



# SPECIAL Planning & Economic Development Committee Minutes

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Thursday November 29, 2022

4:00 PM – 5:30 PM

\* Hybrid Meeting \*

**Members:** Present: Commenced: 4:00 PM  
Adjourned: 5:45 PM

Mohamed Egal, Chair	X
Jake Simpson, Mayor	X
Peter Kwon, Councilmember	X

**Other Councilmembers:**

**Staff & Presenters:** Evan Maxim, *CED Director*; Gwen Voepel, *Deputy City Manager*; Aleksandr Yeremeyev, *Economic Development Manager*; Jenn Kester, *Planning Manager*; Alena Tuttle, *Associate Planner*; Barb Mailo, *Admin 3*; Cindy Corsilles, *Senior Assistant City Attorney*; Mark Everton, *CEO Seattle Southside*; David Holder, *Clarity of Place*

1. Call to Order	Chair Egal called the meeting to order at 4:00 pm.
2. Public Comments	<p><b>Written public comments:</b> Alex Fay, Guillermo Mogollan, Kraig Peck, Stacey Valenzuela</p> <p><b>Public oral comments:</b> Devin Glaser, Motuma Debela, Sonsa Woldemariam, Taylor Farley (no show)</p>
3. Minutes of October 27, 2022, PED regular meeting	<p><b>Review and approve</b></p> <p>Councilmember Kwon motioned to approve minutes. Mayor Simpson second. <b>Motion Passed: 3-0</b></p>
Non-Agenda. Motion by Mayor Simpson	<p>Mayor Simpson motioned for the CED staff and city attorney to create an ordinance for PED committee review and discussion no later than Jan. 19, 2023, containing the following elements:</p> <ul style="list-style-type: none"> <li>- 120 days' notice required for rent increases over 3%</li> <li>- 180 days' notice for rent increases over 10%</li> <li>- Move in fees capped at the equivalent of one month's rent, payable in installments</li> <li>- Late fees capped at \$10</li> <li>- A social security number cannot be required to apply for rental homes</li> <li>- Renters on fixed income, such as social security, can adjust their rent due date</li> </ul>

	<ul style="list-style-type: none"> <li>- Just cause protections so that renters, regardless of lease type, are protected from eviction or lease termination without just cause.</li> <li>- No rent increases for uninhabitable units</li> <li>- Specific language outlining the definition of just cause, including protecting other tenants and property owners from dangerous, unhealthy, or otherwise destructive conditions caused by another tenant.</li> </ul> <p>Chair Egal second the motion. <b>Motion passed: 3-0</b></p> <p>Mayor Simpson noted that he will send details of the motion to the PED committee members.</p> <p>Discussion commenced with Mayor Simpson, Councilmember Kwon, Chair Egal, and Director Maxim.</p> <p>Director Maxim asked Mayor Simpson to send details of the motion to staff and indicated that CED staff would work with Legal to draft the ordinance. Director Maxim also reminded the committee that the next PED meeting falls on January 26, 2023. Councilmember Kwon motioned to amend the January 19, 2023, date to the date of the next January PED meeting. Mayor Simpson second. <b>Motion passed: 3-0</b></p>
<p>4. Seattle Southside Regional Tourism Authority: 5-year Strategic Plan</p>	<p><b>Informational Briefing and discussion</b> Introduction by Economic Development Manager Aleksandr Yeremeyev.</p> <p>Presented by Mark Everton with Seattle Southside and David Holder with Clarity of Place.</p> <p>Discussion commenced with Councilmember Kwon, David Holder, Mark Everton, and Chair Egal.</p>
<p>5. Planning Commission Recommendation: Work Release Facility Code Amendment</p>	<p><b>Review and direction</b> Introduction by Planning Manager Jenn Kester and presented by Associate Planner Alena Tuttle.</p> <p><b>5:25 pm:</b> As the scheduled meeting end time was approaching, Director Maxim requested an extension of 10 to 20 minutes by the committee to allow Ms. Tuttle to complete her presentation.</p> <p>Mayor Simpson motioned to extend the meeting by 10 to 20 minutes. Councilmember Kwon second. <b>Motion passed: 3-0</b></p> <p>Discussion commenced with Councilmember Kwon, Ms. Tuttle, Mayor Simpson, and Chair Egal.</p>
<p>6. CRF22-09: Renters Evictions &amp; Late Fees</p>	<p><b>Review and direction</b> Chair Egal directed staff to not bring CRF 22-09 back to the PED committee until after review by the PED committee of the ordinance requested by Mayor Simpson.</p>
<p>7. Adjourn</p>	<p>Chair Egal adjourned the meeting at 5:45 pm.</p>