



Planning and Economic Development Committee and Planning Commission Agenda

April 6, 2021

5:30 P.M.

****SPECIAL* Virtual Meeting***

Due to the current COVID-19 public health emergency, and social distancing protocols, pursuant to the Governor's and public health officials' orders, this meeting will be conducted virtually. The meeting will be live streamed on SeaTV Government Access Comcast Channel 21 and the City's website <https://www.seatacwa.gov/seatvlive> and click play. The public may also call in to the conference line to listen to the meeting. The number is 206.973.4555. While you will be able to hear the meeting; you will not be able to participate in the meeting. Please note that if you are unable to mute your phone, everyone else on the call-in line will be able to hear you, so please refrain from speaking. City Hall is closed, so no one will be able to physically attend this meeting.

Councilmembers

Stan Tombs, Chair

Peter Kwon

Mayor Erin Sitterley

A quorum of the Council may be present.

Staff Coordinator: Evan Maxim, CED Director

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order		Chair	5:30
2	PUBLIC COMMENTS (any topic): In an effort to adhere to the social distancing protocols, pursuant to the Governor's and public health officials' orders, and in order to keep our residents, Council, and staff healthy, the Council Committee will not hear any in-person public comments during this COVID-19 public health emergency. The Committee is providing remote and written public comment		Chair	5:30 (2 min)

	<p>opportunities. All comments shall be respectful in tone and content. Signing-up for remote comments or providing written comments must be done <u>by 2:00PM</u> the day of the meeting.</p> <ul style="list-style-type: none"> • Instructions for providing remote oral public comments are located at the following link: Council Committee and Citizen Advisory Committee Virtual Meetings. • Submit email/text public comments to pedpubliccomment@seatacwa.gov. The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website. Public comments submitted to an email address other than the provided address, or after the deadline, will not be included as part of the record. 			
3	Housing Action Plan: Review of options for Housing Strategies	Review and Discussion	Jenn Kester / Kate Kaehny	5:34 (90 min)
4	Adjourn		Chair	7:04



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: April 1, 2021
To: Planning & Economic Development (PED) Committee and
Planning Commission
From: Kate Kaehny, Senior Planner
Subject: Overview of Work Session on Options to Consider for HAP Housing
Strategies

The upcoming joint PED and Planning Commission work session is an opportunity to review a “menu of options” that could be included as strategies within the Housing Action Plan. The work session is intended to be both informational and an opportunity to discuss and provide input on the options.

Input and Direction Requested

While staff is seeking input from both the PED Committee and Planning Commission, we are requesting specific direction from PED on options to move forward as potential Housing Action Plan strategies for the Planning Commission to review.

The Planning Commission will provide formal direction on the Housing Action Plan after the public hearing, which is anticipated to be held in May.

About the “Menu of Options”

A variety of options are included for your review within the attached presentation slides. These options were selected because they meet project goals and objectives, are consistent with past policy direction in the Comprehensive Plan, and are reflective of input received by community members and stakeholders to date. Staff is seeking guidance from the PED committee and Planning Commission on which options make the most sense for the SeaTac community.

Work Session Program

The consultant team will facilitate the work session and the presentation slides that are included in your packet will be used as a tool to guide discussion throughout the meeting. As noted above, PED will be asked to provide direction on whether to move each option forward. In cases where follow up questions or research are requested, staff will respond as project resources and time allow.

Packet Materials

- This Memo
- Copy of presentation slides
- Detailed meeting notes from Residents Housing Forum and Housing Producers Forum.

More Information Available on Housing Action Plan (HAP) Project Website

- www.seatacwa.gov/hap



Serving Communities ▾ Building Infrastructure

Growth Management Planning for Housing - Washington State Department of Commerce

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HB 1923 Building Urban Residential Capacity Grants

SeaTac Housing Action Plan “HAP” Project

Work Session: Options to Consider for HAP Housing Strategies

Joint Planning & Economic Development
(PED) Committee and
Planning Commission Meeting
April 6, 2021



PRESENTATION OVERVIEW

PURPOSE OF PRESENTATION

- Two main goals:
 - 1) To share options for potential housing strategies that are consistent with the Comp Plan & input to date.
 - 2) Staff is seeking guidance from PED & PC on which options make the most sense for SeaTac.
- Update the PED and the Planning Commission on community engagement activities and public input to date.

WHY IS THIS ISSUE IMPORTANT?

1. In July 2020, City Council finalized approval of a \$100,000 Department of Commerce grant to fund a Housing Action Plan (HAP).
2. Identification of preferred options for Housing Strategies will allow the City to release the Public Review draft of the HAP



NO ACTION REQUESTED

NO ACTION REQUESTED

- No formal action is requested. However, staff is seeking PED Committee and Planning Commission guidance on options to include in the HAP as housing strategies.

REVIEWS TO DATE

- Planning Commission: 11/17/2020, 1/19/2021, 2/2/2021, 3/16/2021
- Planning & Economic Development (PED) Committee: 9/24/2020, 11/18/2020, 1/19/2021, 2/25/2021, 3/25/2021



ENGAGEMENT UPDATE



COMMUNITY ENGAGEMENT ACTIVITIES

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TO DATE

Residents Forum: 7 residents

- **Neighborhoods:** Riverton Heights, McMicken Heights, Bow Lake, city center area, southern end of Military Rd S
- **Homeowner/Renter:** Majority homeowners, one renter

Housing Producers Forum: 9 participants from for-profit & non-profit communities

- **Type of Producer:** Developers (apartment, middle-density & single family/short plats), real estate professional, Master Builders Association

ONGOING

- **Online Open House/Survey**
- **Targeted Engagement:** Including community/housing nonprofits & faith community



COMMUNITY ENGAGEMENT ACTIVITIES

ONLINE OPEN HOUSE/SURVEY

- Opened March 1st (will close April 16th)

Advertising/outreach process:

- Social media “blasts:” 4 City blog posts and City Manager’s Weekly newsletter
- Email blasts (more to come)

Responses to date:

- **80** (79 English, 1 Spanish)
- 79 live in SeaTac
- 9 (11%) renters; 69 (87%) homeowners
- 70% completion rate (appropriate for online open house)

Request:

Please let your constituents know about the online open house & survey:

www.seatacwa.gov/hap



COMMUNITY ENGAGEMENT ACTIVITIES

ONLINE OPEN HOUSE/SURVEY – HOUSING STORIES SAMPLE

WHY MOVED TO SEATAC

AFFORDABILITY

- I couldn't afford Seattle because of COVID19 and loss of work. It's still hard but more affordable now.
- I very recently moved to SeaTac after purchasing a home on a lot that is a good opportunity to subdivide and build additional affordable density.
- It was affordable at the time. I don't like living in Seatac. It is a slum.
- We moved here in 1992 from W. Seattle for cheaper housing and to not be so crowded.

HOMEOWNERSHIP OPPORTUNITIES

- We bought our house because it was in our price range for what we wanted and being very close to light rail.
- That's where I found a nice condo still in the Seattle metropolitan area
- I was just barely able to afford a condo here and decided to buy to avoid unpredictable rent increases.

ASSETS

COMMUNITY

- I enjoy the neighborliness of our locals and have made good friends in the area.
- We enjoy our neighborhood mainly due to our close connections to neighbors and friends.

TRANSPORTATION & AMENITIES

- I also like the convenience of being near highways, the airport, and shopping areas.
- In my area I love the cleanliness and the access to the freeway, being that I work in Seattle.
- I like living in SeaTac because it is a beautifully diverse community. I like the small businesses and restaurants here. And lightrail options.

CONCERNS/DESIRES

EXISTING HOME REPAIR

- The housing challenges are for me, being able to easily update and remodel my home affordably, without being hammered with fees and permits and management of the mortgage payments.

RENTALS IN SF

- We love our house, but we are seeing problems with the neighborhood as there are houses in our neighborhood renting rooms out.
- We have observed up close the changing nature of our area which includes more renters displacing home owners, more desperate people - even before the pandemic

CRIME

- ...numerous break-ins and thefts at our home when we were away.

MORE AMENITIES

- No housing challenges, but wish there were more stores and restaurants around.



COMMUNITY ENGAGEMENT ACTIVITIES

ONLINE OPEN HOUSE/SURVEY TOP THEMES

- Safe, affordable housing in good neighborhoods (top value)
- Affordability and homeownership important
- Open to additional home types
- Combo of urban village strategy and some housing changes in other neighborhoods supported
- Issues/concerns:
 - Costly home repairs needed to stay in home
 - Crime
 - Increased parking on residential streets



HAP STRUCTURE



PRELIMINARY DRAFT HOUSING ACTION PLAN (HAP) OUTLINE

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DATE: 04/06/21

1. Executive Summary

2. Introduction

1. Background & purpose
2. City's role in housing
3. Current approach (policies & incentive programs)
4. Housing supply gaps (HIAR summary)
5. Community engagement summary

3. Framework Goals, Objectives, & Strategies

4. Implementation & Monitoring

5. Appendices

1. Housing Inventory & Assessment Report (HIAR)
2. Public engagement record

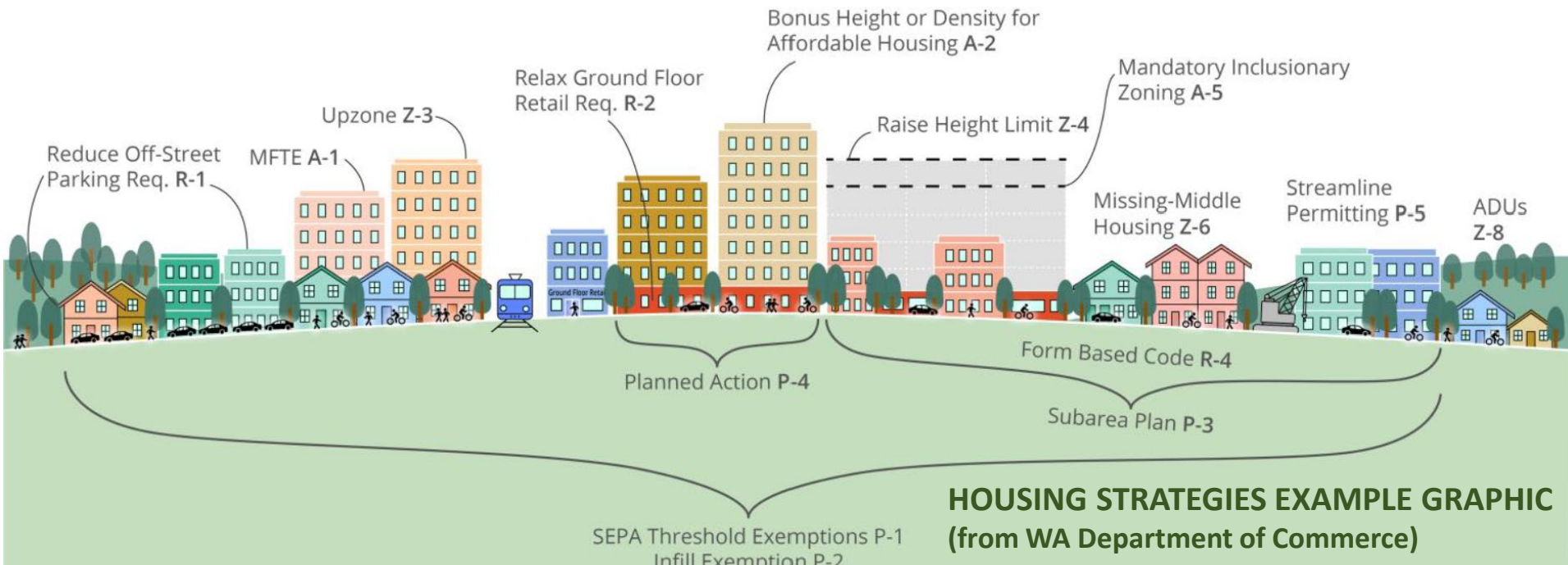
Discussing
options
tonight



FRAMEWORK GOALS

Overarching Goal: Increase the amount and types of housing available at all income levels.

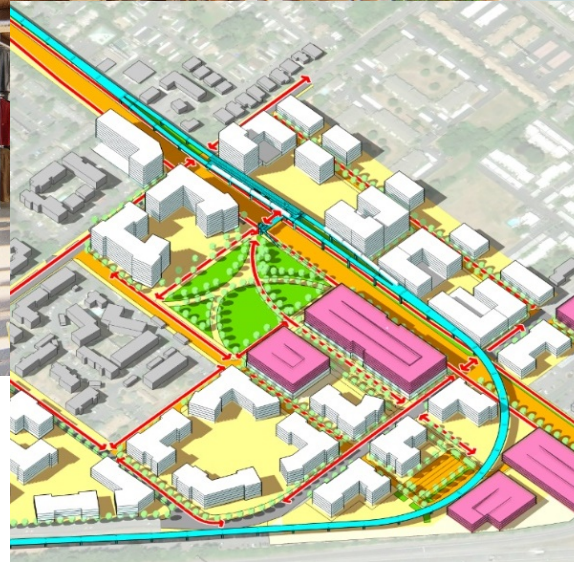
- Align with City policies & Council priorities
- Address gaps identified in Housing Inventory & Assessment Report



OBJECTIVES

1. **Create complete communities**
2. **Develop urban villages near light rail**
3. **Increase missing middle opportunities**
4. **Strive for a balance of housing options with strategies that:**
 - Increase homeownership opportunities
 - Serve young people and families
 - Preserve existing owner-occupied and rental housing
 - Support safe, healthy, high quality housing
 - Promote market rate options
 - Address homes at lower income categories
5. **Help residents and businesses stay in SeaTac**





Entries face both streets
Wrap-around porch on corner unit

HAP STRATEGY MENU OF OPTIONS

HOW OPTIONS WERE SELECTED

SELECTION CRITERIA

Options selected for review:

- Align with SeaTac's policy framework and unique conditions
- Reflect resident and development community inputs
- Meet framework goals and objectives
- Address gaps from Housing Inventory & Assessment report

KEY CONSIDERATION

- **Selected housing strategies should be actionable through policy, development codes, capital/infrastructure programs, or other City actions**



#1) CREATE COMPLETE COMMUNITIES - BACKGROUND

OBJECTIVE 1: Strengthen neighborhoods by tying housing production to improved infrastructure, resources, amenities, and people-oriented design.

Background Information on Objective

- Supports existing “complete communities” policies which promote multimodal, connected neighborhoods with access to parks, neighborhood-oriented retail, and other services. (Complete community policies apply to all City neighborhoods, including urban village/station areas).

Related Housing Inventory & Assessment Report Findings

- Only one neighborhood in SeaTac has a functional neighborhood business node: McMicken Heights, which is anchored by city’s only major grocery store.
- Many neighborhoods lack the type of well-connected, walkable street grid that promotes active transportation (walking/bicycling) and easy access to local goods, services, jobs, transit and recreation.

Related Public Engagement Findings

- Residents Forum participants rated this their top priority.
- Producers Forum participants said home buyers are interested in community vibe, parks and neighborhood resources.

#1: CREATE COMPLETE COMMUNITIES – STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
Policy amendments	<p>EXHIBIT 3b: Page 16 of 42 DATE: 04/06/21</p> <ul style="list-style-type: none"> ▪ Strengthen “complete community” policies. Provide clearer policy guidance on type of infrastructure investments and other City actions that help strengthen neighborhoods and enhance quality of life. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
	<ul style="list-style-type: none"> ▪ Enhance connectivity to better support multi-modal access for current residents and future development. Undertake mobility assessment as part of Transportation Master Program Update. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
Code amendments	<ul style="list-style-type: none"> ▪ Update residential design standards to encourage community interaction and sociability. Consider changes to codes that promote high quality residential design for single family and other housing types such as setbacks and building height transitions requirements. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe

#1: CREATE COMPLETE COMMUNITIES – STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
Capital Project Planning	<p>EXHIBIT 3b: Page 17 of 42 DATE: 04/06/21</p> <ul style="list-style-type: none">▪ Proactively plan for capital facilities that support complete communities. Use the capital facilities plan and improvement program to align city investment with complete communities goals and projected housing growth.	<ul style="list-style-type: none"><input type="checkbox"/> Yes<input type="checkbox"/> No<input type="checkbox"/> Maybe
Other City Actions	<ul style="list-style-type: none">▪ Continue community conversations about housing and complete communities. Develop a more regular and on-going community engagement process to receive public feedback on housing and neighborhood priorities.	<ul style="list-style-type: none"><input type="checkbox"/> Yes<input type="checkbox"/> No<input type="checkbox"/> Maybe



#2) DEVELOP URBAN VILLAGES BY LIGHT RAIL - BACKGROUND

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OBJECTIVE 2: Make it easier to develop homes in the light rail station areas as part of the City's urban village strategy.

Background Information on Objective

- Aligns with City policy to focus majority of residential / commercial growth in compact, walkable urban villages adjacent to SeaTac's three light rail stations.

Related Housing Inventory & Assessment Report Findings

- Increased real estate interest and development activity around light rail stations.

Related Public Engagement Findings

- Residents Forum participants believed apartments appropriate near transit.
- Producers Forum participants:
 - Supported higher density urban villages near light rail stations
 - Some design standards make it difficult to build apartments, especially in areas where rents are insufficient high to cover the cost of development

#2: DEVELOP URBAN VILLAGES NEAR LIGHT RAIL - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
Code amendments	<ul style="list-style-type: none"> ▪ Make code changes that encourage the production of multi-family units. 	
	<ul style="list-style-type: none"> - Add flexibility to the Residential Medium and Residential High zones by utilizing a more “form” or “scale” based approach to regulating multi-family development. <ul style="list-style-type: none"> ○ Currently, the City uses a “form/scale-based” approach to regulating multi-family development in seven of the eleven zones where it is allowed. ○ “Form/scale-based” codes regulate the way buildings look rather than through the number of units allowed. (Height limits and other design standards are used in place of density limits.) 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
	<ul style="list-style-type: none"> - Update requirements for the Residential High Mixed Use zone (UH-UCR) to ensure residential units are included in all projects. Currently residential units are not required in all projects, which limits the residential capacity within this zone. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe

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#2: DEVELOP URBAN VILLAGES NEAR LIGHT RAIL - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
Code amendments	<ul style="list-style-type: none"> ▪ Remove code barriers to multi-family development 	
	<ul style="list-style-type: none"> - Re-evaluate and reduce commercial space requirements for mixed use developments. While the City amended mixed use requirements a few years ago, further reductions in ground floor commercial space can make it easier to build multi-family projects and would promote these uses where they are most important. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
	<ul style="list-style-type: none"> - Add flexibility to the multi-family code. The recent increase in multi-family development in the city has led to more frequent use of the multi-family code and interaction with apartment developers. To add flexibility to the code while maintaining high quality design, consider changes to setbacks, site access, landscaping and recreation space requirements. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe

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#2: DEVELOP URBAN VILLAGES NEAR LIGHT RAIL - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
Capital Project Planning	<p>Proactively plan and coordinate public infrastructure to support urban village development. Continue to coordinate and implement public infrastructure and amenity projects that support high density residential development within urban villages/station areas.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe</p>
Other City Actions	<p>Conduct multi-family parking study to analyze appropriate parking requirements within urban villages/station areas. Include consideration of airport-driven impacts (e.g. Uber and limo parking at residences). Study should also address how to appropriately incorporate recent changes to state law related to parking near frequent transit.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe</p>

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#3) INCREASE MISSING MIDDLE OPPORTUNITIES - BACKGROUND

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OBJECTIVE 3: Increase opportunities for “missing middle,” moderate density options like duplexes, triplexes, and townhouses.

Background Information on Objective

- Middle density housing offers affordable options for first time homeowners, families and other households, and can be designed to fit in with character of existing neighborhoods.
- There are minimal middle density housing options in SeaTac; currently, 90% of SeaTac homes are either single-family houses or large multi-family buildings.
- Supports current policies that promote a variety of housing types in all neighborhoods.

Related Housing Inventory & Assessment Report Findings

- Existing stock doesn't reflect SeaTac diversity of family types, household income, or life stages.

Related Public Engagement Findings

- Residents Forum participants had mixed opinions on middle housing. Most supported duplexes and townhouses in some locations in single family areas, especially near transit. Others did not support townhouses in traditional single family areas.
- Producers Forum participants identified attainable middle homes (\$350,000-\$400,000 price range) as attractive and less risky building type.

#3: INCREASE MISSING MIDDLE OPPORTUNITIES - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
Policy amendments	<p>Expand middle housing types allowed within Townhouse land use designation. Currently, only townhouse developments can be built in the Townhouse designation. Consider replacing it with the Residential Medium designation, where townhouses and other middle density building types are already allowed.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe</p>

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#3: INCREASE MISSING MIDDLE OPPORTUNITIES - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
Code amendments	<ul style="list-style-type: none"> ▪ Remove code barriers to missing middle development. 	
	<ul style="list-style-type: none"> - Add flexibility to Townhouse code. Consider reducing requirements such as minimum lot size, recreation space, and other changes to increase townhouse development. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
	<ul style="list-style-type: none"> - Allow duplexes as stand-alone uses where townhouse development is allowed. Currently, duplexes are only allowed as part of townhouse projects, which significantly limits their availability. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
	<ul style="list-style-type: none"> - Explore allowing duplexes in some locations within Residential Low zones. Evaluate options for allowing duplexes in single family zones, such as at intersections, along arterial roads, or as buffers between higher and lower density zones, and consider whether appropriate for SeaTac. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe

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#3: INCREASE MISSING MIDDLE OPPORTUNITIES - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
Code amendments	<ul style="list-style-type: none"> ▪ Remove code barriers to missing middle development. 	
	<ul style="list-style-type: none"> - Add flexibility to Small Lot Single Family requirements. The current Small Lot Single Family code allows 3,000 square foot single family lots within some Residential Medium and Residential High zones. Allow more flexibility in the current code to increase small lot single family development. Consider changes to departure language, the location of parking and other standards. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
	<ul style="list-style-type: none"> - Evaluate whether regional trends in regulating Accessory Development Unit (ADU) are appropriate for SeaTac. This includes consideration of ADU code changes such as increasing size minimum, removing owner occupancy requirement, metering separately, and allowing more than one ADU on-site. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe

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#3: INCREASE MISSING MIDDLE OPPORTUNITIES - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
Code amendments	<p style="text-align: right; color: red; font-size: small;">EXHIBIT 3b: Page 26 of 42 DATE: 04/06/21</p> <ul style="list-style-type: none"> ▪ Consider allowing cottage housing in Residential Low single family zones. Cottage housing is currently only allowed through the City’s Planned Unit Development code, which can be difficult to use and does not include cottage housing design standards. Explore how and where to allow cottage housing in certain locations in Residential Low zones through a code amendment process. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
Other City Actions	<ul style="list-style-type: none"> ▪ Explore whether creating pre-approved Accessory Dwelling Unit Plans would be a cost-effective way to encourage ADU development in SeaTac. Some other cities in the region, including Renton, have created pre-approved ADU plans to make it easier for homeowners to build ADUS. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe



#4) STRIVE FOR BALANCE OF HOUSING OPTIONS - BACKGROUND

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OBJECTIVE 4: Strive for a balance of housing options through strategies that:

- Increase homeownership opportunities
- Serve young people and families
- Preserve existing owner-occupied and rental housing
- Support safe, healthy, high quality housing
- Promote market rate options
- Address homes at lower income categories

Background Information on Objective

- Supports current policies that promote a variety of housing types available to households at all income levels.
- Options in this section would move the housing supply towards a balance more reflective of the characteristics of the city's population.

#4) STRIVE FOR BALANCE OF HOUSING OPTIONS - BACKGROUND

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OBJECTIVE 4: Strive for a balance of housing options. (cont.)

Related Housing Inventory & Assessment Report Findings

- SeaTac's housing supply has "gaps" in terms of price, building age, and housing type for both rental and ownership units. Addressing these gaps would better meet needs of current and future residents.

Related Public Engagement Findings

- Residents Forum participants supported increasing ownership options and providing more options for singles and renters. Many expressed inability to move from current homes to due to high rental and home prices.
- Community / housing non-profit interview participants indicated concerns about affordability and the quality of rental housing available in the city.
- Producers Forum participants identified strategies that could increase housing production for multi-family and middle density housing, mostly through relaxing code requirements. Providing affordable options near transit was identified as one way housing could be more accessible to cost-burdened households.

#4: STRIVE FOR BALANCE OF HOUSING OPTIONS - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
Policy Amendments	<p>Review potential land use changes that could increase residential variety and capacity. As part of the 2024 major Comprehensive Plan amendment process, analyze areas that can support redevelopment and where additional housing capacity can occur. Integrate any proposed changes into update process.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe</p>
Code Amendments	<p>Partner with residential property owners in rezoning properties to maximize their housing potential. Rezones would be for parcels that maximize their potential zoning based on their current land use designation.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe</p>

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#4: STRIVE FOR BALANCE OF HOUSING OPTIONS - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
Code amendments	<ul style="list-style-type: none"> ▪ Increase ownership opportunities. 	
	<ul style="list-style-type: none"> - Consider Decreasing Minimum Lot Size in the Urban Low (UL) 7,200 Single Family Zone. To increase ease of subdivisions, reduce lot size minimums. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
	<ul style="list-style-type: none"> - Clarify condominium provisions to make them easier to use. Streamline provisions to create condominium units in the land use codes, especially within the Planned Unit Development (PUD) code sections. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe

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#4: STRIVE FOR BALANCE OF HOUSING OPTIONS - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
Code amendments	<ul style="list-style-type: none"> ▪ Increase ownership opportunities. 	
	<ul style="list-style-type: none"> - Revise High Density Single Family Overlay zone requirements. Consider removing the low income housing requirement and other criteria to better encourage the use of this overlay zone which allows 5,000 sf lots in the single family zones when certain conditions are met. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
	<ul style="list-style-type: none"> - Proactively upzone in the UL 9,600 & UL 15,000 zones in conjunction with utility infrastructure availability. Rezone large lots to higher density single family when certain utility infrastructure available. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe

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#4: STRIVE FOR BALANCE OF HOUSING OPTIONS - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
	<ul style="list-style-type: none"> ▪ Serve young people and families by providing housing options that are more appropriate to their household sizes and affordability preferences. 	
Code amendment or other City actions	<ul style="list-style-type: none"> - Encourage 3-bedroom units in multi-family projects. Explore code amendments or other methods to incentivize the creation of 3+ bedroom multi-family units, especially when on ground floors of buildings. (Ground floor units can be more convenient for seniors and families with children.) 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
	<ul style="list-style-type: none"> - Pilot Program for Micro-Apartments: Consider creating a term-limited pilot program to promote micro-apartments or other unique housing that would encourage young people and others seeking small housing units in urban villages/station areas or elsewhere. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe

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#4: STRIVE FOR BALANCE OF HOUSING OPTIONS - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
	<p>▪ Preserve existing owner and rental housing.</p>	
Other City Actions	<p>- Evaluate the development of programs to rehabilitate rental properties in exchange for long-term assurances that these properties will remain as affordable units. This type of program could potentially rely on US HUD Community Development Block Grant funding.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe</p>
	<p>- Explore ways to support low-income SeaTac homeowners in getting access to need-based financial resources that can allow them to purchase and maintain housing in good condition. Aside from providing direct assistance, this could also be done by facilitating access to funding such as the King County Housing Authority’s Weatherization Program, and Housing Repair Loans from the King County Community and Human Services Dept.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe</p>
	<p>- Consider coordinating with community land trusts (CLTs) to promote the development and preservation of affordable owner-occupied housing. This can be done by the City or through coordination with regional partners.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe</p>

#4: STRIVE FOR BALANCE OF HOUSING OPTIONS - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
	<ul style="list-style-type: none"> ▪ Preserve existing owner and rental housing. 	
Other City Actions	<ul style="list-style-type: none"> - Develop a registration program for rental units to identify existing rental housing in the city and require regular health and safety inspections. In addition to providing more detailed information for monitoring, this can increase the quality of housing stock by reducing the reliance on a complaint-based inspection system. The cities of Tukwila and Kent have these types of programs. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
	<ul style="list-style-type: none"> - Right of First Refusal. Explore the possibility of requiring owners of multi-family rental properties to provide advance notification to the City prior to a sale and give an opportunity to identify an alternate buyer to preserve available affordable housing. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe

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#4: STRIVE FOR BALANCE OF HOUSING OPTIONS - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
	<ul style="list-style-type: none">▪ Support safe, healthy, quality housing	
Other City Actions	<ul style="list-style-type: none">- Consider actions to increase effectiveness and reach of home-repair loan and grant programs. Explore partnerships and other programs that can support and expand SeaTac's existing home repair assistance activities.	<ul style="list-style-type: none"><input type="checkbox"/> Yes<input type="checkbox"/> No<input type="checkbox"/> Maybe

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#4: STRIVE FOR BALANCE OF HOUSING OPTIONS - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
	<ul style="list-style-type: none">▪ Promote market rate rental options	
Other City Actions	<ul style="list-style-type: none">- Continue conversations with the development community about actions the city can take to attract market rate rental housing. Continue discussions with developers identified through Housing Action Plan stakeholder engagement process and undertake outreach to other developers to gain insight on impactful City actions.	<ul style="list-style-type: none"><input type="checkbox"/> Yes<input type="checkbox"/> No<input type="checkbox"/> Maybe

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#4: STRIVE FOR BALANCE OF HOUSING OPTIONS - STRATEGY OPTIONS FOR CONSIDERATION

City Tools	Menu of Options	PED Guidance
	<ul style="list-style-type: none"> ▪ Address shortage of homes for people at lower income categories. 	
Code Amendments	<ul style="list-style-type: none"> - Review incentives that preserve or increase housing options for households at lower income levels, especially near transit. Review and possibly amend current incentive codes to support no net loss of affordable housing units in transit communities. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
Other City Actions	<ul style="list-style-type: none"> - Engage with regional partners to address affordability challenges and regional equity at the lowest income levels. Engage with and advocate for SeaTac community with groups like the South King Housing and Homelessness Partners (SKHHP), PSRC, and others. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe

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OBJECTIVE 5: Help residents and businesses stay in SeaTac, and prevent disruption to communities.

Background Information on Objective

- Supports current policies that promote maintaining a mix of housing types, adequate supply of affordable housing, and also job / service providers near neighborhoods.

Related Housing Inventory & Assessment Report Findings

- Home prices and rents have risen more than income in past two decades, leaving over half of residents cost burdened.
- Future growth and development could lead to displacement of existing residents.

Related Public Engagement Findings

- Residents Forum participants voiced strong support for preserving existing affordable housing in the community.
- Online open house/survey participants told stories of being displaced from other areas and expressed concern about being priced out of SeaTac.
- Community/housing non-profit interview participants expressed concern about displacement of current renters, many of whom are airport services workers.

#5: HELP RESIDENTS & BUSINESSES STAY IN SEATAC - STRATEGY OPTIONS

City Tools	Menu of Options	PED Guidance
Code amendments	<p style="text-align: right; color: red; font-size: small;">EXHIBIT 3b: Page 39 of 42 DATE: 04/06/21</p> <ul style="list-style-type: none"> ▪ Review and clarify code requirements for live/work units to encourage opportunities for small business owners. Consider options for live/work codes and whether they are appropriate for SeaTac. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
Other City Actions	<ul style="list-style-type: none"> ▪ Explore approaches that would allow displaced households and businesses to return to an existing site after redevelopment is complete. Options include a requirement of developers redeveloping a site, to provide new housing affordable at the same rate as “lost” housing. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe



#5: HELP RESIDENTS & BUSINESSES STAY IN SEATAC - STRATEGY OPTIONS

City Tools	Menu of Options	PED Guidance
Other City Actions	<p>Explore the development of tenant protections and affordable housing preservation programs. These programs support low-income households facing legal issues or evictions, which supplement current action by the State to boost these rights under the law.</p> <ul style="list-style-type: none"> - This aligns with the City’s current work to provide tenant counseling, which currently includes providing residents with access to information about their rights under the Residential Landlord-Tenant Act, City ordinances, and other laws, as well as available sources of financial support. 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe
	<p>Continue helping to coordinate and provide rental assistance. Continue providing access to emergency resources for tenants facing immediate needs for rental assistance through the Human Services Division. This includes the allocation of rental assistance funding from HB1406 and federal CARES Act funding.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe

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NEXT STEPS

PED WORK SESSIONS & PROJECT COMPLETION

May:

- Draft Housing Action Plan available for public review on website & at virtual public forum/open house
- Planning Commission holds public hearing & provides recommendation

June:

- “Final” Draft Housing Action Plan submitted to Department of Commerce

July:

- PED review and recommendation on “Final” Draft Housing Action Plan

August-September

- City Council review and action



NO COMMITTEE ACTION REQUESTED

NO COMMITTEE ACTION REQUESTED

- Project briefing is informational.

REVIEWS TO DATE

- Planning Commission: 11/17/2020, 1/19/2021, 2/2/2021, 3/16/2021
- Planning & Economic Development (PED) Committee: 9/24/2020, 11/18/2020, 1/19/2021, 2/25/2021, 3/25/2021



SeaTac Housing Action Plan Project

Residents Housing Forum: Meeting Notes

Meeting Notes from March 10, 2021 (Virtual meeting, 6:00-8:00pm)

BACKGROUND OF PARTICIPANTS

- Number/Participants: Seven SeaTac
- Neighborhoods: Riverton Heights, McMicken Heights, Bow Lake, city center area, south end-Military Rd S
- Homeowner/Renter: Majority homeowners, one renter

MEETING NOTES KEY TAKEAWAYS/SUMMARY

Key Values

- People love their existing neighborhoods and their current look and feel
- Design for human sociability / sense of community matters

Assets to Preserve

- Mid-century single-story “rambler” houses provide valuable housing, especially for seniors
- Existing affordable homes – many homeowners can’t afford to move

Issues & Interests

- Concern about new tax exempt residential properties’ impact on taxpayers
- Not enough affordable options for renting apartments, especially for seniors
- Support for new housing that enhances social connections and multi-generational living – like co-housing, cottage housing, courtyard apartments
- Support for apartments near light rail and possibility of moderate density “missing middle” housing types near transit

SeaTac Housing Action Plan Project

DETAILED MEETING NOTES

Values

- People love their existing neighborhoods as they are
- Design for human sociability/sense of community matters (e.g., entrance is an appropriate distance from street, design for activities to be done together)
- Space for kids to play outside is important
- Light and air to streets and homes is important
- Privacy is important (it should not be easy for people to look into your home or back yard)
- Transitions in scale of buildings between different home types is appreciated
- Homeowners bought property in low-density neighborhoods with an expectation that the look and feel would not change
- There is a “too much is too much” density threshold, but participants couldn’t say what that might be. The look of the neighborhood, combined with maintaining the sociability factor, is more important than the number of units on a lot.
- McMansions are generally not desired, though in SF areas, may be more desirable than 5-story apartment building.
- Serving multigenerational households and living is important

Assets to Preserve

- Mid-century single-story “rambler” houses provide valuable housing appropriate for seniors
- Existing affordable homes – many SeaTac homeowners can’t afford to move due to high and rising housing costs

Ideas and Interests

- Invest in amenities – greenspace, sidewalks, etc.
- Ensure services, e.g., Police, come with any growth
- Look closely at expected population growth numbers and housing data and trends to understand needs
- Commercial:
 - Encourage gathering places like restaurants, bars, and other businesses where community members interact with one another
 - Encourage mixed use developments with commercial space for small, family-owned businesses; participants are meeting their grocery/shopping needs in Bellevue, Kent, and elsewhere instead of locally
 - Vacant retail space in apartment buildings is a problem

SeaTac Housing Action Plan Project

- Address affordability:
 - Limit new tax exempt residential properties
 - Provide truly affordable housing
 - Consider rent control to combat skyrocketing rents
- Look and feel:
 - Consider a historic preservation program for architecturally significant midcentury buildings
 - Focus on character—e.g., a few townhouses/duplexes are ok as long as they don't go to the fence line
- Thoughtful planning:
 - Tension around rising housing costs, people not having shelter, and what to do about it—many don't want to “build up” while others don't want sprawl and a lack of thoughtful planning
 - Look for vacant or underutilized commercial properties to add housing
 - Invest into revitalizing and renovating the pre-existing aging housing supply
- Wide range of opinions about new housing:
 - Strong support for new housing that enhances social connections and multigenerational living – such as cohousing, cottage housing, or courtyard apartments
 - Some believe townhouses are not acceptable in single-family neighborhoods; others believe they are a good housing type for families
 - Strong support for studios and small apartments for single adults living alone, including elders
 - Missing middle is a reasonable approach in areas near transit
 - Apartments are appropriate near light rail

Prioritization of HAP Objectives (Guiding Framework Statements)

- Most important HAP objective: “Strengthen neighborhoods by tying housing production to improved infrastructure, resources, amenities, and people-oriented design.”
- Findings that most reflects experience of participants: “Like most of the Puget Sound region, housing costs in SeaTac have risen significantly more than household incomes over the last decade.”
- Finding that is most important to address: “SeaTac’s aging population will require accessible units.”

SeaTac Housing Action Plan Project

Full Poll results

Findings	Number of votes				
	I would like more information about this	SeaTac needs to address this	This is not an issue for me or people I know	This reflects my experience or the experience of someone I know	This surprised me
Like most of the Puget Sound region, housing costs in SeaTac have risen significantly more than household incomes over the last decade.		1		5	
Middle-density housing options are underrepresented.		3	3	1	
Most housing in SeaTac was built within a short period of time and is aging.	1	2		3	1
SeaTac has a shortage of homes for people at the highest and lowest income levels.	1	1	3	2	
SeaTac's aging population will require accessible units.	1	5	1		
SeaTac's unit sizes do not reflect its household sizes and current demand for housing for families and single-person households.	1	2	1	2	1
Until recently, SeaTac's housing supply was not on pace to meet anticipated demand.	1	2	2	1	1
While SeaTac has a proud history of providing housing for working families, currently, two out of five SeaTac households are paying more than 30% of their gross income on housing.	1	1	3	2	

Draft Objective	Number of votes	
	Which HAP objectives are most important to you? Select up to two.	Which HAP objectives are most important to you? Select up to two. (Second round)
Strengthen neighborhoods by tying housing production to improved infrastructure, resources, amenities, and people-oriented design.	3	6
Make it easier to develop homes in the light rail station areas as part of the City's urban village strategy.	1	
Increase opportunities for "missing middle" options like duplexes, triplexes, and townhouses.	2	1
Strive for a balance of housing options (high end, low end, young people, families, ownership, preservation, safe-health-high quality)		
Help residents and businesses stay in SeaTac, and prevent disruption to communities.	1	

Producers Housing Forum: Meeting Notes

Meeting Notes from March 12, 2021 (Virtual meeting, 10:00am-12:00pm)

BACKGROUND OF PARTICIPANTS

- Number/Participants: Nine people from the for-profit and non-profit development communities

MEETING NOTES KEY TAKEAWAYS/SUMMARY

Opportunities

- Station areas going in right direction, grocery stores and other amenities nearby would reduce need for parking
- SeaTac and South King County have a unique, funky vibe that is attractive
- There is demand for attainable homes (\$350,000-\$400,000), and multi-generational housing including “missing middle” moderate density housing (duplex, multiplex, townhouse)

Regulatory Barriers

- Provide more flexibility in regulations
- Remove barriers to ADUs (e.g. ownership, increase size, provide pre-approved sample plans)
- Reduce minimum lot size for single family homes and make it easier to divide lots
- Consider reduced parking requirements for multifamily to decrease cost of development, especially in station areas where current minimums are higher than other cities

Other Impactful City Actions

- Reduce unnecessary hurdles in permitting process
- Invest in staff resources and electronic plan submittal to help reduce permitting time
- Invest in big infrastructure costs like sidewalks, undergrounding utility wires, drainage requirements

DETAILED MEETING NOTES

Issues

- Hard to find land to do multi-family development in city
- It helps cost-burdened households to live near light rail and other transit because it can decrease transportation costs and help household budgets
- Important to have family housing close to transit
- Great that the City is inviting different groups to the table to discuss affordable missing middle/moderate density and other housing with the development community

Opportunities

- Station areas are going in the right directions
- Developing near Light Rail/Station Areas and Rapid Transit can lessen the transportation cost burden on households
- In Station Areas, create a destination, “place making” opportunity with close proximity amenities such as a grocery store nearby to substantially reduce parking demand
- Centralized location and the airport. Lots of airport related employees would live here if they could; increase tax base
- SeaTac and South King have a unique, funky vibe that is attractive
- City parks, open space and Angle Lake are great neighborhood amenities
- SeaTac has opportunity to capture people leaving other cities (especially due to COVID)
- Other cities are getting creative and SeaTac should to
- SeaTac staff are smart and easy to work with
- MFTE option
- More attainable housing in the \$400K range, including smaller single family lot sizes and allowing more duplex/multiplex/townhouse development

Regulatory Barriers

- Relaxing parking minimums desired in order to reduce cost of development, especially in station areas where minimums are higher than other cities, even with current reductions
- Implement form-based code for flexibility
- Increase opportunity for missing middle, attainable home prices (\$350,00 to \$400,000) and multigenerational living
 - Remove barriers to ADUs; owner occupancy requirement, increase size allowed, provide pre-approved sample plans
 - Reduce minimum lot sizes and make it easier to subdivide lots for missing middle housing

SeaTac Housing Action Plan Project

- Allow duplex/multiplex/townhouse development in single family zone designations
- Increase building lot coverage maximums to enable building rambler, single story style homes
- Have early, often, transparent conversations with neighborhoods
- Remove the “single family” zoning designation like the State of Oregon and other cities to allow more housing types to be built
- Avoid costly, inflexible design standards such as modulation and materials requirements

Other Impactful City Actions & Ideas

- Invest in additional Staff, resources and electronic plan submittal technology; permitting time is a cost to developers
- Streamline permitting requirements, reducing any unnecessary hurdles, such as an STE permit for individual lots within a single project
- Consider City investment and/or coordination between multiple utility districts and their requirements to reduce big infrastructure costs such as sidewalks, undergrounding utility wires, and NPDES drainage requirements
- Offer pre-approved ADU plans to make it easier and more affordable for homeowners to construct
- Buyers are interested in the community vibe, parks, and resources. Continue to allocate City resources as appropriate
- Consider incentives to help meet expensive green building requirements