



City of Seattle

Seattle Planning Commission

Xio Alvarez and Matt Hutchins, Co-Chairs
Vanessa Murdock, Executive Director

SEATTLE PLANNING COMMISSION

Thursday, September 25, 2025

Approved Meeting Minutes

Commissioners Present: Xio Alvarez, Rebecca Brunn, Andrew Dannenberg, Dylan Glosecki, Matt Hutchins, Julia Jannon-Shields, Rose Lew Tsai-Le Whitson, Radhika Nair, Dhyana Quintanar, Margaret Szeles, Dylan Stevenson, Kelabe Tewolde, Nick Whipple

Commissioners Absent: Cecelia Black, McCaela Daffern, Monika Sharma

Commission Staff: Vanessa Murdock, Executive Director; John Hoey, Senior Policy Analyst; Olivia Baker, Policy Analyst

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:

<https://www.seattle.gov/planningcommission/meetings>

Chair's Report & Minutes Approval

Co-Chair Matt Hutchins called the meeting to order at 7:33 am. Co-Chair Hutchins offered the following land acknowledgement:

'As we begin our meeting, we respectfully acknowledge that our meeting today is taking place on occupied Coast Salish land. We pay respect to Coast Salish Elders past and present and extend that respect to their descendants and to all Indigenous people. To acknowledge this land is to recognize the history of physical and cultural genocide and settler colonialism, which continues to displace Indigenous people today. It is to also recognize these lands, waters, and their significance for the resilient and wise peoples who continue to thrive in this region despite the consequences of displacement and broken treaties. Those who hold settler privilege in this city must work towards supporting the Coast Salish people and all Indigenous people using the various forms of wealth and privilege they reap due to it.'

Co-Chair Hutchins noted that this meeting is a hybrid meeting with some Commissioners and staff participating remotely while other Commissioners and staff are participating in the Boards and Commissions Room at Seattle City Hall. He asked fellow Commissioners to review the Color Brave Space norms and asked for volunteers to select one or more of the norms to read aloud. He suggested to Commissioners that they collectively agree to abide by these norms.

Announcements

Ms. Murdock announced several upcoming Commission meetings and reviewed the format of this meeting. She noted that public comment may be provided in person at City Hall, submitted in writing via email at least eight hours before the meeting, or offered on the hybrid meeting platform MS Teams. Public comment must be able to be given in two minutes or less.

ACTION: Commissioner Rose Lew Tsai-Le Whitson moved to approve the September 11, 2025 meeting minutes. Co-Chair Xio Alvarez seconded the motion. The motion to approve the minutes passed.

Public Comment

There was no public comment.

Commission Business

Ms. Murdock provided an overview of the recent City Council Select Committee on the Comprehensive Plan meetings to adopt amendments to the One Seattle Plan and legislation to implement Washington State House Bill (HB 1110). Co-Chair Hutchins stated that Seattle has come a long way since the last Comprehensive Plan. There is still a lot of work to do, but there is a lot of hope for further progress in the One Seattle Plan. Ms. Murdock stated that the City Council will adopt the final One Seattle Plan and the HB 1110 implementing legislation in the next month or two.

Commissioners asked whether there are any additional opportunities for advocacy in advance of the final City Council vote. Ms. Murdock stated that the Council may accept public comment when they vote on the final Plan. She suggested that the Planning Commission focus on the work outlined in the resolution highlighting additional work to be done by the Office of Planning and Community Development (OPCD) as well as other amendments to be considered in 2026.

Commissioners stated that Seattle only considered revisions to single family zoning in response to state legislation, HB 1110. There are other cities that are going beyond what Seattle has committed to. The Planning Commission invested a lot of time in this process, but the Commission does not have the authority or formal role that helps to temper the political outcomes. The Planning Commission should reflect on the process and how to work differently if its voice falls on deaf ears. If the strength of the Planning Commission is limited to publishing reports and advocating, perhaps more emphasis should be placed on those. Ms. Murdock stated that the Commission will be looking closely at the City Council resolution and determine how it wants to respond in 2026.

Update: Interdepartmental Anti-Displacement Work Group

Sara Belz, Office of Planning and Community Development; Nicole Stafford, Mayor's Innovation and Performance Team; Diana Canzoneri and Phillip Carnell, Office of Planning and Community Development

Ms. Stafford provided an overview of the Anti-Displacement Work Group (ADWG). She provided the following definition of displacement:

Displacement occurs when households are forced to move involuntarily for economic or physical reasons or are prevented from moving into a neighborhood because of high rents or home prices. Displacement is distinct from residential mobility, which includes voluntary household movement.

- Physical displacement can occur through eviction, acquisition, rehabilitation, or demolition of housing; when covenants expire on rent-restricted housing; and due to other factors, such as climate impacts.
- Economic displacement happens as housing becomes less affordable, residents can no longer weather rising rents or the costs of homeownership, like property taxes.
- Cultural displacement occurs as residents relocate because their cultural community is leaving, and culturally relevant businesses and institutions lose their customer base or membership.
- Commercial displacement is when these pressures affect small businesses, many of which rent their space and are subject to market prices.

Ms. Stafford described the following engagement of the Mayor's Innovation + Performance (IP) Team:

- What is the City already doing that has the potential to mitigate displacement?
- What evidence is there to support what the City is doing?
- How can the City improve existing interventions?
- Are there gaps in the City's efforts to mitigate displacement?

Their research approach included the following:

- Literature Review
- Existing Program Inventory
- Quantitative Data Collection
- Qualitative Data Collection

This approach produced the following insights:

Seattle has built a strong foundation of anti-displacement interventions with 22 programs/policies across 6 departments.

- Unprecedented investments in affordable housing
- Well-rounded portfolio of interventions
- Strong coordination within department programs
- Rich baseline of data for monitoring displacement
- High to moderate evidence base for majority of programs/policies
- Promising track record for centralizing affordability program applications

Ms. Stafford described the following recommended actions:

1. Use Data to Actively Monitor Displacement Risk
2. Target Outreach & Community Engagement
3. Improve Service Design
4. Explore a Holistic Strategy to Preserve Naturally Occurring Affordable Housing

Ms. Belz provided an overview of the Mayor's Anti-Displacement Executive Order (January 2025). The Executive Order convenes the ADWG to:

1. Improve the Displacement Risk Dashboard
 - ✓ Advise on improving the data and features in the Displacement Risk Dashboard
 - ✓ Establish process for using the Dashboard to inform AD strategies and program adjustments
2. Craft coordinated Anti-Displacement Outreach and Communications Strategy
 - ✓ Identify ways to coordinate outreach on AD resources
 - ✓ Establish a single online portal for public to find these resources
3. Develop Evaluation Framework for Anti-Displacement programs and policies

and create an Implementation Plan with timelines for follow-through on this work.

The Anti-Displacement Action Plan was published in March 2025. The Anti-Displacement Implementation Plan is in progress and anticipated to be published in December 2025. The Executive Order stated: "By year end 2025, OPCD and the ADWG, along with other department staff as needed, shall submit to the Mayor's Office a proposed plan with timelines to implement actions contained in Section 1 and Section 2a-c as outlined above." The purpose is to provide clarity of actions and timelines of the ADWG in 2026 and beyond. The intended audience is internal to the City.

ADWG deliverables and activities include:

- Tested & Finalized Displacement Risk Dashboard
- Coordinated Outreach/Comms Strategy
- Online Resource Approach
- Evaluation Approach

Other Implementation Plan deliverables include:

- Emergency Rental Assistance
- Plan for Subsidized Housing Map
- CiviForm Assessments/Onboarding

Ms. Belz and Ms. Stafford described the next steps for the ADWG as follows:

- Meaning Making Workshop for Dashboard – October 7
- Draft Implementation Plan Due to Mayor's Office – October 15
- Final Implementation Plan Due to Mayor's Office – December

Commission Discussion

- Commissioners stated that the Planning Commission has always been supportive of anti-displacement efforts and appreciates that the City continues to think about this. Commissioners stated that it is interesting that this effort is being led by the Mayor's Office. This seems like an odd prioritization of staff resources and time. Displacement of residents out of Seattle continues. This suggests that the City needs to continue developing policies. Ms. Stafford stated that it is important that the City understands what policies and programs are already in place and what still needs to be done.

- Commissioners asked for more information about the marketing and communications work. Ms. Stafford stated that is intended to help build awareness and enrollment to get people into these programs. Ms. Belz stated that twenty-two programs were identified and some of the communications work is to get staff up to speed on what exists and how to get the word out. For example, the utility discount program has decent enrollment. Are there opportunities for cross-promotion with the emergency rental assistance program to help relieve pressure on renters.
- Commissioners asked for clarification on the first right of refusal program for naturally occurring affordable housing. Ms. Stafford stated that this was intended to provide the Office of Housing (OH) the opportunity to clarify their Notice of Intent to Sell policy. Commissioners provided an example of residents that were evicted and tried to use right of first refusal and tenant relocation assistance. Ms. Stafford stated that OH is pursuing a pilot program that identifies this problem. They are looking at how the City can bolster capacity to help tenants organize to buy a building.
- Commissioners stated that there is an inherent tension between housing production and displacement. Many efforts are focused on suppressing costs. Another important conversation is about new development and gentrification. Ms. Belz stated that the data dashboard work address this. Phillip Carnell noted that development can drive up median neighborhood rents. OPCD has data on how many units are being permitted by neighborhood and is considering how they might use different data sets in policy considerations. Diana Canzoneri stated that the dashboard is meant to be updated on a much more regular basis as data becomes available. Indicators are intended to help OPCD understand the types of displacement risks. This dashboard will be linked and public facing. Ms. Stafford stated that the anti-displacement research was initiated at the same time as a report by ECONorthwest predicted where development would happen. She stated that this tool will help the City with displacement vulnerability in real time.
- Commissioners stated that report is mostly focused on housing displacement and asked for information on commercial and cultural displacement. Ms. Stafford stated that the City does have some programs on cultural displacement. The Office of Economic Development (OED) has some programs on commercial displacement.

The meeting was adjourned at 8:57 am.

Resources

[Anti-Displacement Action Plan](#)

[Evaluation of Compliance with Ordinance 125873: Notice of Intent to Sell \(NOIS\)](#)

[Displacement Risk Indicators](#)

[Updating Seattle's Neighborhood Residential Zones: Middle Housing Feasibility Analysis](#)

[Amended Comprehensive Plan passes out of committee - Seattle City Council Blog](#)