



# CITY OF SEATAC

## PLANNING COMMISSION MEETING

Virtual Meeting  
May 4, 2021, 5:30 p.m.

Due to the current COVID-19 public health emergency, this meeting will be conducted virtually. The public may listen to the meeting by calling 206.973.4555 and muting your phone. Public comment opportunities for this meeting are below.

### MEETING AGENDA

- 1) Call to Order/Roll Call
- 2) Approval of the minutes of April 20, 2021 regular meeting - (Exhibit 2)
- 3) Public Comment on items not on the agenda. *Comments on agenda items will be addressed after the staff presentation and Commission discussion on each item below. See Public Comment Process below.*
- 4) Housing Action Plan: Briefing on Potential Strategies for Public Review Draft - (Exhibit 4a, 4b, 4c, & 4d)
- 5) CED Staff Report
- 6) Planning Commission Comments (including suggestions for next meeting agenda)
- 7) Adjournment

**Public Comment Process:** In an effort to adhere to the social distancing protocols, and in order to keep our residents, Planning Commission, and staff healthy, the Commission will not hear any in-person public comments. The committee is providing remote oral and written public comment opportunities. All comments shall be respectful in tone and content. Signing-up for remote comments or providing written comments must be done by 3:30pm the day of the meeting. Any requests to speak or provide written public comments which are not submitted following the instructions provided or by the deadline will not be included as part of the record.

- 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 [PCPublicComment@seatacwa.gov](mailto:PCPublicComment@seatacwa.gov). The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website.

**A quorum of the City Council may be present.  
All Commission meetings are open to the public.**

*The Planning Commission consists of seven members appointed by the Mayor and confirmed by the City Council. The Commission primarily considers plans and regulations relating to the physical development of the city, plus other matters as assigned. The Commission is an advisory body to the City Council.*

**CITY OF SEATAC  
PLANNING COMMISSION  
Minutes of April 20, 2021 Meeting**

**Members present:** Tej Basra, Tom Dantzler, Leslie Baker, Andrew Ried-Munro, Tony Zuniga Sanchez

**Members absent:** Jagtar Saroya

**Staff & Others**

**Present:** Gwen Voepel, *Deputy City Manager*; Evan Maxim, *CED Director*; Jenn Kester, *Planning Manager*; Neil Tabor, *Associate Planner*; Bart Perman, *Information Systems Manager*; Stanley Tombs, *Councilmember*; Bart Phone, SeaTV

**1. Call to Order/Roll Call**

Chair Basra called the meeting to order at 5:30 p.m. and roll call.

**2. Approval of minutes of the March 16, 2021 regular meeting**

Commissioner Dantzler moved to accept the minutes as written. Seconded by Commissioner Baker. All in favor of approving minutes.

**3. Public Comments on items not on the agenda**

Mr. Earl Gibson was not present to make public comments as requested.

**4. Short-Term Rental Code Amendments: Discussion**

Associate Planner Neil Tabor expanded on Short-Term Rentals. The purpose of the presentation was to explore regulations for short-term rentals and provide recommendation to PED. Presentation included a refresher from the 2/16/21 PC Meeting: Basics of short-term rentals (STRs); and Hotel & Short-term Rental Stats.

Commission Action Requested: Review topic areas and provide feedback toward creating potential City-wide regulations and recommend topic to return to PED Committee where staff will present draft code.

**Consideration from Commissioners:**

1. Agree
2. Disagree: 1. Tighten 2. Loosen 3. Remove altogether

- **Topic of Consideration #1 - Number of nights per year a Short-Term Rental can be rented out):**  
Commission undecided/Revisit. (Chair Basra, Commissioner Dantzler)
- **Topic of Consideration #2 - Can accessory dwelling units (ADUs) be used as STRs:**  
Commission undecided/Revisit. (Commissioner Dantzler, Chair Basra)
- **Topic of Consideration #3 - Parking:**  
Commission disagrees with need to regulate - 3. Remove altogether (Commissioner Dantzler, Chair Basra)
- **Topic of Consideration #4 - Occupancy:**  
Commission undecided/Revisit (Commissioner Ried-Munro, Chair Basra, Commissioner Dantzler)

- **Topic of Consideration #5 - Use as an event space:**  
Commission disagrees with need to regulate – 3. Remove altogether (Commissioner Dantzler, Chair Basra)
- **Topic of Consideration #6 – Restriction on number of STR units a single owner can own in the city:**  
Commission disagrees with need to regulate – 3. Remove altogether (Commissioner Dantzler, Chair Basra)
- **Topic of Consideration #7 – State Measures:**  
Commission - 1. Agree (Commissioner Dantzler, Chair Basra)

**5. Accessory Dwelling Unit Code Amendments: Introduction**

Associate Planner Neil Tabor presented the Accessory Dwelling Unit (ADU) Code Update. The purpose of the presentation was to provide an overview of upcoming state law changes impacting how certain ADU requirements can be enforced. Provide background on existing SeaTac ADU code and proposed areas for amendments. And receive feedback for changes to code to adhere to this update in state law.

This is informational only. No commission action is requested.

**6. CED Staff Report**

Planning Manager Jenn Kester reported updates/a look ahead for the next PC meetings:

- Staff will bring a public draft of the Housing Action Plan (HAP) to the Commission. PED will meet on 4/22/21 to continue to look at potential strategies for the HAP based on the Poll that was sent out to the PC and City Council. Looking for them to give thumbs up or thumbs down on about 13 items that came out on the Poll, reduced from 39 items. With that, staff will prepare a Public Review Draft for the HAP and bring forward to the PC.
- Meeting dates: regular meeting on May 4<sup>th</sup>, PC invited to attend the Virtual Open House on May 17<sup>th</sup>, Special PC meeting on May 26<sup>th</sup> – hold Public Hearing on the HAP.

**7. Planning Commission Comments (including suggestions for next meeting agenda)**

Commissioner Dantzler indicated that he will not be available for the Special PC meeting on May 26<sup>th</sup>.

**8. Adjournment**

Commissioner Dantzler motioned to adjourn meeting. Commissioner Ried-Munro seconded. Meeting adjourned at 7:31 pm.



## MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: April 27, 2021  
To: Planning Commission  
From: Kate Kaehny, Senior Planner  
Subject: Briefing on Potential Strategies for Public Review Draft of Housing Action Plan

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The upcoming briefing on potential housing strategies is informational and is intended to provide Commissioners with the opportunity to discuss and ask questions about what they entail. To help you prepare, information sheets describing each potential housing strategy are included within this packet, along with other background information.

Additionally, because multiple HAP-related PED and Planning Commission activities occurred in April, the following activity summary is provided below.

- **Recap of April 6 PED-PC Meeting Discussion on Housing Strategy Options**  
On April 6, staff and the project consultants attended a Special PED Meeting, which Planning Commissioners were invited to attend. Over thirty housing strategy options were presented. After the meeting, five City Councilmembers and three Planning Commissioners participated in a poll where they voted on strategies they supported. Some participants identified their top five housing strategy priorities, and others did not.
- **Results of the Council & Planning Commission Poll on Potential Housing Strategies**  
The consultant team collated all poll responses in a document that has been included within this packet. Strategies that rose to the top received at least one “top priority” vote from participants. Because some poll-takers did not identify priorities, the final ranking utilized to identify consensus strategies were ranked in order by City Council member votes for the strategy. While thirteen potential strategies were initially identified as receiving the most votes, staff added “5.4: Continue helping to coordinate and provide rental assistance,” in order to ensure the potential strategies align with all grant requirements.
- **Recap of April 22 Special PED Meeting to Confirm Potential Housing Strategies**  
At the Special PED meeting, the Committee voted to confirm 12 of the 14 potential strategies identified through the Council & PC poll to be included within the. These potential strategies will be included in the public review draft of the HAP and were forwarded to the Planning Commission for review.

### Packet Materials

- This Memo
- Copy of presentation slides
- Potential Housing Strategy information sheets
- Record of Housing Strategy Option Council-Planning Commission Poll Results



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

## Review of Potential HAP Housing Strategies

Planning Commission  
May 4, 2021



# PRESENTATION OVERVIEW

## PURPOSE OF PRESENTATION

- To update the Commission on recent HAP activities, including the results of the PED-Planning Commission poll on potential housing strategies.
- To present the 12 potential housing strategies that the PED Committee forwarded for Planning Commission review.

## WHY IS THIS ISSUE IMPORTANT?

1. The Commission's timely review of potential strategies is necessary to allow the City to meet the grant schedule, and to sufficiently prepare Commissioners for their review of the Public Review Draft of the HAP which will be released in mid-May.



# NO ACTION REQUESTED

## NO ACTION REQUESTED

- This briefing is informational, and no action is requested from the Commission.

## REVIEWS TO DATE

- Planning Commission: 11/17/2020, 1/19/2021, 2/2/2021, 3/16/2021, 4/6/2021 (Joint meeting with PED Committee)
- Planning & Economic Development (PED) Committee: 9/24/2020, 11/18/2020, 1/19/2021, 2/25/2021, 3/25/2021, 4/6/2021, 4/22/2021





# TWO-STEP PROCESS TO 1) COMPLETE HOUSING ACTION PLAN & 2) CONDUCT COUNCIL REVIEW & ADOPTION

EXHIBIT 4b: Page 4 of 14  
DATE: 05/04/21

**\*Step 1: Complete draft HAP per grant funding requirement by mid-June**  
**\*Step 2: Council review & adoption (to start in July)**

Summer/  
Fall 2020  
**Project  
Initiation &  
Early Learning**

Winter  
2021  
**Draft Housing  
Inventory &  
Assessment  
Report**

Winter/Spring  
2021  
**Strategy  
Development  
& Public  
Participation**  
- Resident  
Housing Forum  
- Housing  
Producers Forum  
- Other activities

Spring  
2021  
**Draft  
Housing  
Action Plan  
&  
Virtual  
Public Open  
House**

June  
2021  
**Grant  
Requirement:  
Complete Draft  
of Final  
Housing Action  
Plan by June  
18<sup>th</sup>**  
- Council review &  
adoption process  
starts in July



# PLANNING COMMISSION HAP REVIEW RECAP

## 2021 HAP PROJECT REVIEWS

### February: Draft Housing Inventory & Assessment Report

- 2/2: Reviewed draft report findings and housing supply and demand gaps

### March: HAP Guiding Framework & Potential Strategies

- 3/26: Reviewed City's current housing strategies and potential tools from PSRC

### April: Housing Strategy Development

- 4/6: Joint PED-PC work session on strategy options
- Invited to participate in Council-PC poll on strategy options & to attend 4/22 Special PED Meeting on potential strategies

### May: Draft HAP Review

- **Today (5/4):** Planning Commission review of potential strategies to be included in Public Review Draft of HAP



# ABOUT THE POTENTIAL STRATEGIES

**STRATEGIES MEET 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

## STRATEGIES IMPLEMENT PROJECT 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
5. Help residents and businesses stay in SeaTac



# ABOUT THE POTENTIAL STRATEGIES

## ORDER OF STRATEGIES IN FOLLOWING SLIDES

- Potential strategies are generally ranked in order by number of Councilmember votes received.
- Numbering and color coding of strategies are intended to match those within the Council-PC poll, and are also provided to highlight which project objective each strategy implements.

### COLOR KEY FOR OBJECTIVES & POTENTIAL IMPLEMENTING STRATEGIES

1. Create complete communities

2. Develop urban villages near light rail

3. Increase missing middle opportunities

4. Strive for a balance of housing options

5. Help residents and businesses stay in SeaTac

*Note: Strategy 5.4, “Continue helping to coordinate and provide rental assistance,” was not a top Council vote recipient but was added to help meet all grant requirements.*



# POTENTIAL STRATEGIES

Action	Strategy Option from PED-PC Poll	PED Confirmation
Code amendment	<p><b>3.4: Explore whether creating pre-approved Accessory Dwelling Unit Plans would be a cost-effective way to encourage ADU development in SeaTac.</b> Some other cities in the region, including Renton, have created pre-approved ADU plans to make it easier for homeowners to build ADUS.</p>	✓ YES
Other City Action	<p><b>4.7A: Continue conversations with the development community about actions the City can take to attract market rate rental housing.</b> 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.</p>	✓ YES
Code amendment	<p><b>4.3B: Clarify condominium provisions to make them easier to use.</b> Streamline provisions to create condominium units in the land use codes, especially within the Planned Unit Development (PUD) code sections.</p>	✓ YES



# POTENTIAL STRATEGIES

Action	Potential Strategy	PED Confirmation
Other City action	<p><b>2.3: Proactively plan and coordinate public infrastructure to support urban village development.</b> Continue to coordinate and implement public infrastructure and amenity projects that support high density residential development within urban villages/station areas.</p>	✓ YES
Policy amendment	<p><b>1.1: Strengthen “complete community” policies.</b> Provide clearer policy guidance on type of infrastructure investments and other City actions that help strengthen neighborhoods and enhance quality of life.</p>	✓ YES
Code amendment	<p><b>5.1: Review and clarify code requirements for live/work units to encourage opportunities for small business owners.</b> Consider options for live/work codes and whether they are appropriate for SeaTac.</p>	✓ YES



# POTENTIAL STRATEGIES

Action	Potential Strategy	PED Confirmation
Code amendment	<p><b>3.3: Consider allowing cottage housing in Residential Low single family zones.</b> 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.</p>	✓ YES
Code amendment	<p><del><b>2.2B: Add flexibility to the multi-family code.</b> 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.</del></p>	X NO
Other City action	<p><b>2.4: Conduct multi-family parking study to analyze appropriate parking requirements within urban villages/station areas.</b> 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>	✓ YES



# POTENTIAL STRATEGIES

Action	Potential Strategy	PED Confirmation
Code amendment	<p><b>3.2D: Add flexibility to Small Lot Single Family requirements.</b> 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.</p>	✓ YES
Code amendment	<p><b>4.2: Partner with residential property owners in rezoning properties to maximize their housing potential.</b> Rezones would be for parcels that maximize their potential zoning based on their current land use designation.</p>	✓ YES
Code amendment	<p><del><b>4.4B: Pilot Program for Micro-Apartments:</b> 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.</del></p>	X NO



# POTENTIAL STRATEGIES

	Potential Strategy	PED Confirmation
Code amendment	<p><b>4.3A: Consider Decreasing Minimum Lot Size in the Urban Low (UL) 7,200 Single Family Zone.</b> To increase ease of subdivisions, reduce lot size minimums.</p>	✓ YES
Other City action	<p><b>5.4: Continue helping to coordinate and provide rental assistance.</b> Continue providing access to emergency resources for tenants facing immediate needs for rental assistance through the allocation of rental assistance funding from HB1406 as allowed through Ordinance 20-1004.</p>	✓ YES



# ANTICIPATED NEXT STEPS FOR PROJECT COMPLETION

## STEP 1: COMPLETE DRAFT PER GRANT REQUIREMENTS

### May:

- 5/11: Draft Housing Action Plan available for public review on website
- 5/17, 6-8pm: Draft HAP Virtual Open House (open to public)
- 5/26: Planning Commission holds public hearing

### June:

- 6/15: Planning Commission recommendation due
- 6/18: “Final” Draft Housing Action Plan submitted to Department of Commerce

## STEP 2: COUNCIL REVIEW & ADOPTION PROCESS

### July:

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

### August-September

- City Council review and action by Resolution



# NO ACTION REQUESTED

## NO ACTION REQUESTED

- This briefing is informational, and no action is requested from the Commission.

## REVIEWS TO DATE

- Planning Commission: 11/17/2020, 1/19/2021, 2/2/2021, 3/16/2021, 4/6/2021 (Joint meeting with PED Committee)
- Planning & Economic Development (PED) Committee: 9/24/2020, 11/18/2020, 1/19/2021, 2/25/2021, 3/25/2021, 4/6/2021, 4/22/2021



# Housing Action Plan Framework Goals

The Housing Action Plan identifies short- and long-term actions that will guide City efforts to create and preserve housing for all SeaTac residents. The framework goals establish a set of baseline parameters to be met by the Plan's objectives and strategies.

The Housing Action Plan key objectives and strategies are intended to implement the following framework goals:

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

- **Align with City Policies & Council Priorities:** From Comprehensive Plan and recent Council guidance.
- **Address Gaps Identified in [Draft Housing Inventory & Assessment Report](#).**

# Housing Action Plan Objectives & Strategies

Five key objectives guide the Housing Action Plan's strategies. These objectives were developed from interviews with City Councilmembers, findings in the Housing Inventory & Assessment Report, and through the community and stakeholder engagement process.

## Key Objectives

- 1) **Create Complete Communities:** Strengthen neighborhoods by tying housing production to improved infrastructure, resources, amenities, and people-oriented design.
- 2) **Develop Urban Villages Near Light Rail:** Make it easier to develop homes in the light rail station areas as part of the City's urban village strategy.
- 3) **Increase Missing Middle Opportunities:** Increase opportunities for "missing middle," moderate density options like duplexes, triplexes, and townhouses.
- 4) **Strive for a Balance of Housing Options:** Strive for a balance of housing options through strategies that:
  - Increase ownership opportunities.
  - Promote market rate options to relieve pressure on the higher end of the rental market.
  - Address the shortage of homes for people at lower income categories.
  - Serve young people and families.
  - Preserve existing owner-occupied and rental housing.
  - Support safe, healthy, high quality housing.
- 5) **Help Residents & Businesses Stay in SeaTac:** Help residents and businesses stay in SeaTac, and prevent disruption to communities.

# Strategies

## Current City Housing Strategies Toolkit

The City of SeaTac does not build or manage any housing. However, the City can affect how much and what types of housing are produced in SeaTac through comprehensive plan policies, development code, incentives, programs, and capital projects. The HAP identifies strategies to ensure the City’s influence on housing production and preservation aligns with its overall housing goals.

Housing Tools	
Policies	<ul style="list-style-type: none"> <li>Comprehensive Plan, Sub-Area Plans (City Center, S 154<sup>th</sup> St &amp; Angle Lake station area plans), Functional Plans (Transportation Master Program &amp; Parks, Recreation &amp; Open Space (PROS) Plan</li> </ul>
Development Codes	<ul style="list-style-type: none"> <li>Zoning Code, Subdivision Code, other codes from the SeaTac Municipal Code</li> </ul>
Incentives	<ul style="list-style-type: none"> <li>Includes financial, code and other incentives such as the Multi-Family Tax Exemption Program (MFTE) and others</li> </ul>
Capital Project Planning	<ul style="list-style-type: none"> <li>Capital Facilities Plan, Capital Improvement Program</li> </ul>
Programs/Other City Actions	<ul style="list-style-type: none"> <li>Small Home Repair program and others</li> </ul>

## About the Strategies

The following strategies are a package of interrelated steps SeaTac can take to address its housing goals. Strategies were selected based on the following criteria:

- Meet framework goals and objectives
- Address housing shortages identified in the Housing Inventory and Assessment Report
- Compatible with SeaTac’s policy framework and unique conditions
- Reflect resident and development community inputs

## Organization of Proposed Strategies

The order of the proposed strategies loosely reflects the results of the City Council-Planning Commission poll results and includes the numbering from the poll.

3.4	Explore whether creating pre-approved Accessory Dwelling Unit Plans would be a cost-effective way to encourage ADU development in SeaTac.
4.7A	Continue conversations with the development community about actions the city can take to attract market rate rental housing.
4.3B	Clarify condominium provisions to make them easier to use.
2.3	Proactively plan and coordinate public infrastructure to support urban village development.
1.1.	Strengthen “complete community” policies.
5.1	Review and clarify code requirements for live/work units to encourage opportunities for small business owners.
3.3	Consider allowing cottage housing in Residential Low single family zones.
2.4	Conduct multi-family parking study to analyze appropriate parking requirements within urban villages/station areas.
3.2D	Add flexibility to Small Lot Single Family requirements.
4.2	Partner with residential property owners in rezoning properties to maximize their housing potential.
4.3A	Consider Decreasing Minimum Lot Size in the Urban Low (UL) 7,200 Single Family Zone.
5.4	Continue helping to coordinate and provide rental assistance.

### 3.4 Explore cost-effectiveness of creating pre-approved plans for Accessory Dwelling Units

#### Strategy Description

Accessory Dwelling Units (ADUs) are small dwelling units that share a parcel with a house. ADUs are allowed in SeaTac and can provide housing for singles or small families in single-family neighborhoods with minimal impacts to neighborhood character. Small barriers that add cost or delay construction can prevent property owners from pursuing ADUs.

The City could explore if creating pre-approved plans for Accessory Dwelling Unit (ADU) would be a cost-effective way to encourage ADU development in SeaTac.



Examples of Pre-Approved ADU Plans from the City of Lacey

#### Implementation Actions for SeaTac

- Review similar pre-approved design programs in peer cities including Renton and Lacey.
- Review SeaTac ADU permit activity and conduct interviews with homeowners and builders who have experience with ADUs in SeaTac.
- Evaluate potential impact of reducing design and permitting costs relative to other barriers to ADU construction in SeaTac.

#### Potential Benefits by Project Objective

- **Increase missing middle opportunities:** ADUs add gentle density to single-family neighborhoods, without disrupting the aesthetics or character.
- **Promote market rate options to relieve pressure on the higher end of the rental market:** ADUs provide market-rate rentals with a high level of amenities. They can range from low- to high-cost but are often desirable for single adults with moderate-to-high incomes that don't desire an entire house.
- **Help Residents Stay in SeaTac:** ADUs can work well for seniors and one-person households. Their small size and shared open space provide high amenities for low cost. Homeowners can also create an income stream by building and renting an ADU.

#### Best practices

- The cities of Lacey and Renton recently launched pre-approved ADU design programs. [City of Lacey pre-approved detached ADU designs](#)  
[Information about City of Renton pre-approved ADU designs \(official webpage pending\)](#)



## 4.7A Continue conversations with the development community about actions the city can take to attract market rate rental housing.

### Strategy Description

Engaging with residential developers can help identify policy, regulatory and other actions the City can take to encourage the production of market rate rental units. Developer outreach is already a regular part of the Community & Economic Department's work plan, and relationships with new developers were started through Housing Action Plan stakeholder outreach activities, including the Housing Producers Forum.

To facilitate continued conversations with the residential development community, the City could explore methods of improving communication channels and creating more opportunities for developer feedback.



### Implementation Actions for SeaTac:

- Review current outreach practices to residential developers and identify potential improvements that would increase opportunities for information sharing.
- Recommend improvements to developer outreach that can be integrated within the Community & Economic Development Department work program.

### Potential Benefits by Project Objective

- **Strive for a balance of housing options:** Because the City does not build housing, improving outreach practices to the development community would facilitate a better understanding of impactful City regulatory or other actions that could help attract a variety of market rate rental units.

### Best practices

- The City of Lynnwood's draft Housing Action Plan includes a strategy to "Partner with housing providers," which emphasizes the benefits of improving relationships with developers to help meet its housing goals.

P. 27, <https://www.lynnwoodwa.gov/files/sharedassets/public/development-and-business-services/planning-amp-zoning/housing-action-plan/lynnwood-hap-public-pc-hearing-draft.pdf>

### 4.3B Clarify condominium provisions to make them easier to use.

#### Strategy Description

During the last decade, the Puget Sound region experienced very little condominium development due in part to various legal issues surrounding their construction. In the last few years, the state legislature passed condominium reform legislation to encourage more opportunities for this homeownership option to be built. While the City supported state legislation to make it easier to build condominiums, and SeaTac's development codes allow for condominium development, the current code is unclear and difficult to use.



The Met Condominiums, Denver, Co  
<https://www.boulevardonelowry.com/homes/condominiums/>

Clarifying condominium provisions in the development code, specifically within the Planned Unit Development provisions, would make it easier for condominium projects to be permitted and built.

#### Implementation Actions for SeaTac

- Review existing Planned Unit Development code and other provisions related to condominium development.
- Identify revisions that would clarify and streamline these provisions.
- Propose code amendments for community, Planning Commission, and Council discussion and review.

#### Potential Benefits by Project Objective

- **Increase ownership opportunities:** Condominium home types are often more affordable than detached single family homes.
- **Help Residents Stay in SeaTac:** Apartment and townhouse condominium options would provide “empty nesters” and other single family residents looking to down-size with homeownership opportunities that would allow them to stay in the City.

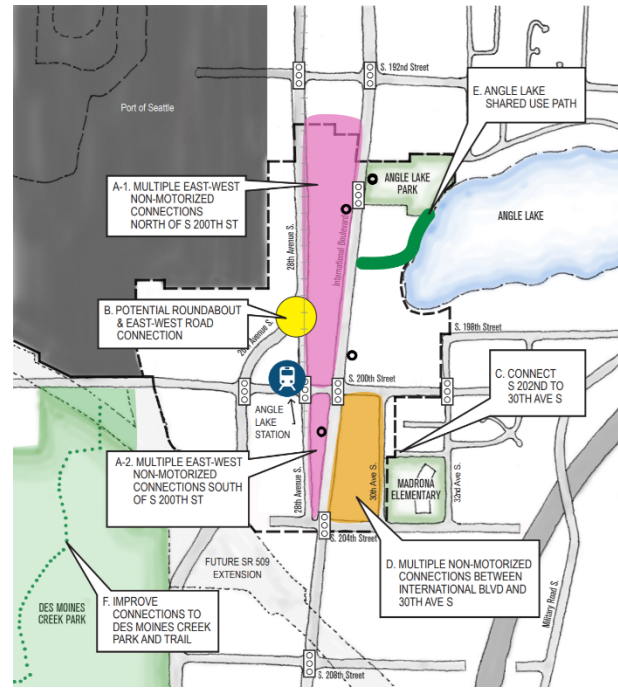
#### Best practices

Pending

## 2.3 Proactively plan and coordinate public infrastructure to support urban village development.

### Strategy Description

Proactive planning, with implementation, sets the framework under which development can occur and attracts developers to a predictable and amenity-rich area. SeaTac’s policies support focusing its residential and commercial growth within compact, walkable urban villages adjacent to SeaTac’s three light rail stations. (See [S 154<sup>th</sup> Station Area Plan](#), [Angle Lake Station Area Plan](#), [City Center Updated Vision Report](#).) However, the infrastructure, resources, and amenities that make a community complete, such as safe and comfortable walking, biking, and rolling paths to transit; adequate vehicular mobility; parks and open space; and business districts do not always develop naturally with private investment. The *S 200<sup>th</sup> St Corridor Market Opportunities and Growth Scenarios* (March 2021) report states that “concerted placemaking efforts could improve the feasibility of retail in the area” (p 48) and “City investment in placemaking and walkability” could catalyze desired development (p 49).



Angle Lake Station Area Plan's connectivity strategies (Figure 14 on page 33)

### Implementation Actions for SeaTac

- Continue dedicating resources to long-range planning to 1) develop and update community-backed plans for SeaTac’s urban villages, and 2) chart the associated City infrastructure investment, such as sidewalks, lighting, streets, and parks.
- Continue collecting fees and dedicating resources to implement infrastructure plans that support SeaTac’s urban villages.

### Potential Benefits by Project Objective

- **Promote market rate options to relieve pressure on the higher end of the rental market:** This strategy improves residential development feasibility in urban villages.
- **Develop urban villages near light rail:** This strategy improves residential development feasibility in urban villages.
- **Create complete communities:** Infrastructure investment rounds out many of the

resources and amenities needed for a neighborhood to meet its residents' and businesses' needs.

- **Housing appropriate for young people and seniors:** Urban village development would likely have apartments and condos appropriate for singles, young renters, and seniors, easily accessible to resources and amenities.

#### Best practices

- [Lynnwood](#) planned for coming light rail, developing the City Center Subarea Plan (2005), Streetscape Plan (2014), Lynnwood Transit Center Multimodal Accessibility Plan (2016), City Center Subarea Implementation Strategies Report (2017), City Center Parks Master Plan (2018), City Center Design Guidelines (2019), and others. These planning efforts set the vision for the area and development and design standards, and has attracted hundreds of new units just prior to light rail arrival in 2024.
- Shoreline [improved the Aurora Ave N \(Highway 99\) streetscape](#) in 2017. This City investment, combined with [additional planning](#), is now attracting transit-oriented development projects (e.g., [Shoreline Place](#)).

## 1.1 Strengthen “complete community” policies.

### Strategy Description

“Complete community” policies generally promote multi-modal, connected neighborhoods with a mix of housing options and access to parks, neighborhood-oriented commercial and other services. SeaTac’s Comprehensive Plan currently identifies the goal of creating complete communities through land use, transportation, parks and other policies (see Land Use Goals 2.1 and 2.2, Policy 2.1A, policies 2.2A-2.2, and related policies in the Transportation and Parks, Recreation & Open Space elements). Because these policies are located within multiple locations in the Comprehensive Plan, and lack textual descriptions of how they are related, it is unclear how they work together and can be used to guide City actions.



Diagram from: [Complete Communities | City of San Diego Official Website](https://www.sandiego.gov/complete-communities)

The City could explore a Comprehensive Plan amendment process to clarify and strengthen SeaTac-specific “complete community” policies so they provide clearer policy guidance on infrastructure investments and other City actions that can support neighborhoods and help enhance residents’ quality of life.

### Implementation Actions for SeaTac

- Review and inventory existing “complete community” policies.
- Facilitate a citywide conversation around appropriate “complete community” criteria for SeaTac’s various neighborhoods.
- Develop amendments that clarify and strengthen “complete community” policies.
- Propose code amendments for community, Planning Commission, and Council discussion and review.

### Potential Benefits by Project Objective

- **Create complete communities:** Clarifying and refining existing “complete community” policies can lead to more leveraged and unified City actions to support neighborhoods.

### Best practices

- “Complete communities” policies are used by cities to guide public investments that provide for residents’ daily needs and promote a high quality of life. Importantly, the criteria for what makes a “complete community” is determined by cities based on their

unique attributes, priorities and needs.

- The concept of “complete communities” is utilized by real estate professionals and consumers who utilize “Walkscores” to measure the walkability of neighborhoods in terms of pedestrian friendliness and access to nearby amenities.

<https://www.walkscore.com/methodology.shtml>

## 5.1 Review and clarify code requirements for live/work units to encourage opportunities for small business owners.

### Strategy Description:

“Live/work units” are flexible spaces designed to serve both residential and commercial functions, and accommodate broader options for employment. These units typically include small services-based business (personal or professional) operating in the front with limited employees, and a residential unit for the business owner above and/or behind the workspace. Live/work spaces can provide opportunities for entrepreneurs to start and maintain small businesses with lower overhead costs.

Live/work units differ from home occupations in that home occupations are typically managed as accessory uses in residential zones to minimize the effects that the business will have on the surrounding neighborhood. Commercial uses that involve more than 25% of the floor area of the unit are not eligible, which may be restrictive for the design of these spaces. Additionally, possible uses for these live-work spaces could require more visitors than are currently allowed.

For ground floor commercial uses in mixed-use projects, allowing live/work spaces can also provide flexibility in fulfilling these requirements. As these spaces can be flexible in their use, this can provide options for landlords when leasing these spaces.

### Implementation Actions for SeaTac

- Review existing provisions within the development and building codes and develop requirements for live/work spaces in new projects.
- Consider adjusting requirements under (Ground Floor Uses in Mixed Use Projects) that can allow portions of the ground-floor commercial requirements in mixed-use buildings to be fulfilled by live/work spaces. These requirements should ensure these spaces will contribute to a lively street and be attractive and functional for small businesses.

### Potential Benefits by Project Objective

- **Create Complete Communities:** Live/work units can support independent, community-oriented businesses started by local residents. These businesses can often effectively fulfill local cultural needs in addition to commercial functions.
- **Help Businesses Stay in SeaTac:** Compact spaces with lower overhead like live/work units can be ideal as incubators for small businesses that can otherwise struggle to find appropriate spaces for rent and are vulnerable to displacement when properties redevelop.

### Best practices

- In Sumner, live-work units are allowed as part of the Planned Mixed-Use Development (PMUD) districts ([SMC 18.26](#)).
- The City of Tacoma allows live/work spaces in their commercial, mixed use, and downtown

zoning districts, and permits assembly, office/café/business, retail, and manufacturing uses. The residential portion must be inhabited by a business employee. (See [TMC 13.06.080.I](#).)



### 3.3 Consider allowing cottage housing in Urban Low zones.

#### Strategy Description

Cottage housing refers to clusters of small homes with common areas for open space and parking. Efficient site design allows a relatively large number of homes with a high level of amenities while maintaining low-density character. Cities that allow cottage clusters typically allow double the base density (if in low density zones) to encourage development.



Cottage housing is currently allowed only through the City’s Planned Unit Development code, which can be difficult to use and does not include cottage housing design standards. The City could explore how and where to allow cottage housing in Urban Low zones through a code amendment process.

#### Implementation Actions for SeaTac

- Review applicability of existing Planned Unit Development code for cottage housing.
- Develop code including flexible design standards for cottage housing.
- Review and discuss proposed code with community, Planning Commission and City Council.
- Amend development code to include Cottage Housing as an allowed use in Residential Low single family zones.

#### Potential Benefits by Project Objective

- **Increase ownership opportunities:** Cottage housing is typically an ownership housing type.
- **Housing appropriate for young people and families:** Reduced land costs and safe play areas make cottage housing developments ideal for families with young children.
- **Increase missing middle opportunities:** Cottage housing is denser than traditional single-family development but preserves the aesthetics and feel of single-family neighborhoods.
- **Create complete communities:** Cottage housing clusters include shared open space, providing an amenity which promotes community interaction and multigenerational living.

#### Best practices

- Snohomish County revised its cottage housing code in 2016. New rules allow cottage housing in single-family and medium density zones at double the base density, limit

building height to 1.5 stories, and establish standards for pathways, layouts, and open space.

<https://snohomishcountywa.gov/3461/Cottage-Housing>

#### **Best practices**

- As Sound Transit continues to build new light rail stations throughout the region, cities have updated development codes to promote higher density residential development in and near station areas. These codes, especially those completed in suburban cities, can be used to highlight best practices in high density, transit-supportive design and shed light on potential competitive advantages built into other city's TOD code.

## 2.4. Conduct a multifamily parking study to analyze parking requirements in urban villages and station areas

### Strategy Description

For many new housing developments, especially multifamily buildings, on-site parking can be expensive to provide. The City's minimum parking requirements can affect whether projects will be feasible and how large they can be. Surface parking lots and driveways can take up part of a site that could otherwise be used for housing units. Alternatives for larger buildings can also be a problem: structured parking such as parking garages can limit the amount of usable space within a building, while the construction costs for providing underground parking can be very high.

"Right-sizing" local parking requirements to meet residents' needs can reduce development costs, encourage more housing development, and increase the number of units that can be accommodated in new projects. Adjusting parking can be very effective in walkable, transit-oriented neighborhoods where residents would take fewer car trips and need less parking. In SeaTac, proximity to the airport complicates residential parking; transportation network company (e.g., Uber, Lyft) drivers may need more parking than typical.

To identify the "right size" of parking to support multi-family projects near the light rail stations, the City can undertake a study that explores appropriate minimum parking requirements that balance City goals and the economic feasibility of development projects.

### Implementation Actions for SeaTac

- Coordinate a parking survey and study to understand the differences between current parking requirements and standards in other suburban cities' light rail station areas.
- Depending on the parking study results, consider adjusting parking requirements to align with current and future needs as identified in the study.

### Potential Benefits by Objective:

- **Promote market rate options to relieve pressure on the higher end of the rental market:** Reducing parking requirements will reduce costs to developers and improve the feasibility of building new rental housing projects.
- **Strive for a Balance of Housing Options:** A reduction in the space allocated to surface and structured parking can allow for more homes in all types of development.
- **Develop Urban Villages Near Light Rail:** Reducing parking responds to trends (outside of the COVID-19 pandemic) of increasing transit ridership and declining car ownership, and supports public investments in transit and other transportation solutions for everyday needs.

### Best practices

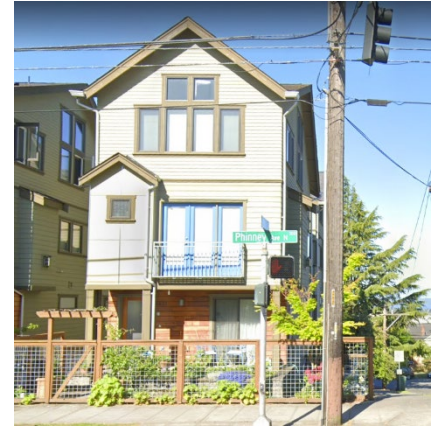
The City of Everett coordinated a 2015 [Downtown Parking Utilization Study](#) as a follow-up to a 2007 study. The study allows for ongoing parking needs evaluation and adjustments over time.

### 3.2D Add flexibility to Small Lot Single Family requirements.

#### Strategy Description

Small lot single family development allows single family homes to be built on lots that are smaller than allowed in typical single family areas. Small lot single family development is currently allowed in SeaTac in the Residential Medium and Residential High zones as an alternative to multi-family housing. Instead of the 7,200 square foot (or larger) minimum lot sizes required in single family zones, small lot single family homes can be built on 3,000 square foot lots.

Few small lot single family homes have been built in SeaTac, which may be due to the restrictive nature of the current code. To encourage the construction of small lot single family development, the City could use a code amendment process to identify how to add more flexibility to the code.



#### Implementation Actions for SeaTac

- Review current small lot single family code, and get input from the Master Home Builders Association and other developers on potential code barriers.
- Develop code updates that would add flexibility to the current standards.
- Propose code amendments that would make it easier to build small lot single family homes for community, Planning Commission, and Council discussion and review.

#### Potential Benefits by Project Objective

- **Increase missing middle opportunities:** Small lot single family development can encourage housing diversity and promote infill development on smaller and odd shaped lots in the multi-family zones.
- **Increase ownership opportunities:** Small lot single family homes can increase ownership housing options.
- **Housing appropriate for young people and families:** Small lot single family houses can be more affordable ownership or rental options for households desiring to live in detached single family homes.

#### Best practices

- The PSRC Housing Innovation Practices (HIP) website identifies model regulations for small lot single family code including examples from cities like Everett, Marysville, Mountlake Terrace and Duvall that should be reviewed as part of a code amendment process to understand regional best practices.

[https://www.psrc.org/sites/default/files/hip\\_small\\_lots.pdf](https://www.psrc.org/sites/default/files/hip_small_lots.pdf)

## 4.2 Partner with residential property owners in rezoning properties to maximize their housing potential.

### Strategy Description

Many cities, including SeaTac, have adopted future-looking Comprehensive Plan maps that identify land use designations for certain parcels that allow for higher intensity development than their current zoning will allow. For example, some parcels with single family zoning could be rezoned to allow for townhouse or multi-family development. While individual property owners can complete privately initiated zone re-classification processes, the time or cost of rezoning their parcels can prevent some individuals from doing so.

To encourage the upzoning of residential parcels that currently have lower density zones, the City could explore ways of partnering with property owners to support these activities.

### Implementation Actions for SeaTac

- Complete an inventory of parcels that could be rezoned to higher density residential zones as allowed by their current land use designations.
- Identify one or more processes that could facilitate the re-classification of under-zoned residential parcels, including considerations of changes to administrative procedures and/or undertaking a City-initiated rezone process.
- Get input on the appropriate process for encouraging residential rezones from the Planning Commission and City Council.

### Potential Benefits by Project Objective

- **Strive for a balance of housing types.** Partnering with property owners to upzone residential lots could help increase supply and diversity of housing units in the city.

### Best practices

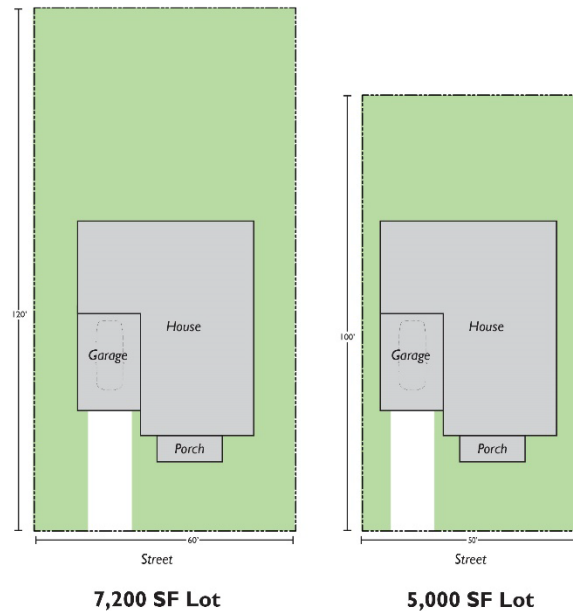
- **Pending**

### 4.3A Consider decreasing minimum lot size in the Urban Low (UL) 7,200 single-family zone.

#### Strategy Description

SeaTac’s Urban Low 7,200 (UL-7,200) single family zoning requires a minimum lot size of 7,200 square feet (sf). A somewhat smaller minimum lot size would allow property owners to subdivide their lots to create new homes, while still retaining adequate open space and relatively low densities. Many lots are substantially larger than 7,200 sf but are not large enough to be subdivided under current rules.

The City could consider decreasing minimum lot size in the Urban Low (UL) 7,200 single family zone to increase allowable subdivisions.



#### Implementation Actions for SeaTac

- Review minimum lot sizes in peer cities and SeaTac lot subdivision standards.
- Propose code amendments to reduce minimum lot size for community, Planning Commission, and Council discussion and review.

#### Potential Benefits by Project Objective

- **Increase ownership opportunities:** Because UL-7200 covers more land in SeaTac than any other zone except Aviation Operations (AVO), over time, this change could create many new home ownership opportunities. About 800 residential parcels meet the minimum size for subdivision under current regulations. With a reduction in the minimum lot size in UL-7200 zones from 7,200 sf to 5,000 sf, approximately 1,300 additional lots could be subdivided to create new homes over the course of many years.
- **Housing appropriate for young people and families:** Detached houses work well for families with children.
- **Help Residents Stay in SeaTac:** Smaller lot sizes would allow homeowners to benefit by selling a portion of their lot to someone looking to build a new house. Land sale profits could allow some homeowners to stay in their homes who could otherwise not afford to do so.

#### Best practices

- The City of Wenatchee has a minimum lot size of 5,500 sf in Residential Low zones, with a larger minimum size for duplexes. Setbacks, subdivision rules, and flexible design standards

limit impacts of subdivision on adjacent properties.

## 5.4 Continue coordinating and providing housing assistance to low-income households

### Strategy Description

Many SeaTac employers, including the Seattle-Tacoma International Airport and supporting businesses in the hospitality (hotels), restaurant, and retail sectors depend on workers who need housing affordable to people with lower incomes. SeaTac's current "naturally occurring" affordable housing is an asset to these businesses and households, and rising rents and redevelopment put SeaTac's current residents at risk of displacement. Maintaining the competitiveness of the city's economy will depend on keeping housing affordable and accessible for the local workforce.

At present, the City has limited resources available with respect to providing housing assistance to help keep SeaTac's residents in SeaTac. In 2019, the State allowed cities to impose a state-shared sales and use tax for affordable and supportive housing under the SHB 1406 Affordable Housing Sales Tax Credit ([RCW 82.14.540](#)). This is a 20-year credit that diverts a share of the state sales tax for local housing needs. In 2020, the City adopted Ordinance 20-1004, that established the Affordable Housing Sales Tax Fund which must be used for affordable housing, rental assistance, and housing services for households at 60% AMI or below. This funding will be focused on providing rental assistance, and project administration is currently under development.

### Implementation Actions for SeaTac

- Finalize the City's rental assistance allocation process.

### Potential Benefits by Objective

- **Help residents and businesses stay in SeaTac:** Providing additional rental assistance can help prevent lower-income households from being displaced as rent burdens increase.

### Best practices

- The City of Bremerton has been administering a [Rental Assistance Program](#) in partnership with the Bremerton Housing Authority, which has relied on SHB 1406 funding. This included both weatherization upgrades and rental assistance (including short-term rent payments, eviction prevention, and security deposits).



SUMMARY

COUNCIL-PC POLL ON HAP STRATEGY OPTIONS

Strategy Number	Top Strategies for Consideration	CM "Yes"	PC "Yes"	Combined "Yes"	CM Top Priorities	PC Top Priorities	Combined Top Priorities	Include for HAP consideration
3.4	3.4 Explore whether creating pre-approved Accessory Dwelling Unit Plans would be a cost-effective way to encourage ADU development in SeaTac.	4	2	6	2	0	2	X
4.7A	4.7A Continue conversations with the development community about actions the city can take to attract market rate rental housing.	4	2	6	2	0	2	X
4.3B	4.3B Clarify condominium provisions to make them easier to use.	3	1	4	3	0	3	X
2.3	2.3 Proactively plan and coordinate public infrastructure to support urban village development.	3	3	6	1	1	2	X
1.1.	1.1. Strengthen "complete community" policies.	3	1	4	0	1	1	X
5.1	5.1 Review and clarify code requirements for live/work units to encourage opportunities for small business owners.	3	2	5	0	1	1	X
3.3	3.3 Consider allowing cottage housing in Residential Low single family zones.	2	1	3	2	0	2	X
2.2B	2.2B Add flexibility to the multi-family code.	2	3	5	1	1	2	X
2.4	2.4 Conduct multi-family parking study to analyze appropriate parking requirements within urban villages/station areas.	2	1	3	1	1	2	X
3.2D	3.2D Add flexibility to Small Lot Single Family requirements.	2	1	3	1	1	2	X
4.2	4.2 Partner with residential property owners in rezoning properties to maximize their housing potential.	2	3	5	1	1	2	X
4.4B	4.4B Pilot Program for Micro-Apartments	2	1	3	0	0	0	X
4.3A	4.3A Consider Decreasing Minimum Lot Size in the Urban Low (UL) 7,200 Single Family Zone.	1	1	2	2	0	2	X
3.2B	3.2B Allow duplexes as stand-alone uses where townhouse development is allowed.	1	3	4	1	2	3	
1.4.	1.4. Proactively plan for capital facilities that support complete communities.	1	1	2	1	0	1	
3.1	3.1 Expand middle housing types allowed within Townhouse land use designation.	1	3	4	1	0	1	
3.2A	3.2A Add flexibility to Townhouse code.	1	3	4	1	0	1	
4.1	4.1 Review potential land use changes that could increase residential variety and capacity.	1	3	4	0	1	1	
4.3C	4.3C Revise High Density Single Family Overlay zone requirements.	1	2	3	0	1	1	
1.5.	1.5. Continue community conversations about housing and complete communities.	1	0	1	0	0	0	
2.1A	2.1A Add flexibility to the Residential Medium and Residential High zones by utilizing a more "form" or "scale" based approach to regulating multi-	1	1	2	0	0	0	
3.2E	3.2E Evaluate whether regional trends in regulating Accessory Dwelling Unit (ADU) are appropriate for SeaTac.	1	2	3	0	0	0	
4.3D	4.3D Proactively upzone in the UL 9,600 & UL 15,000 zones in conjunction with utility infrastructure availability.	1	3	4	0	0	0	
4.4A	4.4A Encourage 3-bedroom units in multi-family projects.(seniors and families with children.)	1	2	3	0	0	0	
4.5B	4.5B 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.	1	2	3	0	0	0	
4.5C	4.5C Consider coordinating with community land trusts (CLTs) to promote the development and preservation of affordable owner-occupied housing.	1	2	3	0	0	0	
4.5D	4.5D Develop a registration program for rental units to identify existing rental housing in the city and require regular health and safety inspections.	1	1	2	0	0	0	
5.4	5.4 Continue helping to coordinate and provide rental assistance.	1	2	3	0	0	0	X
1.2.	1.2. Enhance connectivity to better support multi-modal access for current residents and future development.	0	1	1	0	1	1	
1.3.	1.3. Update residential design standards to encourage community interaction and sociability.	0	1	1	0	1	1	
2.1B	2.1B Update requirements for the Residential High Mixed Use zone (UH-UCR) to ensure residential units are included in all projects.	0	0	0	0	1	1	
2.2A	2.2A Re-evaluate and reduce commercial space requirements for mixed use developments.	0	3	3	0	1	1	
3.2C	3.2C Explore allowing duplexes in some locations within Residential Low zones.	0	1	1	0	0	0	
4.5A	4.5A Evaluate the development of programs to rehabilitate rental properties in exchange for long-term assurances that these properties will remain as affordable units.	0	1	1	0	0	0	
4.5E	4.5E Right of First Refusal.	0	0	0	0	0	0	
4.6A	4.6A Consider actions to increase effectiveness and reach of home-repair loan and grant programs.	0	1	1	0	0	0	
4.8A	4.8A Review incentives that preserve or increase housing options for households at lower income levels, especially near transit.	0	1	1	0	0	0	
4.8B	4.8B Engage with regional partners to address affordability challenges and regional equity at the lowest income levels.	0	0	0	0	0	0	
5.2	5.2 Explore approaches that would allow displaced households and businesses to return to an existing site after redevelopment is complete.	0	1	1	0	0	0	
5.3	5.3 Explore the development of tenant protections and affordable housing preservation programs.	0	1	1	0	0	0	





Question Number Type	Strategy	Erin Sitterly	Stanley Tombs	Peter Kwon	Clyde Hill	Pam Fernald	Jagtar Saroya	Leslie Baker	Tom Dantzler (consolidated)
		Mayor/Councilmember	Councilmember	Councilmember	Councilmember	Councilmember	Planning Commissioner	Planning Commissioner	Planning Commissioner
Strategy	<b>3.2D</b> 3.2D 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.	Yes	Yes	No		Maybe/Need more information	Yes	No	Maybe/Need more information
Comments	Comments on 3.2D	Strike "Consider changes to departure language, the location of parking and other standards." As I said during the meeting, there are plenty of people in this city who have land that could be developed, even if only into a few new parcels. Improving flexibility and removing barriers to development is desperately needed.							
Strategy	<b>3.2E</b> 3.2E Evaluate whether regional trends in regulating Accessory Dwelling 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.	No	Yes	No		No	Yes	Yes	Maybe/Need more information
Comments	Comments on 3.2E								
Strategy	<b>3.3</b> 3.3 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.	No	Yes	No	Yes	No	Maybe/Need more information	Yes	Maybe/Need more information
Comments	Comments on 3.3								
Strategy	<b>3.4</b> 3.4 Explore whether creating pre-approved Accessory Dwelling Unit (ADU) 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.	No	Yes	Yes	Yes	Yes	Yes	Yes	Maybe/Need more information
Comments	Comments on 3.4	Renton's pre-approved ADU code seems to be a good idea to improve consistency							
Strategy	<b>4.1</b> 4.1 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.	No		No	Yes		Yes	Yes	Yes
Comments	Comments on 4.1								
Strategy	<b>4.2</b> 4.2 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.	No	Yes	Yes			Yes	Yes	Yes
Comments	Comments on 4.2	a good example is the Maywood neighborhood where residents want to upzone							
Strategy	<b>4.3A</b> 4.3A Consider Decreasing Minimum Lot Size in the Urban Low (UL) 7,200 Single Family Zone. To increase ease of subdivisions, reduce lot size minimums.	Yes		No			Yes	No	Maybe/Need more information
Comments	Comments on 4.3A	As I said during the meeting, there are plenty of people in this city who have land that could be developed, even if only into a few new parcels. Improving flexibility and removing barriers to development is desperately needed.							
Strategy	<b>4.3B</b> 4.3B 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.	No	Yes	Yes	Yes		Maybe/Need more information	Yes	Maybe/Need more information
Comments	Comments on 4.3B	SeaTac needs more condominium options to increase owner-occupied housing							

Question Number Type	Strategy	Erin Sitterly	Stanley Tombs	Peter Kwon	Clyde Hill	Pam Fernald	Jagtar Saroya	Leslie Baker	Tom Dantzler (consolidated)
		Mayor/Councilmember	Councilmember	Councilmember	Councilmember	Councilmember	Planning Commissioner	Planning Commissioner	Planning Commissioner
Strategy 4.3C	4.3C 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. Comments on 4.3C	No	Yes	Maybe/Need more information			Yes	Yes	Maybe/Need more information
Comments				it is not clear what this means, would like a link to the specific code					
Strategy 4.3D	4.3D 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. Comments on 4.3D	No	Yes	No			Yes	Yes	Yes
Comments									
Strategy 4.4A	4.4A 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.) Comments on 4.4A	No	No	No	Yes	No	Yes	Yes	No
Comments									
Strategy 4.4B	4.4B 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. Comments on 4.4B	No	Yes	No		Yes	No	Yes	No
Comments							This is a growing trend. Because we are an International Airport servicing a major city, business executives will rent these micro units and utilize them as a temporary Seattle Business office.		
Strategy 4.5A	4.5A 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. Comments on 4.5A	No	No	No		Maybe/Need more information	Maybe/Need more information	No	Yes
Comments									
Strategy 4.5B	4.5B 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. Comments on 4.5B	No	No	Yes		Maybe/Need more information	Maybe/Need more information	Yes	Yes
Comments				existing owner-occupied home owners should get all the help they need			This would be a huge game up for families that can't find a way to grow up and out of their current circumstance.		
Strategy 4.5C	4.5C 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. Comments on 4.5C	No	No	No	Yes	No	Maybe/Need more information	Yes	Yes
Comments									
Strategy 4.5D	4.5D 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. Comments on 4.5D	No	No	Maybe/Need more information		Yes	Yes	No	Maybe/Need more information
Comments				I have heard this is not permitted as per State Law, would like clarification					
Strategy 4.5E	4.5E 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.	No	No	No		Maybe/Need more information	Maybe/Need more information	No	No

Question Number Type	Strategy	Erin Sitterly	Stanley Tombs	Peter Kwon	Clyde Hill	Pam Fernald	Jagtar Saroya	Leslie Baker	Tom Dantzler (consolidated)
		Mayor/Councilmember	Councilmember	Councilmember	Councilmember	Councilmember	Planning Commissioner	Planning Commissioner	Planning Commissioner
Comments	Comments on 4.5E								Owners of real estate rental properties are savvy businessmen. They do not need or want uneducated politicians telling them how to run their businesses.
Strategy	<b>4.6A</b> 4.6A 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.	No	No	No		Maybe/Need more information	Yes	Maybe/Need more information	Maybe/Need more information
Comments	Comments on 4.6A								
Strategy	<b>4.7A</b> 4.7A 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.	Yes	No	Yes	Yes	Yes	Maybe/Need more information	Yes	Yes
Comments	Comments on 4.7A	People want "nice" places to live, and that takes stability and a desire to invest in the community. We need to reduce barriers to home ownership or longer term, market rate, renters to let people set down roots and anchor our communities.							
Strategy	<b>4.8A</b> 4.8A 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.	No	No	No		Maybe/Need more information	No	No	Yes
Comments	Comments on 4.8A								
Strategy	<b>4.8B</b> 4.8B 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.	No	No	No		No	Maybe/Need more information	Maybe/Need more information	Maybe/Need more information
Comments	Comments on 4.8B								
Strategy	<b>5.1</b> 5.1 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.	No	No	Yes	Yes	Yes	Yes	Yes	Maybe/Need more information
Comments	Comments on 5.1								
Strategy	<b>5.2</b> 5.2 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.	No	No	No		Maybe/Need more information	No	Yes	No
Comments	Comments on 5.2								
Strategy	<b>5.3</b> 5.3 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.	No	No	No		No	Maybe/Need more information	Yes	No
Comments	Comments on 5.3	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.							
Strategy	<b>5.4</b> 5.4 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.	No	Yes	No		No	Yes	Yes	Maybe/Need more information
Comments	Comments on 5.4	Biased! Where's the assistance for homeowners who are having a hard time?							

		Erin Sitterly	Stanley Tombs	Peter Kwon	Clyde Hill	Pam Fernald	Jagtar Saroya	Leslie Baker	Tom Dantzler (consolidated)	CM "Yes"	PC "Yes"	Combined "Yes"
Strategy		Councilmember	Councilmember	Councilmember	Councilmember	Councilmember	Planning Commissioner	Planning Commissioner	Planning Commissioner			
1.1.	1.1. Strengthen "complete community" policies.	Maybe/Need more information	No	Yes	Yes	Yes	Maybe/Need more information	Maybe/Need more information	Yes	3	1	4
1.2.	1.2. Enhance connectivity to better support multi-modal access for current residents and future development.	No	No	No		No	Maybe/Need more information	Yes	No	0	1	1
1.3.	1.3. Update residential design standards to encourage community interaction and sociability.	No	No	No		No	Maybe/Need more information	Yes	No	0	1	1
1.4.	1.4. Proactively plan for capital facilities that support complete communities.	No	No	Yes		Maybe	Maybe/Need more information	Yes	No	1	1	2
1.5.	1.5. Continue community conversations about housing and complete communities.	No	No	Yes		Maybe/Need more information	No	Maybe/Need more information	No	1	0	1
2.1A	2.1A Add flexibility to the Residential Medium and Residential High zones by utilizing a more "form" or "scale" based approach to regulating multi-family development.	No	Yes	No		No	Yes	Maybe/Need more information	Maybe/Need more information	1	1	2
2.1B	2.1B Update requirements for the Residential High Mixed Use zone (UH-UCR) to ensure residential units are included in all projects.	No	No	No		Maybe/Need more information	No	No	Maybe/Need more information	0	0	0
2.2A	2.2A Re-evaluate and reduce commercial space requirements for mixed use developments.	No	Maybe/Need more information	No		No	Yes	Yes	Yes	0	3	3
2.2B	2.2B Add flexibility to the multi-family code.	No	Yes	No	Yes	No	Yes	Yes	Yes	2	3	5
2.3	2.3 Proactively plan and coordinate public infrastructure to support urban village development.	No	Yes	Yes	Yes	Maybe/Need more information	Yes	Yes	Yes	3	3	6
2.4	2.4 Conduct multi-family parking study to analyze appropriate parking requirements within urban villages/station areas.	Yes	No	Yes		Maybe/Need more information	Maybe/Need more information	Yes	Maybe/Need more information	2	1	3
3.1	3.1 Expand middle housing types allowed within Townhouse land use designation.	No	No	No	Yes	No	Yes	Yes	Yes	1	3	4
3.2A	3.2A Add flexibility to Townhouse code.	No	Yes	No		No	Yes	Yes	Yes	1	3	4
3.2B	3.2B Allow duplexes as stand-alone uses where townhouse development is allowed.	Yes	No	No		No	Yes	Yes	Yes	1	3	4
3.2C	3.2C Explore allowing duplexes in some locations within Residential Low zones.	No	No	No		No	Maybe/Need more information	Yes	Maybe/Need more information	0	1	1
3.2D	3.2D Add flexibility to Small Lot Single Family requirements.	Yes	Yes	No		Maybe/Need more information	Yes	No	Maybe/Need more information	2	1	3

		Erin Sitterly	Stanley Tombs	Peter Kwon	Clyde Hill	Pam Fernald	Jagtar Saroya	Leslie Baker	Tom Dantzler (consolidated)	CM "Yes"	PC "Yes"	Combined "Yes"
Strategy		Councilmember	Councilmember	Councilmember	Councilmember	Councilmember	Planning Commissioner	Planning Commissioner	Planning Commissioner			
<b>3.2E</b>	3.2E Evaluate whether regional trends in regulating Accessory Dwelling Unit (ADU) are appropriate for SeaTac.	No	Yes	No		No	Yes	Yes	Maybe/Need more information	1	2	3
<b>3.3</b>	3.3 Consider allowing cottage housing in Residential Low single family zones.	No	Yes	No	Yes	No	Maybe/Need more information	Yes	Maybe/Need more information	2	1	3
<b>3.4</b>	3.4 Explore whether creating pre-approved Accessory Dwelling Unit Plans would be a cost-effective way to encourage ADU development in SeaTac.	No	Yes	Yes	Yes	Yes	Yes	Yes	Maybe/Need more information	4	2	6
<b>4.1</b>	4.1 Review potential land use changes that could increase residential variety and capacity.	No		No	Yes		Yes	Yes	Yes	1	3	4
<b>4.2</b>	4.2 Partner with residential property owners in rezoning properties to maximize their housing potential.	No	Yes	Yes			Yes	Yes	Yes	2	3	5
<b>4.3A</b>	4.3A Consider Decreasing Minimum Lot Size in the Urban Low (UL) 7,200 Single Family Zone.	Yes		No			Yes	No	Maybe/Need more information	1	1	2
<b>4.3B</b>	4.3B Clarify condominium provisions to make them easier to use.	No	Yes	Yes	Yes		Maybe/Need more information	Yes	Maybe/Need more information	3	1	4
<b>4.3C</b>	4.3C Revise High Density Single Family Overlay zone requirements.	No	Yes	Maybe/Need more information			Yes	Yes	Maybe/Need more information	1	2	3
<b>4.3D</b>	4.3D Proactively upzone in the UL 9,600 & UL 15,000 zones in conjunction with utility infrastructure availability.	No	Yes	No			Yes	Yes	Yes	1	3	4
<b>4.4A</b>	4.4A Encourage 3-bedroom units in multi-family projects.(seniors and families with children.)	No	No	No	Yes	No	Yes	Yes	No	1	2	3
<b>4.4B</b>	4.4B Pilot Program for Micro-Apartments	No	Yes	No		Yes	No	Yes	No	2	1	3
<b>4.5A</b>	4.5A Evaluate the development of programs to rehabilitate rental properties in exchange for long-term assurances that these properties will remain as affordable units.	No	No	No		Maybe/Need more information	Maybe/Need more information	No	Yes	0	1	1
<b>4.5B</b>	4.5B 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.	No	No	Yes		Maybe/Need more information	Maybe/Need more information	Yes	Yes	1	2	3



YES/NO/MAYBE VOTES

COUNCIL-PC POLL ON HAP STRATEGY OPTIONS

		Erin Sitterly	Stanley Tombs	Peter Kwon	Clyde Hill	Pam Fernald	Jagtar Saroya	Leslie Baker	Tom Dantzler (consolidated)	CM "Yes"	PC "Yes"	Combined "Yes"
Strategy		Councilmember	Councilmember	Councilmember	Councilmember	Councilmember	Planning Commissioner	Planning Commissioner	Planning Commissioner			
<b>4.5C</b>	4.5C Consider coordinating with community land trusts (CLTs) to promote the development and preservation of affordable owner-occupied housing.	No	No	No	Yes	No	Maybe/Need more information	Yes	Yes	1	2	3
<b>4.5D</b>	4.5D Develop a registration program for rental units to identify existing rental housing in the city and require regular health and safety inspections.	No	No	Maybe/Need more information		Yes	Yes	No	Maybe/Need more information	1	1	2
<b>4.5E</b>	4.5E Right of First Refusal.	No	No	No		Maybe/Need more information	Maybe/Need more information	No	No	0	0	0
<b>4.6A</b>	4.6A Consider actions to increase effectiveness and reach of home-repair loan and grant programs.	No	No	No		Maybe/Need more information	Yes	Maybe/Need more information	Maybe/Need more information	0	1	1
<b>4.7A</b>	4.7A Continue conversations with the development community about actions the city can take to attract market rate rental housing.	Yes	No	Yes	Yes	Yes	Maybe/Need more information	Yes	Yes	4	2	6
<b>4.8A</b>	4.8A Review incentives that preserve or increase housing options for households at lower income levels, especially near transit.	No	No	No		Maybe/Need more information	No	No	Yes	0	1	1
<b>4.8B</b>	4.8B Engage with regional partners to address affordability challenges and regional equity at the lowest income levels	No	No	No		No	Maybe/Need more information	Maybe/Need more information	Maybe/Need more information	0	0	0
<b>5.1</b>	5.1 Review and clarify code requirements for live/work units to encourage opportunities for small business owners.	No	No	Yes	Yes	Yes	Yes	Yes	Maybe/Need more information	3	2	5
<b>5.2</b>	5.2 Explore approaches that would allow displaced households and businesses to return to an existing site after redevelopment is complete.	No	No	No		Maybe/Need more information	No	Yes	No	0	1	1
<b>5.3</b>	5.3 Explore the development of tenant protections and affordable housing preservation programs.	No	No	No		No	Maybe/Need more information	Yes	No	0	1	1
<b>5.4</b>	5.4 Continue helping to coordinate and provide rental assistance.	No	Yes	No		No	Yes	Yes	Maybe/Need more information	1	2	3

TOP PRIORITIES

COUNCIL-PC POLL ON HAP STRATEGY OPTIONS

		Erin Sitterly	Stanley Tombs	Peter Kwon	Clyde Hill	Jagtar Saroya	Leslie Baker	Tom Dantzler (consolidated)	CM Top Priorities	PC Top Priorities	Combined Top Priorities
Notes	Note: These are the responses from the final page of the online poll OR from separately submitted priorities lists. CM Fernald did not indicate top priorities in her submission. We made our best effort to faithfully record input where formats varied.										
Strategy		Councilmember	Councilmember	Councilmember	Councilmember	Planning Commissioner	Planning Commissioner	Planning Commissioner			
<b>1.1.</b>	1.1. Strengthen "complete community" policies.						Top Priority		0	1	1
<b>1.2.</b>	1.2. Enhance connectivity to better support multi-modal access for current residents and future development.						Top Priority		0	1	1
<b>1.3.</b>	1.3. Update residential design standards to encourage community interaction and sociability.						Top Priority		0	1	1
<b>1.4.</b>	1.4. Proactively plan for capital facilities that support complete communities.			Top Priority					1	0	1
<b>1.5.</b>	1.5. Continue community conversations about housing and complete communities.								0	0	0
<b>2.1A</b>	2.1A Add flexibility to the Residential Medium and Residential High zones by utilizing a more "form" or "scale" based approach to regulating multi-family development.								0	0	0
<b>2.1B</b>	2.1B Update requirements for the Residential High Mixed Use zone (UH-UCR) to ensure residential units are included in all projects.						Top Priority		0	1	1
<b>2.2A</b>	2.2A Re-evaluate and reduce commercial space requirements for mixed use developments.						Top Priority		0	1	1
<b>2.2B</b>	2.2B Add flexibility to the multi-family code.		Top Priority				Top Priority		1	1	2
<b>2.3</b>	2.3 Proactively plan and coordinate public infrastructure to support urban village development.			Top Priority			Top Priority		1	1	2
<b>2.4</b>	2.4 Conduct multi-family parking study to analyze appropriate parking requirements within urban villages/station areas.	Top Priority					Top Priority		1	1	2
<b>3.1</b>	3.1 Expand middle housing types allowed within Townhouse land use designation.				Top Priority				1	0	1
<b>3.2A</b>	3.2A Add flexibility to Townhouse code.		Top Priority						1	0	1
<b>3.2B</b>	3.2B Allow duplexes as stand-alone uses where townhouse development is allowed.	Top Priority				Top Priority	Top Priority		1	2	3
<b>3.2C</b>	3.2C Explore allowing duplexes in some locations within Residential Low zones.								0	0	0

TOP PRIORITIES

COUNCIL-PC POLL ON HAP STRATEGY OPTIONS

		Erin Sitterly	Stanley Tombs	Peter Kwon	Clyde Hill	Jagtar Saroya	Leslie Baker	Tom Dantzler (consolidated)	CM Top Priorities	PC Top Priorities	Combined Top Priorities
Notes	Note: These are the responses from the final page of the online poll OR from separately submitted priorities lists. CM Fernald did not indicate top priorities in her submission. We made our best effort to faithfully record input where formats varied.										
Strategy		Councilmember	Councilmember	Councilmember	Councilmember	Planning Commissioner	Planning Commissioner	Planning Commissioner			
<b>3.2D</b>	3.2D Add flexibility to Small Lot Single Family requirements.	Top Priority				Top Priority			1	1	2
<b>3.2E</b>	3.2E Evaluate whether regional trends in regulating Accessory Dwelling Unit (ADU) are appropriate for SeaTac.								0	0	0
<b>3.3</b>	3.3 Consider allowing cottage housing in Residential Low single family zones.		Top Priority		Top Priority				2	0	2
<b>3.4</b>	3.4 Explore whether creating pre-approved Accessory Dwelling Unit Plans would be a cost-effective way to encourage ADU development in SeaTac.			Top Priority	Top Priority				2	0	2
<b>4.1</b>	4.1 Review potential land use changes that could increase residential variety and capacity.					Top Priority			0	1	1
<b>4.2</b>	4.2 Partner with residential property owners in rezoning properties to maximize their housing potential.			Top Priority		Top Priority			1	1	2
<b>4.3A</b>	4.3A Consider Decreasing Minimum Lot Size in the Urban Low (UL) 7,200 Single Family Zone.	Top Priority	Top Priority						2	0	2
<b>4.3B</b>	4.3B Clarify condominium provisions to make them easier to use.		Top Priority	Top Priority	Top Priority				3	0	3
<b>4.3C</b>	4.3C Revise High Density Single Family Overlay zone requirements.					Top Priority			0	1	1
<b>4.3D</b>	4.3D Proactively upzone in the UL 9,600 & UL 15,000 zones in conjunction with utility infrastructure availability.								0	0	0
<b>4.4A</b>	4.4A Encourage 3-bedroom units in multi-family projects.(seniors and families with children.)								0	0	0
<b>4.4B</b>	4.4B Pilot Program for Micro-Apartments								0	0	0
<b>4.5A</b>	4.5A Evaluate the development of programs to rehabilitate rental properties in exchange for long-term assurances that these properties will remain as affordable units.								0	0	0
<b>4.5B</b>	4.5B 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.								0	0	0

TOP PRIORITIES

COUNCIL-PC POLL ON HAP STRATEGY OPTIONS

		Erin Sitterly	Stanley Tombs	Peter Kwon	Clyde Hill	Jagtar Saroya	Leslie Baker	Tom Dantzler (consolidated)	CM Top Priorities	PC Top Priorities	Combined Top Priorities
Notes	Note: These are the responses from the final page of the online poll OR from separately submitted priorities lists. CM Fernald did not indicate top priorities in her submission. We made our best effort to faithfully record input where formats varied.										
Strategy		Councilmember	Councilmember	Councilmember	Councilmember	Planning Commissioner	Planning Commissioner	Planning Commissioner			
<b>4.5C</b>	4.5C Consider coordinating with community land trusts (CLTs) to promote the development and preservation of affordable owner-occupied housing.								0	0	0
<b>4.5D</b>	4.5D Develop a registration program for rental units to identify existing rental housing in the city and require regular health and safety inspections.								0	0	0
<b>4.5E</b>	4.5E Right of First Refusal.								0	0	0
<b>4.6A</b>	4.6A Consider actions to increase effectiveness and reach of home-repair loan and grant programs.								0	0	0
<b>4.7A</b>	4.7A Continue conversations with the development community about actions the city can take to attract market rate rental housing.	Top Priority			Top Priority				2	0	2
<b>4.8A</b>	4.8A Review incentives that preserve or increase housing options for households at lower income levels, especially near transit.								0	0	0
<b>4.8B</b>	4.8B Engage with regional partners to address affordability challenges and regional equity at the lowest income levels								0	0	0
<b>5.1</b>	5.1 Review and clarify code requirements for live/work units to encourage opportunities for small business owners.						Top Priority		0	1	1
<b>5.2</b>	5.2 Explore approaches that would allow displaced households and businesses to return to an existing site after redevelopment is complete.								0	0	0
<b>5.3</b>	5.3 Explore the development of tenant protections and affordable housing preservation programs.								0	0	0
<b>5.4</b>	5.4 Continue helping to coordinate and provide rental assistance.								0	0	0