



## MINUTES

### PLANNING POLICY COMMISSION 6:30 p.m. - Thursday, December 8, 2022

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#### 1. Call to Order

The meeting was called to order at 6:34 p.m. by CHAIR VOISS.

Commissioners Present: Chair Voiss, Commissioners Altimore, Esemuede, Kennedy, Longoria (Virtual), Milligan, and Patterson

Absence: Vice-Chair Bader (Excused) and Commissioner Lewis (excused)

Staff Present: Minnie Dhaliwal, Director, CP&D  
Christen Leeson, Senior Planner  
Stephen Padua, Long Range Planning Manager

#### 2. Approval of Minutes

CHAIR VOISS asked for changes or comments regarding the October 3, 2022 Minutes. There were none and the Minutes were approved.

CHAIR VOISS asked for changes or comments regarding the October 13, 2022 Minutes. There were none and the Minutes were approved

#### 3. Public Comments (General) (00:02)

There were no requests to speak.

#### 4. Regular Business

##### a) Affordable Housing 101 (D)

*Presented by:*

*Lindsay Masters, Executive Director, A Regional Coalition for Housing (ARCH)*

*Mike Stanger, Senior Planner, ARCH*

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Leeson introduced the presentation.

Masters and Stanger presented Affordable Housing 101. (00:04)

COMMISSIONER MILLIGAN asked if the city's inclusionary zoning requirement matches the affordable housing need. Stanger asked for clarification that the question was if development fulfilling inclusionary requirements would count toward the need and COMMISSIONER MILLIGAN replied yes. Stanger replied most likely not.

Masters and Stanger continued the presentation.

COMMISSIONER MILLIGAN asked for clarification regarding down payments and the Home Buying program. Masters replied that there are State programs which provide down payment assistance and people are often referred to the programs. One is specifically funded by ARCH. The assistance is not repaid until a home sale.

COMMISSIONER ESEMUUDE asked how people would find out about the Home Ownership program locally. Masters replied that there is outreach to local community organizations, the School District, the Chamber of Commerce, and the city. There is also a general interest list of people who have approached ARCH themselves. Work to expand marketing efforts, particularly when new construction occurs, is occurring but there are not enough homes available for everyone who applies. If there were no affordable homes to buy, the down payment assistance programs would not go far enough to help people purchase in the current housing market.

Masters and Stanger continued the presentation.

Leeson stated that Masters and Stanger assist the city in a great capacity as Housing Planners.

CHAIR VOISS stated that according to a graph in the presentation, Issaquah has disproportionately taken on most of the burden of affordable housing in King County and asked what effect will be on the character of the city. Leeson replied that the graph is a draft and targets have not been adopted, but the graph displays the preferred route. Currently, 4% of housing in Issaquah is 0-30%, with a goal of 11%. Physical character will not change because ARCH ensures that affordable units are comparable to market rate units. The people who need the houses already reside in Issaquah. Masters replied that allocation in East King County will most likely occur based on characteristics of the community, in example, the ratio of low wage jobs to the housing supply. CHAIR VOISS stated that there are a lot of numbers to consider and asked when ARCH began assistance to the city as Housing Planners. Leeson replied 1994.

COMMISSIONER MILLIGAN asked if actual prices or the number of people in affordable housing programs are being counted toward housing that is affordable. Stanger replied that

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percentages shown in a table in the presentation include actual pricing, the American Community Survey.

Stanger and Masters continued the presentation.

COMMISSIONER MILLIGAN asked for clarification regarding a 50-year minimum. Masters replied that when a home resells, a new covenant is recorded, and the 50 years is refreshed.

Stanger and Masters concluded the presentation.

CHAIR VOISS opened Commissioner questions. (00:55)

COMMISSIONER LONGORIA asked if the Area Median Income (AMI) chart presented is for King County or specifically eastside. Masters replied that the AMI chart shows regional median income for King and Snohomish County regions, a common benchmark most programs choose to use as State, Federal and local programs blend.

COMMISSIONER ESEMUUDE asked if home buyers are residents of Issaquah or from surrounding cities. Masters replied both; there are some policy preferences for those who currently live or work in the city that the home is in to support the goal of the workforce to be able to live locally, and to help people to not be displaced from the community they are in. The majority are coming from East King County.

COMMISSIONER PATTERSON asked for clarification regarding equity and resale of an ARCH home. Masters replied that over time, organizations have learned the importance of preserving affordability long-term. There are now ongoing resale restrictions, renewing every time a home resells. COMMISSIONER PATTERSON related a specific example of the process and affordable price.

COMMISSIONER MILLIGAN asked for advice regarding how to preserve naturally occurring affordable housing with policies. Stanger replied that the King County Housing Authority has been active in buying naturally occurring properties as well as properties with expiring tax credits. Development rights have not been used in a widespread manner. Masters replied that there are a host of organizations besides the King County Housing Authority focusing on acquiring and developing affordable housing. Detailed work has been done in Issaquah to identify buildings which may be in the category of at-risk-of-converting in the future or with a potential for redevelopment. Partnerships are being made. Leeson replied that an inventory was created for the Housing Strategy Action Plan recently but has not been expanded on yet. Masters replied that the Housing Authority has been successful in obtaining low-cost financing from major employers in the region to locally house employees, another way that the city can engage.

b) **Title 18: Setting the Stage, (D)** (01:04)

*Presented by:*

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*Stephen Padua, Long Range Planning Manager*

CHAIR VOISS stated that January agendas will include the Title 18 draft review and three successive Public Hearings.

Padua gave the Title 18 presentation to prepare the Commission for upcoming actions.

Padua stated that staff is available to review materials with Commissioners if needed.

COMMISSIONER MILLIGAN asked when sections in the packet today would be discussed. Padua replied that policy discussions would begin at the January 12, 2022 meeting. COMMISSIONER MILLIGAN asked when the new draft would be available to be picked up and Padua replied that the week of December 22, 2022 was the goal, not a fixed date yet to allow for potential delays.

CHAIR VOISS asked how the January 12, 2022 meeting will be executed, in example, half presentations and half Commissioner questions. Padua replied yes and that deliberations on policy questions would also occur. CHAIR VOISS stated that deeper policy will be reviewed at the January 19, 2022 meeting. Deliberation and recommendations will occur at the February 2, 2022 meeting. Padua recommended that Commissioners prepare by reviewing memorandums and then attachments. The first attachment will list all final edits. There will be a Public Comment matrix and staff responses. Dhaliwal replied that feedback regarding what will be helpful to Commissioners is requested, in example, paper copies or binders with tabs. All information has been put into one place from the months of questions, comments, and review. Commissioners may require staff to explain how subjects have evolved to this point and a presentation can be added to the January 12, 2022 meeting if needed. CHAIR VOISS stated that discussions should not re-litigate the last year and one-half. Dhaliwal stated that Commissioners can request that further specific highlighting be included at the January 12, 2022 meeting. Dhaliwal thanked all Commissioners in Issaquah for feedback throughout the process.

COMMISSIONER ESEMUUDE stated that reading the Critical Area Code deviation intent for homeowners had been very helpful. Dhaliwal explained examples of achieving the intent.

**5. Reports (01:25)**  
 a) **Council Update**

Dhaliwal stated that the budget was approved. Items on the future updates list such as parking, Diversity of Housing options, and stream buffer assessments are funded as well as TDR Interlocal and Comprehensive Planning periodic updates. An Interlocal between King County Housing Authority and the city was passed.

Leeson stated that action on Comprehensive Plan Amendments was taken on November 22, 2022. The Wildwood rezone was not approved but Newport Way and Our Savior rezones were approved, Our Savior following legal interpretation of criteria.

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Dhaliwal stated that if quasi-judicial, site-specific decisions rather than recommendations will be made by the Planning Policy Commission in the future, a city Attorney will be provided at those meetings, the same resources for discussion and debate as Council.

COMMISSIONER ESEMUEDE stated that a Development Agreement had been recommended by the Planning Policy Commission for the Our Savior rezone. Leeson stated that property owners had preferred continuing with the rezone process instead for various reasons. The Food Bank has decided not to locate on the site, but other non-profits will still participate.

COMMISSIONER ALTIMORE asked for clarification regarding what had been approved regarding the Our Savior rezone. Dhaliwal replied that criteria had been met from the perspective of staff, but the Planning Policy Commission had determined the project had not met growth targets.

Dhaliwal stated that the Contractor Code of Conduct is being worked on. A community meeting was held last week with the Master Builders Association for feedback and comments will be brought back to the Council in January.

**6. Other Business/Announcements (01:35)**

**a) Upcoming Schedule**

Padua stated that the 2023 calendar in packets illustrates how discussions should progress in upcoming meetings, subject to change.

**7. Adjournment**

With no further business to conduct, CHAIR VOISS adjourned the meeting at 8:12 p.m.

Respectfully submitted,

Carolyn Garza, LLC  
Recording Secretary