



City of Seattle
Seattle Planning Commission

Grace Kim, Chair
Valerie Kinast, Interim Executive Director

SEATTLE PLANNING COMMISSION

Thursday, July 28, 2016
Draft Meeting Minutes

Commissioners Present:	Michael Austin, Eileen Canola, Lauren Craig, Molly Esteve, Sandra Fried, Grace Kim, Tim Parham, Marj Press, Julio Sanchez, Lauren Squires, Jamie Stroble
Commissioners Absent:	Kara Martin, Jake McKinstry, David Shelton, Spencer Williams, Patti Wilma
Commission Staff:	Katy Haima, Policy Analyst; Valerie Kinast, Interim Executive Director; Robin Magonegil, Administrative Staff
Guests:	Geoff Wentlandt, OPCD; Emily Alvarado, OH
In Attendance:	Cindi Barker, Keiko Budech, Bonnie Williams

Seattle Planning Commission meeting minutes are not an exact transcript, and represent key points and the basis of discussion.

Referenced Documents discussed at the meeting can be viewed here:
<http://www.seattle.gov/planningcommission/when-we-meet/minutes-and-agendas>

Call to Order

Interim Executive Director, Valerie Kinast called the meeting to order at 7:40am.

Briefing: Flexibility in Single Family Zones

Katy Haima, Planning Commission Staff

Katy presented an outline of the research and work to date regarding flexibility in single-family zones (see presentation at link to referenced documents, above). The Planning Commissioners provided the following input and feedback.

- Address concerns about impact to existing adjacent homes/property values.
- Refine the message to be clear about purpose and intent, and include how this work relates to HALA.
- The web resource should also be printable, as to be available a tangible product for distributing.
- Rephrase “components of livability” to focus more on design.
- Consider including data regarding the percentage of Seattleites who make at or above 100% AMI to compare to the data on homeownership.

- Felt the value of the project resides in the ability to be a resource to help inform and educate.
- The purpose statement should reflect the vision for equitable, inclusive and diverse housing, and include the data demonstrating the need for options between detached SF and large apartment buildings.
- Include a section that demonstrates how Seattle has changed through history, to demonstrate that the city is constantly evolving.
- Use examples of existing typologies in Seattle.

Minutes Approval

Commissioner Michael Austin moved to adopt the July 14, 2016 minutes. Commissioner Sandra Fried seconded the motion. The motion to approve the minutes passed. Commissioner Lauren Craig abstained.

Chair's Report

Chair Grace Kim reminded the Planning Commissioners of upcoming meetings.

Briefing & Discussion: Mandatory Housing Affordability (MHA)

Geoffrey Wentlandt, OPCD

Emily Alvarado, OH

Geoff and Emily provided a brief explanation of the MHA-R framework legislation, focusing on the merits of both the on-site performance and pay-in-lieu options.

In regards to the payment-in-lieu option, Emily provided a map demonstrating where OH funding has been used in projects across the city and noted the wide distribution. She noted especially the units built in downtown, along light rail, and in other high-cost neighborhoods such as Ballard and the University District. In addition, Emily provided a primer on how funding from OH is awarded to projects, and how OH money is leveraged to fill funding gaps for affordable housing projects. Emily noted that because of the capacity to leverage funds the payment-in-lieu option provides more units than the performance-on-site option.

The Commission expressed concern about the locational aspects of affordable housing built through the payment-in-lieu option v. the on-site performance option. Commissioners acknowledged the need to provide flexibility for OH to distribute funding because of the risk of having to delay use of funds, as well as the many goals that other funding agencies place on projects. They discussed where more explicit locational criteria might be added – in the MHA regulations or in OH policies. Commissioners expressed the need to focus dollars on high-displacement areas, and to prevent economic segregation across the city and within neighborhoods. The Commissioners discussed the map *Payment and Performance Areas – High Medium Low*, and questioned if this system would encourage more development in low-cost areas, furthering displacement; the Commission discussed the benefits of exploring a more nuanced map to account for areas of high-displacement, as well as other social factors such as cultural hubs.

Public Comment

Cindi Barker: Noted that the single-family work should be clear that it is not part of HALA as to make less confusing to the public. Noted that the calculation for land in single-family zones in the presentation included right-of-ways and open space. Encouraged working with OPCD on development of RSL zoning for single-family areas in Urban Villages, and to build on that work. Was concerned that the comprehensive plan does not align with recommending additional density outside of urban villages if it requires investments in infrastructure, and that the PC's recommendation letter may need to be rescinded to make these changes.

Bonnie Williams: Recounted public meeting regarding project in Phinney Ridge, noting that although guidelines encourage compatible bulk and scale, some felt the project was not successful in reflecting scale of neighborhood. Concerned about infrastructure and school capacity.

The meeting was adjourned at 9:02 am.