

APPENDIX B:

Community Engagement Results

Contents

Summarized engagement results are included in the Housing Action Plan’s Community & Stakeholder Engagement section starting on page 13. The following include the full, detailed results and notes from these activities.

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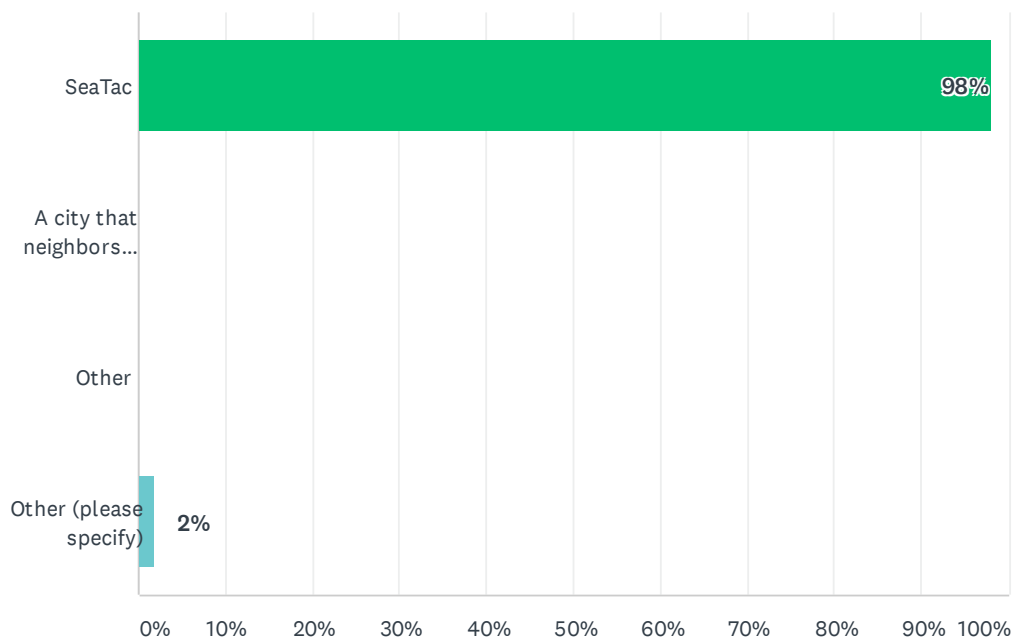
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Online Open House Questionnaire Results

The project team conducted an online open house-style questionnaire from March 5 to April 23, 2021 in four languages: English, Amharic, Somali, and Spanish. The team publicized the survey on the City website and Facebook page, through email lists, and to community contacts. The following shows the detailed results and compiles the English, Amharic, and Spanish results (no Somali responses received) in English using Google Translate.

Q1 I live in:

Answered: 101 Skipped: 3

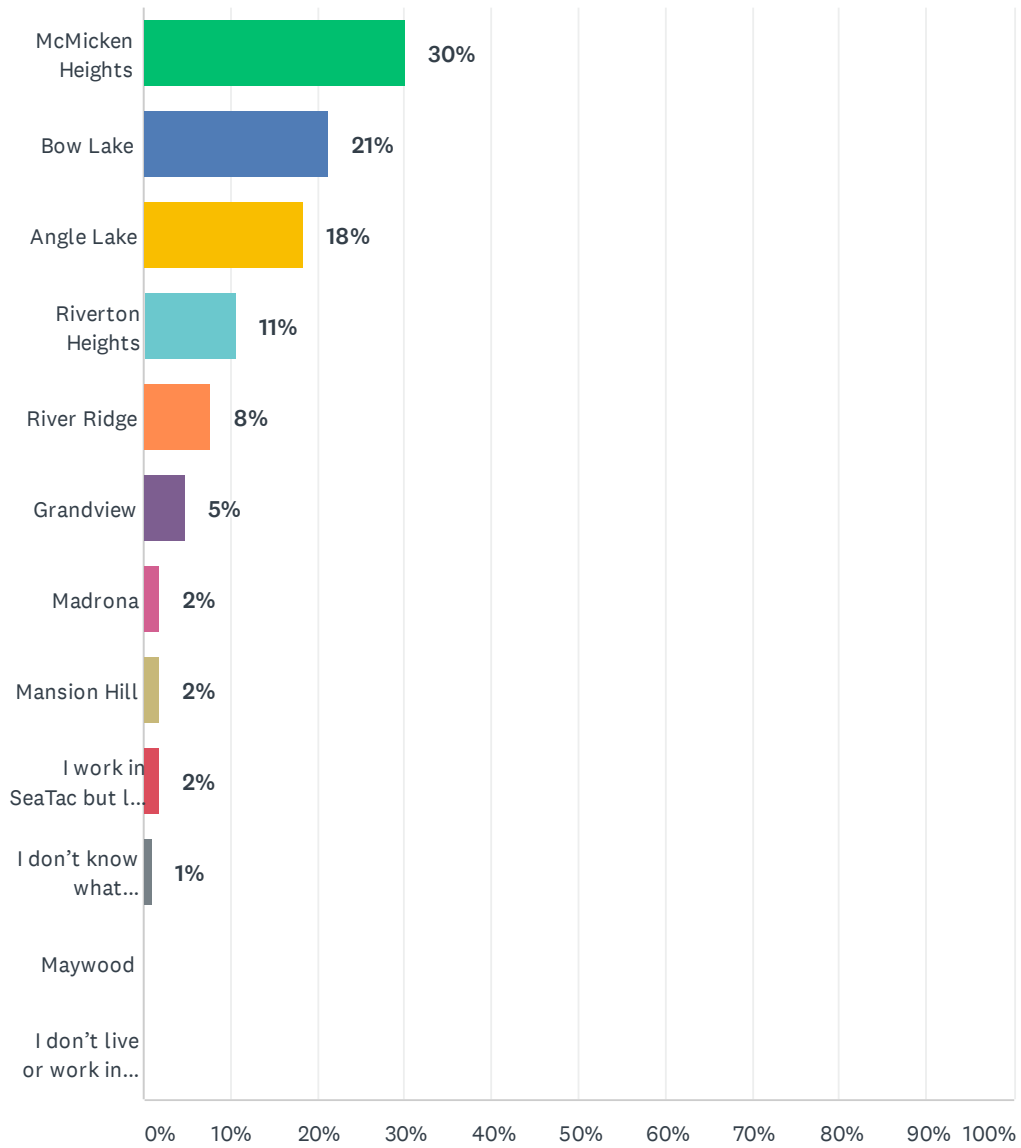


ANSWER CHOICES	RESPONSES
SeaTac	98% 99
A city that neighbors SeaTac	0% 0
Other	0% 0
Other (please specify)	2% 2
TOTAL	101

#	OTHER (PLEASE SPECIFY)	DATE
1	Work in Seatac but live in Seattle	4/10/2021 2:23 PM
2	Lake Stevens	3/10/2021 10:13 AM

Q2 What neighborhood do you live in? (see map above)

Answered: 103 Skipped: 1

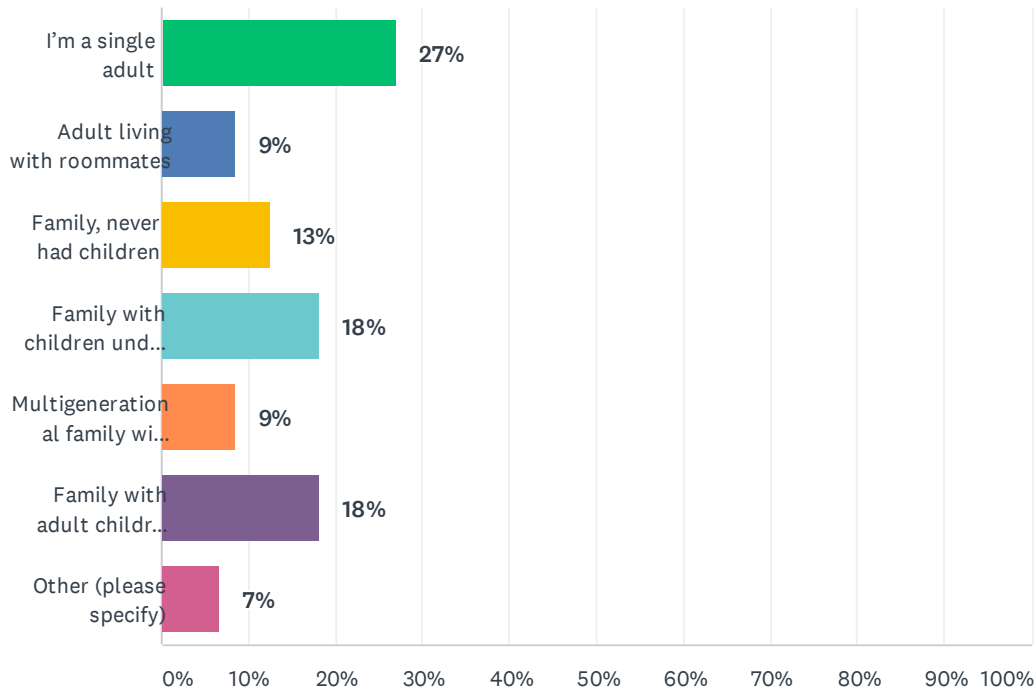


SeaTac Housing Action Plan Online Open House

ANSWER CHOICES	RESPONSES	
McMicken Heights	30%	31
Bow Lake	21%	22
Angle Lake	18%	19
Riverton Heights	11%	11
River Ridge	8%	8
Grandview	5%	5
Madrona	2%	2
Mansion Hill	2%	2
I work in SeaTac but live elsewhere	2%	2
I don't know what neighborhood I live in/I live in a neighborhood not included on the map	1%	1
Maywood	0%	0
I don't live or work in SeaTac	0%	0
TOTAL		103

Q3 What kind of household are you a part of?

Answered: 104 Skipped: 0

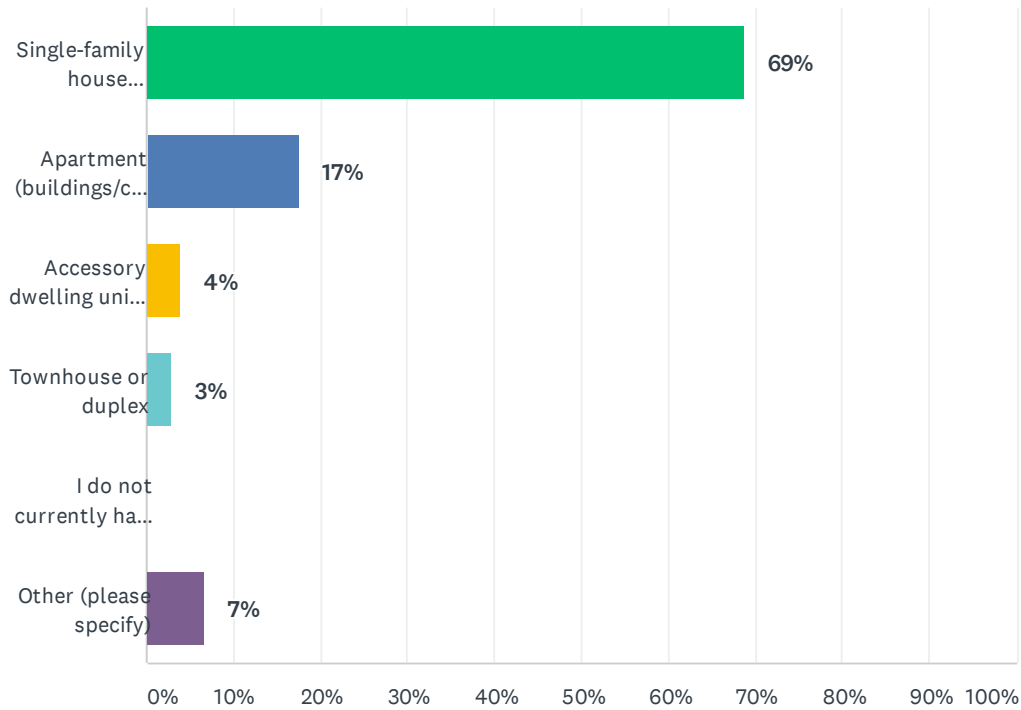


ANSWER CHOICES	RESPONSES	
I'm a single adult	27%	28
Adult living with roommates	9%	9
Family, never had children	13%	13
Family with children under 18 years old at home	18%	19
Multigenerational family with two or more generations of adults	9%	9
Family with adult children who have moved away ("empty nester")	18%	19
Other (please specify)	7%	7
TOTAL		104

#	OTHER (PLEASE SPECIFY)	DATE
1	Adult living with husband, no children	3/29/2021 6:43 PM
2	Family with adult children at home	3/27/2021 7:22 PM
3	Retired with wife	3/17/2021 11:05 AM
4	Married with 18yr old college student daughter lives at home	3/10/2021 8:14 PM
5	Single mom w two children under 18	3/10/2021 10:13 AM
6	Multigenerational 2 gen adult, children under 4	3/10/2021 10:08 AM
7	2 adults only	3/5/2021 9:26 AM

Q4 What type of housing do you live in?

Answered: 103 Skipped: 1

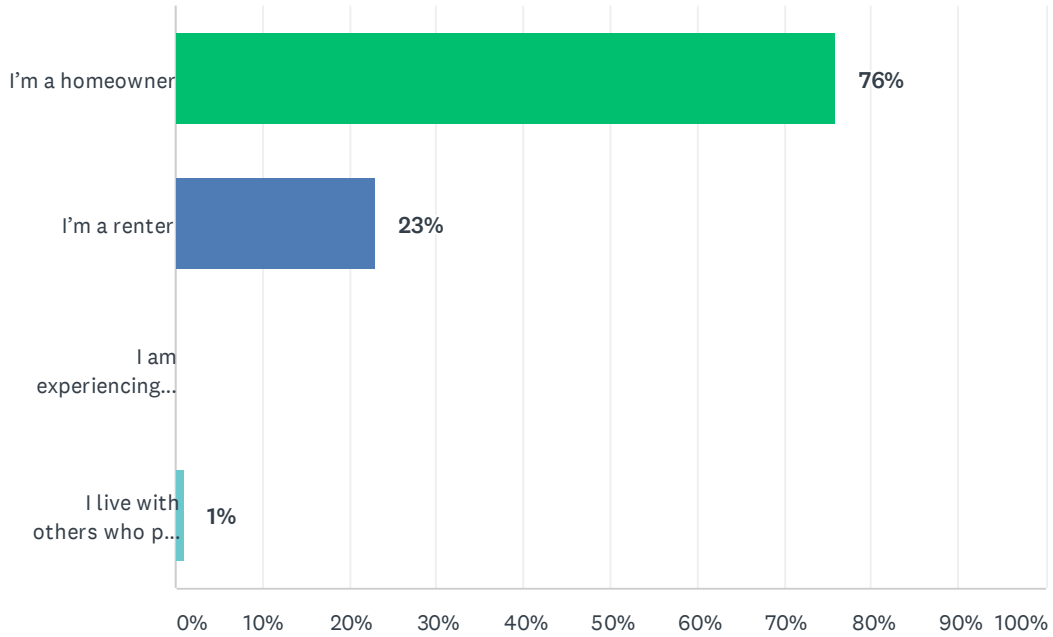


ANSWER CHOICES	RESPONSES	
Single-family house (free-standing or detached house)	69%	71
Apartment (buildings/complexes with 3 or more units)	17%	18
Accessory dwelling unit (mother-in-law unit or backyard cottage)	4%	4
Townhouse or duplex	3%	3
I do not currently have permanent housing	0%	0
Other (please specify)	7%	7
TOTAL		103

#	OTHER (PLEASE SPECIFY)	DATE
1	mobile home	4/9/2021 9:30 AM
2	Assisted Living multigenerational community	3/31/2021 11:01 AM
3	Condominium Complex	3/23/2021 1:06 PM
4	Mobile Home	3/23/2021 8:27 AM
5	Condo HOA	3/17/2021 11:05 AM
6	Condo	3/12/2021 3:54 PM
7	Manufactured home	3/10/2021 10:16 AM

Q5 What is your current housing status?

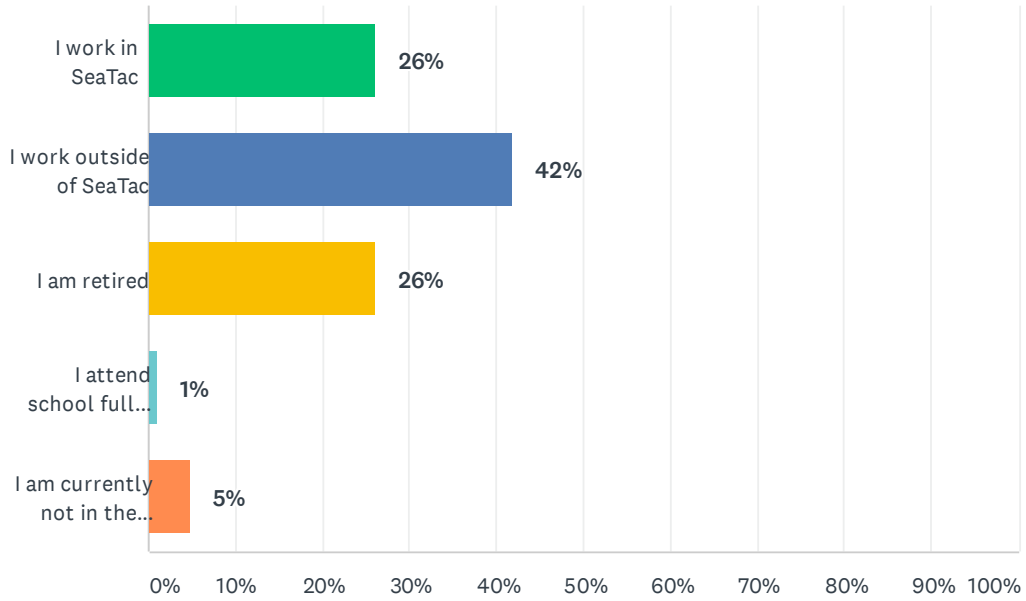
Answered: 104 Skipped: 0



ANSWER CHOICES	RESPONSES	
I'm a homeowner	76%	79
I'm a renter	23%	24
I am experiencing homelessness	0%	0
I live with others who pay for my housing	1%	1
TOTAL		104

Q6 What is your current employment status?

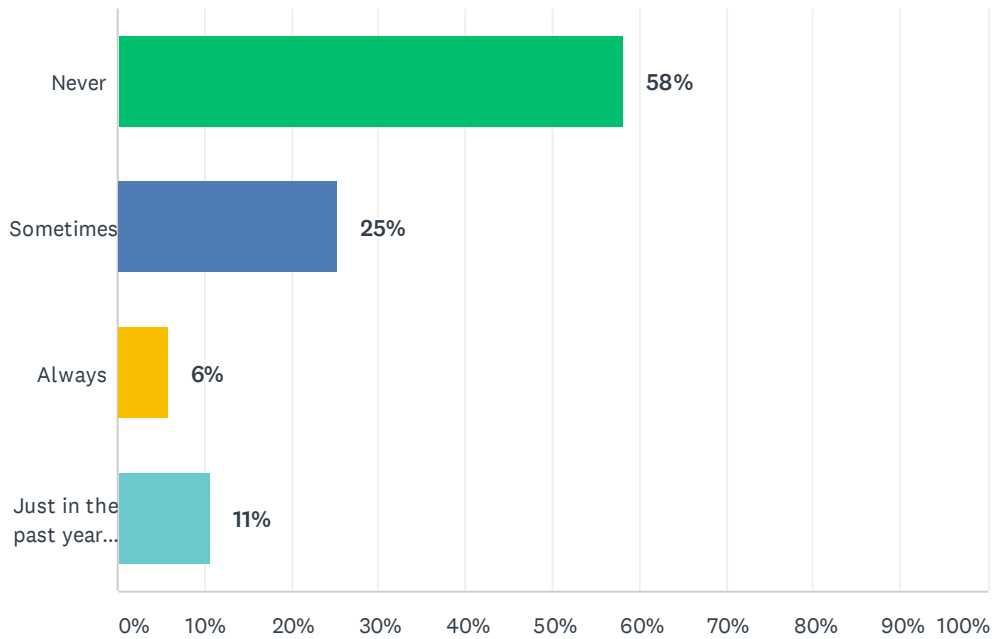
Answered: 103 Skipped: 1



ANSWER CHOICES	RESPONSES	
I work in SeaTac	26%	27
I work outside of SeaTac	42%	43
I am retired	26%	27
I attend school full time	1%	1
I am currently not in the labor force	5%	5
TOTAL		103

Q7 In the past five years have you ever had difficulty paying your housing costs?

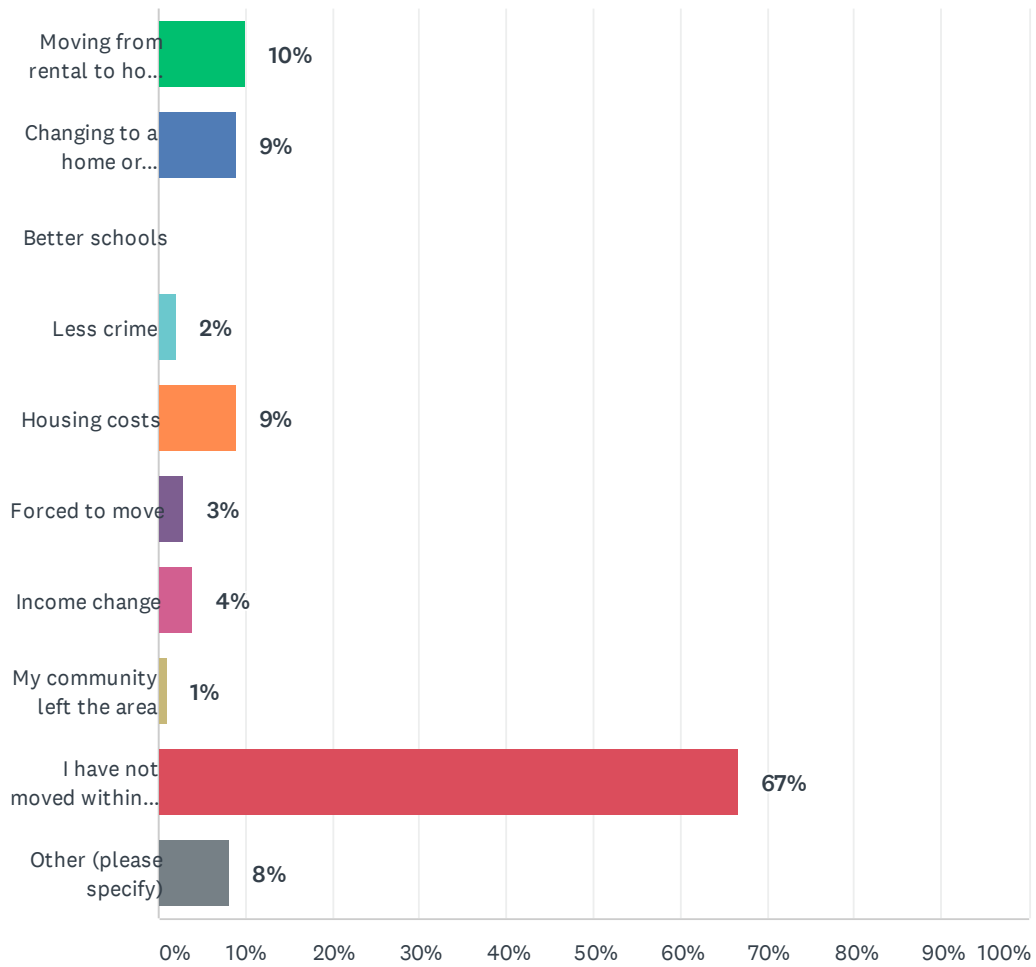
Answered: 103 Skipped: 1



ANSWER CHOICES	RESPONSES	
Never	58%	60
Sometimes	25%	26
Always	6%	6
Just in the past year because of COVID-19	11%	11
TOTAL		103

Q8 Have you moved within the past 5 years? If so, why did you move? (select all that apply)

Answered: 99 Skipped: 5



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ANSWER CHOICES	RESPONSES	
Moving from rental to home ownership	10%	10
Changing to a home or community that better meets my needs	9%	9
Better schools	0%	0
Less crime	2%	2
Housing costs	9%	9
Forced to move	3%	3
Income change	4%	4
My community left the area	1%	1
I have not moved within the past 5 years	67%	66
Other (please specify)	8%	8
Total Respondents: 99		

#	OTHER (PLEASE SPECIFY)	DATE
1	job	4/9/2021 9:30 AM
2	Entered assisted living 3/2017	3/31/2021 11:01 AM
3	We have lived here since 1995	3/30/2021 10:57 AM
4	Purchased current home as a real estate development opportunity	3/25/2021 3:30 PM
5	Second Home near the airport	3/17/2021 11:05 AM
6	We don't know how much longer we can live in our home because of the property taxes keep going up.	3/10/2021 12:34 PM
7	Separation	3/10/2021 10:13 AM
8	Job related	3/10/2021 10:08 AM

Q9 Do you have a housing story to tell? Share it below. Use the questions below as prompts or ideas to help write your story. Why do you live in SeaTac? What do you like most about living in SeaTac? What housing challenges have you faced?

Answered: 66 Skipped: 38

#	RESPONSES	DATE
1	It's a safe place to live. [Translated from Spanish]	4/26/2021 3:08 PM
2	Because it is near SeaTac airport for work. Not a lot of affordable houses in SeaTac	4/26/2021 2:59 PM
3	I live here because I am close to work and it is good for my family and community. [translated from Amharic]	4/26/2021 2:51 PM
4	It would be great if the government could arrange for us to have a house. [translated from Amharic]	4/26/2021 2:42 PM
5	I love living near the lake, close to work, many of my neighbors are friends, it's easy access to the airport and freeways, and great parks.	4/23/2021 11:52 AM
6	born here property taxes crime	4/19/2021 7:56 PM
7	I love the location, access to the airport, freeway access, diversity in the community. The biggest challenge is paying rent on a fixed income as a Senior and not qualifying for Senior housing due to income.	4/16/2021 3:48 PM
8	No	4/10/2021 2:23 PM
9	I live in Seatac because its the center of everything. Close to airport, schools, freeway entrances, shopping center, light rail etc... Seatac is always upgrading and improving the area for the better. Housing challenges: Cost of living rises as new developments are built.	4/9/2021 10:18 AM
10	I like it because is central I like it because im close to everywhere and a lot of different cultures n/a	4/9/2021 10:16 AM
11	I came through a brief period of homelessness prior to moving into my present community, in assisted living.	3/31/2021 11:04 AM
12	I have been living in SeaTac for 10 years now and I have kids who grew up here. My mortgage and other housing related rent/bills have increasingly skyrocketed over the years	3/30/2021 4:13 PM
13	Live in Seatac and enjoy close proximity to amenities including grocery, restaurants, airport and shopping.	3/29/2021 10:59 PM
14	It was affordable and close to seattle where there are many Job opportunities. Also close to family and stores, airport, etc.	3/29/2021 4:53 PM
15	We love our area. We have family in the area. We grew up going to Tyee. We like being able to walk to Safeway. We love being close to freeways and work. We love our house, but we are seeing problems with the neighborhood as there are houses in our neighborhood renting rooms out. Parking is limited, trash is all over, and the traffic has picked up. (1 house in our neighborhood now has 10-12 cars coming and going.)	3/27/2021 8:37 PM
16	Good location that allows for a reverse commute to work. Close to lots of amenities and good freeway access.	3/25/2021 4:58 PM
17	I couldn't afford Seattle because of COVID19 and loss of work. It's still hard but more affordable now. Unfortunately the area we live in doesn't feel completely safe due to crime but I couldn't afford an apartment in a safer area or with more security features.	3/25/2021 4:21 PM
18	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.	3/25/2021 3:32 PM

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19	near the airport near the airport none	3/25/2021 1:15 PM
20	It was affordable at the time. I don't like living in Seatac. It is a slum.	3/23/2021 1:54 PM
21	Proximity to freeway access, airport, recreational resources, Southcenter commercial spaces and restaurants.	3/23/2021 1:07 PM
22	Moved here to be closer to family	3/23/2021 8:27 AM
23	I live in Seatac because it's affordable and the location is convenient.	3/21/2021 5:01 PM
24	I enjoy the neighborliness of our locals and have made good friends in the area. I also like the convenience of being near highways, the airport, and shopping areas. 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, and numerous break-ins and thefts at our home when we were away. Our proximity to Motel 6 and the prostitution and criminality associated with some tenants has impacted us directly. The police caught one of the burglars of our home, living at the motel and we have witnessed dramas and violence that we believe are connected to prostitution that appears to be taking place at the motel.	3/21/2021 4:57 PM
25	We found a great condo in our price range and it's closer to our jobs (Seattle for him, Tukwila for me) than we were in Renton	3/21/2021 8:09 AM
26	I chose the location I live in for waterfront affordability, location. I like living on Angle Lake due to the cohesive community (shore club), water related activities (fishing, swimming, boating, bonfires, etc.). I have not been faced with housing challenges because I know how to budget my finances and I don't overcommit to what I can afford.	3/20/2021 9:02 AM
27	We moved here in 1992 from W. Seattle for cheaper housing and to not be so crowded. We have liked being close to most freeways etc. so getting around is much easier than some areas of Seattle. Housing challenges are mostly due to reduced incomes from retirement, it's been hard to make payments occasionally and when we moved here our house was quite private. We have five new homes surrounding us now. The large yard and privacy was one reason we bought this house. Every city is having to extend housing if they have the room to do much with that.	3/20/2021 1:05 AM
28	We bought our house because it was in our price range for what we wanted and being very close to light rail.	3/19/2021 5:20 PM
29	I moved to Seatac due to the affordability of the home I purchased. In my area I love the cleanliness and the access to the freeway, being that I work in Seattle.	3/18/2021 11:39 PM
30	It's conveniently located. I like that I can pop down to southcenter and find anything I need. I don't face any housing challenges	3/17/2021 9:05 PM
31	Cost was low, but crime is increasing	3/17/2021 5:10 PM
32	Close to the airport, ground transportation, and shopping. As a self-managed HOA, the Dues are affordable, and the environment controllable.	3/17/2021 11:07 AM
33	Both retired adults worked at the airport for over 40 years. Lived in apartments before buying homes.	3/16/2021 3:02 PM
34	Convenience of location. We live on a dead-end quiet road which is wonderful. Beautiful SeaTac cares about its residents. Especially Peter Kwon.	3/15/2021 12:47 PM
35	For the nature of the work I do on behalf of my employer, I chose to stay in the central region between Seattle to the north and Tacoma to the south. 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.	3/15/2021 12:10 PM
36	Convenient access to Seattle & Bellevue at prices affordable to me. Traffic!!!	3/14/2021 5:30 PM
37	I live here because it was very close (biking distance) to my partner's job when we moved here 14 years ago. We rented then in the same neighborhood. We would have moved a long time ago, but we purchased right before the market crash.	3/13/2021 8:04 AM
38	That's where I found a nice condo still in the Seattle metropolitan area	3/12/2021 3:55 PM
39	I had to move because I could no longer afford increasing rent. I looked into moving to SeaTac	3/12/2021 11:26 AM

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after spending some time here for work and getting to know the community. I was just barely able to afford a condo here and decided to buy to avoid unpredictable rent increases. It has been difficult to budget, living paycheck to paycheck and relying on credit cards to get by. Thankfully I was able to refinance recently with low rates and decrease my housing costs. I like living in SeaTac because it is a beautifully diverse community. I like the small businesses and restaurants here. And lightrail options.

40	Moved 25+ years ago to a rental - purchased it in 2007. Was a lot more 'small town' in that era - love the size of our yard, the house is 1947 and has had some plumbing/water line issues to be repaired.... and love the access to so many ways to get around the region from here. Schools are okay, sports/scouts etc., for kids okay. Challenges for housing here - for us old electrical, old pipes - found things not to code from before the City was incorporated that we had to fix (expensive) not happy with some of the city restrictions for putting in a deck, for fencing (8 ft in on our property would look ridiculous) - and more..... Live on 176th and the traffic is now horrific - a lot of speeders and doesn't feel 'small town' at all anymore	3/12/2021 9:30 AM
41	I like the location. Hate the crime. Hate seeing single family houses with 20+ people living in them. My biggest challenge is just affording to live. I'm a single father with no help.	3/12/2021 5:59 AM
42	- Love the area I live in, great neighbors, and there is actually very little airplane noise. - Excellent central location and access to the region. - No housing challenges, but wish there were more stores and restaurants around.	3/11/2021 12:54 PM
43	The taxes keep going up and expenses since the 15 minimum wage but my wage never went up it's still the same I can't afford to do house repairs I don't work in seatac but cannot afford to go out in my own neighborhood bravura of higher prices I don't even fill up with gas here it's cheaper in other areas. Crime is up our mailbox is broken into on a weekly basis we gave up reporting it. People use the bushes by our house as a bathroom. We are moving out as soon as we can tired of crime, litter, drug attics and the mess they leave.	3/11/2021 12:09 PM
44	My family was born and raised in the SeaTac area. Both husband's family and friends, myself and my husband attended Tyee High School. We enjoy our neighborhood mainly due to our close connections to neighbors and friends. We've lived in two parts of SeaTac, McMicken Heights, and North SeaTac. Both areas have been a great experience, again just due to our friendly neighbors. Despite us being homeowners, we are increasingly disappointed with the amount of taxes we have to pay that goes along with homeownership. So much so, we are looking to move away, out of state.	3/11/2021 10:14 AM
45	Lived in Sestsc 42 years	3/11/2021 8:53 AM
46	Medical costs in California caused me to lose my home. I transferred to Seatac Delta and lived in a RV for a year.	3/11/2021 12:01 AM
47	I enjoy the diversity that living in SeaTac has to offer. It is a great community overall. I like the parks, restaurants, and accessibility of public and private transportation. I am not able to afford to purchase a home despite having dual income and currently owning a townhouse. The value of my property hasn't gone up much and selling it wouldn't be enough for a down payment towards a single-family home. It makes me sad to be priced out of my own city at this time.	3/10/2021 8:23 PM
48	Why do I continue to live in SeaTac? Because we own our home, my husband recently retired, I have been retired. I don't like living in SeaTac anymore. I would like to relocate. Airport expansion is going to overwhelm our neighborhoods.	3/10/2021 8:21 PM
49	I much preferred my community when it was identified as "unincorporated King County". (Before 1989- when it became Seatac) Aspiring politicians were the only ones desiring change. With much effort and using scare tactics, they convinced homeowners that we would be better served by faster response times with fire and police service. (How's that working?) People didn't realize that it cost money to set up a city hall and all that goes along with it. That translated into higher property taxes that continue to rise annually making it extremely difficult for senior-home owners to continue living here. I find nothing desirable about living in SeaTac, OR any neighboring city. If I could afford to move, I certainly would. Each member of the city council has his/her own vision of what they want the city to look like in the coming years. To me, the city council and city-planning commission's emphasis is creating more commercial enterprises to bring in more tax dollars. Sadly, this is being done at the expense of SINGLE-FAMILY NEIGHBORHOODS. (through re-zoning) More commercial business is fine IF it does not harm existing home owners in single-family neighborhoods. When I see multi-family housing being built where single-family homes once stood, it changes the character of the	3/10/2021 8:00 PM

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neighborhood. I enjoyed the rural nature and having horses and other animals nearby BEFORE IT BECAME SEATAC. Over time, the 'powers that be' changed the zoning laws until only those grandfathered in are exempt from current laws. I have more to say, but, that's all for now.

50	Seatac has been a great place to live. 14 years ago I purchased my home and added an ADU to my property for relatives to rent and live close by. We have all enjoyed the convenience of the airport, the shopping and the easy access to several highways and freeways to make commuting easier.	3/10/2021 6:45 PM
51	Have lived in same house for over 45 years in SeaTac, first reason location to work, second was schools locations . The challenges I seen the growth in population and traffic.And now the prices of homes.	3/10/2021 6:40 PM
52	I grew up in SeaTac. My family raised me and my brothers here and my parents gave me the family home. I raised my daughter here but sent her to Private Christian School because I feel the schools are teaching sometimes there views and not letting children think for themselves. The city has changed so much this past year 2020 has definitely been a challenge and unfortunately 2021 is looking dismal with the current administration	3/10/2021 6:24 PM
53	I live in Seatac because its convenient to everything like mall, freeway, easy access to public transportation. But do not like the crine.	3/10/2021 3:57 PM
54	We bought our home here 56 years ago because we wanted to be close to our church family. We raised all three children here. They want us to move because of safety issues but at this time we feel fairly safe.	3/10/2021 12:38 PM
55	We live in Seatac because we can afford the rent, but just barely. We also love Seatac because it is a very diverse community and it is very close to where my husband I work. We would love to buy a house but are currently priced out of the market. We are seeking a three bedroom two bath single story home it does not even need to be new. It just needs to be something that we can afford. In our case that would be around 2-3 hundred thousand dollars. I am scared that our landlord will see the appreciation in the property values and raise our rent to the point that we can no longer afford to live in Seatac. While also looking around and not being able to afford buying a house. Our family has lived in Seatac for over 14 years, we would love to stay if we could afford a house.	3/10/2021 11:52 AM
56	We live here because it is near the school I teach at.	3/10/2021 11:24 AM
57	While able to afford living here I feel for those struggling. I personally think that by re-examining density zoning the city could spur development in select areas. If more areas were changed to say 5000 ft lots and multi family zones we could create more housing along with the vibrancy of businesses that need denser neighborhoods for their business to be successful.	3/10/2021 11:22 AM
58	I live here because I always have. Would move out but this is close to work. I don't like the street people everywhere. They even have used my yard as a bathroom.	3/10/2021 11:13 AM
59	Before retiring, I worked in the southend. We bought land in 1980's to be closer to my place of employment. Work and convenience was primary reason for locating to Seatac. We were lucky that our neighborhood evolved into a nice one. It is quiet and our neighbors are wonderful. Considering our close proximity to the airport, it is QUIET! I love our street even though it is a private drive. Challenges: 1. Lack of sidewalks on 51st Ave S. Our walks can be challenging with traffic that includes public transportation. 2. Air quality. My house gets a film of what I think is released fuel from jets.	3/10/2021 11:12 AM
60	Moved here 49 years ago. I used to love it here, not so much anymore. If I hadn't have been able to get senior low income taxes I would have had to move years ago. I was still struggling and ended up having to get a reverse mortgage to be able to stay.	3/10/2021 10:18 AM
61	1. Close to parents, Close to Angle lake, Close to Southcenter (Costco, Home Depot, etc.) 2. Neighbors right around us are great and convenience! 3. CRIME, Speeding, Airport noise	3/10/2021 10:14 AM
62	I love the proximity to light rail, the incredible diversity of our community, great food from around the world, the SeaTac gardens, the incredible people/neighbors/businesses, and fantastic location that has 405, I-5, 99, light rail all easily accessible. We've looked at homes outside of SeaTac but none of them have all these great facets that SeaTac has.	3/10/2021 10:12 AM
63	-i live in seatac because i was looking to buy a house and seatac was the most affordable in all of king county. -i like how seatac is convenient to get around with easy access to freeways	3/10/2021 7:33 AM

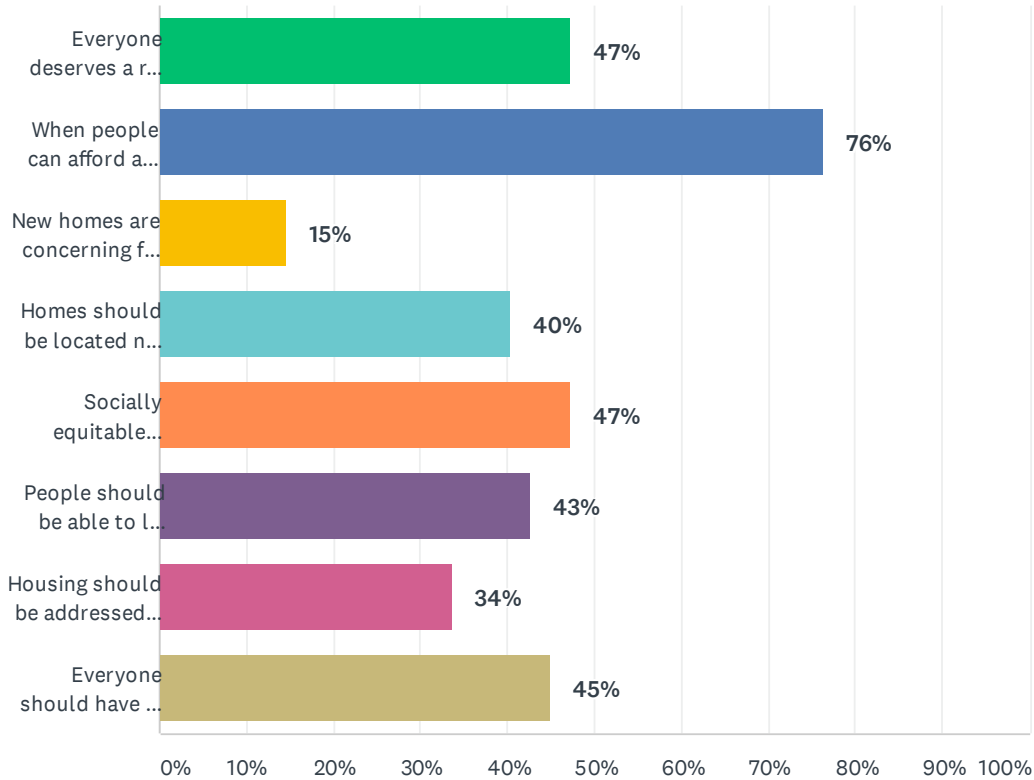
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and light rail -housing prices in seatac have not increased as much as other king county cities, it seems seatac is constantly left behind when it comes to property values

64	<p>I live in SeaTac because my late husband owned a home here when we married. I would never have considered living here prior to our marriage because I thought the noise from the airport and planes would be unbearable and this was known as a 'high crime' area. After living here a short time I realized that because I am not under the flight path that I get less plane noise than I did in Redondo Heights (several miles to the south), and that most of the crime occurred near Hwy 99 and not in the residential neighborhoods a block or two away from the Hwy. I love the multiple routes available to easily travel north, south, east or west from my house (providing choices depending upon traffic and/or mood). I love the proximity to the airport and the activities occurring there. I like the access to light rail and to Southcenter Mall, and I love our the way our City conducts its business. Our government is fiscally responsible and makes prudent decisions for both the short-term and long-term for its residents. I also like our Police Department ... we have the best law enforcement officers in the world. The housing challenges that I am concerned about about are the lack of choices available for safe, secure, affordable independent senior living communities for seniors who do not qualify for monetary assistance. We need some affordable senior communities with low maintenance single-story modular homes, some senior condominiums, etc. where homeowner maintenance (building and landscaping) is not required. I would like to contiue living in SeaTac as I age, but I do not qualify for any low-income senior housing ~ yet I know that I will not be able to continue to maintain my current large 2-story house or the 1/2+ acre of property that I currently have. Right now I would have to relocate somewhere other than in SeaTac to find such senior housing.</p>	3/9/2021 9:17 PM
65	<p>I have lived here for 33 years and have remained due to affordability, easy access to the airport and freeways and the laid back nature of the people who live here.</p>	3/6/2021 9:24 AM
66	<p>Seatac is located in such a place that it is easy to access anywhere in the greater King County area. Biggest challenge is rising property taxes for my residence.</p>	3/5/2021 2:02 PM

Q10 As the City begins considering housing policy and strategies, which statements do you agree with? (Select all that ring true for you.)

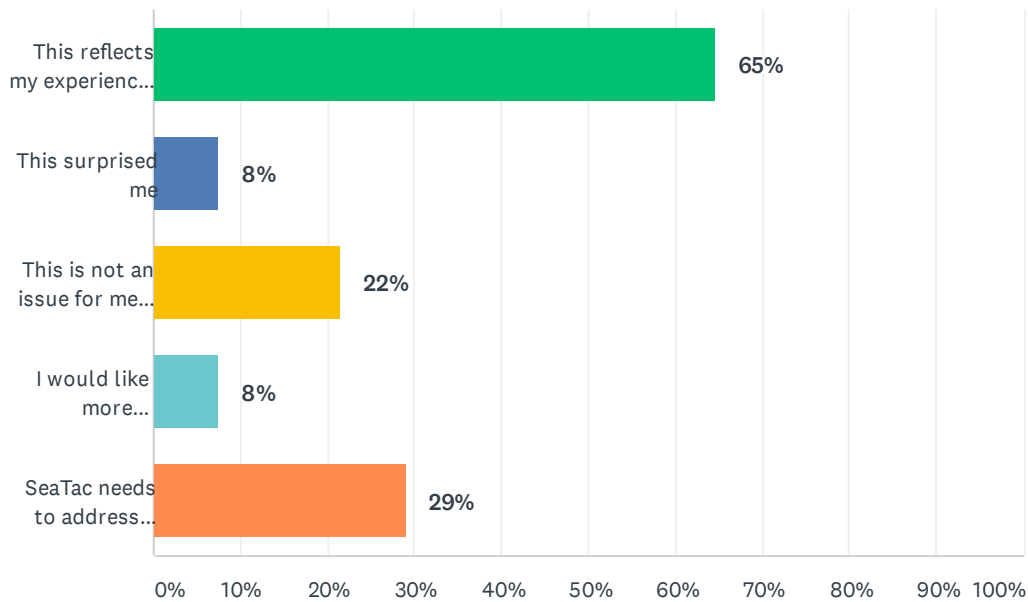
Answered: 89 Skipped: 15



ANSWER CHOICES	RESPONSES	
Everyone deserves a roof over their head.	47%	42
When people can afford a safe place to live in a good neighborhood, they can better focus on a quality education, healthy food, their jobs, and other things important to "life success."	76%	68
New homes are concerning for community members because they indicate change.	15%	13
Homes should be located near transit and amenities.	40%	36
Socially equitable access to housing is important.	47%	42
People should be able to live near their work.	43%	38
Housing should be addressed regionally.	34%	30
Everyone should have a chance to own a home.	45%	40
Total Respondents: 89		

Q11 Like most of the Puget Sound region, housing costs in SeaTac have risen significantly more than household incomes over the last decade. Since 2012, home prices have risen 119%, rents have risen 48%, while incomes are up just 29%. This makes buying a home increasingly out of reach for average SeaTac families.

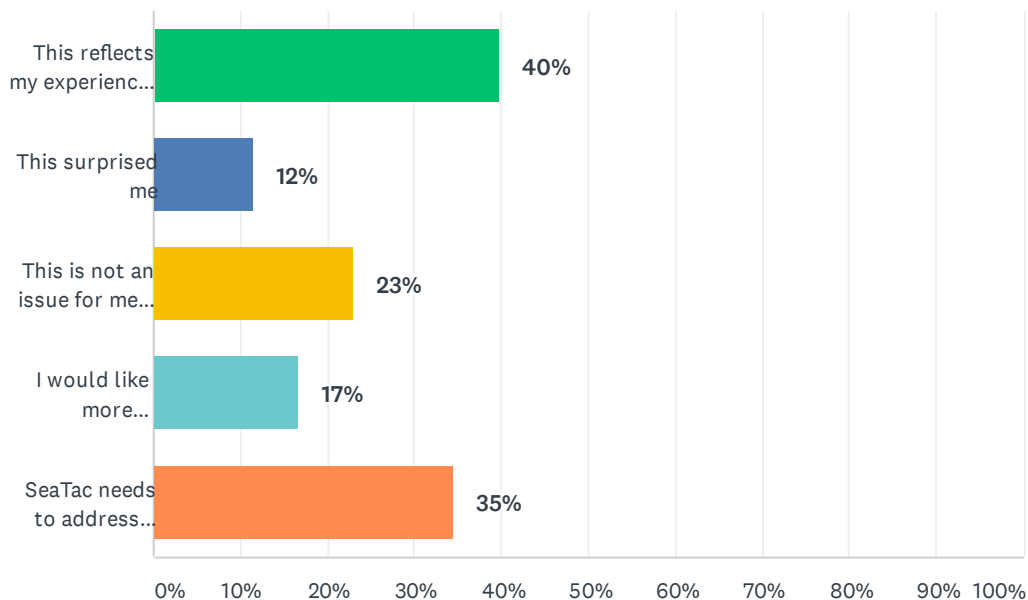
Answered: 79 Skipped: 25



ANSWER CHOICES	RESPONSES	
This reflects my experience or the experience of someone I know	65%	51
This surprised me	8%	6
This is not an issue for me or people I know	22%	17
I would like more information about this	8%	6
SeaTac needs to address this; this is a problem	29%	23
Total Respondents: 79		

Q12 Until recently, SeaTac’s housing supply was not on pace to meet anticipated demand. Although the city has adequate land capacity to meet forecasted growth, actual housing growth in SeaTac over the last decade has been slower than in most other cities in King County. In the last few years, however, the development community has shown more interest in building housing here, and approximately 1,300 new, primarily multi-family/apartment units are anticipated to be constructed in the next five years. In accordance with the City’s urban village growth strategy, much of this construction is located near the three light rail stations that serve SeaTac. To accommodate expected population growth (including local young adults wanting to stay in SeaTac, empty nesters and people moving to the region), SeaTac needs about 4,700 additional homes by 2040. This means an average of 235 new homes/residential units constructed per year.

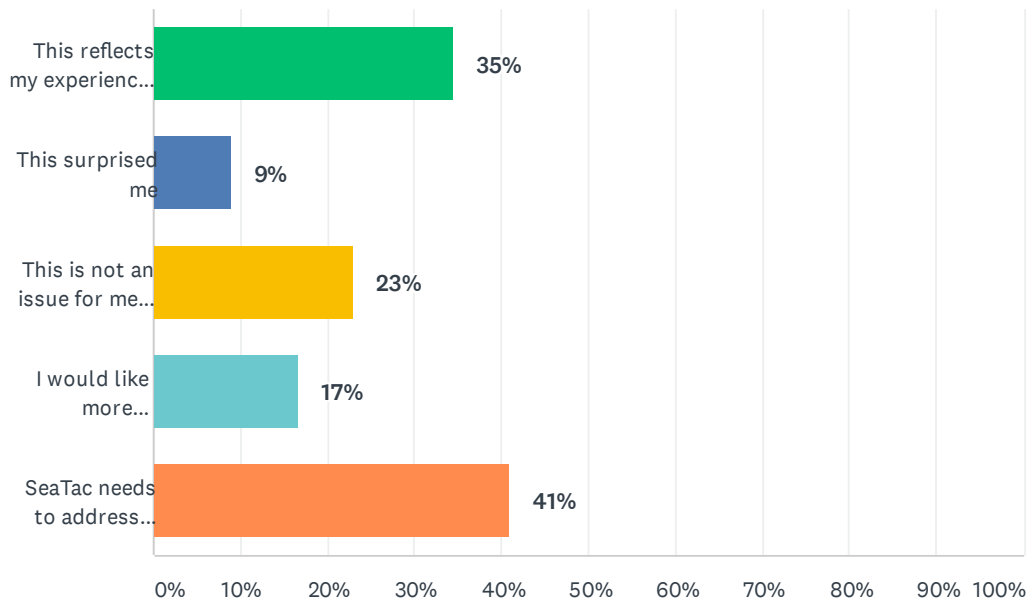
Answered: 78 Skipped: 26



ANSWER CHOICES	RESPONSES	
This reflects my experience or the experience of someone I know	40%	31
This surprised me	12%	9
This is not an issue for me or people I know	23%	18
I would like more information about this	17%	13
SeaTac needs to address this; this is a problem	35%	27
Total Respondents: 78		

Q13 SeaTac has a shortage of residential options for people at the highest and lowest income levels. SeaTac has few rental units available for the 23% of renter households that have moderate or high incomes, and these households may be able to afford higher monthly costs than they are paying now. Adding desirable units for higher income renters alongside existing affordable units could reduce pressure on lower-income market segments. SeaTac also does not have enough housing affordable to extremely-low income households, requiring these households to rent units they can't easily afford.

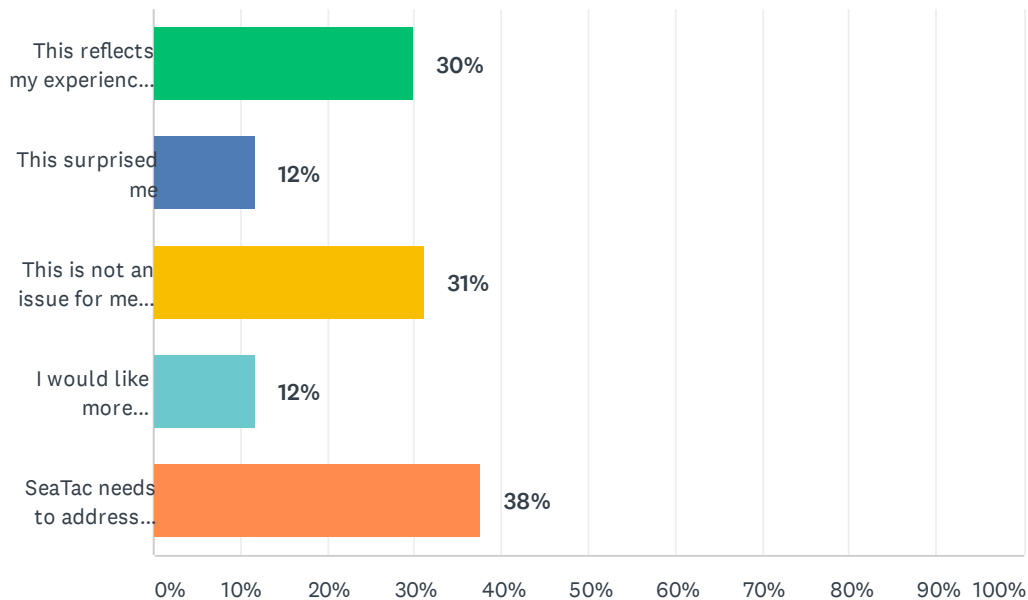
Answered: 78 Skipped: 26



ANSWER CHOICES	RESPONSES	
This reflects my experience or the experience of someone I know	35%	27
This surprised me	9%	7
This is not an issue for me or people I know	23%	18
I would like more information about this	17%	13
SeaTac needs to address this; this is a problem	41%	32
Total Respondents: 78		

Q14 SeaTac’s unit sizes do not reflect its household sizes and current demand for housing for families and single-person households. SeaTac is unique in that families with children are more likely to be renters than homeowners. This may be related to the city’s large number of older, mid-century apartments which provide more bedrooms per unit than is typical in newly constructed multi-family buildings. At the same time about a quarter of SeaTac households live alone, indicating demand for small and/or shared homes. Currently, just 5% of SeaTac homes are studios, all of which are rentals.

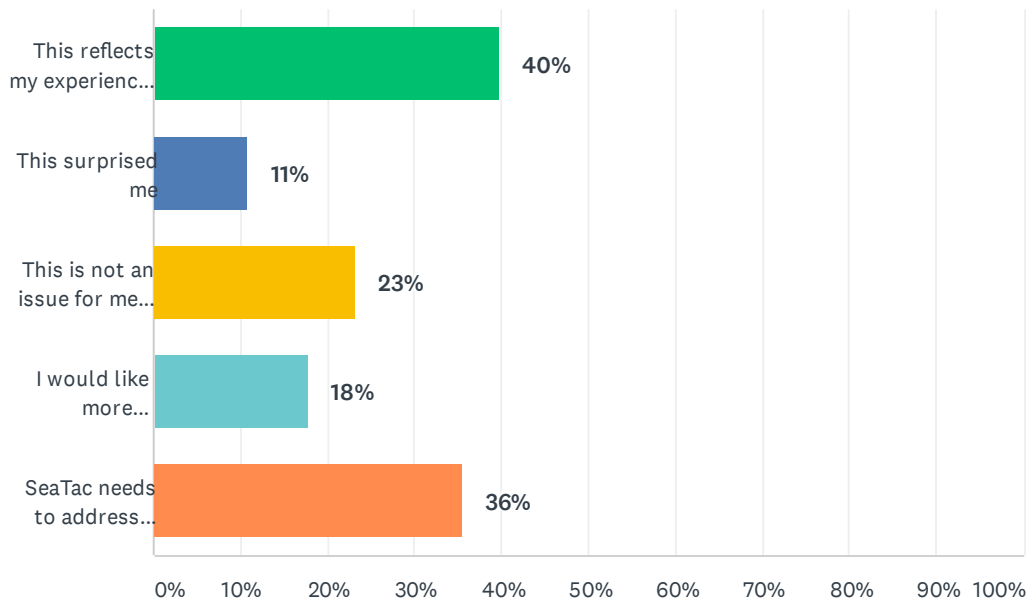
Answered: 77 Skipped: 27



ANSWER CHOICES	RESPONSES	
This reflects my experience or the experience of someone I know	30%	23
This surprised me	12%	9
This is not an issue for me or people I know	31%	24
I would like more information about this	12%	9
SeaTac needs to address this; this is a problem	38%	29
Total Respondents: 77		

Q15 Middle-density housing options are underrepresented. SeaTac’s housing supply mainly consists of single-family housing and large multi-family/apartment housing, which together make up 9 out of every 10 homes. So-called “missing middle” housing types like duplexes, townhouses, and small multi-family buildings are becoming more common in the region and could provide options for households that are not well served by other housing types.

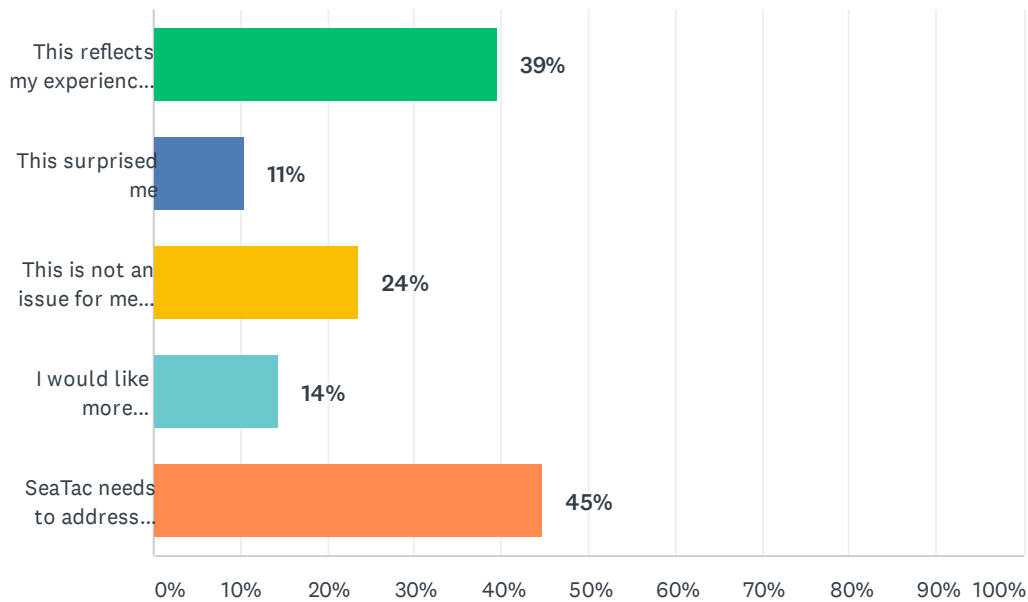
Answered: 73 Skipped: 31



ANSWER CHOICES	RESPONSES	
This reflects my experience or the experience of someone I know	40%	29
This surprised me	11%	8
This is not an issue for me or people I know	23%	17
I would like more information about this	18%	13
SeaTac needs to address this; this is a problem	36%	26
Total Respondents: 73		

Q16 SeaTac’s aging population will require accessible units. Almost a quarter of SeaTac’s current residents will reach the age of 70 within the next 20 years. Ground-floor and elevator accessible units, ideally located near transit and other resources and amenities, would help this segment of the population to remain in SeaTac as they age.

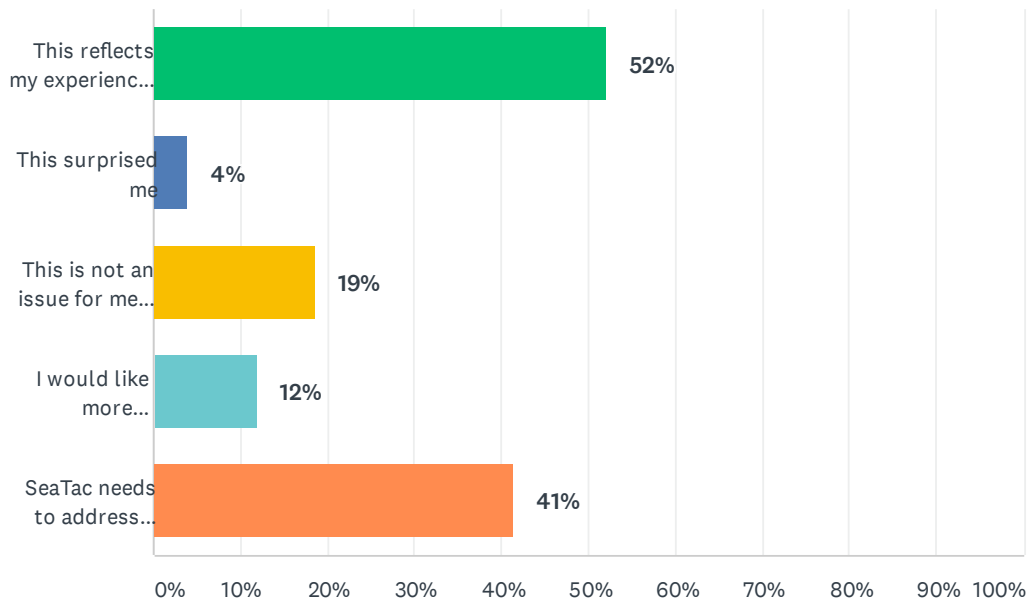
Answered: 76 Skipped: 28



ANSWER CHOICES	RESPONSES	
This reflects my experience or the experience of someone I know	39%	30
This surprised me	11%	8
This is not an issue for me or people I know	24%	18
I would like more information about this	14%	11
SeaTac needs to address this; this is a problem	45%	34
Total Respondents: 76		

Q17 Most housing in SeaTac was built within a short period of time and is aging. Nearly two thirds of all housing units in SeaTac were built between 1950 and 1980. This includes both single family homes and apartment buildings. These units have provided affordable homes for generations of SeaTac residents, but the need for maintenance and renovations will rise in coming decades. As land values rise, demolition and redevelopment can bring new housing options to communities, but can also lead to the displacement of people living in the existing units, and disrupt adjacent communities.

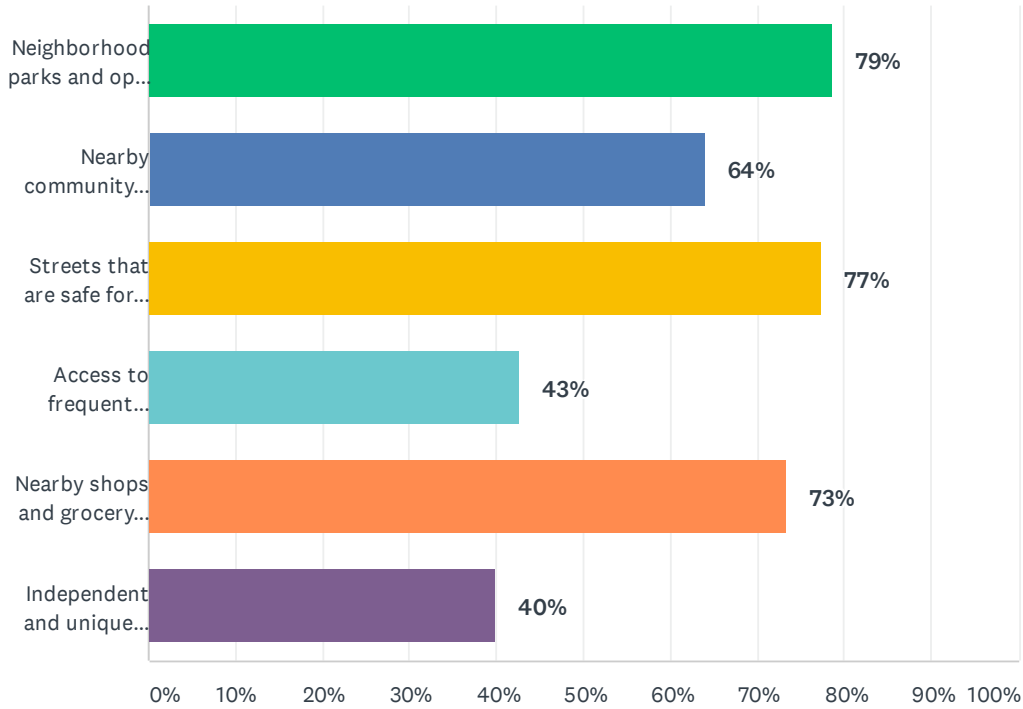
Answered: 75 Skipped: 29



ANSWER CHOICES	RESPONSES	
This reflects my experience or the experience of someone I know	52%	39
This surprised me	4%	3
This is not an issue for me or people I know	19%	14
I would like more information about this	12%	9
SeaTac needs to address this; this is a problem	41%	31
Total Respondents: 75		

Q18 What elements of complete communities are most important to you? (select all that apply)

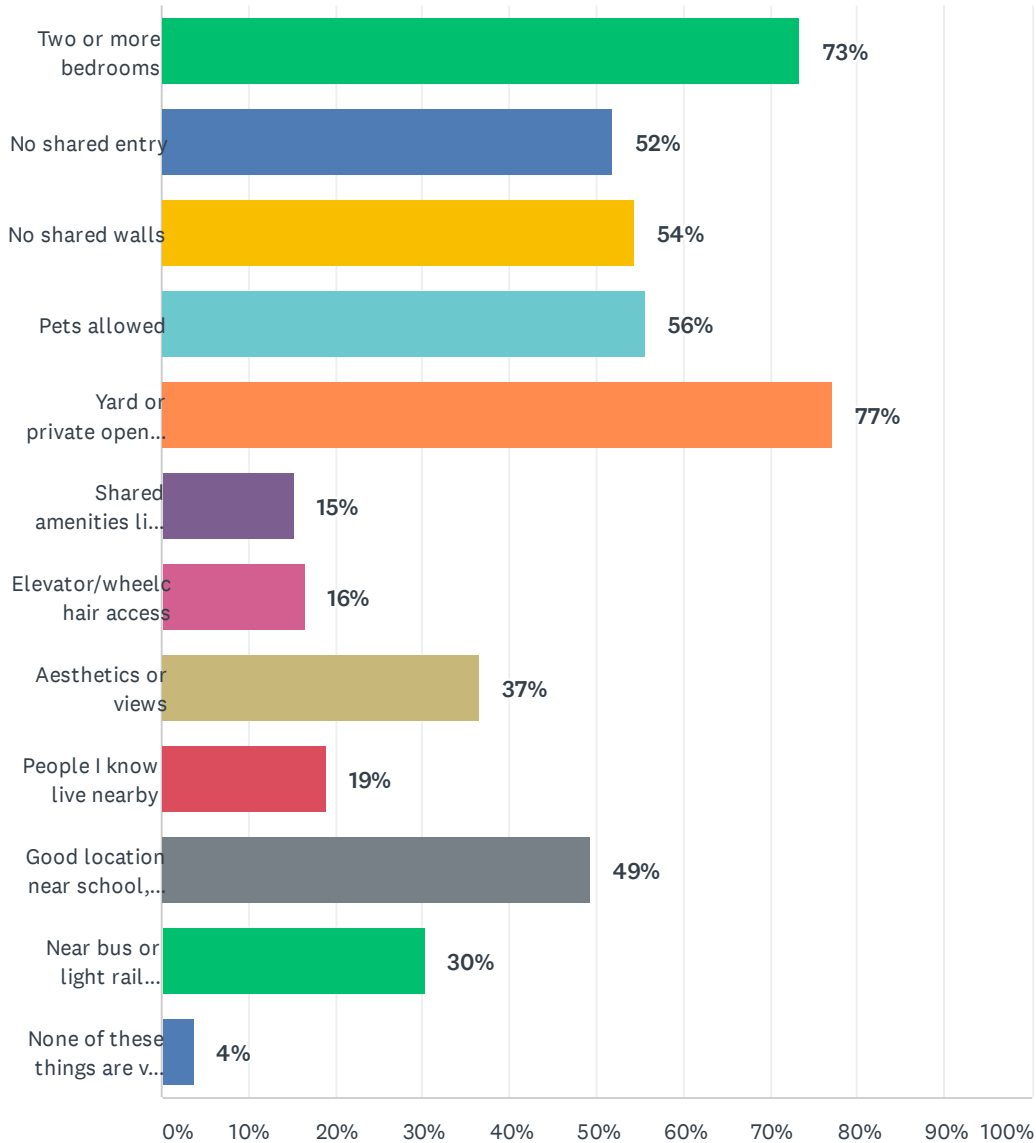
Answered: 75 Skipped: 29



ANSWER CHOICES	RESPONSES	
Neighborhood parks and open space	79%	59
Nearby community services like schools, library, recreation center, etc.	64%	48
Streets that are safe for walking or bicycling	77%	58
Access to frequent transit (bus or light rail)	43%	32
Nearby shops and grocery stores	73%	55
Independent and unique businesses that serve SeaTac's diverse communities	40%	30
Total Respondents: 75		

Q19 If you were looking for a new place to live in the next few years, what considerations besides cost would be most important to you when making your decision? (select all that apply)

Answered: 79 Skipped: 25

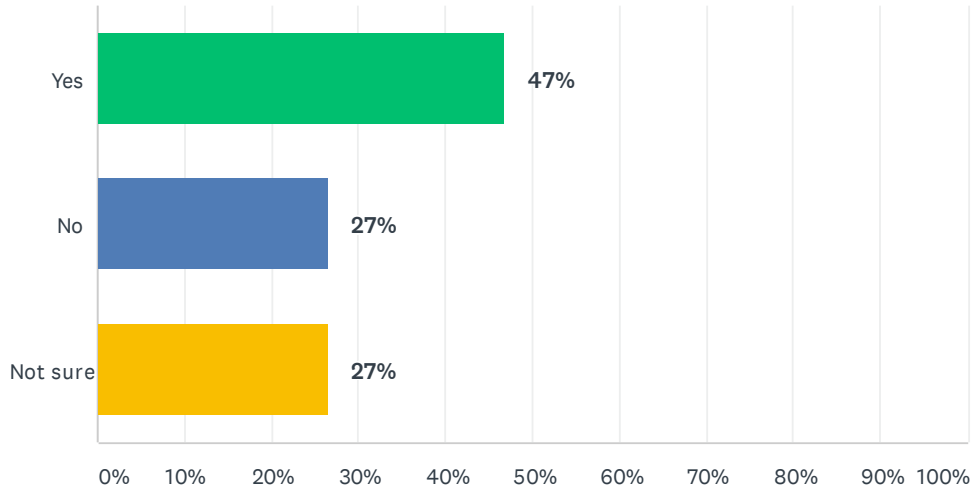


SeaTac Housing Action Plan Online Open House

ANSWER CHOICES	RESPONSES	
Two or more bedrooms	73%	58
No shared entry	52%	41
No shared walls	54%	43
Pets allowed	56%	44
Yard or private open space	77%	61
Shared amenities like a pool, common room, or garden	15%	12
Elevator/wheelchair access	16%	13
Aesthetics or views	37%	29
People I know live nearby	19%	15
Good location near school, job, or services	49%	39
Near bus or light rail stops	30%	24
None of these things are very important	4%	3
Total Respondents: 79		

Q20 Do you see housing with these characteristics in SeaTac?

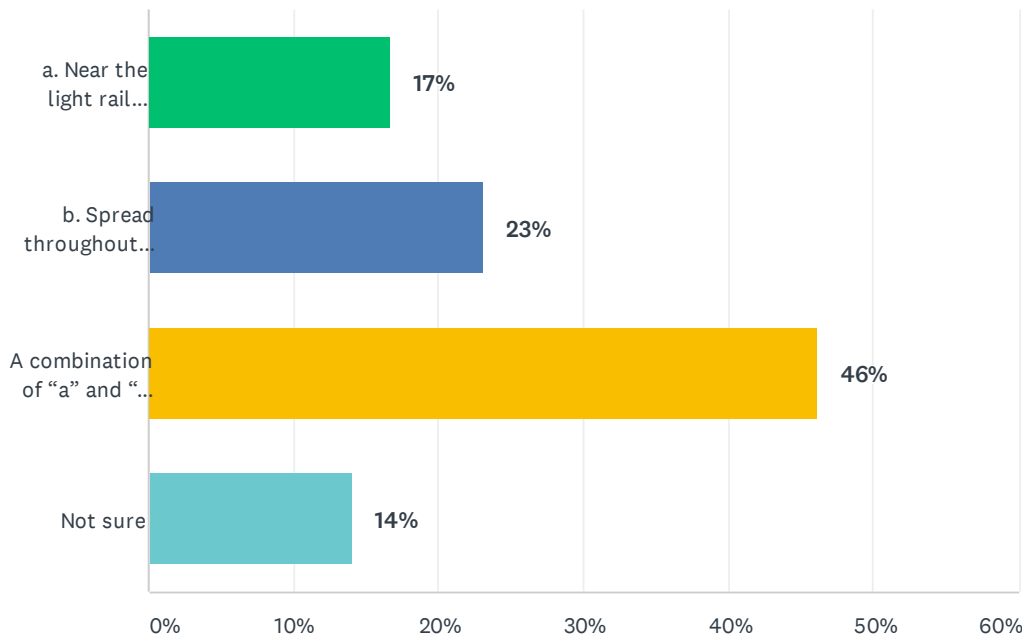
Answered: 79 Skipped: 25



ANSWER CHOICES	RESPONSES	
Yes	47%	37
No	27%	21
Not sure	27%	21
TOTAL		79

Q21 Like the rest of the region, SeaTac is anticipating significant growth in the next twenty years. The City’s current strategy is to focus most housing growth within urban villages near light rail stations, and to a lesser extent in and near commercial areas. In general, where would you like to see more homes?

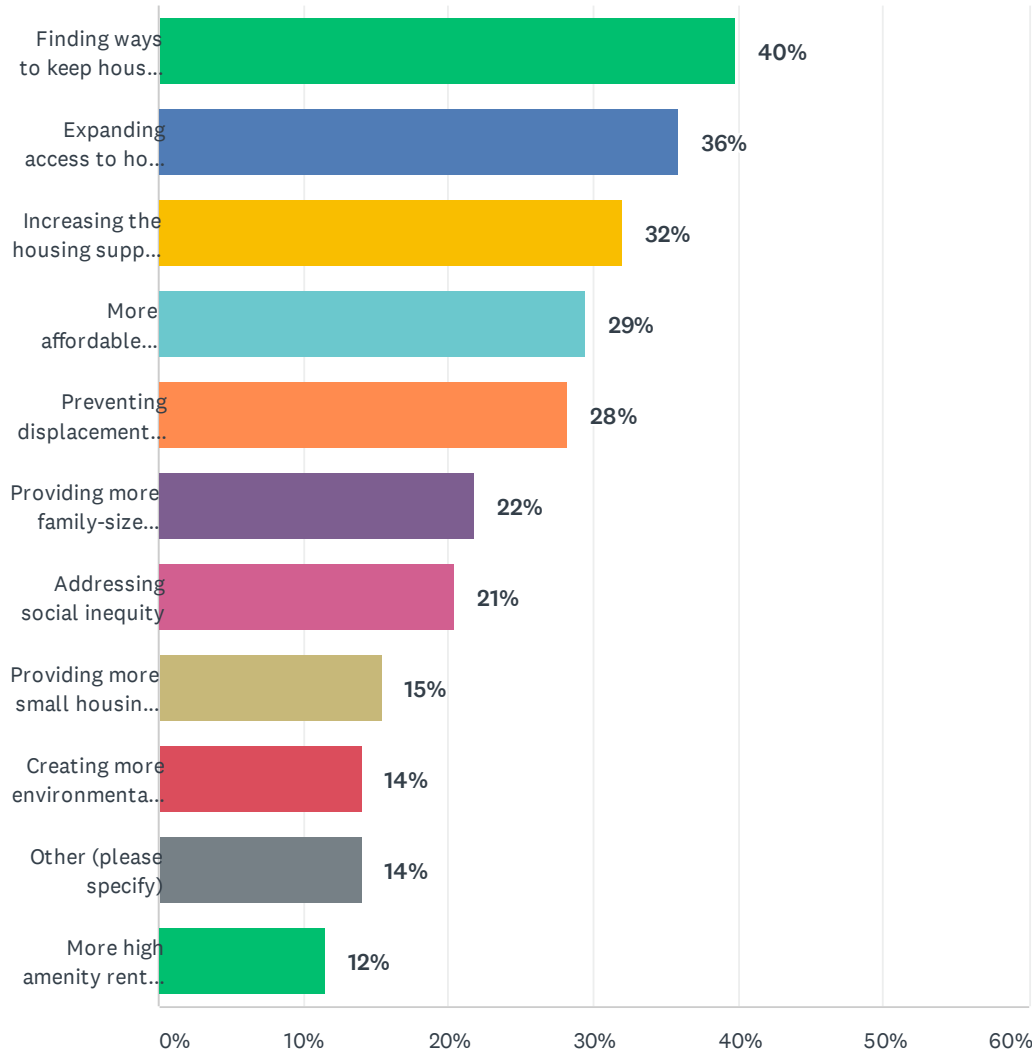
Answered: 78 Skipped: 26



ANSWER CHOICES	RESPONSES	
a. Near the light rail stations as part of the urban village strategy, and in and near commercial centers	17%	13
b. Spread throughout SeaTac	23%	18
A combination of "a" and "b" above and with small change outside of station areas	46%	36
Not sure	14%	11
TOTAL		78

Q22 Please select up to three housing priorities you believe are most important to address in the Housing Action Plan:

Answered: 78 Skipped: 26



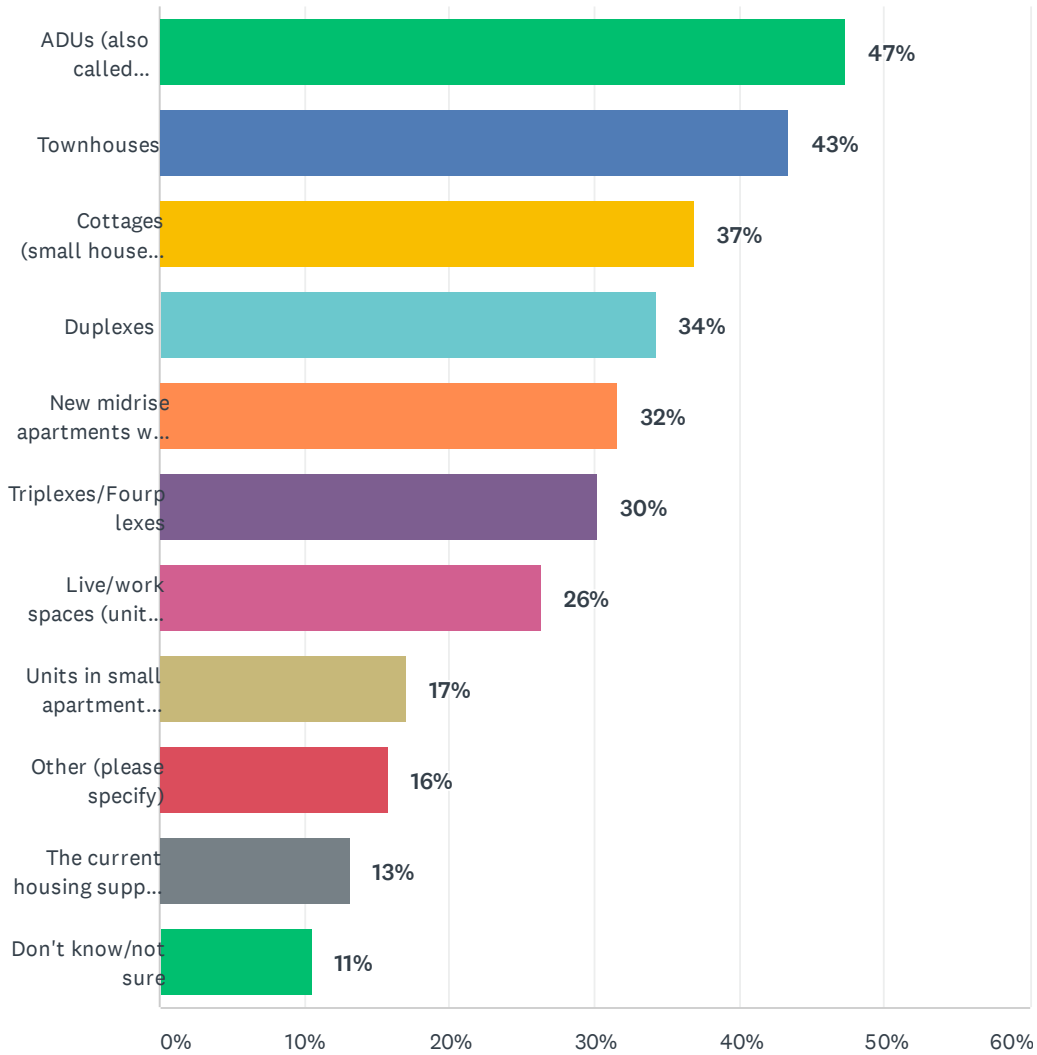
SeaTac Housing Action Plan Online Open House

ANSWER CHOICES	RESPONSES	
Finding ways to keep housing in good condition	40%	31
Expanding access to home ownership	36%	28
Increasing the housing supply overall	32%	25
More affordable rental housing	29%	23
Preventing displacement of lower income residents	28%	22
Providing more family-size housing units	22%	17
Addressing social inequity	21%	16
Providing more small housing units	15%	12
Creating more environmentally sustainable housing	14%	11
Other (please specify)	14%	11
More high amenity rental housing	12%	9
Total Respondents: 78		

#	OTHER (PLEASE SPECIFY)	DATE
1	It is important that people keep moving to SeaTac. People are moving here from cities they cannot afford. It is a good thing. I do not want taxes to go up and make our home unaffordable, so that people can get access to lower cost living.	3/27/2021 8:50 PM
2	More single family homes, less housing density	3/23/2021 2:04 PM
3	It seems to me that most areas of SeaTac would benefit from increasing the height limits so that vertical high-density housing could be built. That improves views, access to services, reduces parking issues, restricts access by criminals, and improves the tax base.	3/17/2021 11:31 AM
4	Start focusing on providing quality housing for tax paying homeowners that support the city's future.	3/16/2021 3:16 PM
5	I don't want more housing. It is getting to crowded and to much crime. And with ONE store in the community does not work.	3/15/2021 9:12 PM
6	single family homes that are owned not rented	3/12/2021 7:36 PM
7	No apartments or condos	3/12/2021 6:07 AM
8	Build urban village housing near light rail, and single family housing in areas with existing single family housing .	3/11/2021 1:17 PM
9	Partner with Habitat for Humanity	3/11/2021 12:16 AM
10	crime prevention and good schools	3/10/2021 7:51 PM
11	Owning homes builds wealth apartments do not they suck you dry	3/10/2021 11:17 AM

Q23 SeaTac currently has limited housing choices: most homes are free-standing single-family houses or units in low-rise apartment buildings. What other housing choices should be available in SeaTac? (select all that apply)

Answered: 76 Skipped: 28



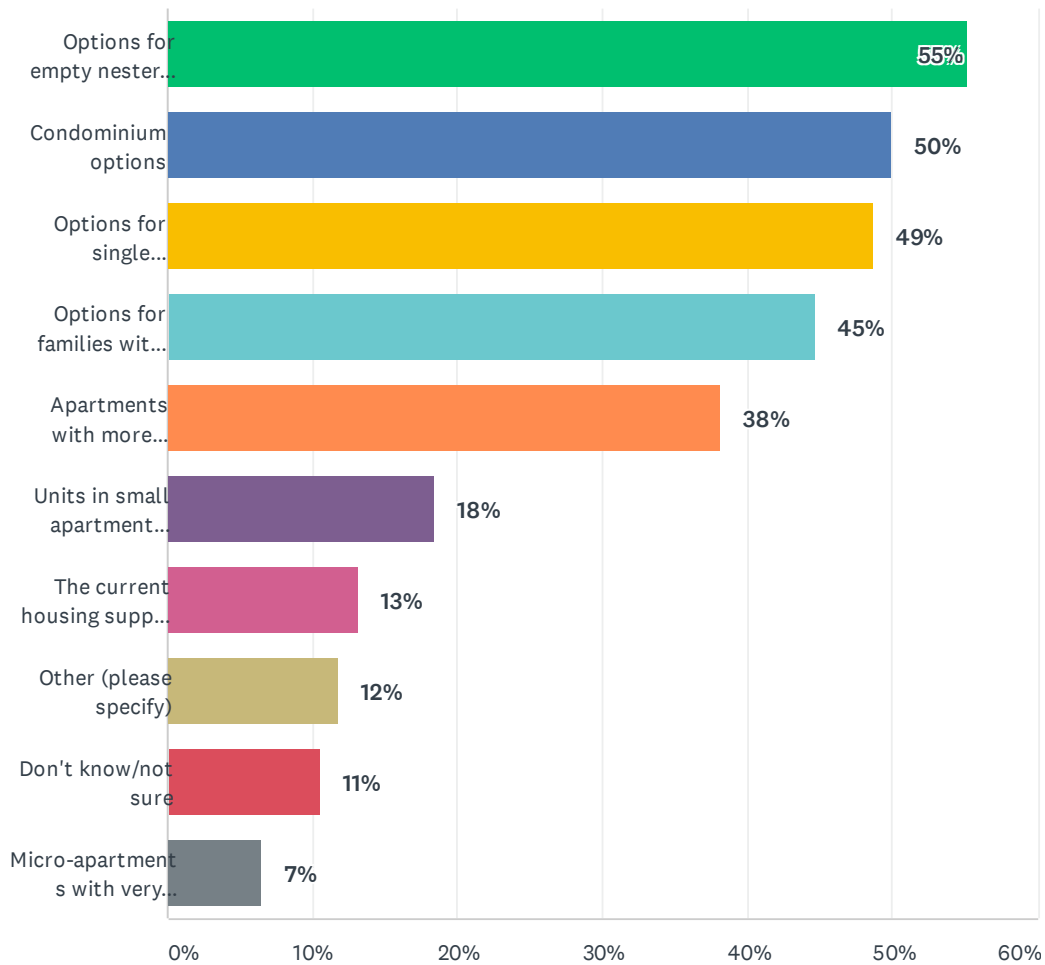
SeaTac Housing Action Plan Online Open House

ANSWER CHOICES	RESPONSES	
ADUs (also called accessible dwelling units/mother-in-law units/backyard cottages) with more flexibility than under current rules which require owner occupancy and on-site parking	47%	36
Townhouses	43%	33
Cottages (small houses) in a cluster with shared parking and open space	37%	28
Duplexes	34%	26
New midrise apartments with resident amenities	32%	24
Triplexes/Fourplexes	30%	23
Live/work spaces (units that can be used to operate a business out of one's home)	26%	20
Units in small apartment buildings (12 units or less)	17%	13
Other (please specify)	16%	12
The current housing supply works well	13%	10
Don't know/not sure	11%	8
Total Respondents: 76		

#	OTHER (PLEASE SPECIFY)	DATE
1	We are seeing the stretch on our neighborhood from too many people living in a home not set up for the number.	3/27/2021 8:50 PM
2	Once the zoning is changed, developers will buy up existing housing in high-value areas and create whatever values the city decides is appropriate. I am disinclined to think people in modest or high value housing desire to have "a mix" that pulls down the value of their home or the quality of the neighborhood. No one wants a "rotten apple" in a bushel of good apples, so background checks should be a feature of rented units [owners do not tend to break the law.	3/17/2021 11:31 AM
3	Start promoting more high end condos and homes for the higher paid permanent residents already here and to encourage more permanent residents that ultimately support resources in our city.	3/16/2021 3:16 PM
4	I don't want anything built. To crowded!	3/15/2021 9:12 PM
5	Smaller homes...but with some open spaces between homes...not too clustered	3/15/2021 12:20 PM
6	Single family houses	3/12/2021 6:07 AM
7	mid density, high density, just build things people in Seatac can afford. And maybe give the people of Seatac first chance to move and improve their housing.	3/10/2021 12:11 PM
8	Single family	3/10/2021 11:17 AM
9	Please do not put giant high rise apartment buildings in SeaTac, especially ones that look like the "Tukwila Jail" (Hotel Interurban, but we all call it Tukwila Jail because it's so terrible looking on the outside	3/10/2021 10:42 AM
10	seatac has no height limitation so 20+ story high-rise apartments and condos around the light rail stations will easily solve the housing shortage. why is this not one of the available choices?	3/10/2021 8:07 AM
11	Condos, senior communities with individual modular homes	3/9/2021 9:34 PM
12	Keep owner occupation requirement on ADU's	3/6/2021 5:02 AM

Q24 What multi-family/apartment choices should be available in SeaTac? (select all that apply)

Answered: 76 Skipped: 28



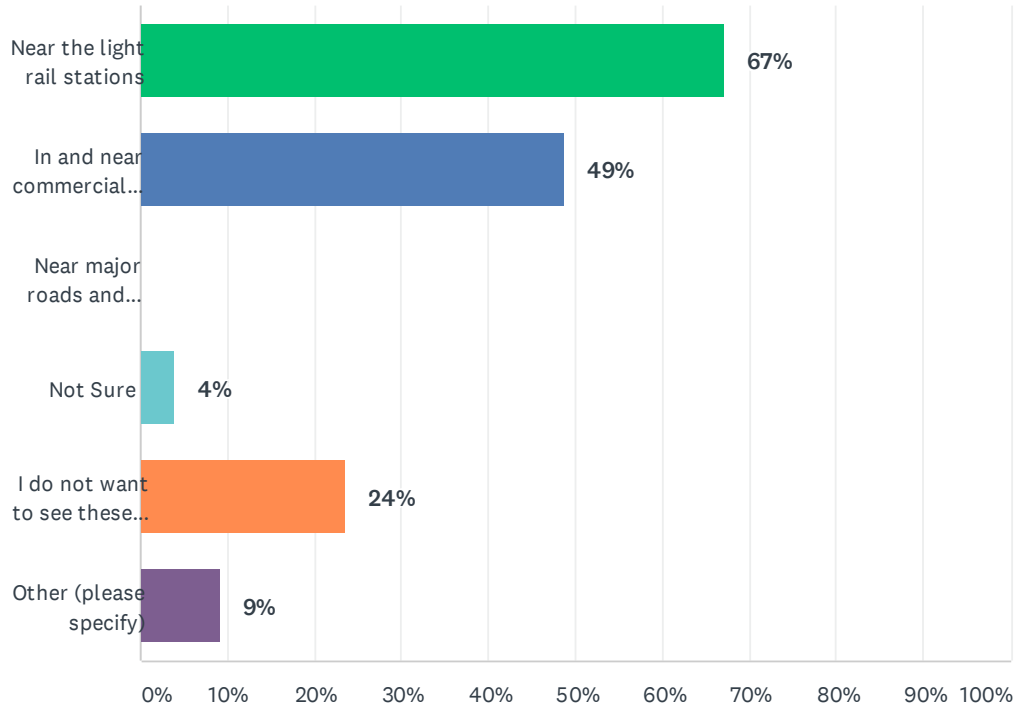
SeaTac Housing Action Plan Online Open House

ANSWER CHOICES	RESPONSES	
Options for empty nesters and others interested in one- and two-bedrooms	55%	42
Condominium options	50%	38
Options for single professionals, including studios and one-bedroom apartments	49%	37
Options for families with children, or those interested in units with three bedrooms or more	45%	34
Apartments with more on-site amenities for residents	38%	29
Units in small apartment buildings (12 units or less)	18%	14
The current housing supply works well	13%	10
Other (please specify)	12%	9
Don't know/not sure	11%	8
Micro-apartments with very small units where kitchens are sometimes shared	7%	5
Total Respondents: 76		

#	OTHER (PLEASE SPECIFY)	DATE
1	We have too much rental housing	4/19/2021 8:03 PM
2	Less apartments because apartments bring crime.	3/23/2021 2:06 PM
3	I do NOT suggest the city encourage the bottom end of society; if they do, those that can will move or stay away, and that doesn't help the tax base or the cost of administration.	3/17/2021 11:38 AM
4	We are so fortunate to have the international airport within our city providing thousands of good paying jobs, high to low. This has always attracted mostly entry level employees moving here for better paying jobs. I disagree with the city policy to focus on attracting and building more low income (usually cheaply made) housing to our city. Why not spend equal time and money on more permanent higher income, more productive and community supportive employee housing. I want our city to thrive and grow, improving schools, shops, businesses, parks, and quality of life.	3/16/2021 3:33 PM
5	None of them! Schools are over crowded and they have a lot of problems.	3/15/2021 9:16 PM
6	Lowering the value of my house or property is unacceptable I've worked hard for it and deserve my equity	3/15/2021 1:05 PM
7	None of these	3/12/2021 6:09 AM
8	fewer apartments	3/10/2021 7:52 PM
9	None	3/10/2021 11:18 AM

Q25 Where would you like to see apartments in SeaTac? (select all that apply)

Answered: 76 Skipped: 28



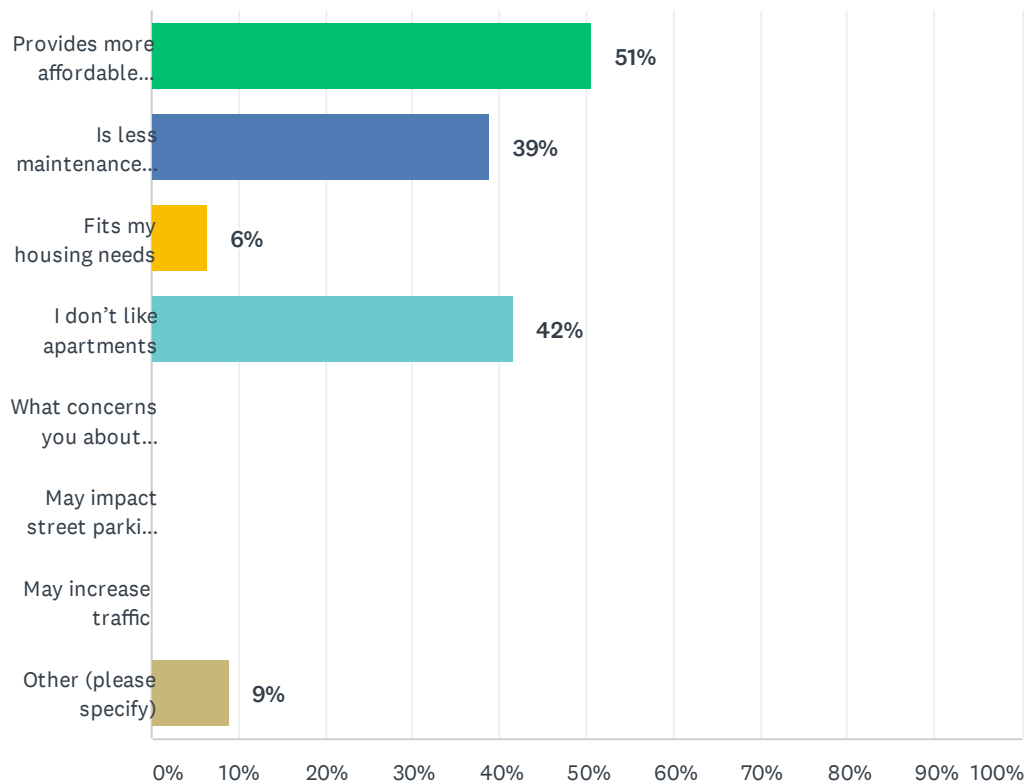
ANSWER CHOICES	RESPONSES	
Near the light rail stations	67%	51
In and near commercial centers	49%	37
Near major roads and highways	0%	0
Not Sure	4%	3
I do not want to see these housing units in SeaTac	24%	18
Other (please specify)	9%	7
Total Respondents: 76		

#	OTHER (PLEASE SPECIFY)	DATE
1	Ground is already broke to make them by the light rail station.	3/27/2021 8:54 PM
2	Small, low-rise apartment buildings can and should be integrated into existing neighborhoods	3/25/2021 3:49 PM
3	People who live in apartments are transient by nature, and tend not to care much about their community. It depends what image the city wants to project?	3/17/2021 11:38 AM
4	Lowering the is unacceptable I worked hard for it	3/15/2021 1:05 PM
5	Sprinkled throughout residential neighborhoods too	3/12/2021 11:50 AM
6	fewer apartments	3/10/2021 7:52 PM
7	I noticed more apt more come. I live behind olympic view apt on a dead end street and there's	3/10/2021 4:08 PM

at 1 to 2 crimes a month and Seatac is not doing anything about it. We can't even get them to install a street light.

Q26 What do you like about apartments as a housing type? (select all that apply)

Answered: 77 Skipped: 27



ANSWER CHOICES	RESPONSES	
Provides more affordable options than a traditional single-family house	51%	39
Is less maintenance than a house	39%	30
Fits my housing needs	6%	5
I don't like apartments	42%	32
What concerns you about apartments? (select all that apply)	0%	0
May impact street parking availability	0%	0
May increase traffic	0%	0
Other (please specify)	9%	7
Total Respondents: 77		

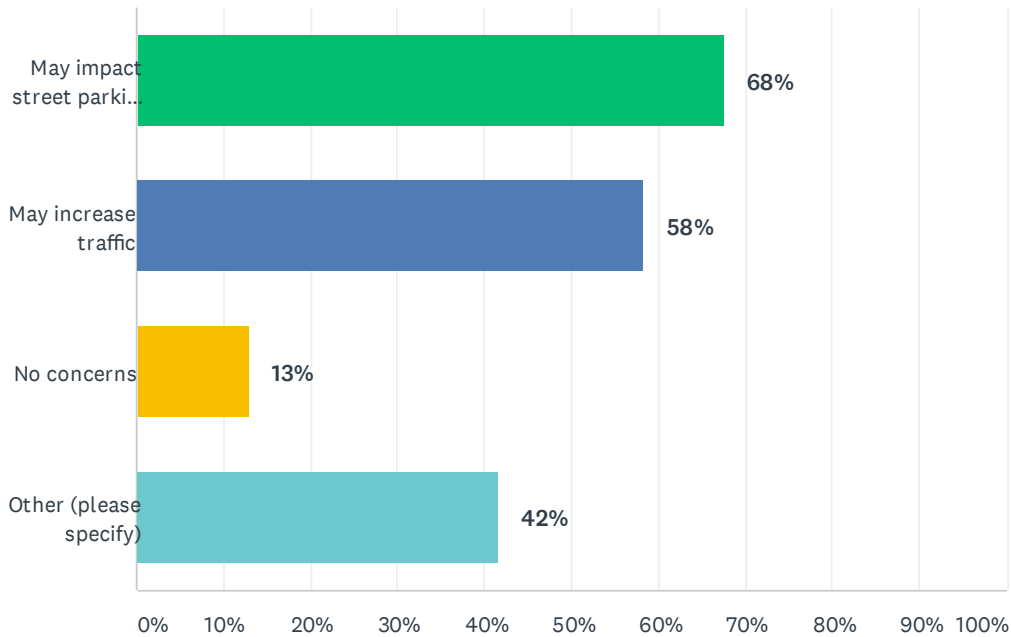
#	OTHER (PLEASE SPECIFY)	DATE
1	Some people cannot manage a house or afford one. Apartments can be a safe alternative.	3/27/2021 8:54 PM
2	All else being equal, apartments are more environmentally friendly	3/25/2021 3:49 PM
3	I like that it provides housing opr, options, Seatac is small and we need to consider population density	3/18/2021 11:53 PM

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4	Can provide decent temporary housing.	3/16/2021 3:33 PM
5	Lowering the value of my house . Unsafe crime more littering drugs	3/15/2021 1:05 PM
6	More apt more crime	3/10/2021 4:08 PM
7	Thank you	3/10/2021 11:35 AM

Q27 What concerns you about apartments? (select all that apply)

Answered: 77 Skipped: 27



ANSWER CHOICES	RESPONSES	
May impact street parking availability	68%	52
May increase traffic	58%	45
No concerns	13%	10
Other (please specify)	42%	32
Total Respondents: 77		

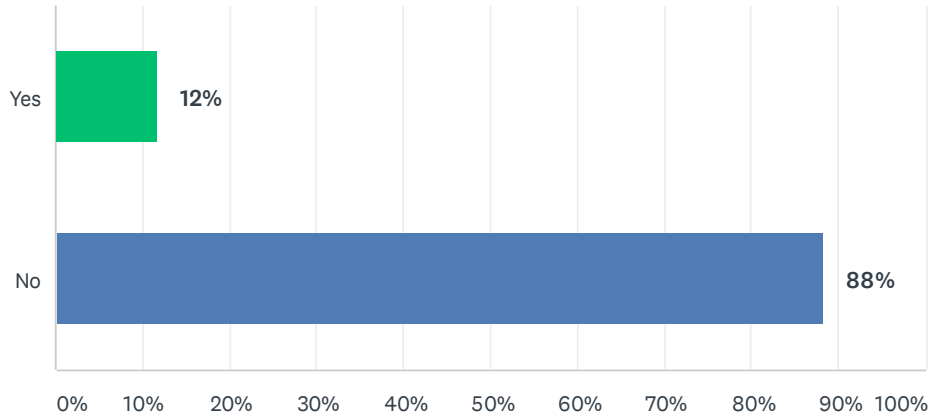
#	OTHER (PLEASE SPECIFY)	DATE
1	My mail is constantly getting stolen [translated from Spanish]	4/26/2021 3:18 PM
2	Transient nature of apartment living, opposed to owning a single family home or condo.	4/23/2021 12:02 PM
3	The older ones with poor ventilation are simply unhealthy	4/19/2021 8:03 PM
4	Apartment costs are on par with single-family home costs, especially in a city with aging single-family homes - it's cheaper to pay a mortgage for a single-family home than it is rent for a single-family apartment in more than a few cases.	4/4/2021 8:08 AM
5	Potential rise in crime/ trash. People that do not own their property do not always care for it properly.	3/27/2021 8:54 PM
6	May bring increased crime.	3/23/2021 2:06 PM
7	very leading question.	3/23/2021 1:16 PM
8	Renters with less stake in the community tend to be less caring of the community, with increased density leading to increased littering, neglect of property, and criminal activity.	3/21/2021 5:34 PM
9	Transient residency, lack of ownership, lack of community investment.	3/20/2021 9:22 AM
10	Crime	3/20/2021 1:27 AM

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11	Over population	3/18/2021 5:17 PM
12	Poorly run apartments can result in higher crime	3/17/2021 9:17 PM
13	Policing and transient traffic: without more controls, the problems of administration increase with non-owner occupancy.	3/17/2021 11:38 AM
14	Low income housing is generally not very high quality and it attracts low income temporary residents that do not take pride or ownership in their housing or the surrounding community.	3/16/2021 3:33 PM
15	We don't have enough stores to support more people and to much crime.	3/15/2021 9:16 PM
16	Crime and safety. Lowering the value of my house	3/15/2021 1:05 PM
17	Less connection to neighborhood for its residents in general as they tend to not stay long. Less connection sometimes equals less care.	3/13/2021 8:10 AM
18	Would rather have private landlords not a huge corporation	3/12/2021 12:14 PM
19	Schools, parking, crime and traffic.	3/12/2021 6:09 AM
20	As long as they are near light rail or commercial centers, in general I would not have concerns. Except, the area should be able to handle the additional traffic flow.	3/11/2021 1:22 PM
21	Crime	3/11/2021 11:36 AM
22	Not designed to meet needs of families w children like safe play area	3/11/2021 12:20 AM
23	Apartments sometimes adds to crime in the neighborhood	3/10/2021 8:31 PM
24	not good for families and not good for upward mobility	3/10/2021 7:52 PM
25	theft from lower income residents	3/10/2021 6:54 PM
26	Crimes	3/10/2021 4:08 PM
27	that they will not be affordable for the people that actually live in Seatac	3/10/2021 12:14 PM
28	They normally house thousands of people. It seems way too congested	3/10/2021 11:35 AM
29	Transient living, no long term investment in community	3/10/2021 11:18 AM
30	Spaces not being taken care of, crime	3/10/2021 10:43 AM
31	Apartment dwellers tend to be less invested in their city/community and typically are not considerate or respectful for the 'ambiance' of where they live. They typically feel like this is 'the manager's responsibility and not theirs.	3/9/2021 9:42 PM
32	inappropriate behavior of residents	3/5/2021 9:42 AM

Q28 Do you currently live in an apartment?

Answered: 77 Skipped: 27



ANSWER CHOICES	RESPONSES
Yes	12% 9
No	88% 68
TOTAL	77

Q29 What are the benefits of living in your apartment?

Answered: 7 Skipped: 97

#	RESPONSES	DATE
1	Maintaining a house is more expensive. [translated from Spanish]	4/26/2021 3:19 PM
2	Community	4/26/2021 3:03 PM
3	It connects with many types of community [translated from Amharic]	4/26/2021 2:46 PM
4	Not responsible for maintenance costs.	4/16/2021 4:02 PM
5	Walking distance to light rail, airport and schools.	4/9/2021 10:30 AM
6	support services	3/31/2021 11:19 AM
7	Semi affordable	3/25/2021 4:29 PM

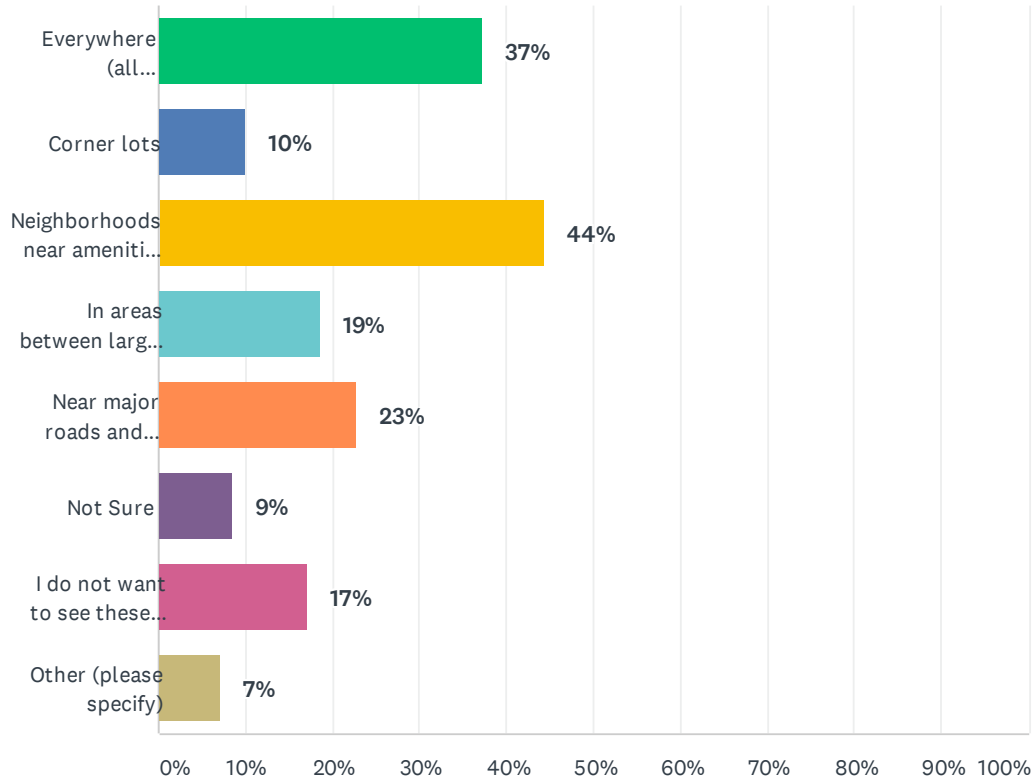
Q30 What are the concerns you have with living in your apartment?

Answered: 7 Skipped: 97

#	RESPONSES	DATE
1	It's very noisy. [translated from Spanish]	4/26/2021 3:19 PM
2	Small rooms	4/26/2021 3:03 PM
3	Son Woldo, there is no freedom, no parking [translated from Amharic]	4/26/2021 2:46 PM
4	Increased overall rental costs for a senior who's income does not qualify for Senior housing. No subsidies available to assist.	4/16/2021 4:02 PM
5	none	4/9/2021 10:30 AM
6	that we may be gentrified out?	3/31/2021 11:19 AM
7	Safety, crime.	3/25/2021 4:29 PM

Q31 Where would you like to see duplexes in SeaTac? (select all that apply)

Answered: 70 Skipped: 34



ANSWER CHOICES	RESPONSES	
Everywhere (all residential areas)	37%	26
Corner lots	10%	7
Neighborhoods near amenities (transit, parks, schools, restaurants)	44%	31
In areas between large buildings and single-family homes	19%	13
Near major roads and highways	23%	16
Not Sure	9%	6
I do not want to see these housing units in SeaTac	17%	12
Other (please specify)	7%	5
Total Respondents: 70		

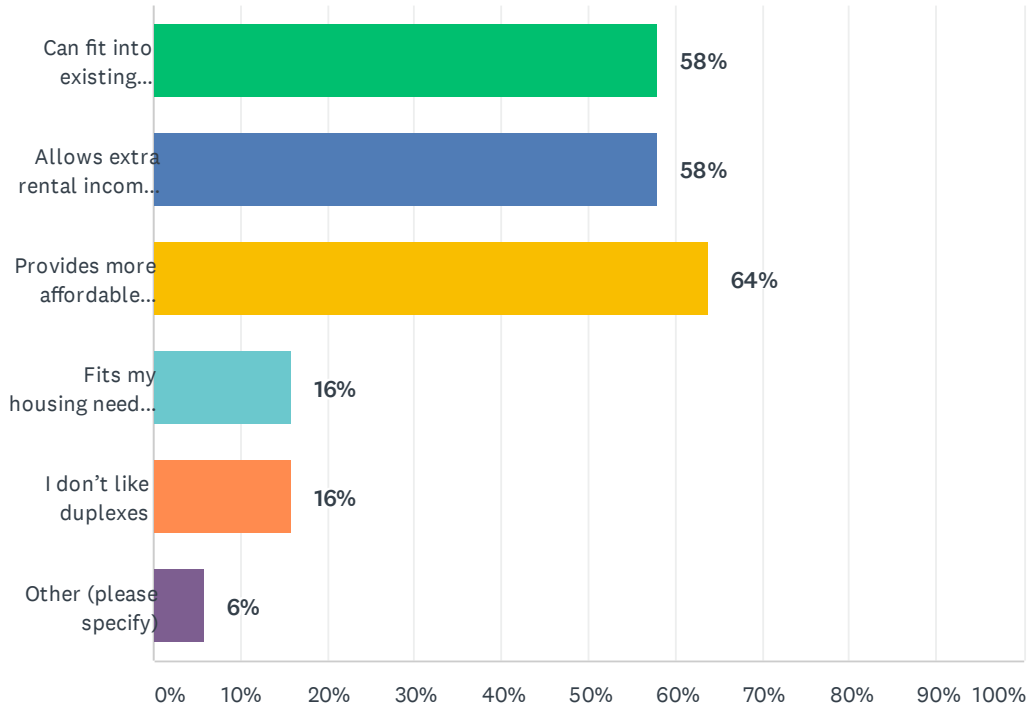
#	OTHER (PLEASE SPECIFY)	DATE
1	Newer builds tend to be lower quality so cost of maintenance is higher	3/30/2021 11:06 AM
2	If an owner wants to split their property and build one.	3/27/2021 8:57 PM
3	Mixing neighborhoods never work, except on paper. People with the similar interests congregate, and should be allowed to.	3/17/2021 11:44 AM

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4	Near schools	3/16/2021 3:43 PM
5	They will lower my property value they will add parking congested and traffic. As	3/15/2021 1:14 PM

Q32 What do you like about duplexes as a housing type? (select all that apply)

Answered: 69 Skipped: 35

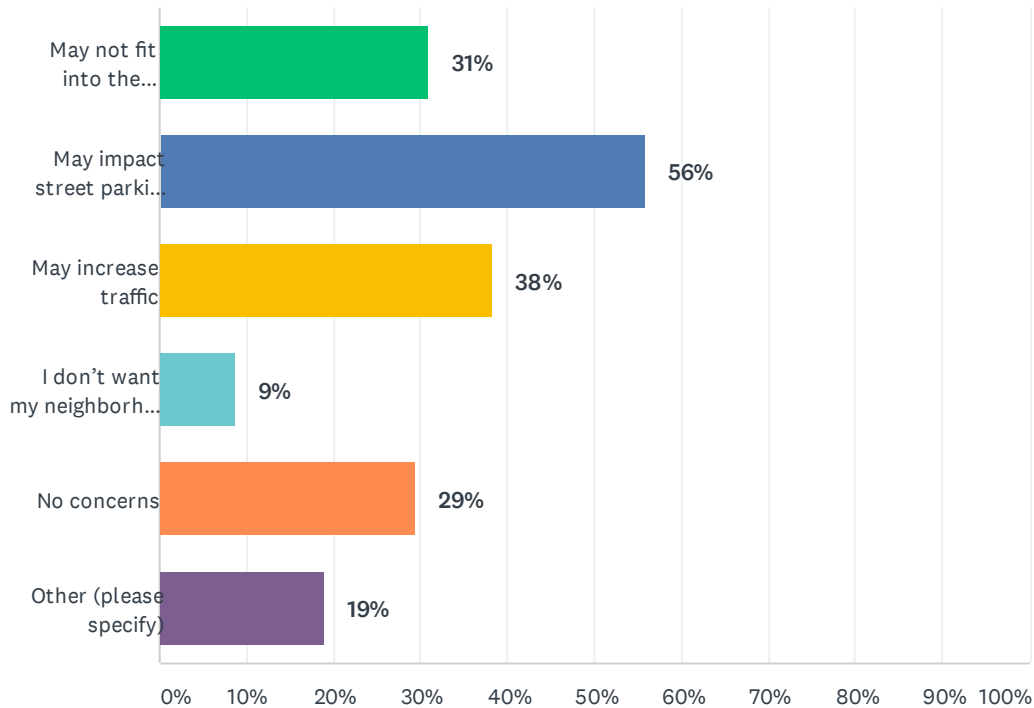


ANSWER CHOICES	RESPONSES	
Can fit into existing neighborhoods	58%	40
Allows extra rental income (can live in one and rent the other unit(s))	58%	40
Provides more affordable options than a traditional single-family house	64%	44
Fits my housing needs better than an apartment or single-family home	16%	11
I don't like duplexes	16%	11
Other (please specify)	6%	4
Total Respondents: 69		

#	OTHER (PLEASE SPECIFY)	DATE
1	tend to be lower quality so cost of maintenance is higher	3/30/2021 11:06 AM
2	As as it's taken King considerations about property values of existing houses and crime as well as parking issues. Friends of friends of friends become parties. It's a nice quiet neighborhood except for a few bad houses. We used to have one across the street. It's been so nice to have a quiet neighborhood now since they're gone. I know what it's like	3/15/2021 1:14 PM
3	most duplexes are rentals and Seatac needs more homeowners	3/10/2021 7:56 PM
4	Allowed only where current zoning permits	3/6/2021 5:08 AM

Q33 What concerns you about duplexes? (select all that apply)

Answered: 68 Skipped: 36



ANSWER CHOICES	RESPONSES	
May not fit into the neighborhoods	31%	21
May impact street parking availability	56%	38
May increase traffic	38%	26
I don't want my neighborhood to change	9%	6
No concerns	29%	20
Other (please specify)	19%	13
Total Respondents: 68		

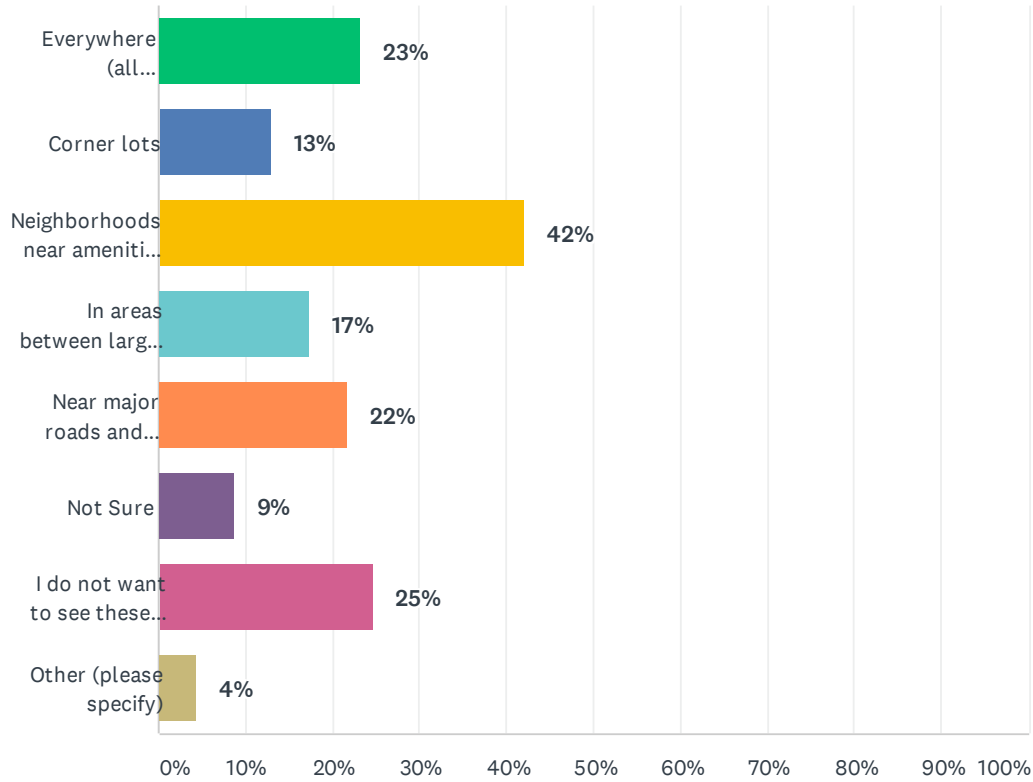
#	OTHER (PLEASE SPECIFY)	DATE
1	tend to be lower quality so cost of maintenance is higher	3/30/2021 11:06 AM
2	Some property is not large enough to be split.	3/27/2021 8:57 PM
3	May bring more crime.	3/23/2021 2:10 PM
4	Many streets and single family homes dont have street parking now	3/20/2021 1:37 AM
5	Duplex owners not monitoring or maintaining their property.	3/16/2021 3:43 PM
6	CRIME	3/15/2021 9:20 PM
7	Scared it's going to bring in crime and lower my property value. As well as parking problems and traffic	3/15/2021 1:14 PM
8	Same as above about apartments if they are allowed to be rented.	3/13/2021 8:12 AM

SeaTac Housing Action Plan Online Open House

9	Build more schools first.	3/12/2021 6:12 AM
10	Seatac has too many rental residents and not enough homeowners	3/10/2021 7:56 PM
11	That the people of Seatac will not be able to afford the new units	3/10/2021 12:18 PM
12	may end up as slumlord rentals or air bnb's, reducing home ownership options.	3/10/2021 8:13 AM
13	Owner being a 'slum lord'	3/9/2021 9:50 PM

Q34 Where would you like to see triplexes/fourplexes in SeaTac? (select all that apply)

Answered: 69 Skipped: 35

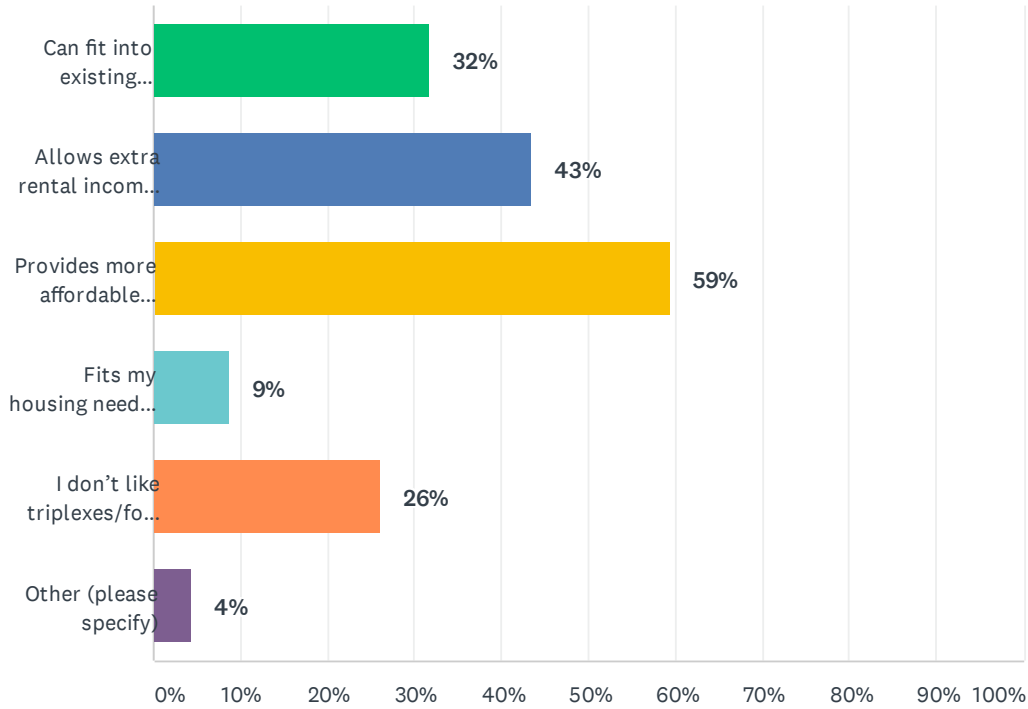


ANSWER CHOICES	RESPONSES	
Everywhere (all residential areas)	23%	16
Corner lots	13%	9
Neighborhoods near amenities (transit, parks, schools, restaurants)	42%	29
In areas between large buildings and single-family homes	17%	12
Near major roads and highways	22%	15
Not Sure	9%	6
I do not want to see these housing units in SeaTac	25%	17
Other (please specify)	4%	3
Total Respondents: 69		

#	OTHER (PLEASE SPECIFY)	DATE
1	Near schools	3/16/2021 3:43 PM
2	Closer to transit and	3/11/2021 1:33 PM
3	Where duplexes are allowed	3/6/2021 5:08 AM

Q35 What do you like about triplexes and fourplexes as housing types? (select all that apply)

Answered: 69 Skipped: 35

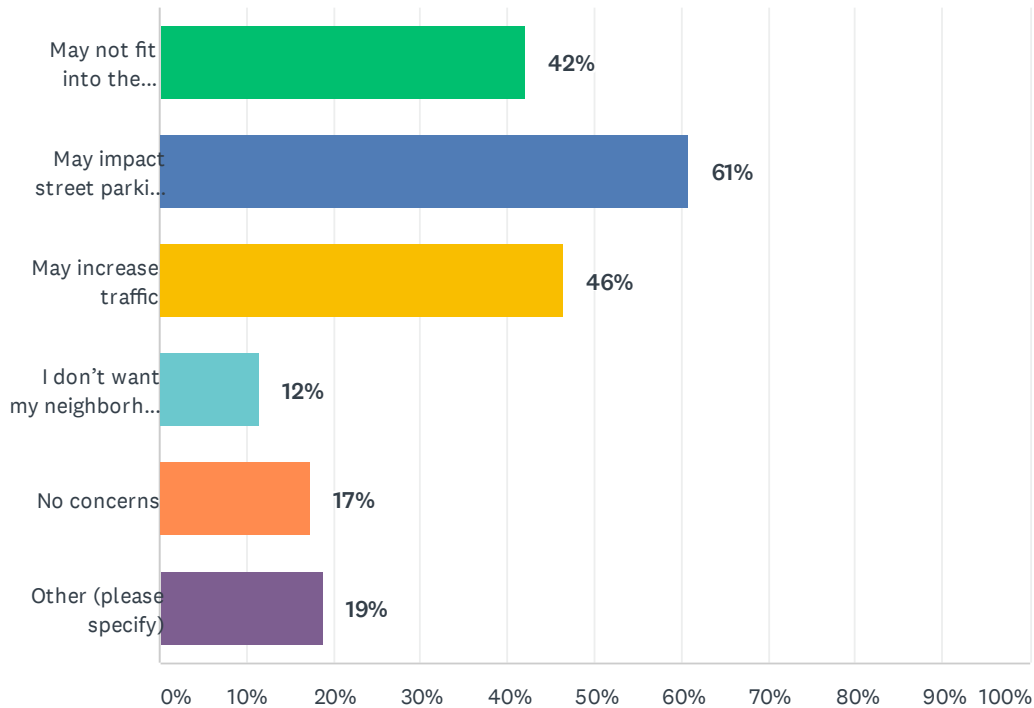


ANSWER CHOICES	RESPONSES	
Can fit into existing neighborhoods	32%	22
Allows extra rental income (can live in one and rent the other unit(s))	43%	30
Provides more affordable options than a traditional single-family house	59%	41
Fits my housing needs better than an apartment or single-family home	9%	6
I don't like triplexes/fourplexes	26%	18
Other (please specify)	4%	3
Total Respondents: 69		

#	OTHER (PLEASE SPECIFY)	DATE
1	tend to be lower quality so cost of maintenance is higher	3/30/2021 11:06 AM
2	The neighborhoods are not set up for dividing property that many times in a lot of SeaTac.	3/27/2021 8:57 PM
3	Tired of the exact same responses to everything it's boring the surveys a waste of my time. You're not going to listen anyway you're trying to trick people into seeing these houses are something they're not.	3/15/2021 1:14 PM

Q36 What concerns you about triplexes/fourplexes? (select all that apply)

Answered: 69 Skipped: 35



ANSWER CHOICES	RESPONSES
May not fit into the neighborhoods	42% 29
May impact street parking availability	61% 42
May increase traffic	46% 32
I don't want my neighborhood to change	12% 8
No concerns	17% 12
Other (please specify)	19% 13
Total Respondents: 69	

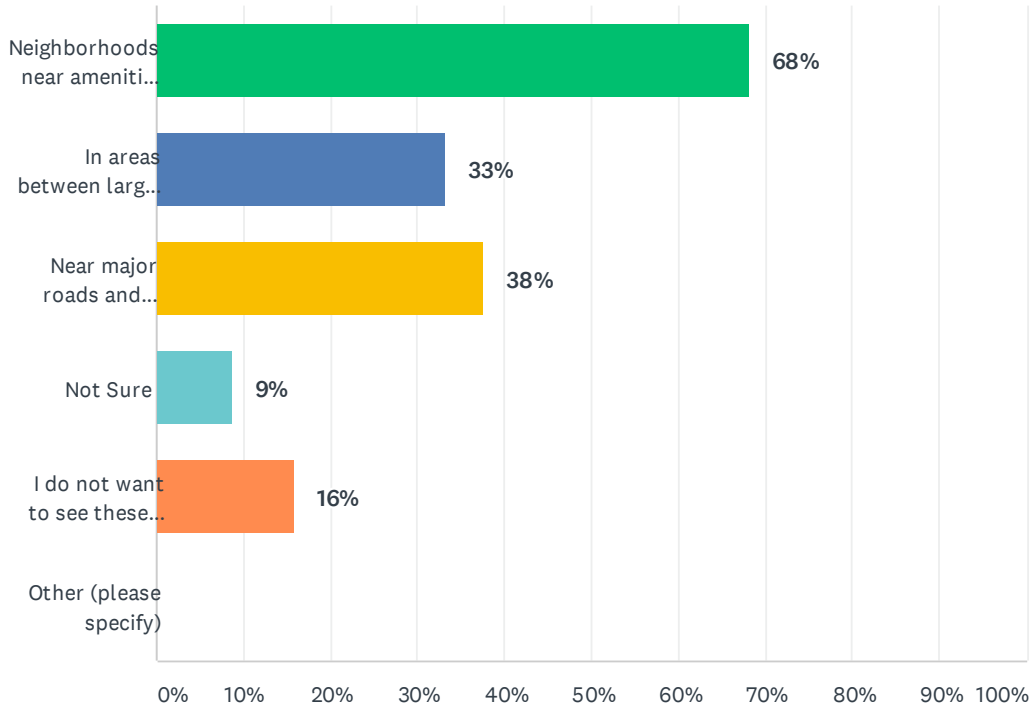
#	OTHER (PLEASE SPECIFY)	DATE
1	quality owner management	4/19/2021 8:05 PM
2	May bring more crime.	3/23/2021 2:10 PM
3	Some streets have really no safe street parking now	3/20/2021 1:37 AM
4	Again, renters don't have pride of ownership and often don't maintain the property . The owner/manager does not monitor or maintain the property.	3/16/2021 3:43 PM
5	Increase crime and over load the schools. They are already crowded.	3/15/2021 9:20 PM
6	Lowering my property value crime parking litter	3/15/2021 1:14 PM
7	Same as above	3/13/2021 8:12 AM
8	Parking. There is never enough parking for these.	3/12/2021 6:12 AM

SeaTac Housing Action Plan Online Open House

9	people need affordable home ownership rather than rentals	3/10/2021 7:56 PM
10	Crimes	3/10/2021 4:10 PM
11	That the people that live in Seatac will not be able to afford the new units	3/10/2021 12:18 PM
12	may end up as slumlord rentals or air bnb's, reducing home ownership options.	3/10/2021 8:13 AM
13	Owner being a 'slum lord'	3/9/2021 9:50 PM

Q37 Where would you like to see townhouses in SeaTac? (select all that apply)

Answered: 69 Skipped: 35

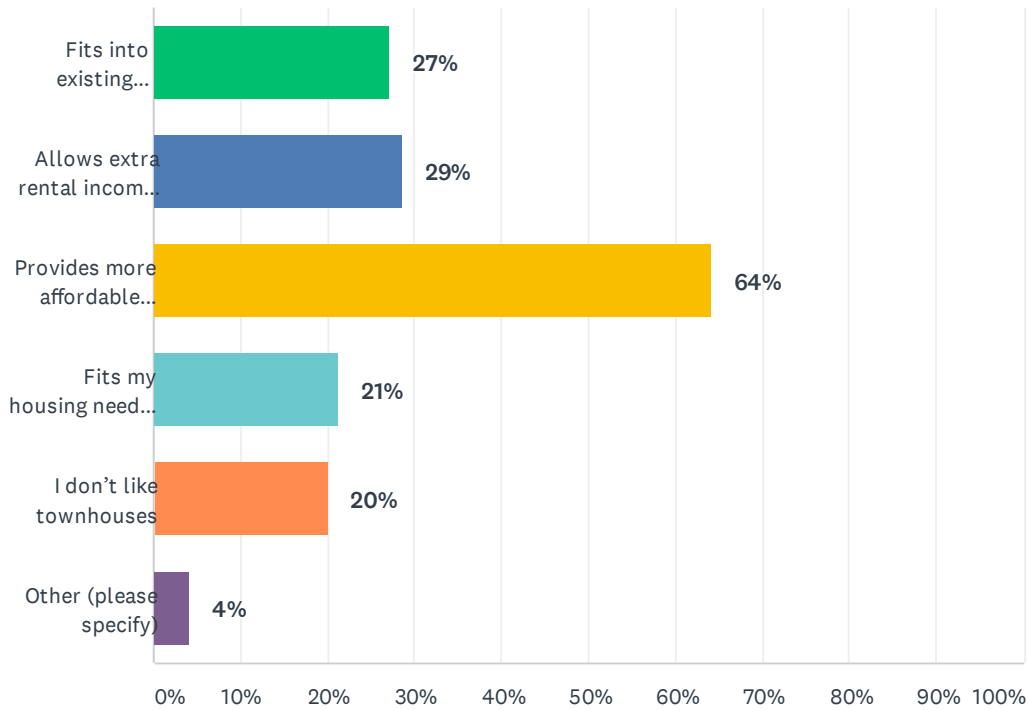


ANSWER CHOICES	RESPONSES	
Neighborhoods near amenities (transit, parks, schools, restaurants)	68%	47
In areas between large buildings and single-family homes	33%	23
Near major roads and highways	38%	26
Not Sure	9%	6
I do not want to see these housing units in SeaTac	16%	11
Other (please specify)	0%	0
Total Respondents: 69		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q38 What do you like about this housing type? (select all that apply)

Answered: 70 Skipped: 34

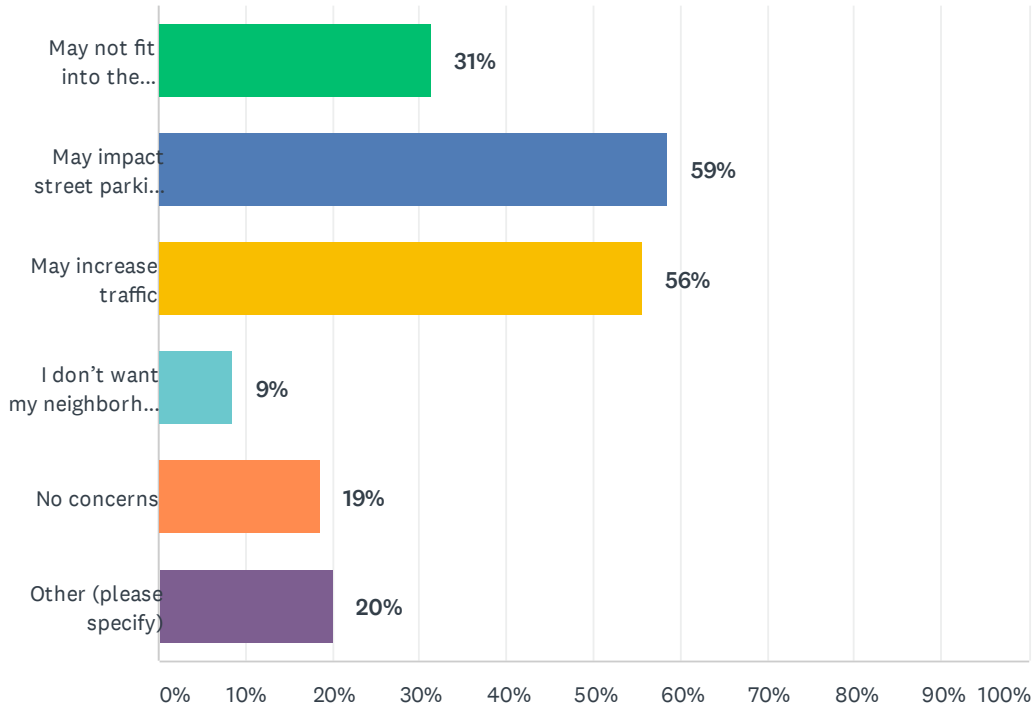


ANSWER CHOICES	RESPONSES	
Fits into existing neighborhoods	27%	19
Allows extra rental income (can live in one and rent the other unit(s))	29%	20
Provides more affordable options than a traditional single-family house	64%	45
Fits my housing needs better than an apartment or single-family home	21%	15
I don't like townhouses	20%	14
Other (please specify)	4%	3
Total Respondents: 70		

#	OTHER (PLEASE SPECIFY)	DATE
1	tend to be lower quality so cost of maintenance	3/30/2021 11:06 AM
2	Townhouses tend to be better quality buildings improving property values and encouraging residents to remain longer and take more pride in their home and community.	3/16/2021 3:43 PM
3	Unsure ... have no experience with this type of housing	3/9/2021 9:50 PM

Q39 What concerns you about townhouses? (select all that apply)

Answered: 70 Skipped: 34



ANSWER CHOICES	RESPONSES
May not fit into the neighborhoods	31% 22
May impact street parking availability	59% 41
May increase traffic	56% 39
I don't want my neighborhood to change	9% 6
No concerns	19% 13
Other (please specify)	20% 14
Total Respondents: 70	

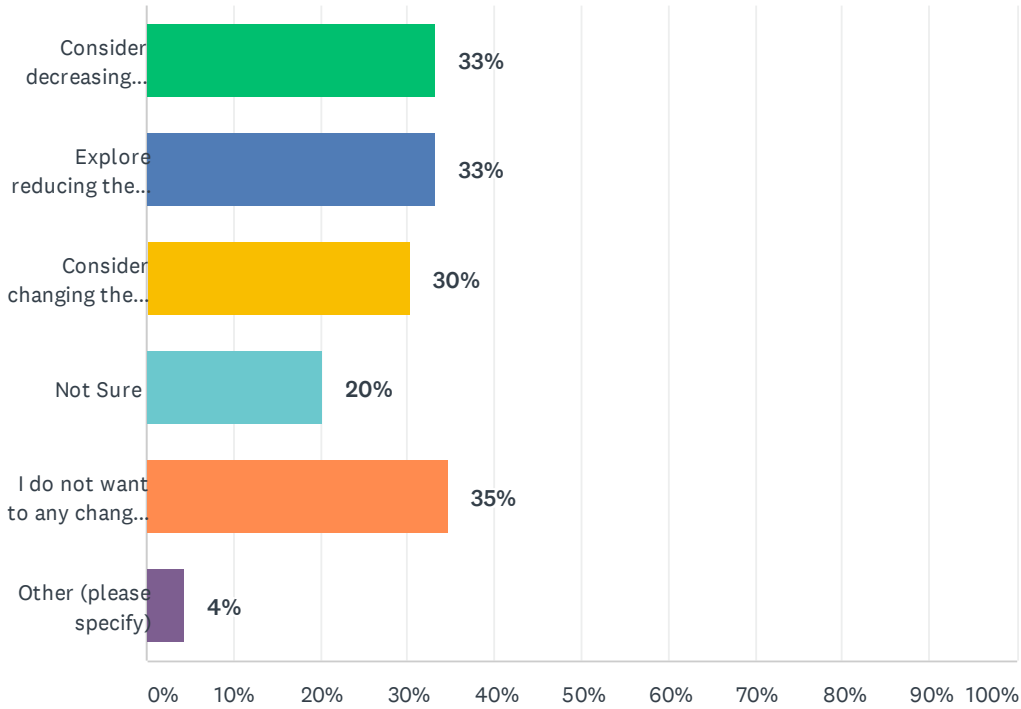
#	OTHER (PLEASE SPECIFY)	DATE
1	quality owner management	4/19/2021 8:05 PM
2	tend to be lower quality so cost of maintenance is higher	3/30/2021 11:06 AM
3	They are often ugly	3/25/2021 3:54 PM
4	May bring more crime.	3/23/2021 2:10 PM
5	Townhouse communities have wiped out both old neighborhoods in SeaTac and wooded habitat.	3/21/2021 5:38 PM
6	They are more affordable, but parking is always an issue, as well as HOA issues.	3/17/2021 11:44 AM
7	They definitely need to provide sufficient parking for any building. There is never enough street parking.	3/16/2021 3:43 PM

SeaTac Housing Action Plan Online Open House

8	Crime	3/15/2021 9:20 PM
9	I'm going to bring in undesirables we already have bunch of drug addicts in the parking lot that shoot up and I have needles all over. We have crime has increased over the years since we've been here the last seven years	3/15/2021 1:14 PM
10	Parking and schools	3/12/2021 6:12 AM
11	town houses need to have outdoor patios and play areas	3/10/2021 7:56 PM
12	That the people that live in Seatac will not be able to afford to live in the new units.	3/10/2021 12:18 PM
13	may end up as slumlord rentals or air bnb's, reducing home ownership options.	3/10/2021 8:13 AM
14	Unsure - don't know what the positives or negatives are for this type of housing	3/9/2021 9:50 PM

Q40 Do you think the City should explore any of the following strategies regarding the construction of single-family housing? (select all that apply)

Answered: 69 Skipped: 35

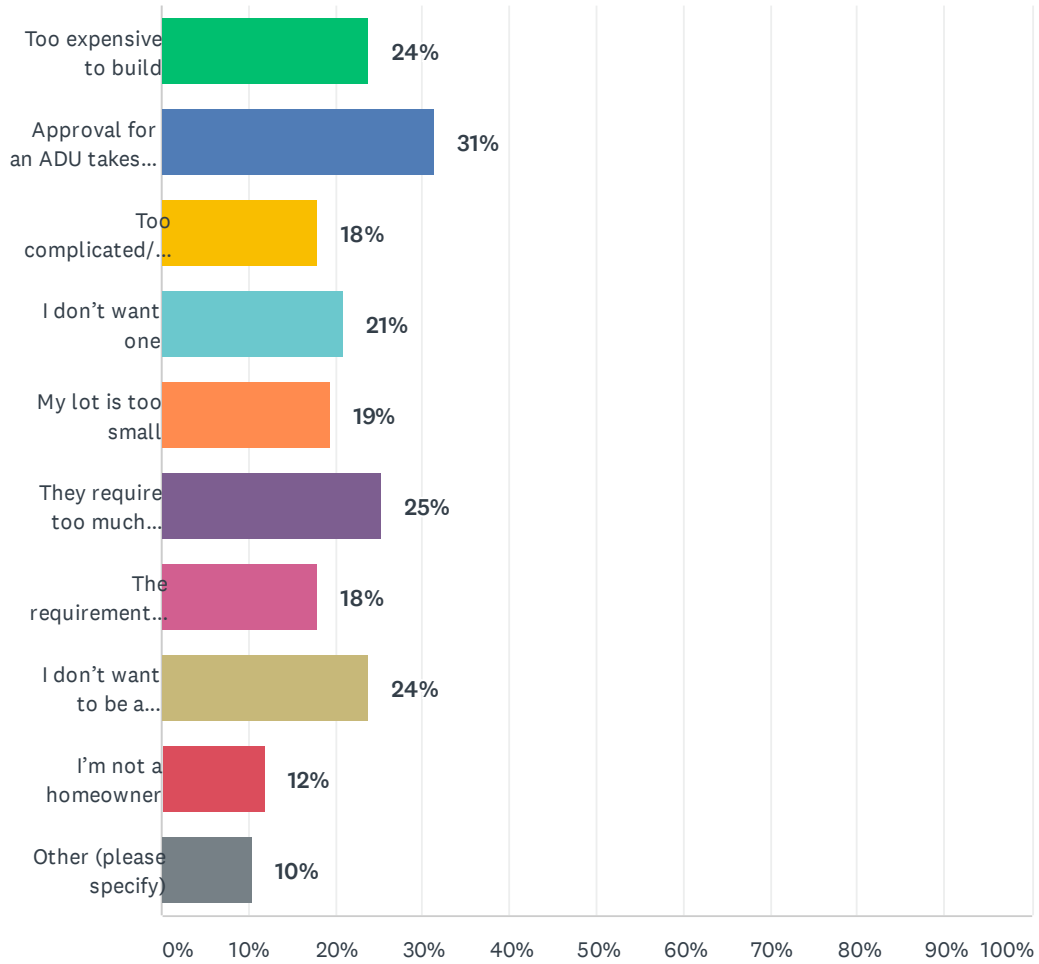


ANSWER CHOICES	RESPONSES	
Consider decreasing minimum lot size for new lots created within the Urban Low 7200 zone (currently, a minimum lot size of 7,200 square feet is required in that zone)	33%	23
Explore reducing the required setbacks from property lines (For example, currently, houses must be built 20' from the back property line. In some cities, the backyard setback is 15')	33%	23
Consider changing the minimum lot size for properties in the Urban Low 9600 and Urban Low 15,000 zones	30%	21
Not Sure	20%	14
I do not want to any changes made to the way single-family housing is constructed	35%	24
Other (please specify)	4%	3
Total Respondents: 69		

#	OTHER (PLEASE SPECIFY)	DATE
1	Need less dense housing, not more.	3/23/2021 2:12 PM
2	I think the city has borrowed a lot of development regulations that do not help with the wide-ranging problems associated with outdated, ill maintained homes. SeaTac should focus on changing the rules to attract developers who will replace existing housing with more vertical development and consolidated "suburbs" of multi-family units of various densities.	3/17/2021 11:50 AM
3	Changing set backs and sizes isn't the way to attract more quality housing	3/16/2021 4:00 PM

Q41 If you are a homeowner, what would prevent you from building an ADU? (select all that apply)

Answered: 67 Skipped: 37



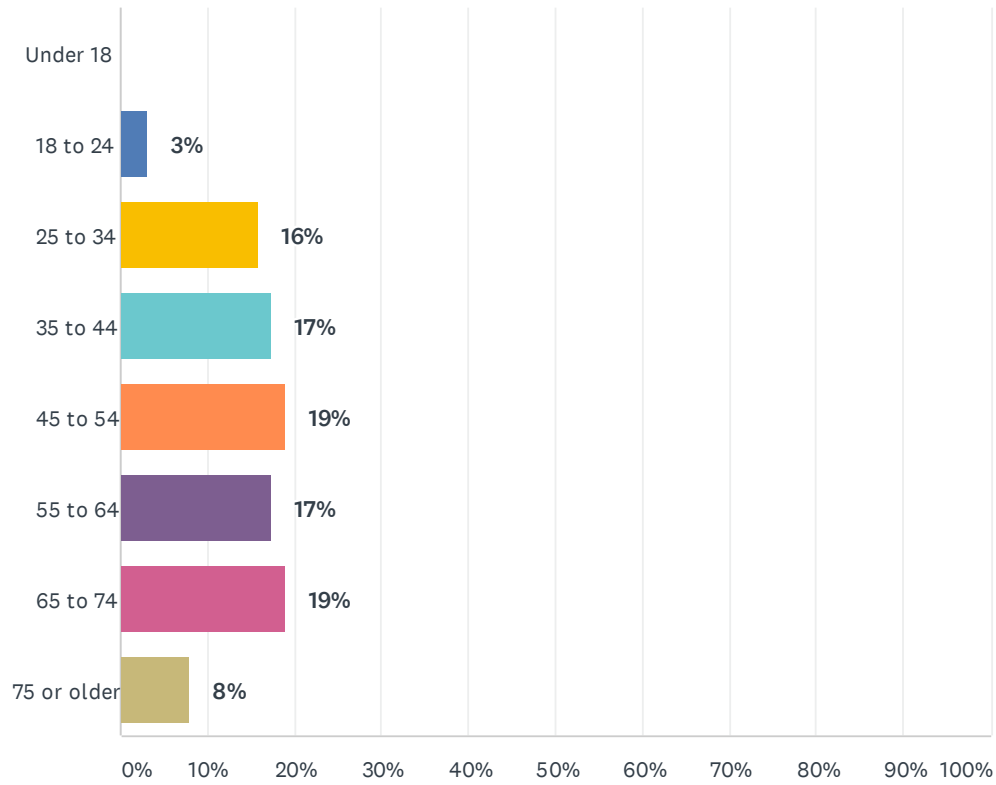
SeaTac Housing Action Plan Online Open House

ANSWER CHOICES	RESPONSES	
Too expensive to build	24%	16
Approval for an ADU takes too much time	31%	21
Too complicated/I don't know where to start	18%	12
I don't want one	21%	14
My lot is too small	19%	13
They require too much parking/I can't fit the required parking on my lot	25%	17
The requirement that the owner must live onsite	18%	12
I don't want to be a landlord.	24%	16
I'm not a homeowner	12%	8
Other (please specify)	10%	7
Total Respondents: 67		

#	OTHER (PLEASE SPECIFY)	DATE
1	There is not enough parking on our street as it is. We love a yard and that adds a lot to the neighborhood.	3/27/2021 8:59 PM
2	Too each their own	3/18/2021 11:57 PM
3	Tight regulations drive up costs, so more flexible regulations would encourage innovative solutions.	3/17/2021 11:50 AM
4	If we had more space we'd like to do it!	3/16/2021 4:00 PM
5	If lot size is appropriate - increase to 750 square feet for an ADU	3/12/2021 9:59 AM
6	current culture is anti landlord	3/10/2021 7:57 PM
7	Site issues	3/10/2021 11:37 AM

Q42 What is your age?

Answered: 63 Skipped: 41



ANSWER CHOICES	RESPONSES	
Under 18	0%	0
18 to 24	3%	2
25 to 34	16%	10
35 to 44	17%	11
45 to 54	19%	12
55 to 64	17%	11
65 to 74	19%	12
75 or older	8%	5
TOTAL		63

Q43

Save as ▼

What is your gender?

Answered: 57 Skipped: 0

RESPONSES (57) WORD CLOUD TAGS (2)

+ New Tag

Search responses 🔍 ?

You've added 2 tags

Feminine		64.91%	37	View all	Edit	Delete
Male		35.09%	20	View all	Edit	Delete
Untagged		0%	0	View all		

Q44

Save as ▼

Please self-describe your ethnicity/race/origin:

Answered: 55 Skipped: 2

RESPONSES (55) WORD CLOUD TAGS (7)

+ New Tag

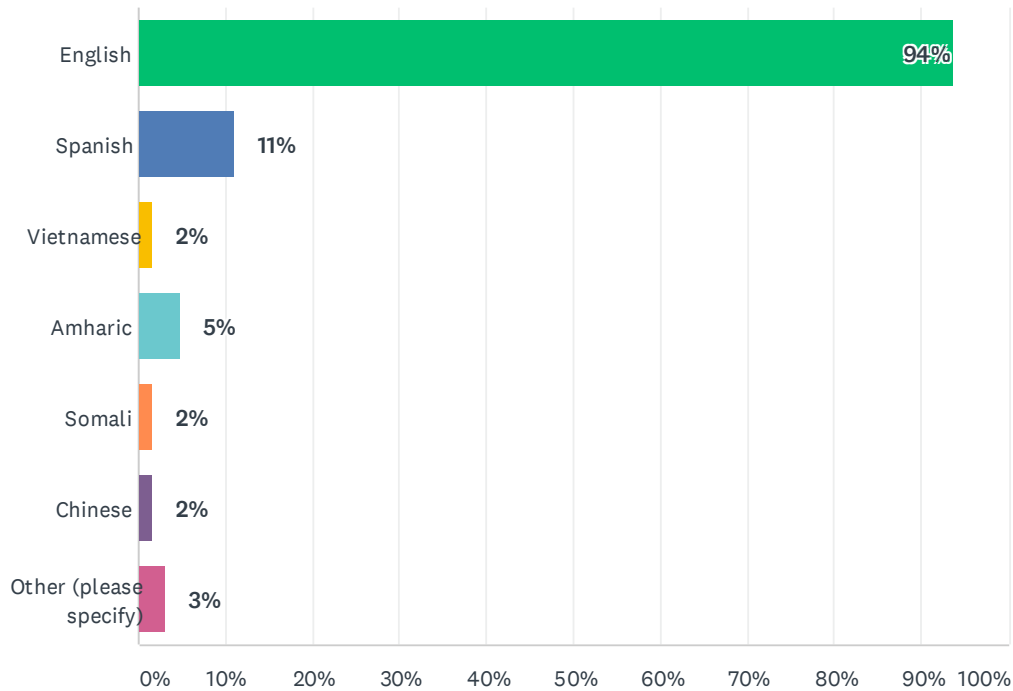
Search responses 🔍 ?

You've added 7 tags

Asian		9.09%	5	View all	Edit	Delete
Black		12.73%	7	View all	Edit	Delete
Hispanic/Latino		10.91%	6	View all	Edit	Delete
Mixed race		3.64%	2	View all	Edit	Delete
N/A		9.09%	5	View all	Edit	Delete
Native American		5.45%	3	View all	Edit	Delete
White		54.55%	30	View all	Edit	Delete
Untagged		0%	0	View all		

Q45 What languages do you speak at home?

Answered: 63 Skipped: 41



ANSWER CHOICES	RESPONSES
English	94% 59
Spanish	11% 7
Vietnamese	2% 1
Amharic	5% 3
Somali	2% 1
Chinese	2% 1
Other (please specify)	3% 2
Total Respondents: 63	

#	OTHER (PLEASE SPECIFY)	DATE
1	German	3/15/2021 12:27 PM
2	Spanish	3/5/2021 2:17 PM

Targeted Engagement Notes

SeaTac Housing Action Plan Targeted Engagement Interview Group #1 of 8

HOUSING ACTION PLAN PROJECT INTERVIEWS WITH HOUSING ADVOCACY GROUPS, FAITH COMMUNITIES & NON-PROFIT SERVICE ORGANIZATIONS

Interview Group #1 Detailed Meeting Notes

- **Zoning is a 20th century solution to a 21st century problem.**
- Zoning was originally to maintain health and safety. It's not functional for market and constrains supply and demand.
- Use market-based solutions to promote housing.

- **Housing in SeaTac**
- SeaTac's current zones that have no density and height limits for residential projects is a good idea.
- MFTE (Multi-Family Tax Exemption) is a good program.

- **Housing Ideas**
- Abolishing SF zoning might not go over well, try smaller lot size.
- Get more density with ADUS, though financing can be an issue.
- Allow more duplexes and triplexes.
- SeaTac should try to get in front of the market and experiment.

- **Housing debates have become more adversarial and aggressive on all fronts**
- Regulatory environment more constrained in Seattle with design review and discussions have shifted more into tenant landlord issues.
- Community interests used to focus on quality of life and design issues, now fighting over eviction moratorium

- **Focus should be on increasing housing supply to lower price and provide better accessibility to housing to people with less money**
- Get out of the way and let buyer and seller meet in market rather than through subsidies

HOUSING ACTION PLAN PROJECT INTERVIEWS WITH HOUSING ADVOCACY GROUPS, FAITH COMMUNITIES & NON-PROFIT SERVICE ORGANIZATIONS

Interview Group #2 Detailed Meeting Notes

- **Main goal is housing stability**
 - Housing stability is a determinant of health
 - Service organizations should engage with policy makers to maintain housing stability
 - Stakeholder engagement necessary to understand the housing market and its dynamics
- **Focus on homelessness**
 - 13,000 homeless in 2019 people in streets not shelters in King County
 - Homelessness should be understood not only by numbers in streets and shelters but by understanding those living with friends relatives
- **To prevent homelessness, there is a need to engage with lawmakers, senators, elected officials**
 - 1236 Just Cause bill
 - Looking at policies to support housing stability to block homeless pipeline
 - After eviction moratorium
 - Looking at strategies to prevent people from becoming homeless
- **Strategies for City to consider:**
 - Support people living in area now
 - Prevent selling rental properties to investors when they currently provide naturally occurring affordable homes to city residents
- **Recreational facilities key to providing people a good housing program and quality of life**
 - From Int'l Blvd south only one or two parks
 - No place to play football (soccer), volleyball
 - "Can't just have people with no where to go"
 - Angle Lake Park is too small and not built to provide recreational activities
 - No access to coffee or services around there, just grass seats – need to provide those types of services and amenities
- **Angle Lake Park area can be used for crime**
 - May not be enough policing – makes people victim
- **Tyee HS/Valley Ridge Park playfields – Limited availability**
 - To reserve the field you have to pay, no field for pick up/spontaneous games
 - Kids have to go elsewhere, away from where they live because there aren't fields with close access
- **To connect with apartment residents:**
 - Do targeted outreach
 - Hosting an event would be great
 - COVID vaccination outreach has been really good because community based organizations have been involved
 - May provide a pathway to accessing people
 - Police need more support for training and community engagement

- **Workforce Housing (industry, house cleaners, restaurant, service industry).**
 - Many residents of SeaTac involved in cleaning services and taxi driving
 - Provide support to these renters, keep them/bring them to SeaTac closer to their jobs
 - Prevent selling these multi-family properties to investors who will convert from residential to business.
 - A housing strategy to provide support to renters would be good

- **Language representation extremely important in outreach materials:**
 - Online open house/survey and other city materials should be in multiple languages, including those with smaller local populations

HOUSING ACTION PLAN PROJECT INTERVIEWS WITH HOUSING ADVOCACY GROUPS, FAITH COMMUNITIES & NON-PROFIT SERVICE ORGANIZATIONS

Interview Group #3 & 4 Detailed Meeting Notes

- **Focus is on assisting local residents with housing, employment and health**

- **Lack of affordable housing is a main problem.**
- Many residents work but don't earn livable wages, and the majority of their incomes are going to rent.
- They don't qualify for subsidized housing and this can lead to homelessness.

- **Old and poorly maintained housing is making people sick**
- Tukwila's rental inspection program is really good and is helping with this.
- Inspections can really help change things.
- Kent's program isn't as effective as Tukwila's.
- These programs give residents a way to get access to the City.
- People are afraid of ramifications if contact landlords themselves.

- **Online community events and communication practices may not reach immigrant communities**
- Rare for immigrant people to go online.
- Go to meet them in person as possible, attend their community events.

- **Without current COVID eviction moratorium, many people would be homeless**
- Once moratorium over, anticipate a lot of people may become homeless in city

- **Communities are at risk of displacement**
- Difficult for communities to know what to do about it.
- What is the City planning to do to counter displacement risk?

HOUSING ACTION PLAN PROJECT INTERVIEWS WITH HOUSING ADVOCACY GROUPS, FAITH COMMUNITIES & NON-PROFIT SERVICE ORGANIZATIONS

Interview Group #5 Detailed Meeting Notes

- **Affordable housing is a problem.**

- **Land cost is a barrier to building affordable housing options.**
- Interested in promoting lower cost ways to enter into home ownership.
- Interested in people having more chances to gain equity through homeownership.

- **Would like to see more “missing middle” moderate density type options that could add to home ownership opportunities.**

- **Currently a patchwork of funding and limited amount of funds to help non-profit groups build housing.**
- Would like more opportunities to find partnerships or other ways to help fund more options for entry level and lower cost homeownership.

- **Great that city is looking at ways to add housing options.**

HOUSING ACTION PLAN PROJECT INTERVIEWS WITH HOUSING ADVOCACY GROUPS, FAITH COMMUNITIES & NON-PROFIT SERVICE ORGANIZATIONS

Interview Group #6 Detailed Meeting Notes

- **Non-profit groups serve local populations because of gaps in services from King County and City of SeaTac, especially in terms of refugee and immigrant populations.**
- There is a lack of county and city staff who speak the numerous languages their residents speak – non-profit groups also fill this gap.

- **Housing Issues**
- The current housing stock in SeaTac is under-representative of the type of family-style housing needed. (Units with more bedrooms needed.)
- Displacement is a big problem, for people and small businesses.
- In the past, SeaTac had affordable housing options, then people started to move to Kent and Federal Way for more affordability, but now people are going even farther.
- Housing needed for those with very low incomes, especially households under 30% AMI
- Subsidized housing is need while people build incomes.

- **Housing Ideas**
- Could there be subsidized housing with costs on a sliding scale based on income?

- **Employment is a huge focus of non-profit groups, because housing stability is tied to employment.**
- The federal government often locates refugees in housing they can't afford and also for a very short time. Non-profit groups often need to step in to help refugees and others find housing they can afford. This assistance includes creating stability plans and help with training for employment and finding jobs.
- Goal is to help people build incomes and stabilize.

- **Barriers to Being Housed**
- Biggest problem is lack of affordable options, especially at lowest income levels.
- For refugees & immigrants- Individuals and families often find homes with families from same countries or communities.
- For other populations- They are often unsheltered living on streets, or in shelters. Barriers to housing can include criminal histories, being in and out of employment, tough time maintaining employment

- **Places for People to Build Community is Really Important**
- Spaces where people can come together is really important so they can build community amongst themselves
- Spaces to share market wares are important to have economically and socially for all populations
- Parks are important, especially for kids
- But also need places for pot lucks to share and sell their goods

HOUSING ACTION PLAN PROJECT INTERVIEWS WITH HOUSING ADVOCACY GROUPS, FAITH COMMUNITIES & NON-PROFIT SERVICE ORGANIZATIONS

Interview Group #8 Detailed Meeting Notes

- **Entrepreneurial spirit in SeaTac.**
- Make commercial/ground floor retail space conducive for small business of the residents who can afford to live in the community.
- Emphasis on making sure cultural small businesses can thrive.
- Bakaro Mall displacement of businesses is still consequential in the community.
- Important to learn how to move forward.

- **We all want an affordable, safe and vibrant community to live and work in.**
- Access to parks and safe sidewalks important to quality of life.
- City should be part of conversations.

- **How do we keep affordable and safe housing in SeaTac?**
- Encouraged that City is doing Housing Action Plan and creating a blueprint to follow.
- How can we support as non-profit?

- **City Planning efforts should have a clear statement of what the City is doing that is tangible to the majority of community, not just high level strategies.**

- **What can the City do to address landlord/tenant issues?**
- Tenants in situations/leases and not understanding or being taken advantage of. Hidden fees, etc.
- Non-profits try to help residents with these issues.
- Maybe City could fund a program that could assist with this.

- **Rental Inspections would help to address the quality of housing and are worth looking at.**
- i.e. City of Tukwila and Kent.

- **Safety, both public and private.**
- Nice for apartment complexes to have better lighting or security cameras, especially in parking lot.
- A lot of people, specifically women, come home late at night.
- CEPTED. Lights, cameras, parking lot, streets and public park concerns.

- **Engagement of City in housing and other issues is paramount**
- Would like a way for the community and non-profits to routinely engage with city around housing, possibly twice a year
- City is changing. This would be an opportunity to look at how the city could maintain livability in next 10-20 years, and understand demographic shifts.
- City engagement needs to be systemic. Be creative. Do virtual forums.
 - Example: City of Kent virtual opportunities, routine newsletter, survey.
 - Example: City of Tukwila virtual meeting on public safety and access to parks and housing.
- Non-profits can help host focus groups and access cultural communities.

HOUSING ACTION PLAN PROJECT INTERVIEWS WITH HOUSING ADVOCACY GROUPS, FAITH COMMUNITIES & NON-PROFIT SERVICE ORGANIZATIONS

Interview Group #8 Detailed Meeting Notes

- The current housing mix is not diverse enough from a resident income standpoint.
- Housing developments should accommodate a range of mixed income levels from market rate to low income within the same building to allow for a variety of people within the community to cohabitate.
- A lot of the older multi-family and underutilized commercial buildings are prime for redevelopment and should be demolished.
- Organizations could expand and take care of a lot more people.
- Commercial uses are taking away lots of housing opportunities. This should be discouraged or zoning reevaluated to allow more residential uses, including for people in recovery.
- Homelessness and drugs are a problem in SeaTac.
- Allow more temporary shelters.
- There is a lot of need for supportive housing food support in SeaTac.
- Allowance of temporary shelters and food houses is an important support system within a community, however, longer term services such as transitional housing are often more successful in solving the root problems of homelessness and unstable housing, as compared to 30 day or less treatment centers.

Residents Forum: Meeting Notes

Meeting notes from March 10, 2021 (Virtual meeting, 6-8pm)

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

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.
- Large single-family home “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

- Address affordability:
 - Limit new tax exempt residential properties
 - Provide truly affordable housing
 - Consider rent control to combat skyrocketing rents
- Look and feel:
 - Consider an 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 in 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 Housing Action Plan objective (as voted on by participants): “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.”

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	

Housing Producers Forum: Meeting Notes

Meeting notes from March 12, 2021 (Virtual meeting, 10am-12pm)

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 \$350K-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
 - Allow duplex/multiplex/townhouse development in single family zone designations

SeaTac Housing Action Plan Project

- 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
- Consider targeted fee waivers to meet SeaTac’s goals
- Offer pre-approved ADU plans to make it easier and more affordable for homeowners to construct (like Renton)
- 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
- Have early-and-often transparent conversations with neighborhoods; acknowledge that change is scary but necessary.