Alyne Hanson; Andrew Ried-Munro, Jagtar Saroya (Arrived 6:05pm)

Members absent: None

Staff & Others

Present: Jenn Kester, *Planning Manager*; Kate Kaehny, *Senior Planner*; Alena Tuttle, *Associate Planner*; Barbara Mailo, *Admin 3*; Bart Perman, *Information Systems Manager*; SeaTV

1. Call to Order/Roll Call

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

2. Public Comments on items not on the agenda

None

3. Housing Action Plan: Draft Housing Action Plan Review Session

Senior Planner Kate Kaehny presented the Draft Housing Action Plan Review. The purpose of the presentation was to familiarize Commissioners with the completed Draft Plan document and provide opportunity for commissioners to ask questions and make comments on the Draft Plan in advance of the public hearing scheduled for May 26, 2021.

The presentation included the Two-Step Process: 1) Complete Housing Action Plan & 2) Conduct Council Review & Adoption Draft Housing Action Plan, Introduction, Goals, Objectives, Strategies, Implementation, and Anticipated Next Steps.

No Action Requested.

4. CED Staff Report

Planning Manager Jenn Kester provided the following updates regarding the upcoming PC meeting schedule.

- As CED Director Evan Maxim mentioned in the last PC meeting, there is a pause to the short-term rentals & ADU parking so that staff can continue to work putting together regulations on the newly adopted state regulations on overnight shelters.
- The meetings May through August will focus on the Housing Action Plan and the 2021 Comprehensive Plan.
- Short-term rentals & ADU parking will come back to the Commission in the Fall.
- Director Maxim was not here tonight because he had to attend an Advisory Committee meeting with Department of Correction on a potential Work Release site in SeaTac.

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

None

6. Adjournment

Commissioner Baker moved to adjourn meeting. Chair Basra seconded. Meeting adjourned at 6:29 pm.



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: May 28, 2021
To: Planning Commission
From: Kate Kaehny, Senior Planner
Subject: Consideration of Comments Received on Draft Housing Action Plan

At last week's May 26 public hearing, the Planning Commission received comments from the public and the Washington State Department of Commerce on the [Draft Housing Action Plan](#).

Goal of 6/1 Meeting: Consideration of Comments from Public Hearing

At the upcoming June 1 meeting, the Commission will have the opportunity to discuss comments received at the public hearing, including the Department of Commerce's suggestion that the City consider including "one or more additional anti-displacement strategies" in the draft plan. To help facilitate this discussion, the project team identified four potential anti-displacement strategy options for the Commission to review. Please see the four options and other background information in the meeting presentation slides that have been provided as part of this packet.

While no formal City action is required in response to the Commerce Department's comment, the Commission could choose to propose the inclusion of additional anti-displacement strategies within its recommendation to City Council on the draft plan.

Housing Action Plan Project Next Steps

- June 15: Planning Commission recommendation due
- June 18: Complete Draft Housing Action Plan due to Department of Commerce (including PC recommendation)
- July – September: City Council review & adoption process

Packet Materials

- This Memo
- June 1 presentation slides

SeaTac

Housing Action Plan



Draft
May 11, 2021

Draft Housing Action Plan: Consideration of Public & Agency Comments

Planning Commission
June 1, 2021



PRESENTATION OVERVIEW

PURPOSE OF PRESENTATION

- To help facilitate the Commission's discussion of comments received at the May 26 public hearing on the Draft Housing Action Plan.
- To provide information on potential anti-displacement strategy options in light of the Commerce Department's suggestion regarding adding one or more anti-displacement strategies to the draft plan.

WHY IS THIS ISSUE IMPORTANT?

1. The Commission has the opportunity to consider public and agency comments before providing its recommendation to Council on the Draft Housing Action Plan.
2. While no formal City action is required in response to the Commerce Department's suggestion, the Planning Commission could propose the inclusion of additional anti-displacement strategies within its recommendation on the draft plan.

NO ACTION REQUESTED

NO ACTION REQUESTED

- This briefing is informational. No action is requested from the Commission until June 15, 2021, when a recommendation on the Draft Housing Action Plan is required to maintain compliance with the project's grant deadlines.

REVIEWS TO DATE

- Planning Commission: 11/17/2020, 1/19/2021 (joint meeting with PED), 2/2/2021, 3/16/2021, 4/6/2021 (joint meeting with PED Committee), 5/4/2021, 5/18/2021
- Planning & Economic Development (PED) Committee: 9/24/2020, 11/18/2020, 1/19/2021 (joint meeting with PC), 2/25/2021, 3/25/2021, 4/6/2021 (joint meeting with PC), 4/22/2021
- Public Hearing: 5/26/2021



COMMENTS ON SEATAC'S DRAFT HOUSING ACTION PLAN

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DATE: 06/01/21

PUBLIC COMMENTS

- **Two comments received from the public.**

AGENCY REVIEW COMMENTS

- **SEPA Environmental Review:** Comment period ends June 1st.
- **Department of Commerce:** Comments included:
 - Generally positive feedback on draft plan.
 - Suggested the City consider including one or two additional anti-displacement strategies in the draft plan.
 - All cities with housing action plan grants, including SeaTac, were contractually required to “Consider strategies to minimize displacement of low-income residents resulting from redevelopment,” per the state legislation that authorized the grant, as codified in RCW 36.70A.600(2).



CONSIDERATION OF COMMENTS

PUBLIC COMMENTS

- Further discussion needed?

DEPARTMENT OF COMMERCE COMMENTS ON ADDING ANTI-DISPLACEMENT STRATEGIES

What is displacement?

- When housing or neighborhood conditions force residents or businesses to move.

Draft Housing Action Plan's Current Approach to Displacement/Anti-Displacement

- **Objective #5:** Help residents and businesses stay in SeaTac.
- **Strategy #6:** Continue helping to coordinate and provide rental assistance.



1) ADD DISPLACEMENT RISK ASSESSMENT TO HOUSING INVENTORY & ASSESMENT REPORT (HIAR) APPENDICES

- A displacement risk assessment is currently being finalized and is a required component of the project.
- Intended to evaluate relative risk of displacement within SeaTac neighborhoods.
- The displacement risk assessment is background information and does not change the content of the Draft Housing Action Plan.

2) PLANNING COMMISSION REVIEW OF ADDITIONAL POTENTIAL ANTI-DISPLACMENT STRATEGY OPTIONS

- Project team identified 4 potential options for consideration.
- Could be included in Planning Commission's recommendation on the Draft Housing Action Plan (though not a requirement).



DISPLACEMENT RISK ASSESSMENT

WHY IS DISPLACEMENT AN ISSUE IN SEATAC AND THE REGION?

- According to the Puget Sound Regional Council (PSRC):
Recent growth in the regional economy and pressure on the housing market has led to displacement of residents and businesses across the Puget Sound area.

THREE TYPES OF DISPLACEMENT:

- **Physical:** When residents leave because of redevelopment of their homes or building conditions deteriorate.
- **Economic:** When costs rise.
- **Cultural:** When community members and institutions re-locate.



PSRC DISPLACEMENT RISK MAPPING TOOL

PSRC DISPLACEMENT RISK MAPPING TOOL

- **Identifies neighborhoods in the region that are at a higher risk of displacement.**

- **Uses five displacement indicators:**
 - **Socio-demographics:** Characteristics of current residents (race/ethnicity, linguistic isolation, educational attainment, housing tenure, housing cost burden, household income).
 - **Transportation qualities:** Access to jobs car & transit, proximity to existing and future transit (including light rail).
 - **Neighborhood characteristics:** Proximity to services like supermarkets, restaurants, parks, schools, and proximity to high-income areas.
 - **Housing:** Development capacity and median rental prices.
 - **Civic engagement:** Measured by voter turnout.

- **Compiles indicator scores into index of displacement risk for all neighborhoods at the census tract level.**



PSRC DISPLACEMENT RISK MAPPING TOOL

SUMMARY OF PSRC DISPLACEMENT FINDINGS FOR REGION

Key Issues:

- **Housing Production Gaps:** As region has grown, housing production did not keep pace. Gap in housing supply and demand contributed to regional housing affordability crisis.
- **Transit Expansion:** While transit expands access to jobs and services, development near new transit stops and stations can lead to increases in rents and property values.
- **Areas at Higher Risk of Displacement:** Concentrated in urbanized areas of region, mainly in south King County, Tacoma, along I-5 corridor in Snohomish County.
 - Many areas are in or near current and future light rail station areas and regional growth centers (a.k.a. designated “urban centers”).

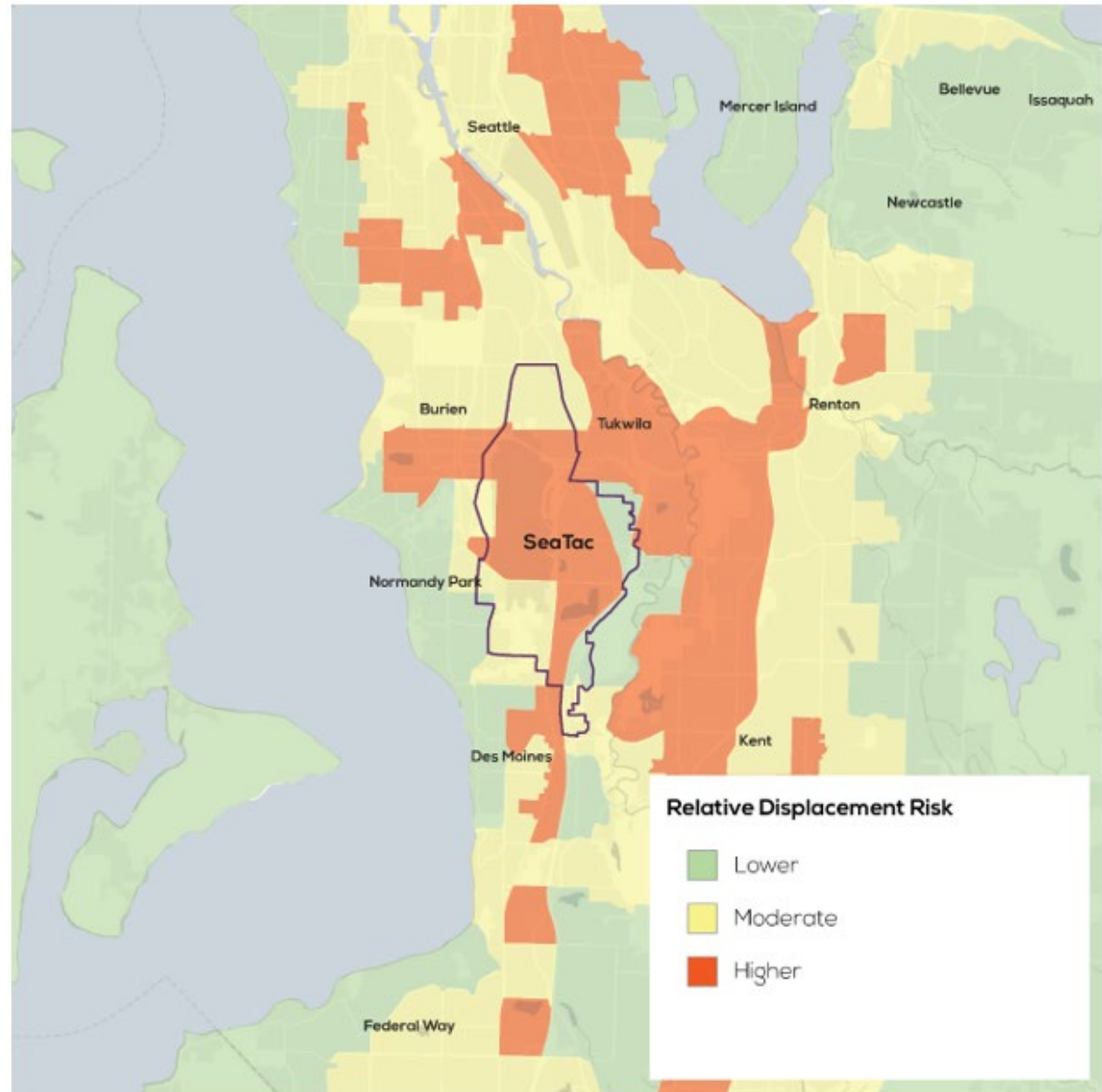


PSRC Regional Displacement Risk, 2016*

SeaTac Relative Displacement Risk:

- Much of City shown at “moderate” or “higher” risk.

*Map does not block out airport footprint & includes data from multiple census tracts that encompass airport facility.

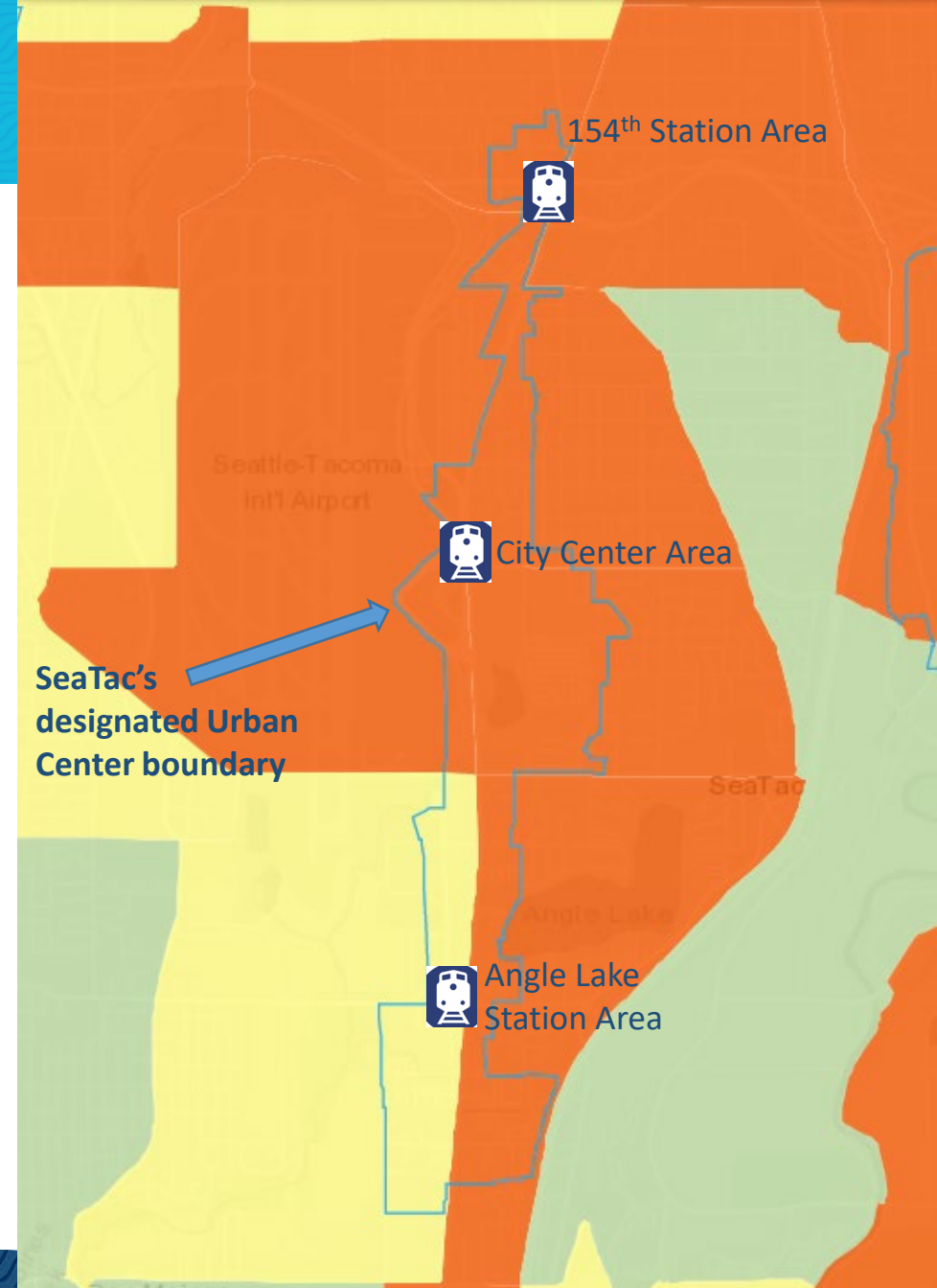


PSRC Regional Displacement Risk, 2016*

SeaTac Relative Displacement Risk:

- Most of City's Urban Center is identified as "higher" risk.

*Map does not block out airport footprint & includes data from multiple census tracts that encompass airport facility.



POTENTIAL ANTI-DISPLACEMENT STRATEGY OPTIONS FOR PLANNING COMMISSION CONSIDERATION

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DATE: 06/01/21

- A) **Increase Regional Coordination:** Coordinate with partners to address housing preservation and other housing issues at the regional scale.
- B) **Tracking of Affordable Units & Displacement Risks:** Identify and track regulated & unregulated affordable housing and citywide displacement risks.
- C) **Explore MFTE Program Update:** Consider updating City's Multi-Family Tax Exemption (MFTE) Program based on recent legislation.
- D) **Explore Homeowner Support:** Explore ways to support lower income homeowners in getting access to need-based financial resources that could allow them to purchase and maintain housing.



POTENTIAL ANTI-DISPLACEMENT STRATEGY OPTIONS

A) INCREASE REGIONAL COORDINATION. COORDINATE WITH PARTNERS TO ADDRESS HOUSING PRESERVATION AND OTHER HOUSING ISSUES AT THE REGIONAL SCALE.

Description:

- While SeaTac already participates in various regional activities, increased involvement in regional efforts can help elevate city priorities and goals around the equitable distribution of housing assets and housing preservation in the county and region.

Implementation Actions:

- Coordinate with neighboring cities to more effectively lobby the state legislature and other regional bodies.
- Actively engage in regional and countywide planning processes, including activities related to the implementation of PSRC's Vision 2050, and the King County Countywide Planning Policy review and adoption process.



POTENTIAL ANTI-DISPLACEMENT STRATEGY OPTIONS

B) TRACKING OF AFFORDABLE UNITS & DISPLACEMENT RISK. IDENTIFY AND TRACK SUBSIDIZED & MARKET RATE AFFORDABLE HOUSING AND DISPLACEMENT RISKS.

Description:

- By tracking affordable housing units, the City could better understand the current supply of subsidized and low-cost market rate housing (also called Naturally Occurring Affordable Housing or NOAHs) and monitor changes in the supply that could potentially displace residents.

Implementation Actions:

- Research effective residential and local displacement risk tracking systems in other municipalities.
- Create a system to gather, consolidate, and update existing information on the city's regulated and unregulated multi-family housing units.



POTENTIAL ANTI-DISPLACEMENT STRATEGY OPTIONS

C) EXPLORE MFTE PROGRAM UPDATE: CONSIDER UPDATING CITY'S MULTI-FAMILY TAX EXEMPTION (MFTE) PROGRAM BASED ON RECENT LEGISLATION

Description:

- Recent state legislation authorizes a 12-year extension of existing MFTEs that are set to expire and establishes a new 20-year property tax exemption for the creation of permanently affordable homes (SB 5287).

Implementation Actions:

- Study legislation and explore potential impacts of incorporating changes to City's current MFTE program.



POTENTIAL ANTI-DISPLACEMENT STRATEGY OPTIONS

D) EXPLORE HOMEOWNER SUPPORT: EXPLORE WAYS TO SUPPORT HOMEOWNERS IN GETTING ACCESS TO NEED-BASED FINANCIAL RESOURCES THAT COULD ALLOW THEM TO PURCHASE AND MAINTAIN HOUSING.

Description:

- Supporting homeowners can be done in multiple ways including educating individuals about existing city, county, state and federal assistance, and facilitating access to funding programs such as the King County Housing Authority’s [Weatherization Program](#), and [Housing Repair Loans](#) from the King County Community and Human Services Dept.
- **Implementation Actions:**
 - Inventory current City efforts to support lower income homeowners.
 - Identify additional actions the City can take to increase homeowner education and access to available financial and other resources.



ANTICIPATED NEXT STEPS FOR PROJECT COMPLETION

COMPLETE DRAFT PER GRANT REQUIREMENTS

June:

- **6/15: Planning Commission recommendation due**
- **6/18: Complete Draft Housing Action Plan submitted to Department of Commerce**

COUNCIL REVIEW & ADOPTION PROCESS

July:

- **PED review and recommendation on Draft Housing Action Plan**

August-September

- **City Council review and action by Resolution**



NO ACTION REQUESTED

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