



City of Seattle

Seattle Planning Commission

Tim Parham, Chair

Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION

Thursday, January 10, 2019

Approved Meeting Minutes

Commissioners Present:	Michael Austin, Eileen Canola, David Goldberg, Veronica Guenther, Grace Kim, Tim Parham, Marj Press, Kelly Rider, Amy Shumann, Lauren Squires, Jamie Stroble, Patti Wilma
Commissioners Absent:	Sandra Fried, Rick Mohler, Julio Sanchez
Commission Staff:	John Hoey, Senior Policy Analyst; Connie Combs, Policy Analyst
Guests:	Kira Zylstra, Acting Director, All Home; David Goldberg and Michael Hubner, Office of Planning and Community Development

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>

Chair's Report & Minutes Approval

Chair Tim Parham called the meeting to order at 3:02 pm and announced several upcoming Commission meetings.

ACTION: Commissioner Amy Shumann moved to approve the December 13, 2018 meeting minutes. Commissioner Eileen Canola seconded the motion. The motion to approve the minutes passed. Commissioner Patti Wilma abstained.

Announcements

John Hoey, Seattle Planning Commission Staff, encouraged the Commissioners to attend or watch the upcoming Mandatory Housing Affordability (MHA) Select Committee meetings. He encouraged the Commissioners to sign up for one of the remaining Race and Social Justice Initiative training sessions. He stated that an announcement will be posted for three open positions on the Commission on January 15. Lastly, he encouraged the Commissioners to use public transit to attend all Commission meetings during the Seattle Squeeze.

Briefing: All Home – Strategies to End Homelessness in King County

Kira Zylstra, Acting Director, All Home

If you would like to view the All Home – Strategies to End Homelessness in King County presentation, it is included in the supporting documents found in the minutes section of our website.

Ms. Zylstra provided an overview of All Home’s mission and the goals in the organization’s 2015-2019 strategic plan. She described the magnitude of the current homelessness crisis in Seattle and King County and stated that national research shows a correlation between housing cost burden and high numbers of homelessness. The King County region has experienced a lot of growth, but many people are not experiencing the resulting opportunities that many others are. Rent increases are correlated with homelessness, as there are now far fewer apartments for rent at affordable levels.

Ms. Zylstra described the annual King County Point-In-Time Count of homeless individuals. This is a crucial effort to understand trends but has limitations. For example, some homeless individuals don’t want to be counted or hard to find in an observation-only count. It is impossible to have an exact count but the count is used as an estimate for baseline trend information. The count includes both sheltered and unsheltered homeless populations. In the most recent count, approximately half were unsheltered. The other half were sheltered but not in permanent locations. The latest count documented a higher number of people living in vehicles than in previous years. The 2019 count is coming up on January 25th from 2-6am.

Ms. Zylstra stated that homelessness is an incredibly complex problem to address. All Home is working with others on a regional governance model, including gaining an understanding of each partner’s contribution and how to best coordinate those. Their next step is a regional action plan with specific, measurable goals.

Commission Discussion

- Commissioners asked whether there is a seasonal spike in homelessness. Ms. Zylstra stated that they only conduct the count once a year, so it is hard to quantify this, but overall shelter capacity increases in winter.
- Commissioners encouraged Ms. Zylstra to explain what can be improved with a regional approach. She stated that a regional approach is critical because people’s needs change and are not necessarily correlated with city and county jurisdictions. A regional approach does not look the same everywhere. When someone is seeking shelter, their needs might be able to be met somewhere in the region.
- Commissioners asked about the impact of any policy changes over the last couple of years (for example, sweeps of homeless encampments). Ms. Zylstra stated that sweeps are mostly a City of Seattle response. Policies are made by individual jurisdictions. All Home is working to strengthen best practices and encourage learning from others in the county.
- Commissioners asked about the negative consequences of land use policies on homelessness. Ms. Zylstra stated that the policies themselves are not a problem. What is important is how individual jurisdictions are creating housing and pathways out of homelessness.

- Commissioners asked how All Home responds to issues of neighborhood safety. Ms. Zylstra stated that a correlation is often made between homelessness and crime. This assumption is not always true.
- Commissioners asked how All Home coordinates their work with ongoing efforts to increase housing supply. Ms. Zylstra stated that they have a deep connection with the Regional Affordable Housing Task Force. City policies that allow for more affordable housing directly impact homelessness but the benefit of those policies is not immediate. The Housing Resource Center is an opportunity for public sector organizations to engage with the private market. They are engaging in a business-to-business model of engaging landlords to address the root causes of homelessness.

The Commissioners thanked Ms. Zylstra for her briefing.

Briefing: North Delridge Neighborhood Plan Comprehensive Plan Amendments

David Goldberg and Michael Hubner, Office of Planning and Community Development

If you would like to view the North Delridge Neighborhood Plan Comprehensive Plan Amendments presentation, it is included in the supporting documents found in the minutes section of our website.

Mr. Goldberg provided an introduction to the North Delridge Action Plan and the proposed Delridge Neighborhood Comprehensive Plan amendments. Mr. Hubner discussed the role of the Comprehensive Plan and neighborhood planning. He stated that 2019 updates to the Comprehensive Plan will focus on implementation of MHA. Therefore, the Delridge amendments may not be considered this year. These will most likely be considered in 2020.

Mr. Goldberg described his work in 1998 on the original Delridge Neighborhood Plan. During the Status Check in the 2000's the neighborhood wanted an update to their plan. Delridge is not an urban village and is a distressed area. Disparities in the community are similar to Southeast Seattle. Health data in the area has indicated significant inequities, as is common in concentrated communities of color. Early phases of planning included organizing and scoping. The Department of Neighborhoods' Community Liaisons were engaged as previous planning efforts had a significant underrepresentation of communities of color.

The North Delridge Action Plan used an asset-based planning approach, which considers how the community's richest assets can play a leading role in determining their future. It is an opportunistic plan that establishes goals and policies and identifies actions that can be taken to achieve those goals. The planning process identified what people like, what they want to preserve, and what they want to change in the neighborhood. Mr. Goldberg reviewed several maps of subareas of the neighborhood and unique opportunities within each. Ongoing and future investments will come from various City departments including Seattle Public Utilities and Seattle Parks. The Sound Transit station area planning process will also be a significant opportunity to engage the community to determine a future vision.

Commission Discussion

- Commissioners expressed concern that the future Sound Transit station and Rapid Ride line in Delridge may lead to displacement and a change in neighborhood character. Mr. Goldberg stated that another round of planning is needed with a focus on policy changes, including determining who will benefit most from these transit investments. Station area planning will explore redevelopment opportunities in the neighborhood. As conditions change, future planning work will identify what assets need to be protected and built upon. Mr. Hubner stated that the next Comprehensive Plan update may include station area planning.
- Commissioners asked how communities are considered for designation as an urban village. Communities other than Delridge that have not been considered would like to be. Mr. Hubner stated that typically an urban center or village designation leads to investments in those communities. However, villages and centers may not be the only ones to be considered for investments. Mr. Goldberg stated Delridge was identified as a distressed community with a need for major investments. Commissioners suggested that Graham Street is another community that might meet that criteria.
- Commissioners stated that the North Delridge Action Plan should be a model for neighborhood plans in the future. Its focus on inclusive engagement and asset-based planning are especially impressive. Station area planning that prioritizes access for people that need it the most should be the basis for future neighborhood planning.
- Commissioners asked how youth were engaged in development of this plan. Mr. Goldberg stated that youth are always difficult to include in planning processes. A group of local teens were included through the community center. They produced a video with their ideas. Teens were also brought together through cooking with the help of a PICH grant and a community group called FEAST. Mr. Goldberg expressed hope for a more robust engagement of youth in future planning efforts.
- Commissioners expressed concern with the lack of information about housing and access to affordable housing in the North Delridge Action Plan. Mr. Goldberg stated that the Delridge Neighborhood Development Association is a key partner in affordable housing and were involved throughout the planning process. Many members of the Somali and Latino communities in the neighborhood are served by the Seattle Housing Authority. The City's Equitable Development Initiative team is looking at equitable transit-oriented development opportunities associated with the future Sound Transit station in Delridge.

The Commissioners thanked Mr. Goldberg and Mr. Hubner for their briefing.

Public Comment

There was no public comment.

The meeting was adjourned at 4:59 pm.