

Housing and Human Services Element



SeaTac City Council

October 28, 2014

Purpose of Tonight's Briefing

- Continue monthly review of Draft Comprehensive Plan Amendments
 - Housing and Human Services Element
 - Implementation Strategies will follow-still under development

Elements Combined

- Housing Element and Human Services Element combined into one element
 - Existing Human Services element deleted
- The same populations often have need for human services and housing assistance
- Some of our neighbors are combining or considering combining these two elements (e.g., Renton)
- Human Services Policies have more visibility when combined with a required comprehensive plan element.

Summary of Draft Amendments

- Updated introduction section
 - Includes new “Access to Services” and
 - “Guiding Principles” sections
- Updated conditions section (formerly issues section):
 - Updated to reflect current and anticipated circumstances

Summary of Draft Amendments

Goal/Policy Section Restructured:

1. Human Services policies integrated into “Access to Human Services” section:
 - Some Policies from Human Services Element retained and/or restated
 - Policy numbers from Human Services element shown as stricken out (e.g., 10.1A, 10.1B) or noted in side notes for easy identification

Summary of Draft Amendments

2. Housing sections retained:

- Variety of Housing Types
 - Policy language amended/combined/deleted
- Neighborhood Preservation
 - Policy language amended/deleted
- Housing Affordability
 - Policy language amended/combined/deleted
 - Urban Center/Station Area focus noted
 - Access important for many transit-dependent lower income households

Summary of Draft Amendments

- Special needs housing
- Mobile Home Parks

3. Other Amendments:

- Policy language standardized with active verbs
- Discussion sections removed if unnecessary
- Improved “wayfinding”
 - Element Table of Contents added
- Factual updates and other language clarifications

Summary of Draft Amendments

Housing Background Report

- Demographic data updated per CPP Housing Supply and Needs Analysis requirements (CPP Policy H-2 & Policy H-3).

Data sources:

- 2000 & 2010 US Census (for comparison)
- 2008 - 2010 ACS (US Census American Community Survey-Rolling “Long Form”)
- 2013 King County Housing Authority
- 2009 US Housing and Urban Development
- 2009 US Bureau of Labor Statistics

Summary of Draft Amendments

Selected Findings

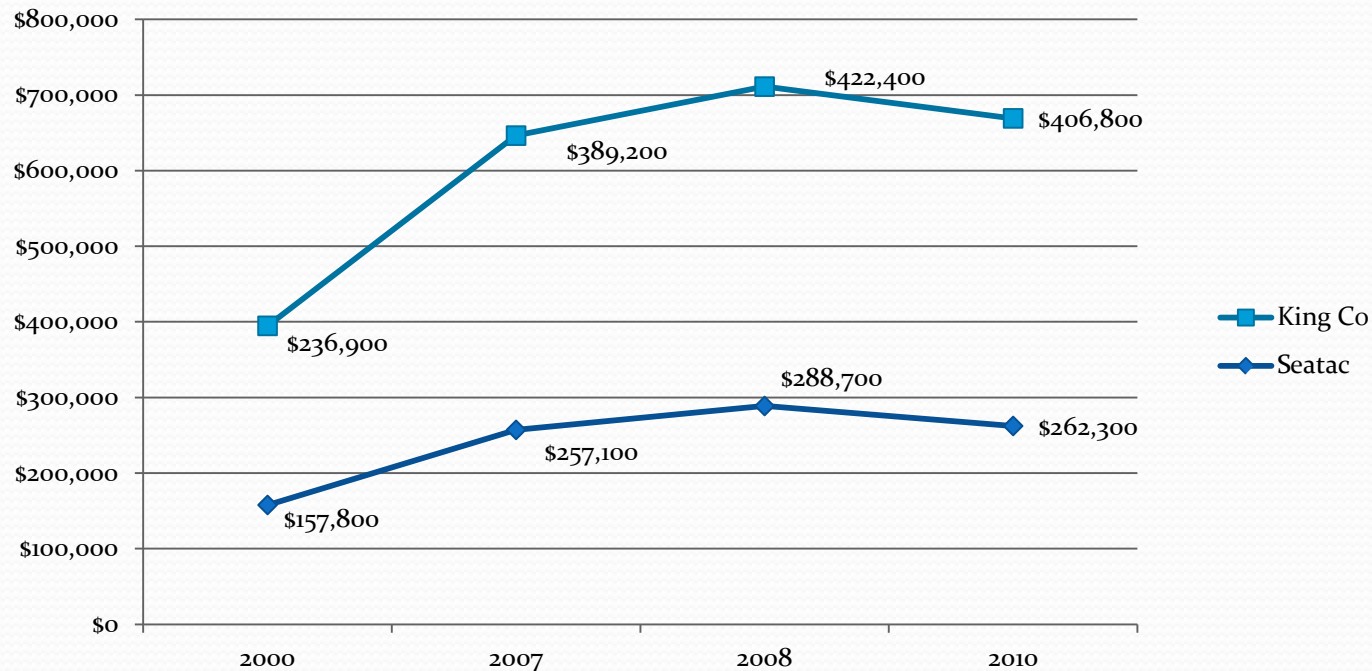
Tenure

	SeaTac		King County	
	2000	2010	2000	2010
Owner Occupied	54%	53%	60%	59%
Renter Occupied	46%	47%	40%	41%
Total	100%	100%	100%	100%

Summary of Draft Amendments

Selected Findings

Median Home Price in SeaTac and King County



Summary of Draft Amendments

Selected Findings

Household Income Categories

Income Category	Percent of AMI	Annual Income	Hourly Income	Example Occupation
Very Low Income	Up to 30% AMI	\$20,300	\$9.90	Childcare Worker
Low Income	30-50% AMI	\$33,850	\$16.50	Janitorial worker
Moderate Income	50-80% AMI	\$56,170	\$26.40	Lic. Prac. Nurse
Median Income	100% AMI	\$67,711	\$33.00	Fire Fighter

Summary of Draft Amendments

Selected Findings

SeaTac Household Income

Income Category	Percent of AMI	SeaTac Households	Percent
Very Low Income	Up to 30%	1,905	20%
Low Income	30-50%	1,799	19%
Moderate Income	50-80%	1,715	18%
Middle Income	80 -120%	1,799	19%
High Income	Above 120%	2,316	24%

Planning Commission Comments

- Discussed the potential of encouraging development of live/work units
- Discussed the potential to recruit a variety of jobs to increase local employment opportunities
- Expressed a desire for staff to seek Federal grants to provide assistance to those in need
 - Staff indicated that the City administers a HUD grant to fund the minor home repair program
- Discussed the possibility of using new housing types to meet housing needs

Questions?
Comments?