



## City of Seattle

Seattle Planning Commission

Rick Mohler and Jamie Stroble, Co-Chairs  
Vanessa Murdock, Executive Director

### SEATTLE PLANNING COMMISSION

Thursday, February 24, 2022

Approved Meeting Minutes

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<b>Commissioners Present:</b>	McCaela Daffern, Rose Lew Tsai-Le Whitson, Patience Malaba, Rick Mohler, Dhyana Quintanar, Julio Sanchez, Lauren Squires, Jamie Stroble
<b>Commissioners Absent:</b>	Mark Braseth, Roque Deherrera, David Goldberg, Matt Hutchins, Radhika Nair, Alanna Peterson, Kelabe Tewolde
<b>Commission Staff:</b>	Olivia Baker, Planning Analyst; Robin Magonegil, Commission Coordinator

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

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Referenced Documents discussed at the meeting can be viewed here:

<http://www.seattle.gov/planningcommission/when-we-meet/minutes-and-agendas>

#### Chair's Report & Minutes Approval

Co-Chair Rick Mohler called the meeting to order at 8:17 am and announced several upcoming Commission meetings. Co-Chair Mohler offered the following land acknowledgement:

'On behalf of the Seattle Planning Commission, we'd like to acknowledge that the city of Seattle is on stolen Coast Salish land, specifically the ancestral land of the Duwamish, Suquamish, Stillaguamish, and Muckleshoot Tribes. We strive to remedy this injustice through our beliefs and actions in helping to steward our land and communities in Seattle.'

Co-Chair Mohler asked fellow Commissioners to review the Color Brave Space norms. He reminded the Commissioners that they have collectively agreed to abide by these norms.

<p><b>ACTION: Commissioner Julio Sanchez moved to approve the February 10, 2022 meeting minutes. Commission Co-Chair Jamie Stroble seconded the motion. The motion to approve the minutes passed.</b></p>
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## **Announcements**

Olivia Baker, Planning Commission Staff, provided a brief review of the format for the online meeting. She noted that due to the online format, public comment must be submitted in advance of the Commission meeting and that no public comment was submitted for the meeting that day.

## **Discussion: Anti-Displacement Issue Brief**

Olivia Baker, Planning Commission Staff, provided an overview of edits made to the Draft Anti-displacement Issue Brief based on comments at the last full commission meeting. Ms. Baker noted that the intent was to finalize the written content of the issue brief so that staff could begin with the layout phase and present a full draft for review at the February 10<sup>th</sup> meeting. Commissioners took five minutes to review the contents of the draft letter before providing comments.

## Commission Discussion

Commissioners organized their discussion according to the sections of the draft issue brief and commented on the Introduction, Displacement Context, and Changing Seattle's Growth Pattern sections. A summary of their comments is below.

### *Introduction*

- The third bullet point in the introduction makes a strong statement about the drivers for lack of affordable housing and it would be helpful to make a parallel statement about small businesses being forced to relocate. Perhaps frame as affordable commercial space for small businesses and cultural institutions.
- To provide a citation on what the drivers of commercial displacement for small businesses and cultural anchors, it may be helpful to review the CAP report or to consult with the Office of Economic Development.
- The issue brief is still heavily focused on housing displacement throughout. It would be helpful to come up with an inclusive term that is described in the introduction that encompasses what we mean by commercial displacement for small businesses and cultural anchors, to be clear that we mean mostly BIPOC-owned small businesses and culturally relevant supportive services. Then that term can be used throughout the document for clarity rather than repeating a long list of potentially displaced entities.
- Perhaps we should leave the third bullet-point as-is and adjust the final point in that list to better describe the types of non-residential displacement we wish to address.
- The term "community-serving entities" could be a more inclusive term to avoid listing out small businesses, community organizations, non-profits, etc. and a reference was provided for another organization that uses the term.
- The third bullet point should be adjusted to say, "Seattle's lack of housing supply in general, and affordable housing in particular is the greatest driver of residential displacement in the city." We want to be clear that both factors together are increasing displacement pressure and do not want to reinforce the narrative that there is not a point in increasing the supply of housing if we can't make it affordable. We want to encourage an increase in the housing supply generally and affordable housing in particular.
- On bullet point four and in other sections of the brief we are emphasizing a position that is defending growth which is understandable because often the opposite is to oppose growth citing displacement as a reason, but the language needs to be adjusted. We should consider how to shift the language to be less defensive about growth.

### *Displacement Context*

- Perhaps the displacement context section, where we list the different forms of displacement, it a better place to introduce a new term that covers the many types of non-residential displacement and where we can describe that we are specifically referring to BIPOC businesses and organizations that are struggling to stay near the communities they serve.
- Why is physical displacement listed last in the types of displacement list on page two? Physical displacement would seem the most obvious form and easiest to grasp. A study was conducted by the City previously that showed that physical displacement in Seattle is relatively rare when compared to the other forms of displacement, although it of course happens. Perhaps there is a way to acknowledge the study and the relative prevalence of each type in a footnote.

### *Changing Seattle's Growth Pattern*

- We should be sure to include citations where possible in this section, especially where we make statements that sound like they are based on data. One point refers to housing production for various types seems to be missing a citation. Perhaps the Housing Needs Analysis Report is the appropriate citation.

### **Public Comment**

No public comment was submitted.

**The meeting was adjourned at 9:02 am.**