HOUSING INVENTORY & ASSESSMENT REPORT

Appendices

Contents

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Appendix A: City of SeaTac Comprehensive Plan Policies

The following are housing-related goals and policies adopted in the SeaTac 2035 Comprehensive Plan.

- **GOAL 1.1**
  As a public entity, serve the good of the SeaTac community.

- **GOAL 1.2**
  Ensure that SeaTac's Comprehensive Plan is internally consistent and remains consistent with the State's Growth Management Act and regional growth management plans and policies.

Healthy, Equitable, and Connected Communities

- **GOAL 2.2**
  Create walkable, compact, transit-oriented communities with a range of transportation, employment, housing, recreation, goods, and service choices for residents of all income levels.

Access to Transportation Choices

- **Policy 2.2A** (Smart Growth)
  Establish land use patterns that promote walking, bicycling, and transit use to access goods, services, education, employment, and recreation.

- **Policy 2.2B** (Transit oriented development)
  Promote dense residential and employment uses in transit communities to provide current and future residents with greater access to transportation, housing, and economic opportunities.

Access to Housing

- **Policy 2.2F**
  Foster high quality, diverse, and affordable housing.

Achieve a Diversity of Housing Options

- **Goal 2.3**
  Achieve a mix of housing types while maintaining healthy residential neighborhoods and guiding new housing development into appropriate areas.

- **Policy 2.3A** (Single-family neighborhoods)
  Stabilize and protect existing single family residential neighborhoods by maintaining a designated Residential Low Density (Single Family) area.

- **Policy 2.3B** (ADUs)
  Allow accessory dwelling units in single family designations to provide additional housing opportunities and income sources for homeowners, and compatible non-residential uses including schools, parks and religious use facilities.

- **Policy 2.3C** (Townhouses)
  Maintain single-family characteristics while building the densities that support transit ridership and nearby commercial activities through the Townhouse designation.

- **Policy 2.3D** (medium density)
  Allow higher densities than single family areas while maintaining a desirable family environment through the Residential Medium Density designation. Some compatible non-residential uses including schools, parks and religious use facilities may be allowed.

- **Policy 2.3E** (high density)
  Provide a high density living option through the Residential High Density designation. Some compatible non-residential uses may be allowed, including neighborhood oriented commercial when part of mixed use development.

- **Policy 2.3F** (vertical mixed use)
  Promote high density residential uses and opportunities for mixed use development that complements bordering high density commercial areas through the Residential High Mixed Use designation.

Variety of Housing Types

- **GOAL 3.4**
  Increase housing options in ways that complement and enhance nearby residential and commercial uses.

- **GOAL 3.6**
  Increase housing opportunities for all economic segments of the community, especially in SeaTac's transit communities.

- **GOAL 3.7** (special needs)
  Encourage a variety of housing opportunities for persons with special needs.

- **GOAL 3.8** (mobile home parks)

  Support the maintenance of SeaTac's existing mobile home parks as a source of affordable housing.

- **GOAL 3.9**

  Minimize the impacts of mobile home relocation on low- and moderate-income residents.

- **Policy 3.4A** (infill development)

  Encourage development of residential areas and lots with adequate existing utilities and transportation systems. SeaTac's neighborhoods have opportunities for infill development. Development of these lots is fiscally responsible and efficient since the utilities and infrastructure are already in place and available.

- **Policy 3.4B** (housing diversity)

  Promote a variety of housing types and options in all neighborhoods, particularly in proximity to transit, employment, and educational opportunities.

Appendix B: SeaTac Population & Housing Quick Facts

Demographics

### Population by Race/Ethnicity, (2018) (Percent of Total Population)

RACE/ETHNICITY	SEATAC	SOUTH KING COUNTY*	KING COUNTY
White, non-Hispanic	32%	55.1%	60%
Black, non-Hispanic	24%	11.2%	6%
American Indian, non-Hispanic	1%	0.9%	1%
Asian, non-Hispanic	15%	14.2%	17%
Native Hawaiian and Pacific Islander, non-Hispanic	3%	1.4%	1%
Two or more, non-Hispanic	6%	5.1%	5%
Hispanic, any race	18%	11.9	10%

Source: U.S. Census Bureau, 2018 ACS 5-Year Estimates, Table B03002; *South King County Subregional Housing Action Framework – Task 2 Housing Context Assessment Methods memo, ECONorthwest, Summer 2020 (Figure 7. South King County Households by Race and Ethnicity, 2018). Cities included Auburn, Burien, Federal Way, Renton, and Tukwila.
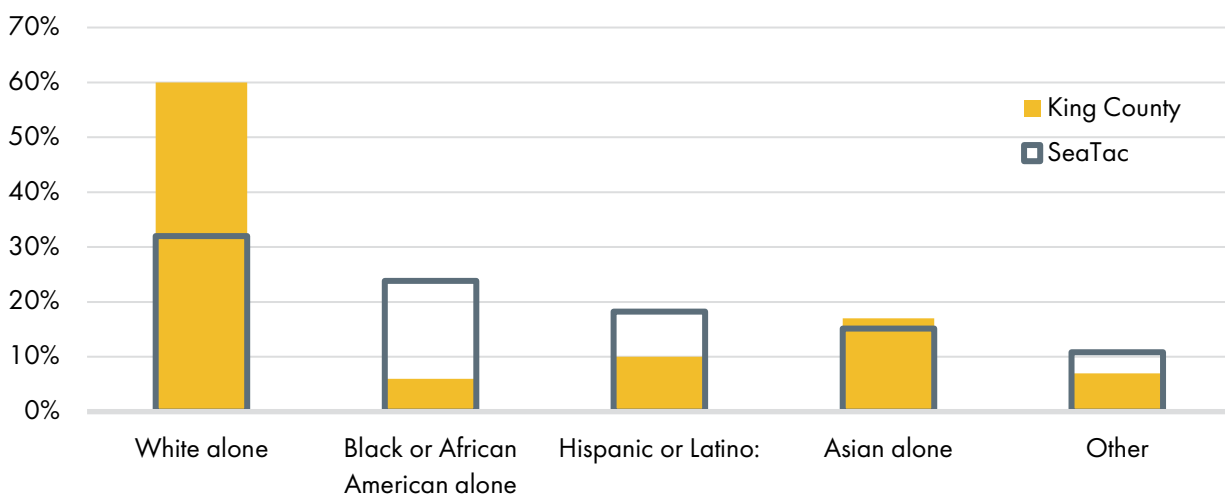
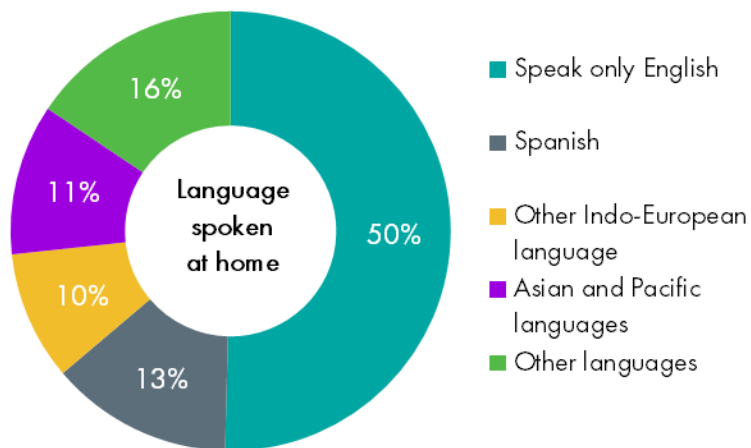U.S. Census Bureau, 2018 ACS 5-year Estimates, Table DP05

SeaTac Resident Place of Birth
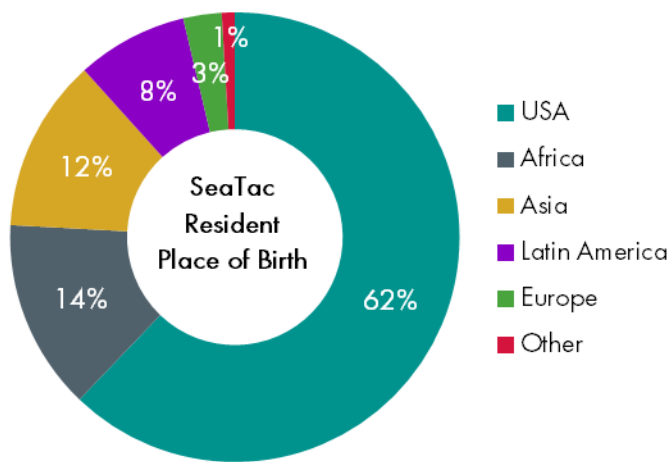
PLACE OF BIRTH	
USA	62%
Africa	14%
Asia	12%
Latin America	8%
Europe	3%
Other	1%

Source: U.S. Census Bureau, 2018 ACS 5-year Estimates, Table B05002

SeaTac Household Languages Spoken at Home

LANGUAGES SPOKEN	
Speak only English	50.40%
Spanish	13.40%
Other Indo-European language	9.50%
Asian and Pacific languages	11.10%
Other languages	15.60%

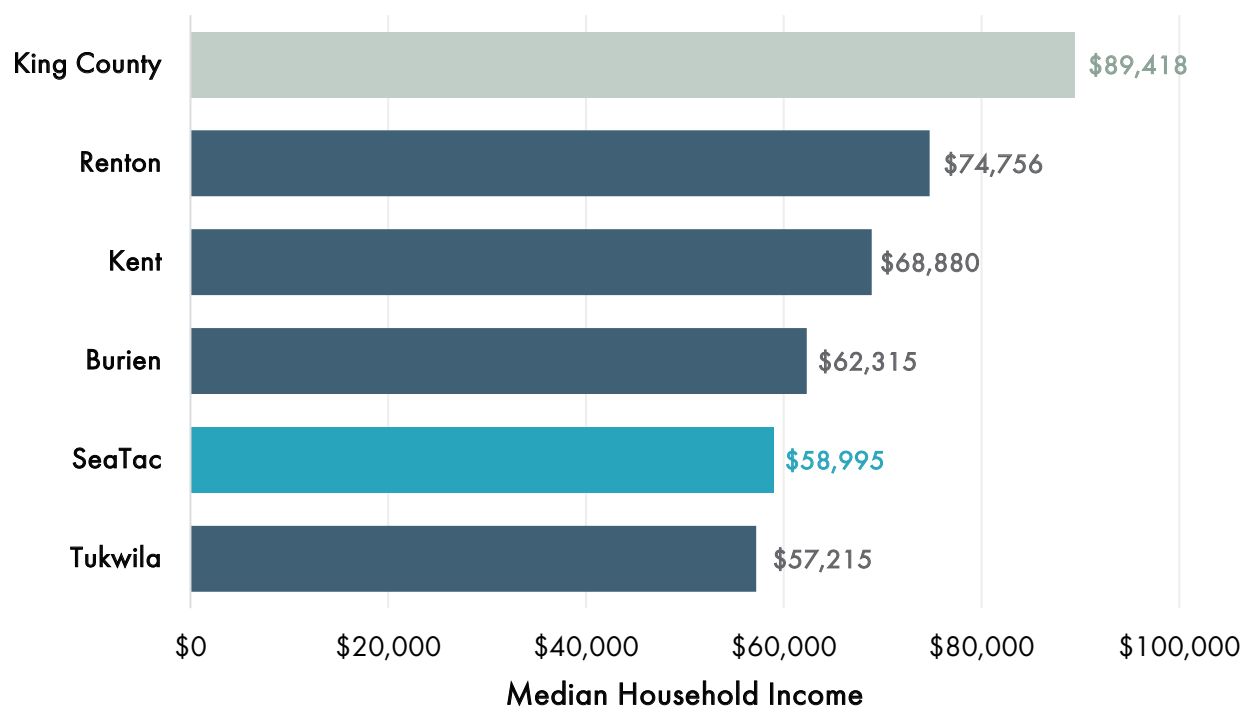Source: U.S. Census Bureau, 2018 ACS 5-Year Estimates, Table S1601

Households

Total Households, SeaTac and King County

	SEATAC	KING COUNTY
Total households (2018)	**9,671**	865,627
Household size (people)	**2.88**	2.46

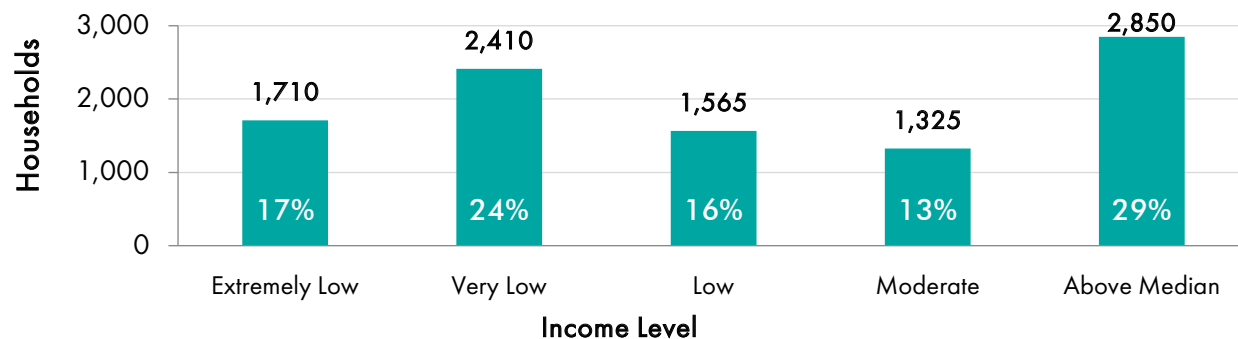U.S. Census Bureau, 2018 ACS 5-Year Estimates, Table DP02

Household Income

Median Household Income in SeaTac, King County, and Peer Cities

Source: U.S. Census Bureau, 2018 ACS 5-Year Estimates.

SeaTac Households by Income Category

Source: HUD CHAS, 2020 (based on 2017 ACS 5-Year Estimates).

Income Categories with Sample Income and Job Information

INCOME CATEGORIES	EXTREMELY LOW-INCOME	VERY LOW-INCOME	LOW-INCOME	MODERATE INCOME	ABOVE MEDIAN INCOME
AMI Range	≤30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	>100% AMI
Approx. Household Income*	<$33,990	$33,990 - $56,650	$56,650 - $90,640	$90,640 - $113,300	>$150,000
Typical Jobs	Retiree using Social Security Benefits	Airport Maintenance	Flight Attendant	Firefighter	Airline Pilot
	Fast Food Worker	City of SeaTac Parks Operation Worker	Middle School Teacher	Dental Hygienist	Software Engineer
	Uber Driver	Drywall Installer	Architect	Engineer	

*US HUD income thresholds scale with household size

Source: Airport Economic Impacts, 2018, Port of Seattle; US Department of Housing and Urban Development, City of SeaTac

Household Tenure

"Tenure" refers to whether a household owns or rents the unit they live in. SeaTac has had nearly even split of owner and renter households since at least 2000, with a rising share of renter households.

SeaTac Households by Tenure

	SEATAC	
Renter households	4,865	50.3%
Owner households	4,806	49.7%

U.S. Census Bureau, 2018 ACS 5-Year Estimates, Table DP04

Comparison of SeaTac and King County Household Tenure (Owner/Renter Status)

	SEATAC			KING COUNTY		
Year	2000	2010	2018	2000	2010	2018
Owner Occupied	54%	53%	49.7%	60%	59%	57.1%
Renter Occupied	46%	47%	50.3%	40%	41%	42.9%

Source: U.S. Census Bureau, 2000 and 2010 U.S. Census, 2018 ACS 5-Year Estimates, Table DP04

Housing Units

HOUSING TYPE	HOUSING UNITS	% OF TOTAL UNITS	ACREAGE	PERCENT OF RESIDENTIAL LAND USE
Single-family (detached) houses	5,675	52%	1,460	81.4%
Multi-family (includes duplexes and townhouses)	4,654	41%	273	15.2%
Mobile homes	526	5%	61	3.4%
Total (2019)	10,855	100%	1,794	100%

Washington Office of Financial Management, 2020, 2019; City of SeaTac, Land Use Background Report, 2015

SeaTac had 10,831 housing units as of 2020. [1]

SeaTac Residential Land Use and Housing Inventory Type
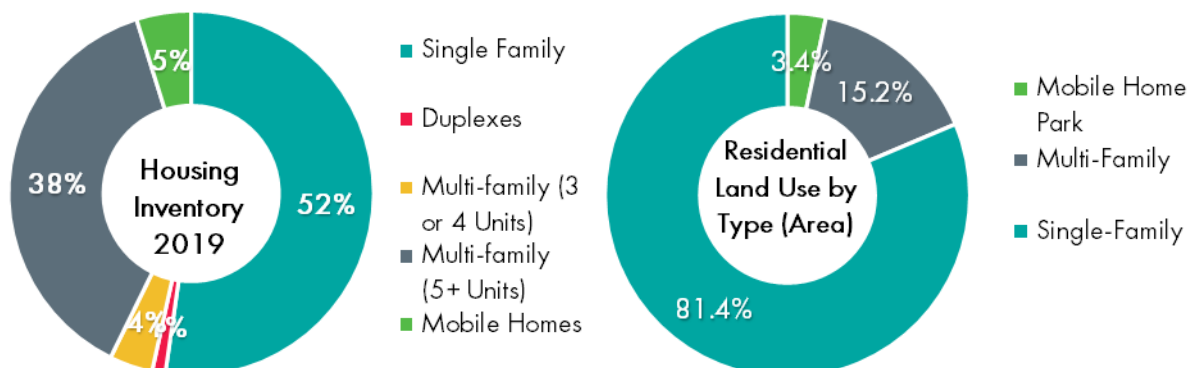
Source: City of SeaTac, Land Use Background Report, 2015; Washington Office of Financial Management, 2020

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[1] Washington Office of Financial Management, 2020

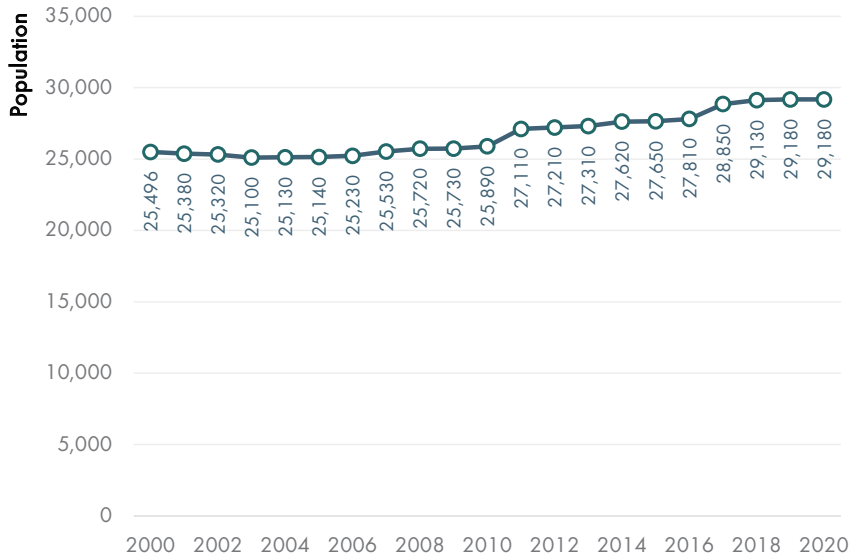# Appendix C: Additional SeaTac Housing Data & Diagrams

Note: The data in this appendix informed the creation of the HIAR, and much is included within the report. Exhibit numbers shown here do not match exhibit numbers in the HIAR or HAP documents.

Exhibit 1. SeaTac Population, 2000–2020.

Source: Washington Office of Financial Management, 2020; BERK, 2020.

Exhibit 2. SeaTac Population Projections

2040 PSRC Projection: 40,370

- Total Population
- 2017 PSRC LUV2
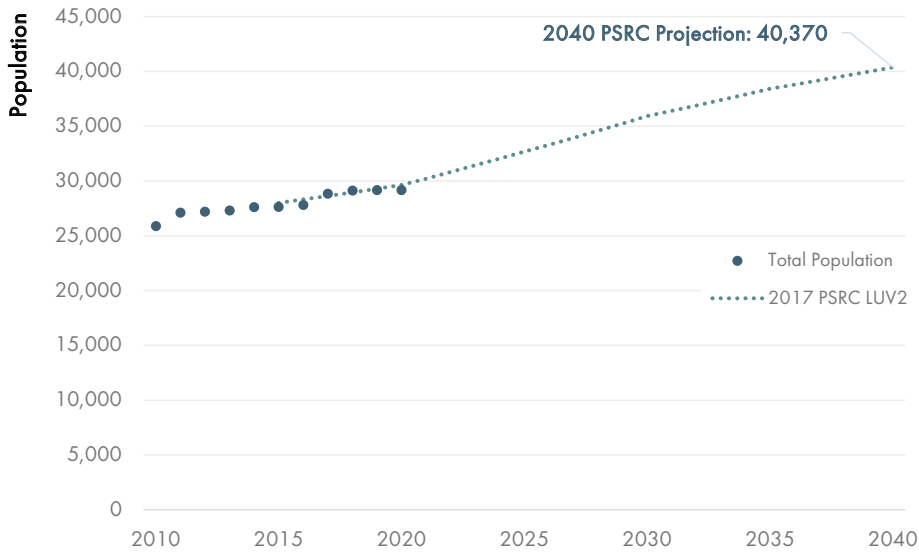
Source: PSRC, 2017; OFM, 2020; BERK, 2020.

Exhibit 3. SeaTac and County Population Age Cohorts, 2019.

City of SeaTac
King County
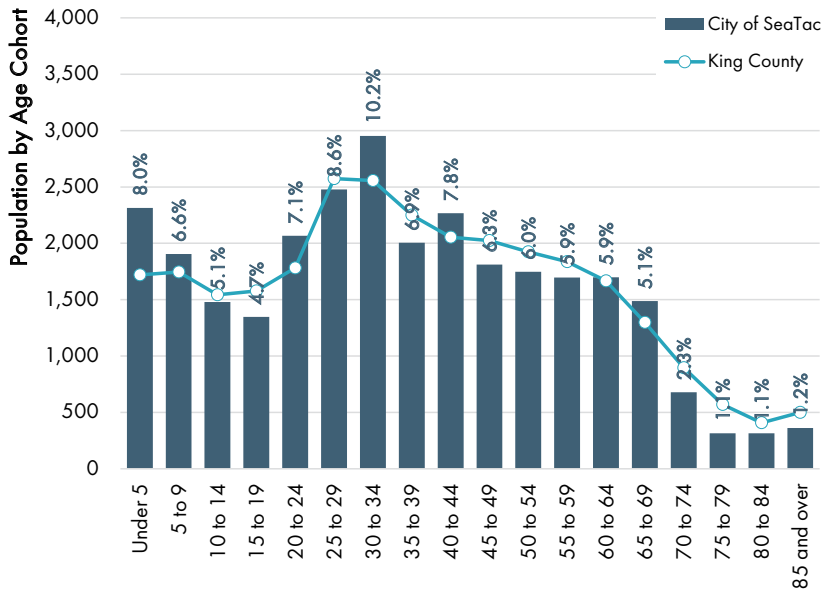
Source: US Census ACS 5-Year Statistics, 2019; BERK, 2020.

Exhibit 4. Population Growth in SeaTac and Neighboring Communities, 2011–2020.

Legend:
- Renton: 13.9%
- Tukwila: 12.1%
- Kent: 10.4%
- Federal Way: 10.0%
- Burien: 9.7%
- SeaTac: 7.6%
- King County: 16.4%
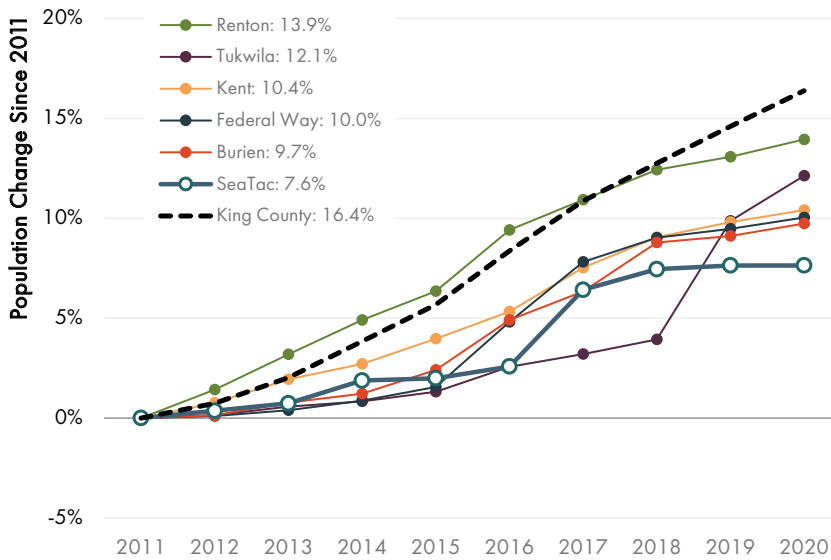
Source: Washington Office of Financial Management, 2020; BERK, 2020.

Exhibit 5. SeaTac Households by Size and Tenure, 2018.

Legend:
- Owner-occupied
- Renter-occupied
- County Average
- All Households

Household	Owner-occupied	Renter-occupied	All Households
1-person household	1,064	1,496	2,560
2-person household	1,514	1,374	2,888
3-person household	740	751	1,491
4-person household	572	533	1,105
5-person household	409	426	835
6-person household	273	242	515
7+ person household	234	43	277
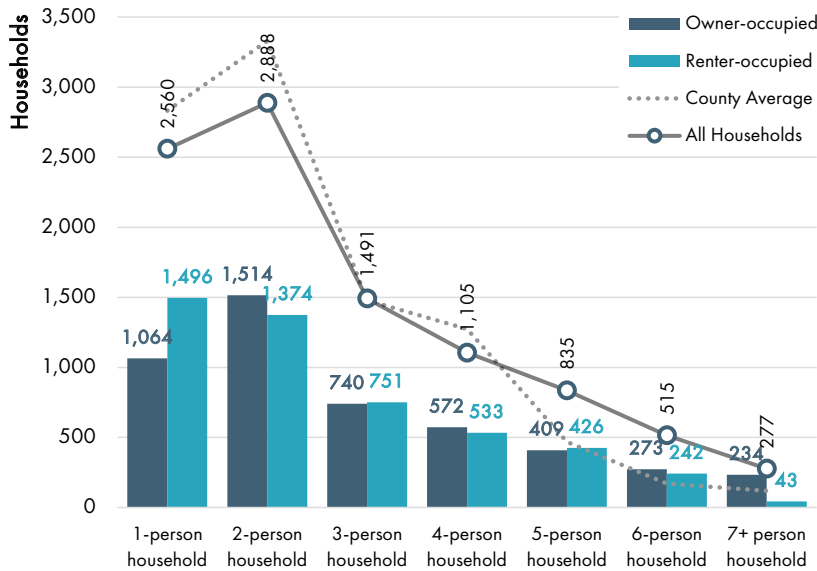
Source: US Census 2014-2018 ACS 5-Year Estimates; BERK, 2020.

Exhibit 6. SeaTac and County Household Median Income by Household Type, 2018.
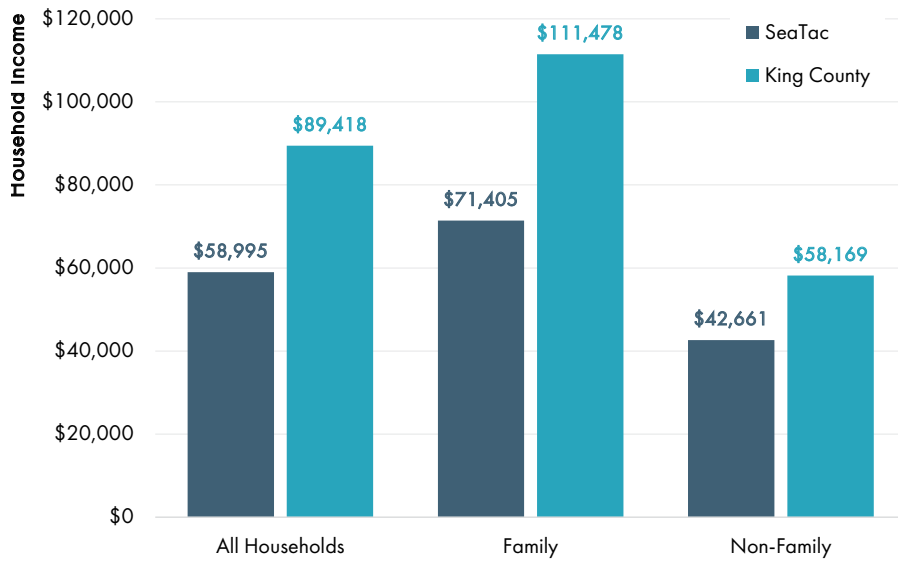
Source: US Census 2014-2018 ACS 5-Year Estimates; BERK, 2020.

Exhibit 7. Median Household Income, SeaTac and Neighboring Communities, 2018.
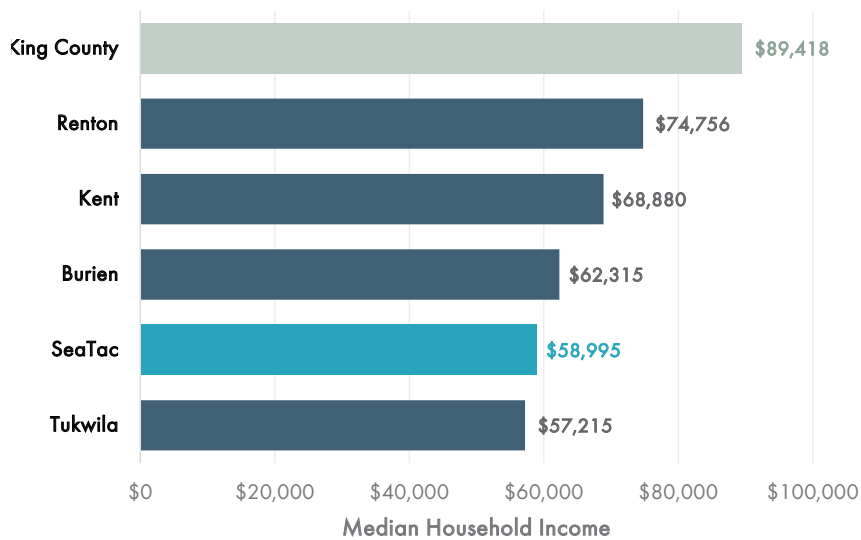
Source: US Census 2014-2018 ACS 5-Year Estimates; BERK, 2020.

Exhibit 8. Proportion of SeaTac Households by Tenure and Income Category.

	Extremely Low-Income (≤30% MFI)	Very Low-Income (30-50% MFI)	Low-Income (50-80% MFI)	Moderate Income (80-100% MFI)	Above Median Income (>100% MFI)
All Households	17%	24%	16%	13%	29%
Renter	27%	33%	18%	13%	10%
Owner	7%	15%	14%	14%	49%

Legend:
- Extremely Low-Income (≤30% MFI)
- Very Low-Income (30-50% MFI)
- Low-Income (50-80% MFI)
- Moderate Income (80-100% MFI)
- Above Median Income (>100% MFI)
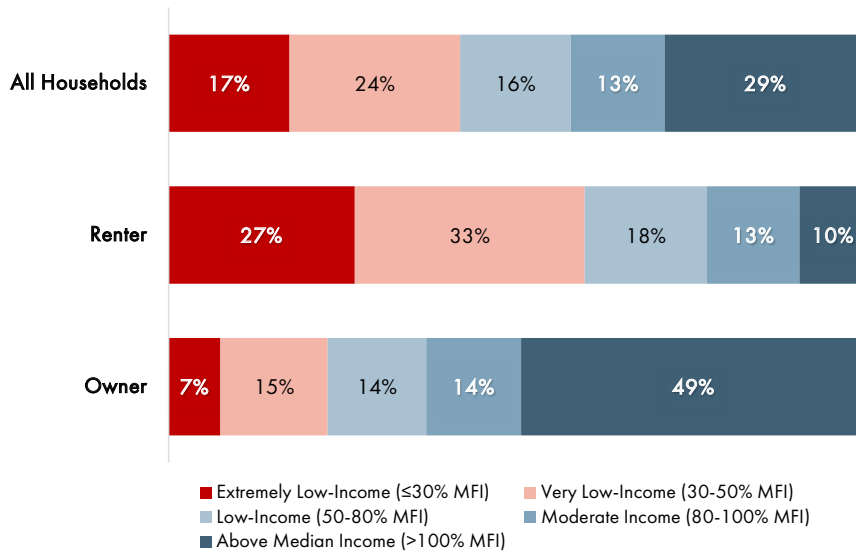
Source: HUD CHAS (based on ACS 2013-2017 5-year estimates)

Exhibit 9. Proportion of SeaTac Households by Race and Income Category.

	Extremely Low-Income (≤30% MFI)	Very Low-Income (30-50% MFI)	Low-Income (50-80% MFI)	Moderate Income (80-100% MFI)	Above Median Income (>100% MFI)
White alone, not Hispanic	12%	17%	20%	11%	40%
Of color	21%	30%	13%	15%	20%
Asian alone, not Hispanic	11%	22%	18%	10%	39%
Black or African-American	26%	40%	9%	15%	10%
Other (incl. NAPI and...)	26%	17%	17%	16%	25%
Hispanic or Latino, any race	11%	22%	18%	10%	39%

Legend:
- Extremely Low-Income (≤30% MFI)
- Very Low-Income (30-50% MFI)
- Low-Income (50-80% MFI)
- Moderate Income (80-100% MFI)
- Above Median Income (>100% MFI)

Source: HUD CHAS (based on ACS 2013-2017 5-year estimates)

Exhibit 10. SeaTac Households by Race and Tenure.
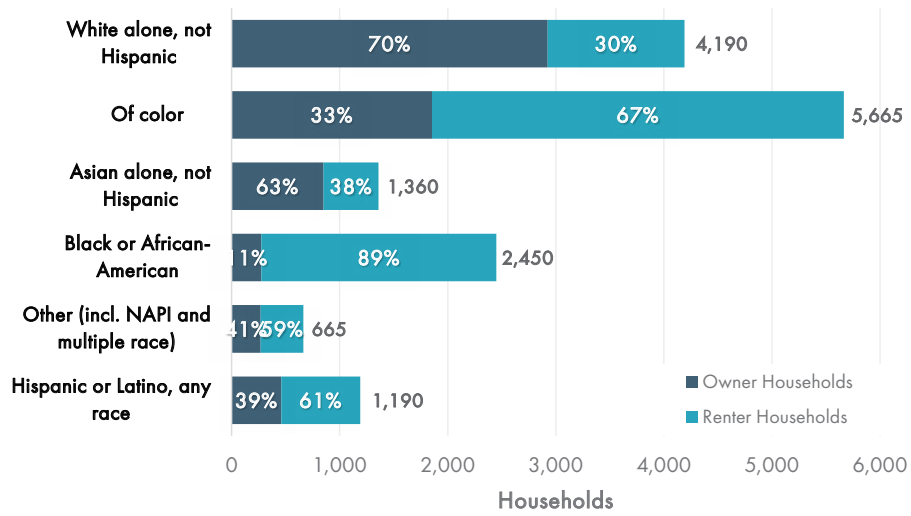
Source: HUD CHAS (based on ACS 2013-2017 5-year estimates)

Exhibit 11. SeaTac Housing Units, 2000–2020.
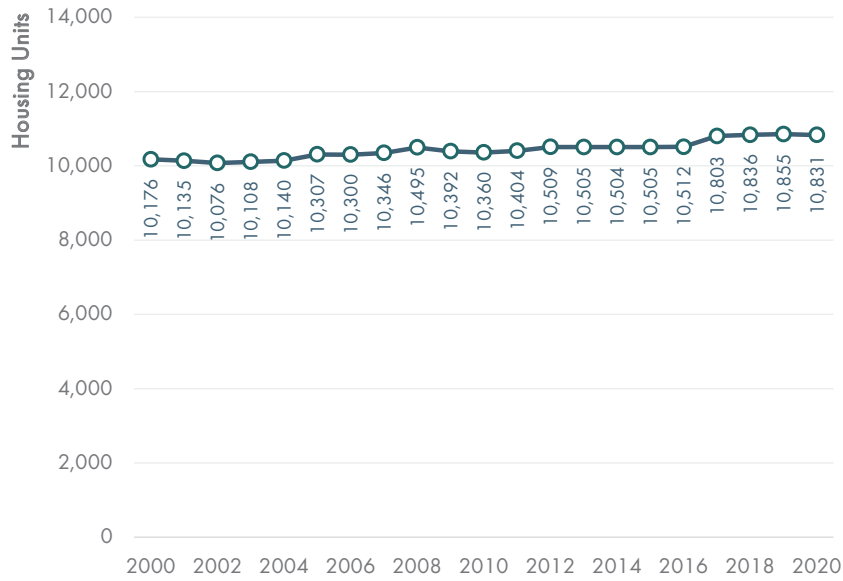
Source: Washington Office of Financial Management, 2020; BERK, 2020.

Exhibit 12. Housing Growth in SeaTac and Neighboring Communities, 2011–2020.

Legend:
- Tukwila: 11.6%
- Renton: 8.5%
- Kent: 6.1%
- Burien: 5.0%
- SeaTac: 4.1%
- King County: 13.5%

Y-axis: Housing Change Since 2011 (-5.0% to 15.0%)
X-axis: 2011 to 2020
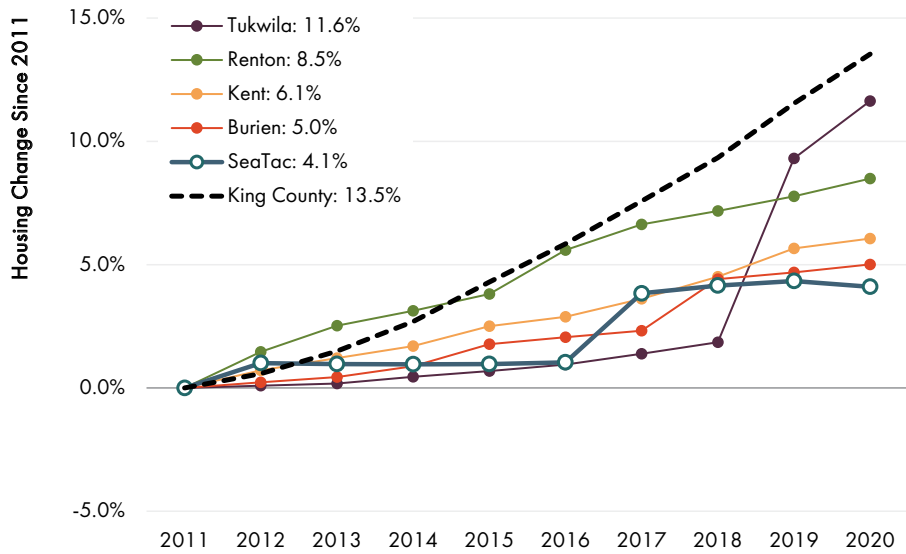
Source: Washington Office of Financial Management, 2020; BERK, 2020.

Exhibit 13. Housing Growth in King County Communities, Percent, 2011–2020.

Community	Percent Housing Growth, 2011–2020
Clyde Hill	0%
Beaux Arts Village	1%
Normandy Park	1%
Algona	2%
Yarrow Point	3%
Hunts Point	3%
Skykomish	4%
Pacific (part)	4%
SeaTac	4%
Lake Forest Park	4%
Des Moines	5%
Burien	5%
Federal Way	5%
Kent	6%
Shoreline	6%
Mercer Island	7%
Medina	8%
Renton	8%
Kenmore	10%
Auburn (part)	11%
Tukwila	12%
Enumclaw (part)	12%
Woodinville	13%
Bellevue	14%
Maple Valley	16%
Duvall	17%
Covington	18%
Incorporated King County	18%
Seattle	21%
Snoqualmie	22%
Black Diamond	24%
North Bend	24%
Issaquah	24%
Redmond	25%
Carnation	26%
Newcastle	28%
Sammamish	39%
Kirkland	63%
Bothell (part)	68%
Milton (part)	105%

Percent Housing Growth, 2011–2020

Source: Washington Office of Financial Management, 2020; BERK, 2020.

SEATAC HOUSING INVENTORY & ASSESSMENT REPORT

Exhibit 14. Housing Growth in King County Communities, Total, 2011–2020.

Community	Total Housing Growth
Beaux Arts Village	1
Hunts Point	6
Skykomish	6
Yarrow Point	12
Algona	23
Normandy Park	39
Pacific (part)	89
Medina	90
Carnation	172
Lake Forest Park	235
Milton (part)	376
Duvall	396
Black Diamond	398
SeaTac	427
North Bend	580
Des Moines	586
Enumclaw (part)	588
Woodinville	651
Mercer Island	688
Kenmore	859
Snoqualmie	864
Tukwila	899
Burien	995
Covington	1,078
Newcastle	1,182
Maple Valley	1,327
Shoreline	1,392
Federal Way	1,888
Auburn (part)	2,611
Kent	2,765
Renton	3,376
Issaquah	3,406
Bothell (part)	5,182
Redmond	6,089
Sammamish	6,242
Bellevue	7,693
Kirkland	15,481

Total Housing Growth, 2011–2020

Source: Washington Office of Financial Management, 2020; BERK, 2020.

Exhibit 15. SeaTac Housing Inventory, 2019.

Housing
Inventory
2019

52%

1%

4%

38%

5%

- Single Family
- Duplexes
- Multi-family (3 or 4 Units)
- Multi-family (5+ Units)
- Mobile Homes
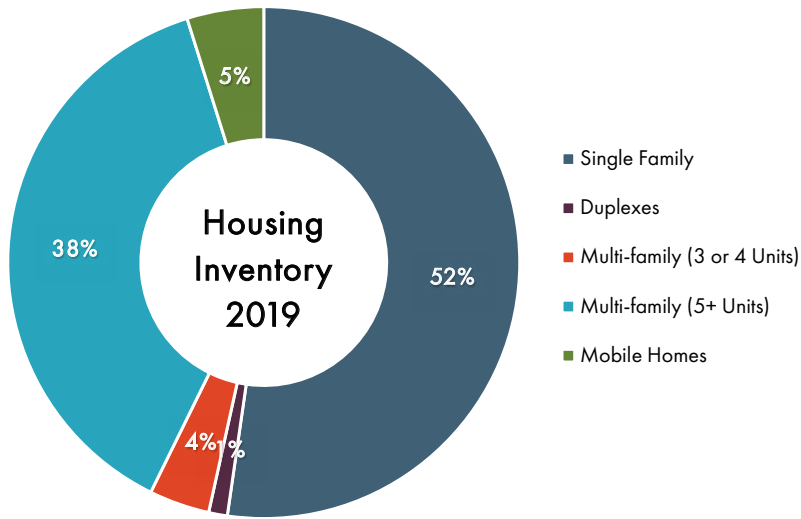
Source: Washington Office of Financial Management, 2020; BERK, 2020.

Exhibit 16. SeaTac Total Housing Permits by Housing Type, 2010–2019.

Housing
Permitting
2010–2019

23%

0%

0%

76%

- Single-Family
- Duplexes
- Multi-Family (3–4 units)
- Multi-Family (5+ units)
- Mobile Homes

Source: Washington Office of Financial Management, 2020; BERK, 2020.

Exhibit 17. SeaTac Housing Permits by Type, 2010–2019.
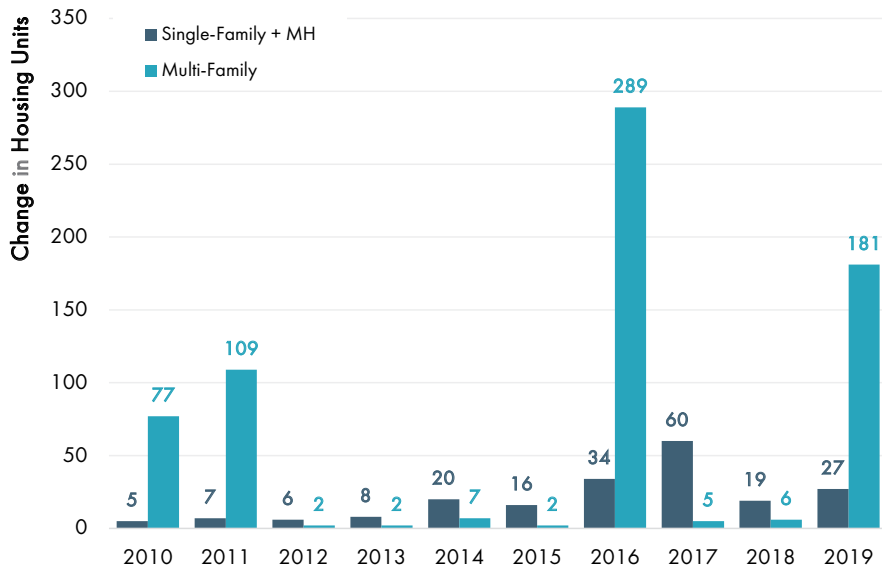
Source: Washington Office of Financial Management, 2020; BERK, 2020.

Exhibit 18. SeaTac Total Housing Production by Housing Type, 2010–2019.
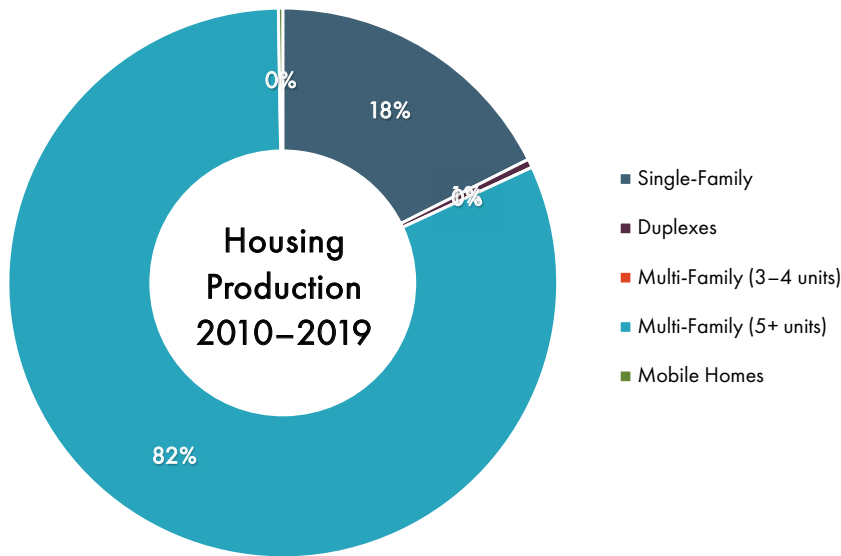
Source: Washington Office of Financial Management, 2020; BERK, 2020.

Exhibit 19. SeaTac Total Housing Gains and Losses, 2010–2019.
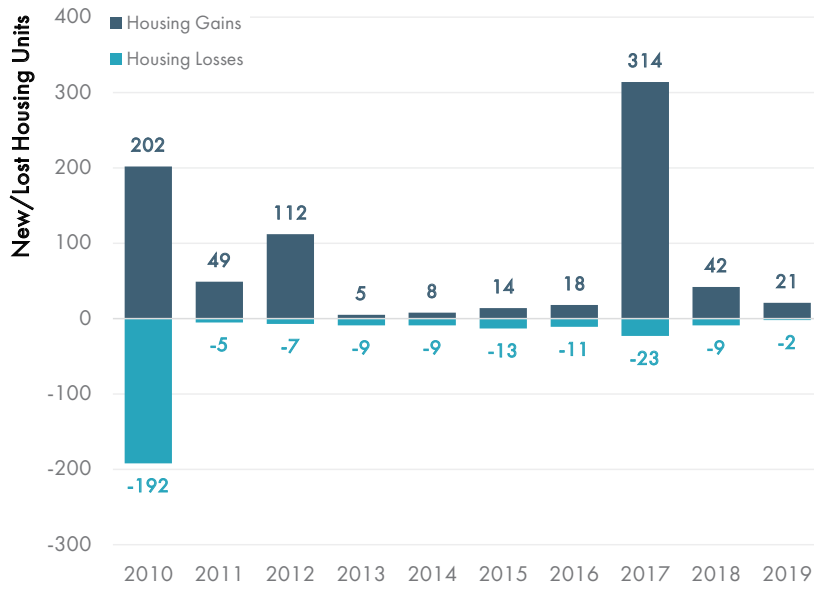
Source: Washington Office of Financial Management, 2020; BERK, 2020.
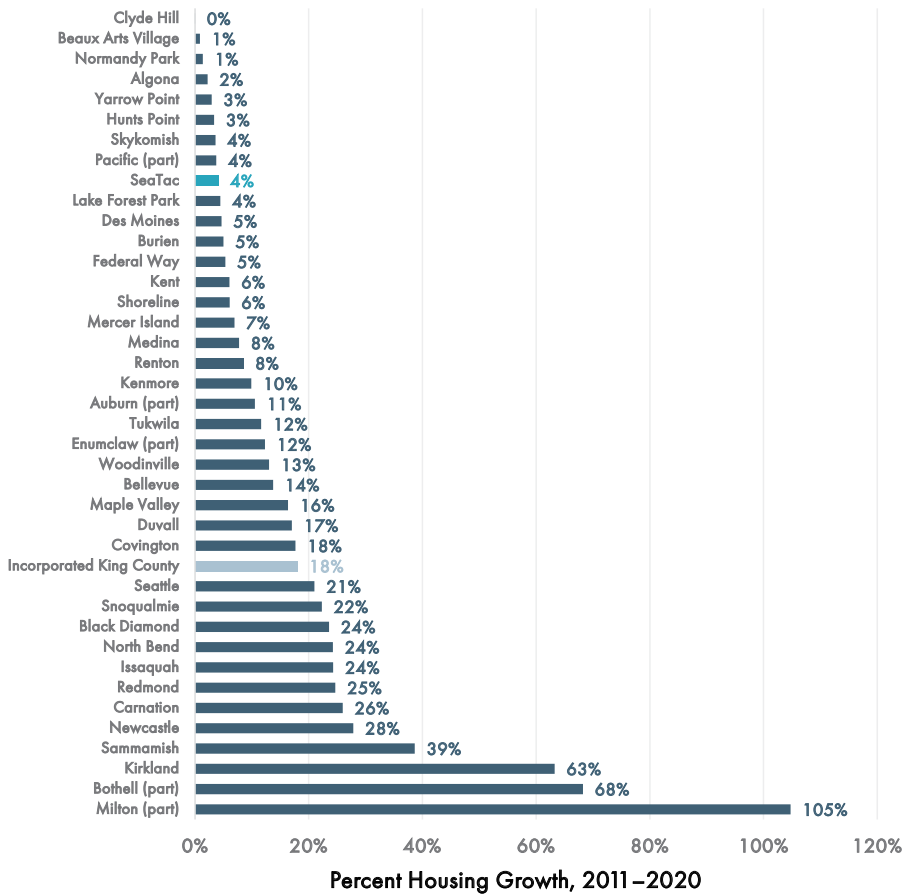
Exhibit 20. SeaTac Housing Net Change by Type, 2010–2019.
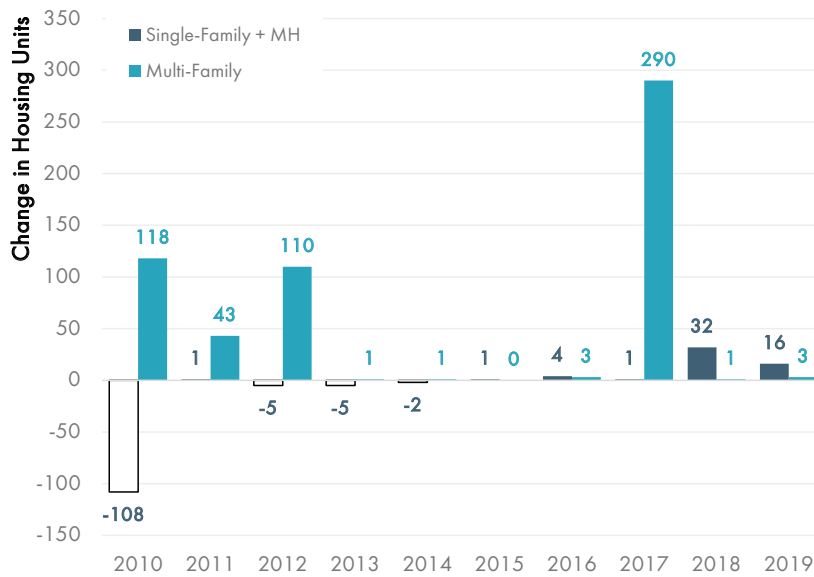
Source: Washington Office of Financial Management, 2020; BERK, 2020.

Exhibit 21. Housing Production, SeaTac and Neighboring Communities by Type, 2010–2019.

Total Housing Units Produced, 2010–2019

SeaTac — 785
Renton — 5,084
Kent — 3,119
Federal Way — 1,992
Burien — 1,131
Tukwila — 775

Legend:
- Single-Family
- Duplexes
- Multi-Family (3–4 units)
- Multi-Family (5+ units)
- Mobile Homes
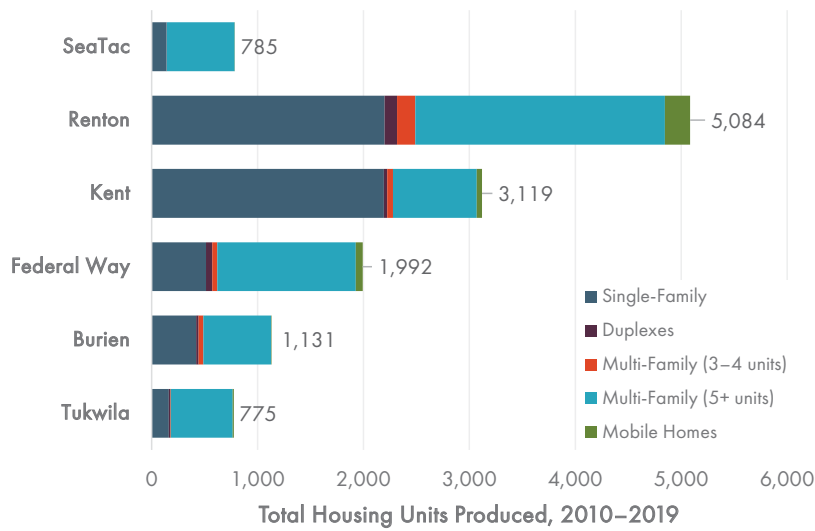
Source: Washington Office of Financial Management, 2020; BERK, 2020.

Exhibit 22. Housing Production, SeaTac and Neighboring Communities by Proportion of Housing Type, 20
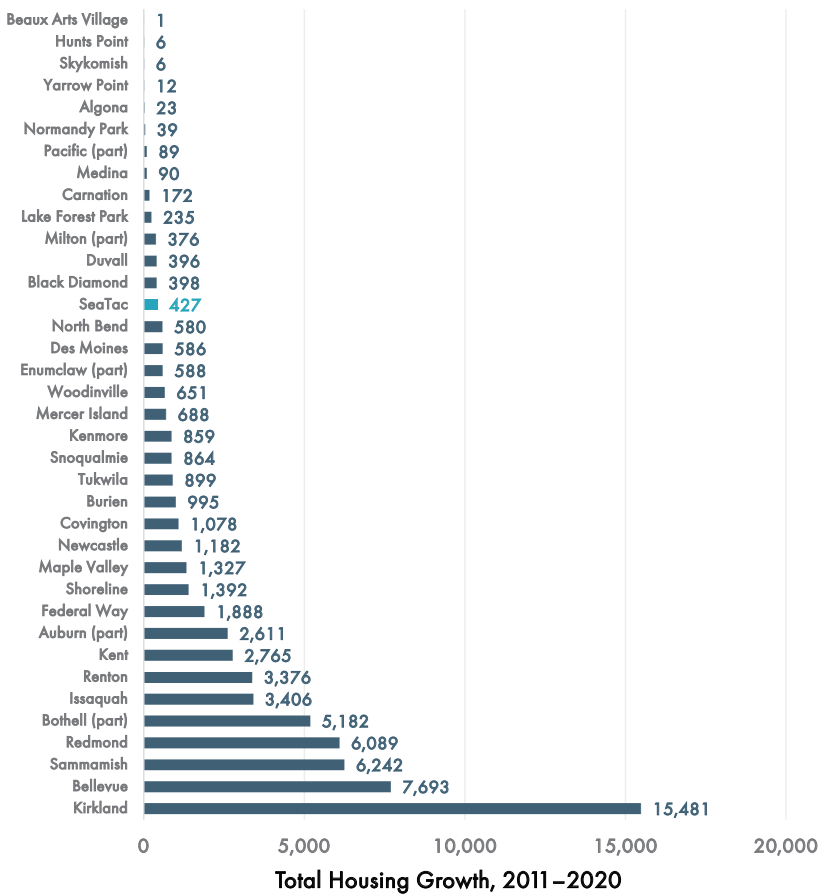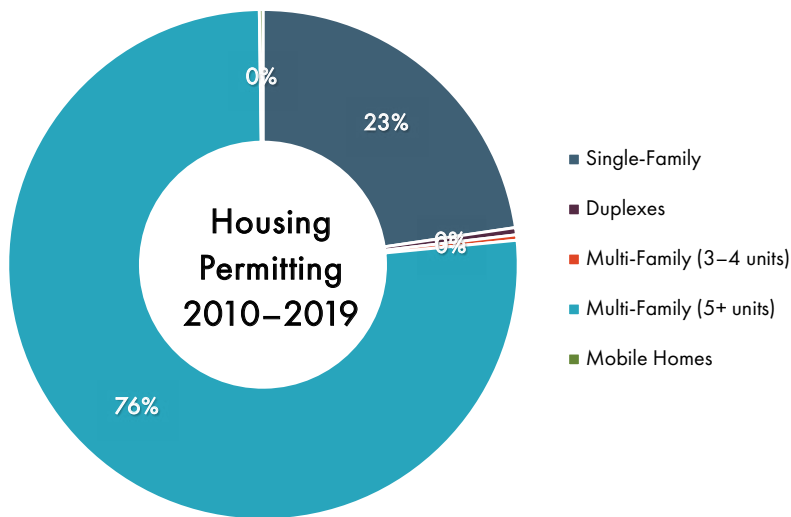

Proportion of Total Housing Units Produced, 2010–2019

	Single-Family	Duplexes	Multi-Family (3–4 units)	Multi-Family (5+ units)	Mobile Homes
SeaTac	18%	1%	0%	82%	0%
Renton	43%	2%	3%	46%	5%
Kent	70%	1%	2%	25%	2%
Federal Way	26%	3%	2%	66%	3%
Burien	37%	2%	4%	56%	0%
Tukwila	21%	1%	1%	75%	1%

Legend:
- Single-Family
- Duplexes
- Multi-Family (3–4 units)
- Multi-Family (5+ units)

Source: Washington Office of Financial Management, 2020; BERK, 2020.

Percent of Housing as Single-Family

City	Percent
Seattle	38%
Tukwila	42%
Redmond	43%
Bothell (part)	44%
Issaquah	47%
Milton (part)	50%
Incorporated King County	50%
Bellevue	51%
SeaTac	52%
Renton	53%
Auburn (part)	54%
Federal Way	54%
Kirkland	55%
Woodinville	56%
Kent	56%
Des Moines	59%
Pacific (part)	60%
Burien	61%
Newcastle	61%
Enumclaw (part)	66%
Shoreline	68%
Kenmore	69%
Mercer Island	70%
North Bend	71%
Algona	79%
Normandy Park	80%
Lake Forest Park	84%
Maple Valley	86%
Snoqualmie	86%
Covington	86%
Carnation	87%
Black Diamond	87%
Duvall	87%
Sammamish	88%
Skykomish	88%
Beaux Arts Village	98%
Clyde Hill	99%
Yarrow Point	99%
Hunts Point	100%
Medina	100%

Source: Washington Office of Financial Management, 2020; BERK, 2020.

Exhibit 24. SeaTac Housing by Number of Bedrooms, 2018
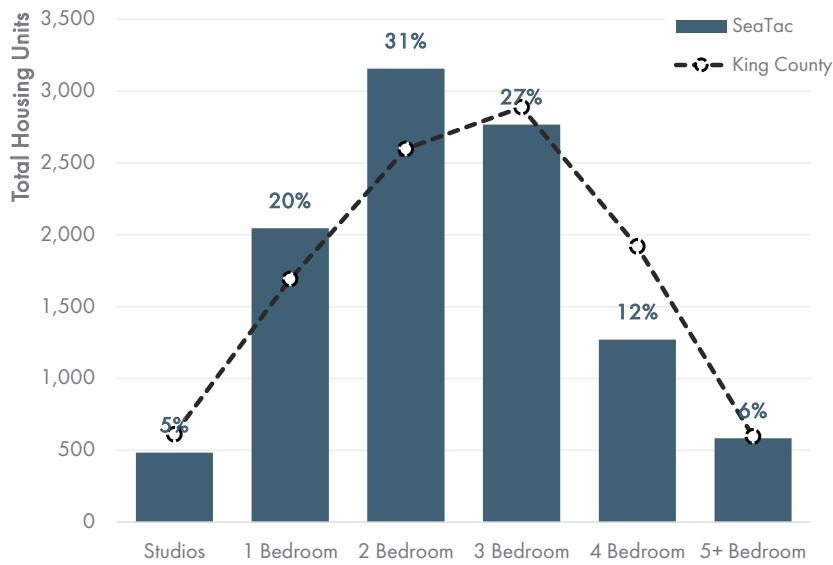
Source: 2013-2018 ACS 5-year estimates; BERK, 2020.

Exhibit 25. SeaTac Housing by Year Built, 2020.
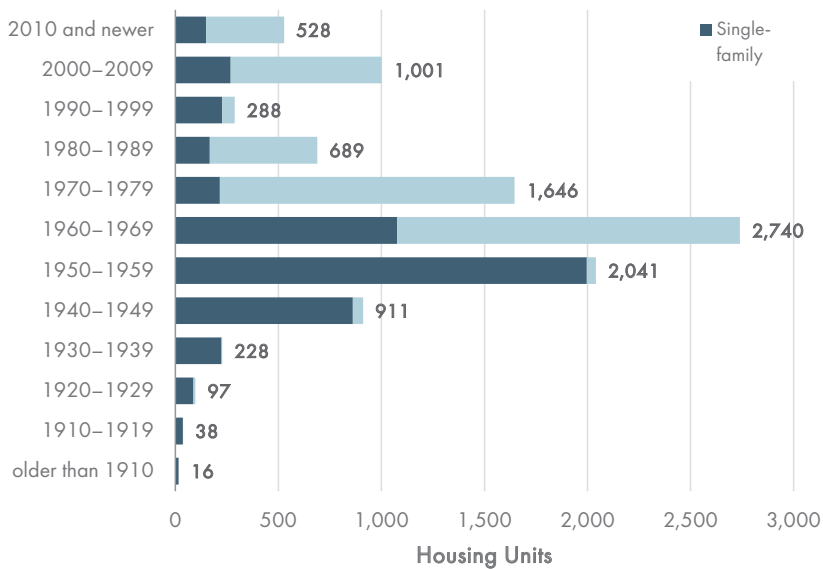
Source: King County Assessor, 2020; BERK, 2020.

Exhibit 26. SeaTac Housing Demand Projections, 2020–2040

2040 PSRC projection: 15,529

2031 BLR projection: 15,800

Legend:
- Total Housing Units
- 2014 Buildable Lands Report
- 2017 PSRC LUV2
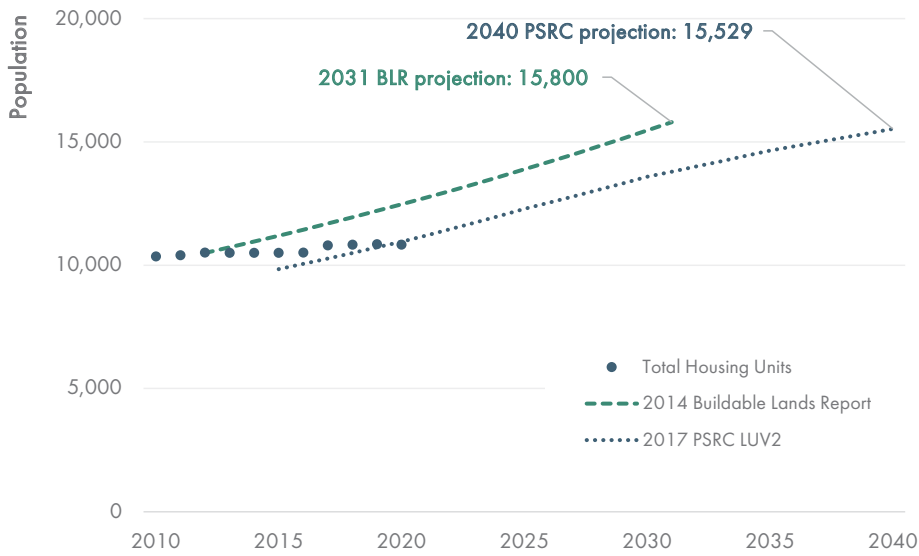
Source: City of SeaTac, 2015; PSRC, 2018; BERK, 2020.

Exhibit 27. SeaTac Housing Development Capacity and Net Growth by Type (2014 BLR).
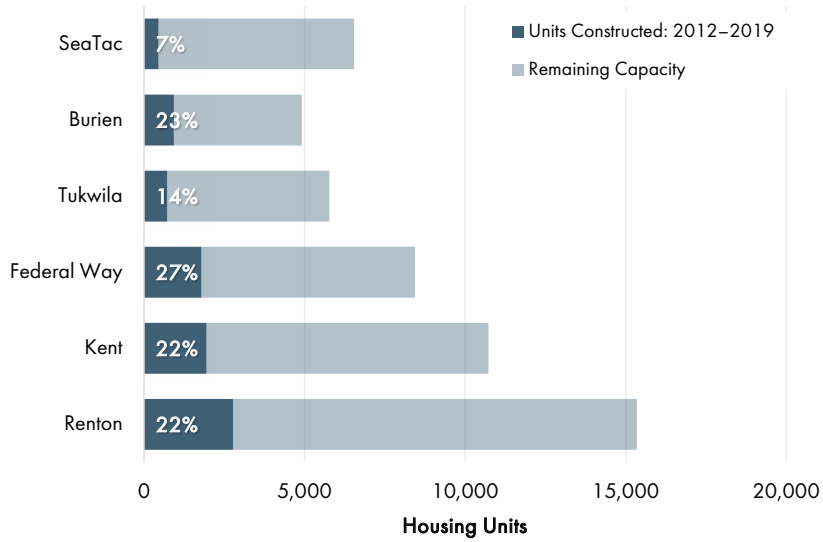
Multifamily: 8% capacity expended, 2012–2019 · 92% capacity remaining, 2020–2031

Single-family: 5% capacity expended, 2012–2019 · 95% capacity remaining, 2020–2031

Legend:
- Units Constructed: 2012–2019
- Remaining Capacity

X-axis: Housing Units (0, 1,000, 2,000, 3,000, 4,000, 5,000, 6,000, 7,000)

Source: King County Buildable Lands Report, 2014; BERK, 2020.

Source: *King County Buildable Lands Report, 2014; BERK, 2020.*

Exhibit 29. SeaTac and Regional Stabilized Rental Vacancy, 2000–2020.
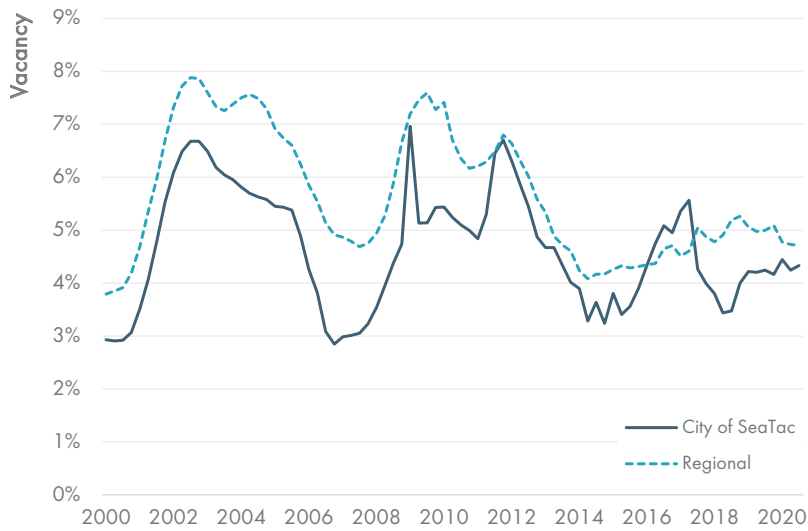
Source: CoStar, 2020; BERK, 2020.

Exhibit 30. SeaTac and Regional Rent Growth (YOY), 2001–2020.
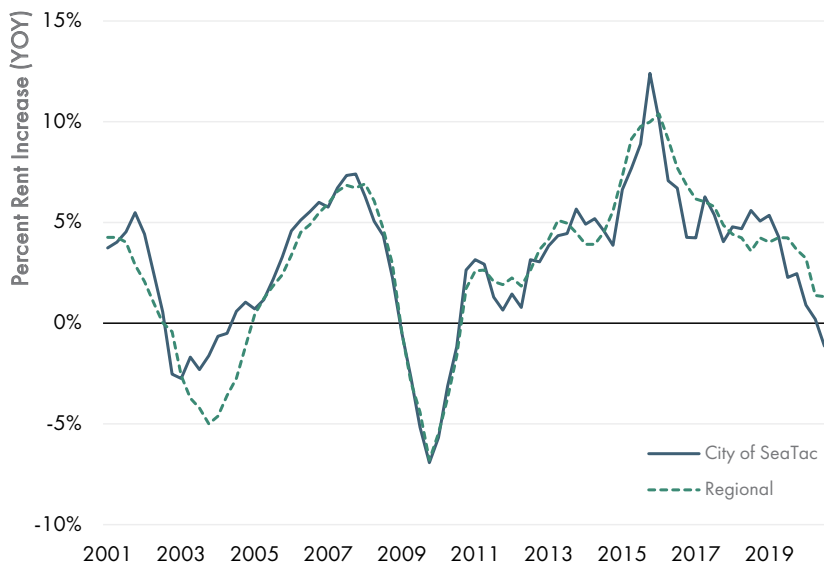
Source: CoStar, 2020; BERK, 2020.

Exhibit 31. SeaTac Average Effective Rent by Number of Bedrooms, 2000–2020.
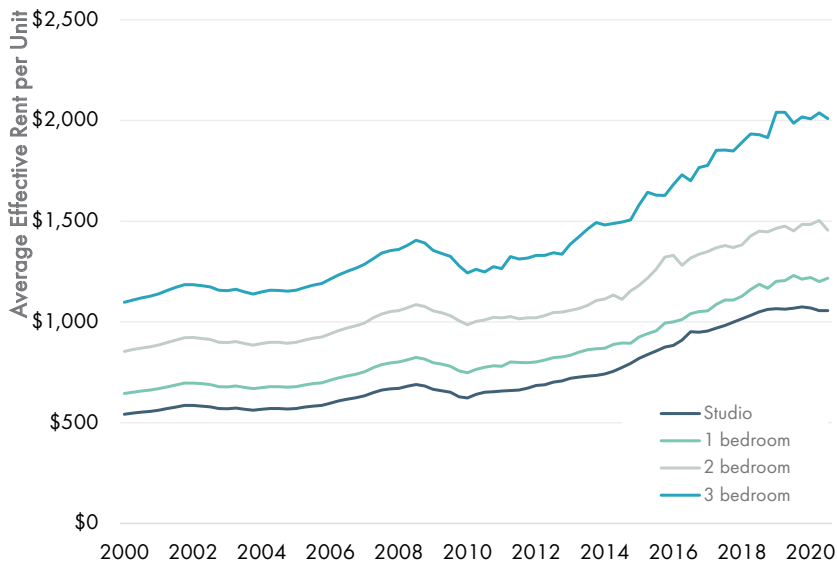
Source: CoStar, 2020; BERK, 2020.

Exhibit 32. SeaTac and County Housing Prices, 2000–2020.
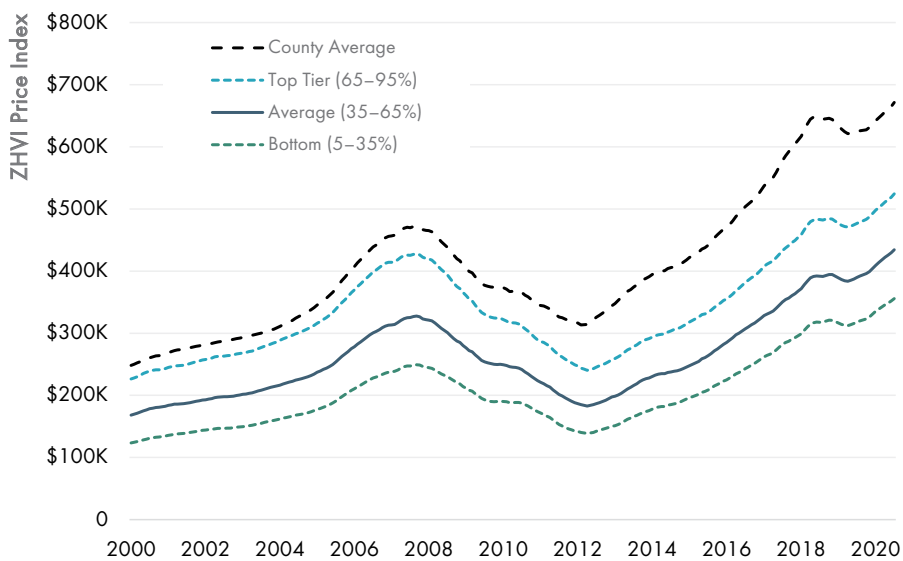
Source: Zillow, 2020; BERK, 2020.

Exhibit 33. SeaTac Change in Home Values, Rents, and HUD Area MFI, 2012–2020.
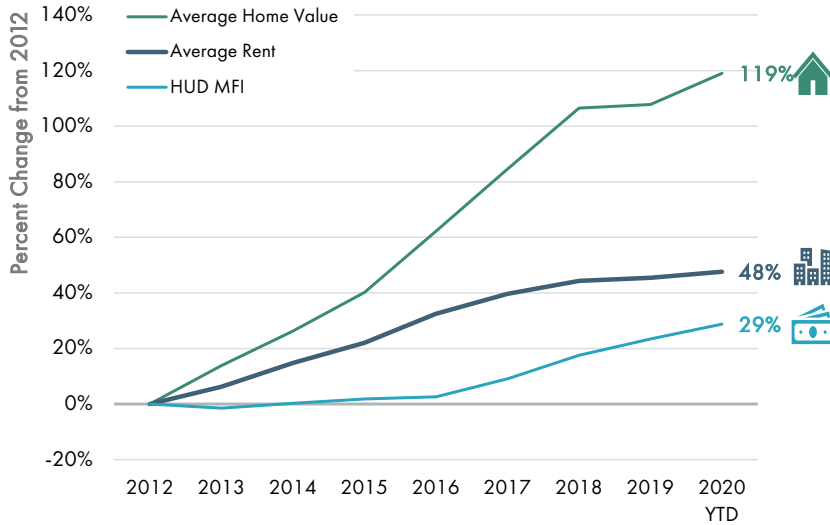
Sources: Zillow, 2020; HUD, 2020; BERK, 2020.

Exhibit 34. SeaTac Household Tenure by Housing Type, 5-Year Comparison.
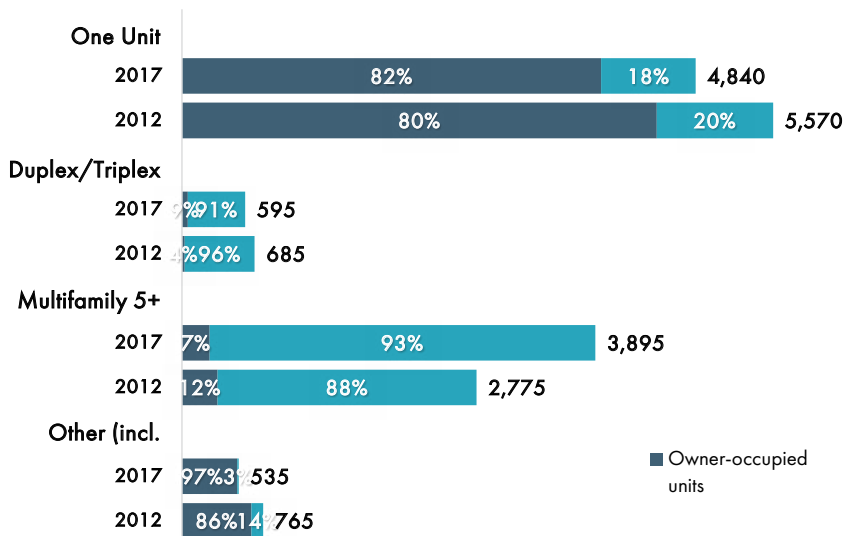
Source: HUD CHAS (based on ACS 2013-2017 and 2008–2012 5-year estimates); BERK, 2020.

Exhibit 35. SeaTac Renter Household Income and Affordable Rental Housing Supply.

	Extremely-Low Income (<30% AMI)	Very-Low Income (30-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income and Higher (>80% AMI)
Countywide Renter HH Income	23%	15%	14%	48%
Seatac Renter HH Income	27%	33%	18%	23%
Seatac Rental Unit Supply	7%	45%	41%	8%

- ■ Extremely-Low Income (<30% AMI)
- ■ Very-Low Income (30-50% AMI)
- ■ Low-Income (50-80% AMI)
- ■ Moderate-Income and Higher (>80% AMI)
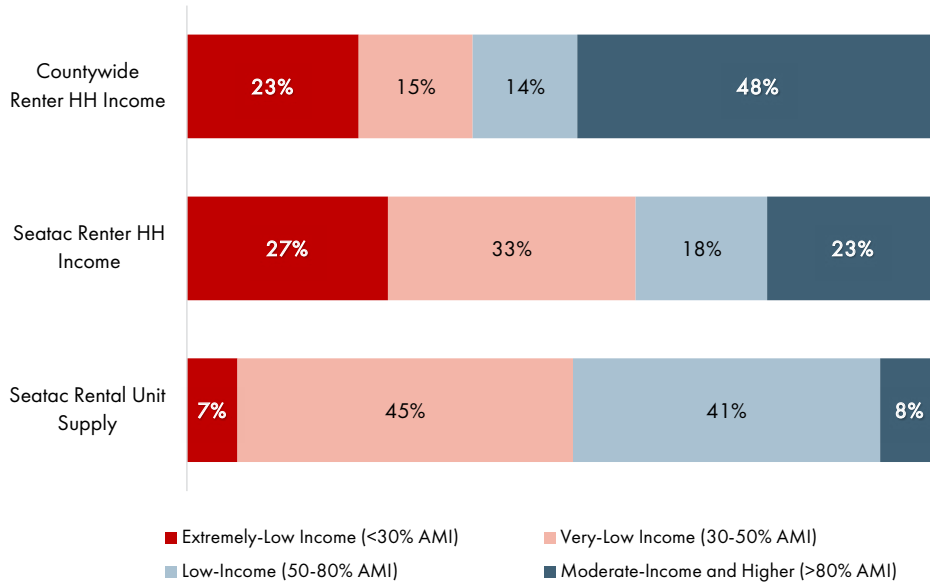
Source: HUD CHAS (based on ACS 2013-2017 and 2008–2012 5-year estimates); BERK, 2020.

Exhibit 36. Proportion of Rental Housing Stock as Affordable Units (≤50% AMI) in Cities in King County.

City	Percent
Sammamish	9%
Newcastle	10%
Redmond	10%
Milton	13%
Bellevue	14%
Mercer Island	16%
Woodinville	16%
Kirkland	17%
Bothell	18%
Issaquah	19%
Covington	21%
Maple Valley	24%
Lake Forest Park	25%
Seattle	28%
King County	30%
Renton	31%
Shoreline	33%
Kenmore	36%
Kent	42%
Federal Way	43%
Tukwila	45%
Des Moines	50%
SeaTac	51%
Burien	53%
Auburn	53%
Pacific	56%
Enumclaw	56%

Percent of Housing Affordable to 50% AMI or Below
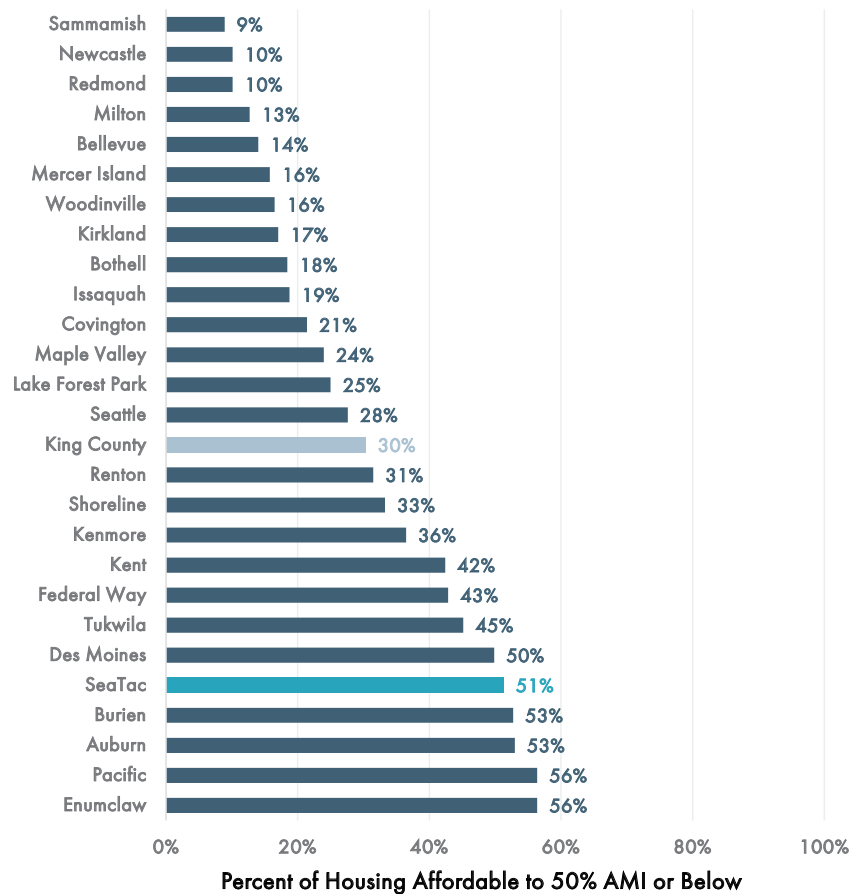
Source: HUD CHAS (based on ACS 2013-2017); BERK, 2020.

Exhibit 37. Proportion of Renter Households at ≤50% AMI in Cities in King County.

City	Percent
Sammamish	7%
Redmond	21%
Milton	22%
Bellevue	26%
Kirkland	27%
Issaquah	29%
Bothell	30%
Newcastle	30%
Woodinville	31%
Mercer Island	31%
Maple Valley	32%
Lake Forest Park	35%
Covington	35%
Seattle	36%
King County	38%
Kenmore	40%
Renton	40%
Shoreline	42%
Des Moines	45%
Auburn	48%
Federal Way	50%
Pacific	53%
Kent	53%
Burien	53%
Enumclaw	53%
Tukwila	56%
SeaTac	60%

Percent of Households at 50% AMI or Below
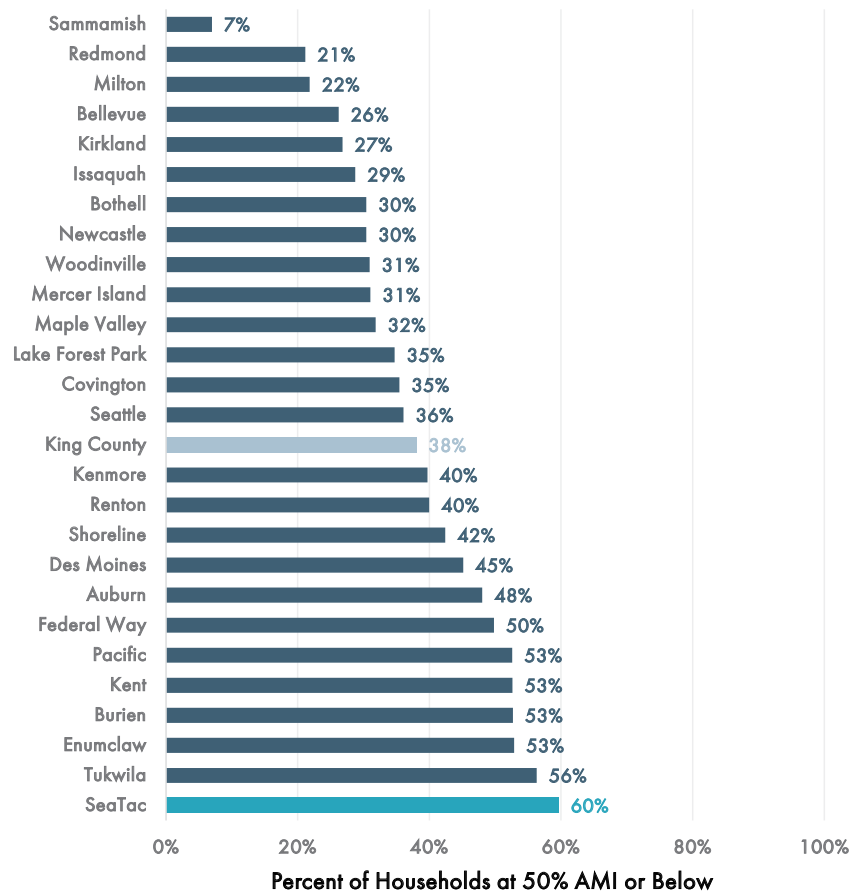
Source: HUD CHAS (based on ACS 2013-2017); BERK, 2020.

Exhibit 38. SeaTac Household Cost Burden by Tenure.

All Households: Severely Cost-Burdened (>50%) 14%, Cost-Burdened (30-50%) 28%, Not Cost Burdened 57%

All Owner Households: Severely Cost-Burdened (>50%) 8%, Cost-Burdened (30-50%) 20%, Not Cost Burdened 72%

All Renter Households: Severely Cost-Burdened (>50%) 19%, Cost-Burdened (30-50%) 35%, Not Cost Burdened 42%

Legend: ■ Severely Cost-Burdened (>50%) ■ Cost-Burdened (30-50%) ■ Not Cost Burdened ■ Not Calculated
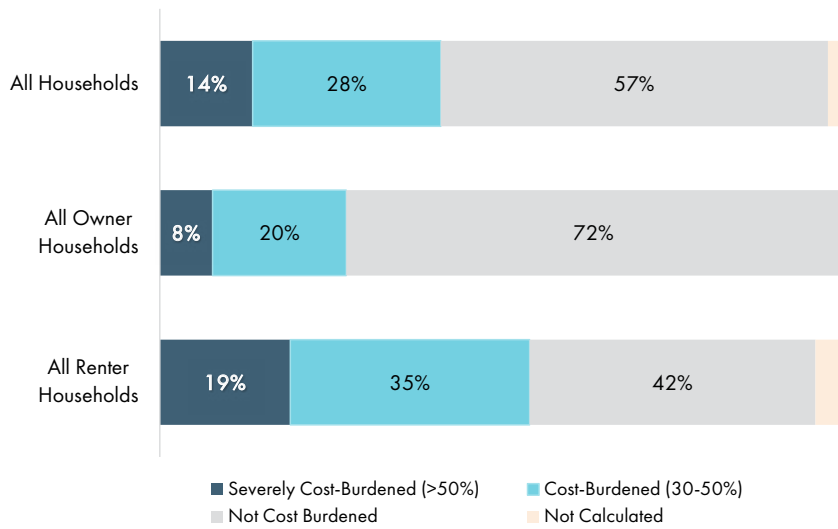
Source: HUD CHAS (based on ACS 2013-2017 5-year estimates); BERK, 2020.

Exhibit 39. SeaTac Household Cost Burden by Income Category.

Extremely Low-Income (≤30% AMI): 1,710
Very Low-Income (30-50%): 2,410
Low-Income (50-80%): 1,565
Moderate Income (80-100%): 1,325
Above Median Income (>100%): 2,850

Legend: ■ Severely Cost-Burdened (>50%) ■ Cost-Burdened (30-50%) ■ Not Cost Burdened ■ Not Calculated
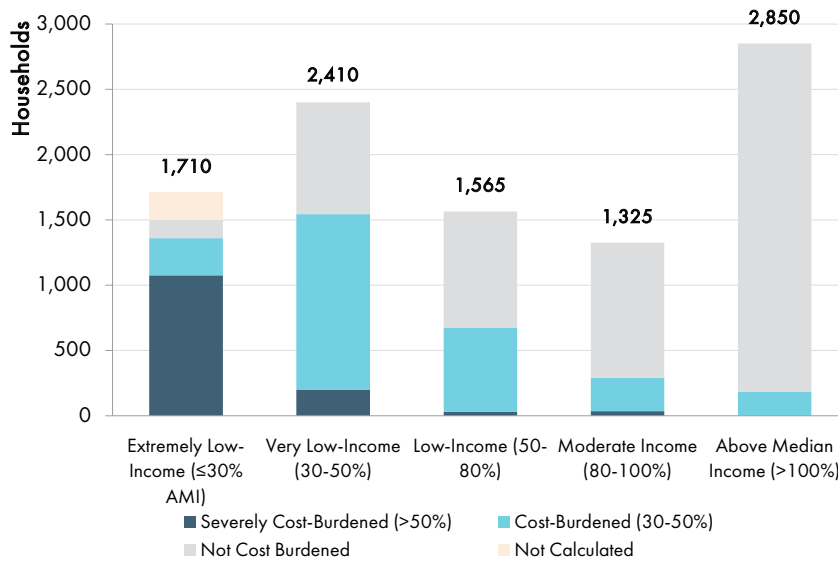
Source: HUD CHAS (based on ACS 2013-2017 5-year estimates); BERK, 2020.

Exhibit 40. SeaTac Proportion of Household Cost Burden by Income Category.

All Households	Total Cost Burdened: 41% — 14% / 28% / 57%
Above Median Income (>100%)	Total Cost Burdened: 6% — 0% / 6% / 94%
Moderate Income (80-100%)	Total Cost Burdened: 22% — 3% / 19% / 78%
Low-Income (50-80%)	Total Cost Burdened: 43% — 2% / 41% / 57%
Very Low-Income (30-50%)	Total Cost Burdened: 64% — 8% / 56% / 35%
Extremely Low-Income (≤30% AMI)	Total Cost Burdened: 80% — 63% / 17% / 8%

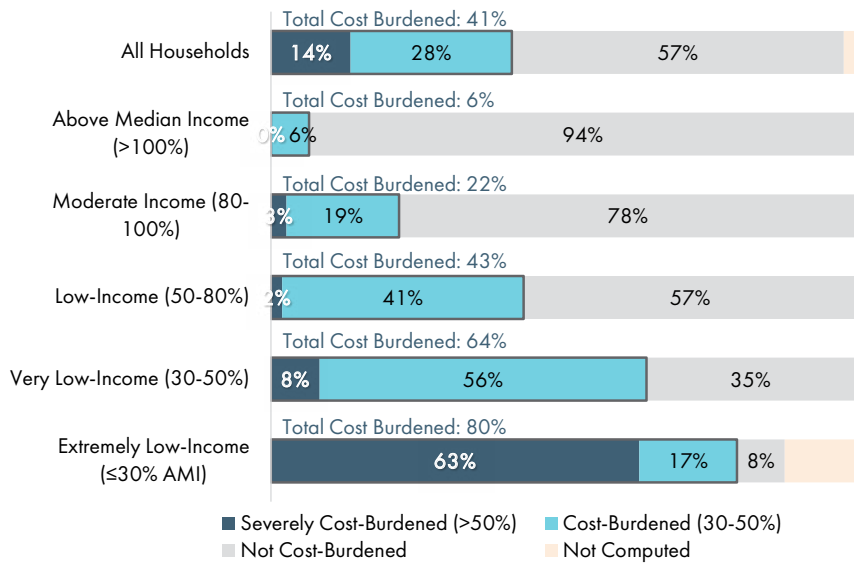Legend: ■ Severely Cost-Burdened (>50%) ■ Cost-Burdened (30-50%) ▨ Not Cost-Burdened □ Not Computed

Source: HUD CHAS (based on ACS 2013-2017 5-year estimates); BERK, 2020.

Exhibit 41. SeaTac Household Cost Burden by Race.

Legend: ■ Severely Cost-Burdened (>50%) ■ Cost-Burdened (30-50%) ▨ Not Cost Burdened □ Not Calculated
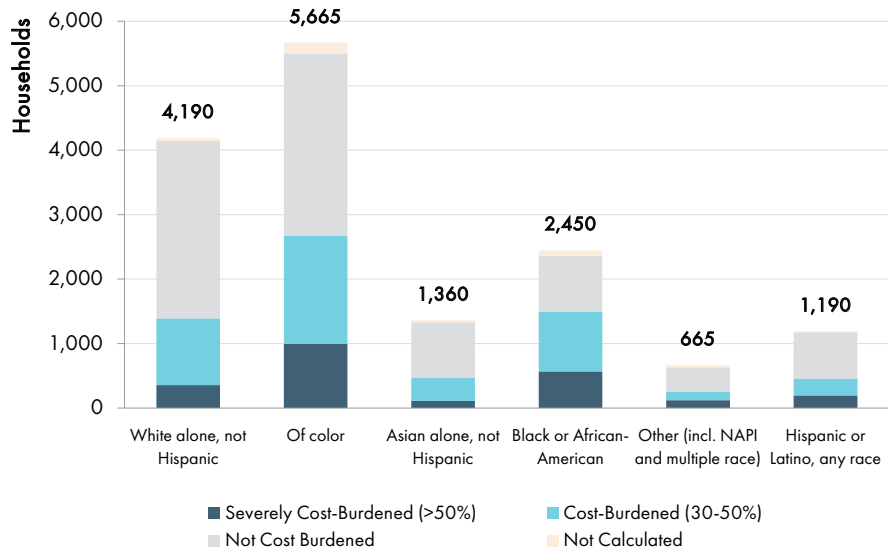
Source: HUD CHAS (based on ACS 2013-2017 5-year estimates); BERK, 2020.

Exhibit 42. SeaTac Proportion of Household Cost Burden by Race.

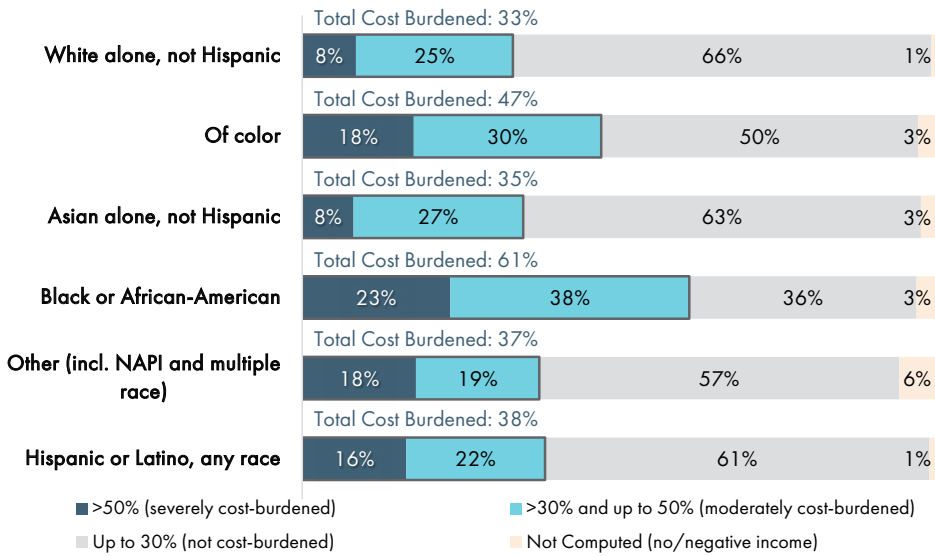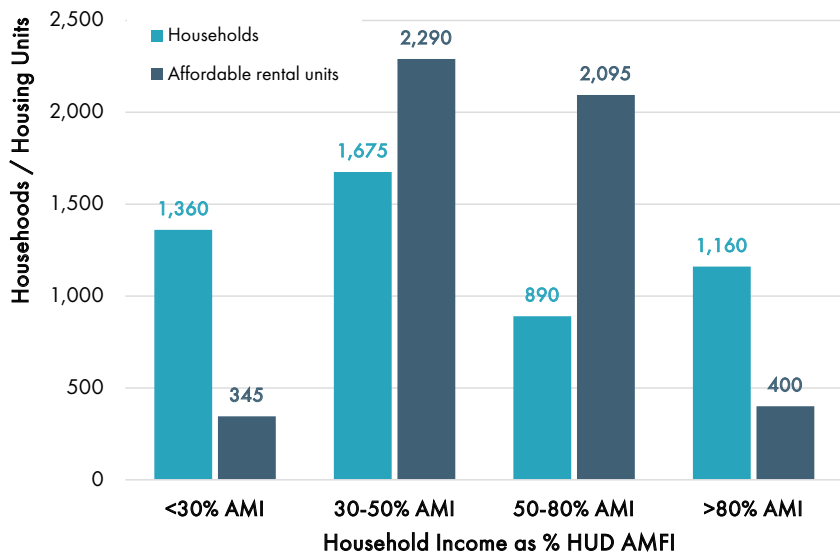Total Cost Burdened: 33%

White alone, not Hispanic
8% | 25% | 66% | 1%

Total Cost Burdened: 47%

Of color
18% | 30% | 50% | 3%

Total Cost Burdened: 35%

Asian alone, not Hispanic
8% | 27% | 63% | 3%

Total Cost Burdened: 61%

Black or African-American
23% | 38% | 36% | 3%

Total Cost Burdened: 37%

Other (incl. NAPI and multiple race)
18% | 19% | 57% | 6%

Total Cost Burdened: 38%

Hispanic or Latino, any race
16% | 22% | 61% | 1%

■ >50% (severely cost-burdened)   ■ >30% and up to 50% (moderately cost-burdened)

■ Up to 30% (not cost-burdened)   ■ Not Computed (no/negative income)

Source: HUD CHAS (based on ACS 2013-2017 5-year estimates); BERK, 2020.

Exhibit 43. SeaTac Affordability of Rental Units and Housing Gap.

- Households
- Affordable rental units

Household Income as % HUD AMFI	Households	Affordable rental units
<30% AMI	1,360	345
30-50% AMI	1,675	2,290
50-80% AMI	890	2,095
>80% AMI	1,160	400

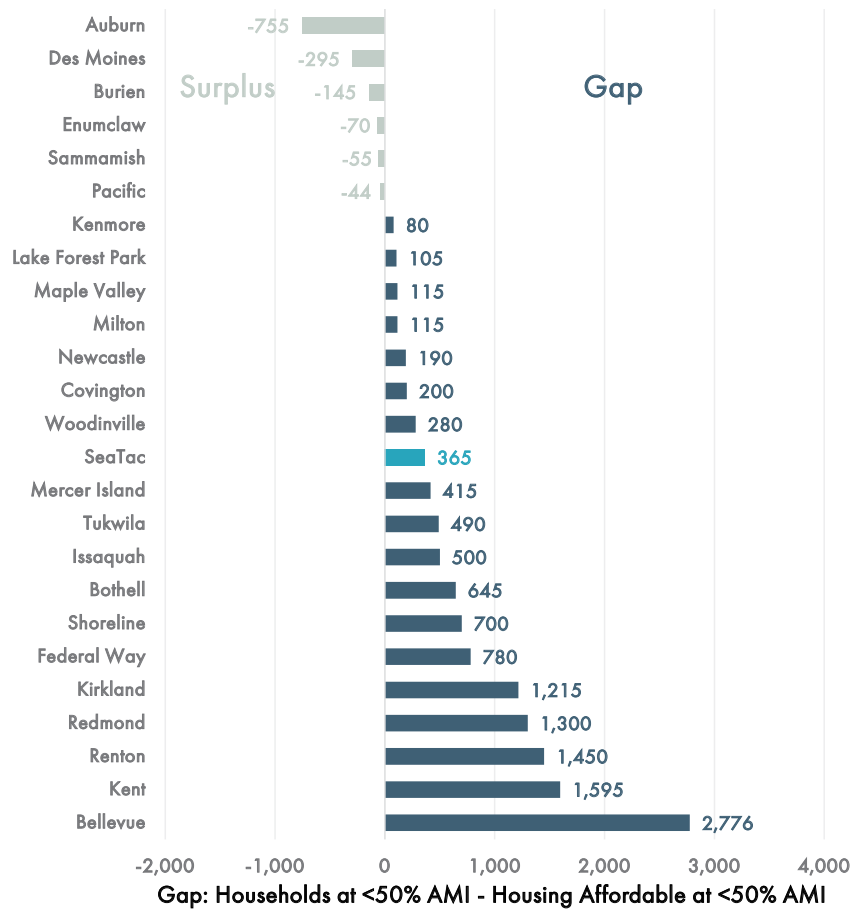Y-axis: Households / Housing Units (0 to 2,500)

Source: HUD CHAS (based on ACS 2013-2017 5-year estimates); BERK, 2020.

Exhibit 44. SeaTac Cumulative Affordability of Rental Units and Gap.
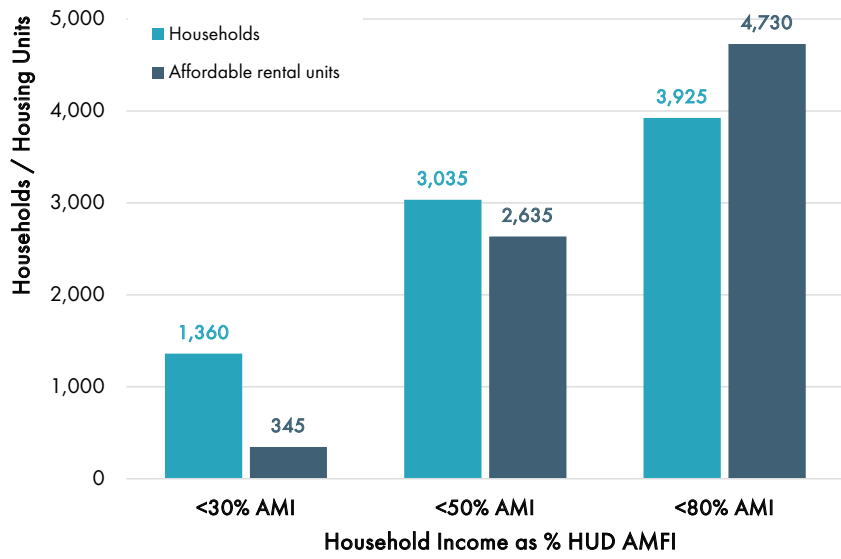
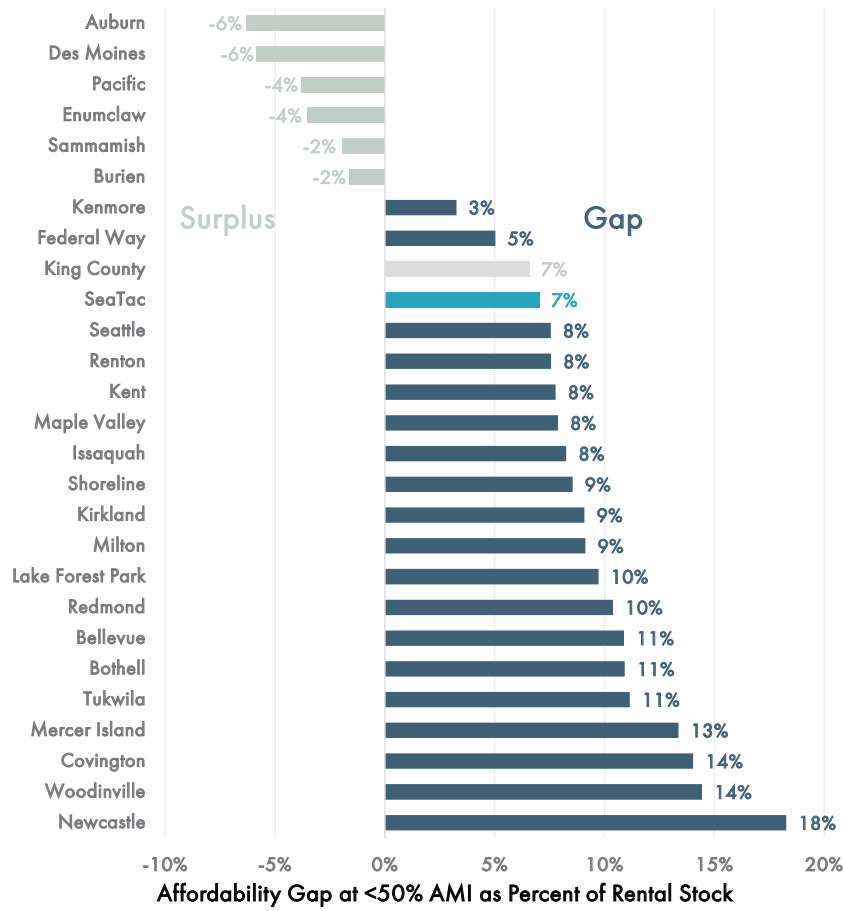Source: HUD CHAS (based on ACS 2013-2017 5-year estimates); BERK, 2020.

Exhibit 45. Affordability Gap <50% AMI, Cities in King County.

City	Value
Auburn	-755
Des Moines	-295
Burien	-145
Enumclaw	-70
Sammamish	-55
Pacific	-44
Kenmore	80
Lake Forest Park	105
Maple Valley	115
Milton	115
Newcastle	190
Covington	200
Woodinville	280
SeaTac	365
Mercer Island	415
Tukwila	490
Issaquah	500
Bothell	645
Shoreline	700
Federal Way	780
Kirkland	1,215
Redmond	1,300
Renton	1,450
Kent	1,595
Bellevue	2,776

Gap: Households at <50% AMI - Housing Affordable at <50% AMI

Source: HUD CHAS (based on ACS 2013-2017 5-year estimates); BERK, 2020.

City	Value
Auburn	-6%
Des Moines	-6%
Pacific	-4%
Enumclaw	-4%
Sammamish	-2%
Burien	-2%
Kenmore	3%
Federal Way	5%
King County	7%
SeaTac	7%
Seattle	8%
Renton	8%
Kent	8%
Maple Valley	8%
Issaquah	8%
Shoreline	9%
Kirkland	9%
Milton	9%
Lake Forest Park	10%
Redmond	10%
Bellevue	11%
Bothell	11%
Tukwila	11%
Mercer Island	13%
Covington	14%
Woodinville	14%
Newcastle	18%

Surplus   Gap

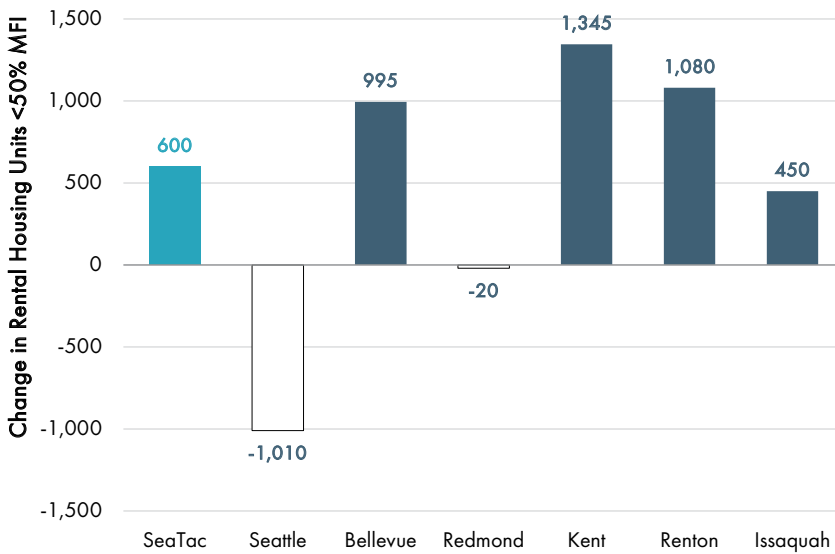Affordability Gap at <50% AMI as Percent of Rental Stock

Source: HUD CHAS (based on ACS 2013-2017 5-year estimates); BERK, 2020.

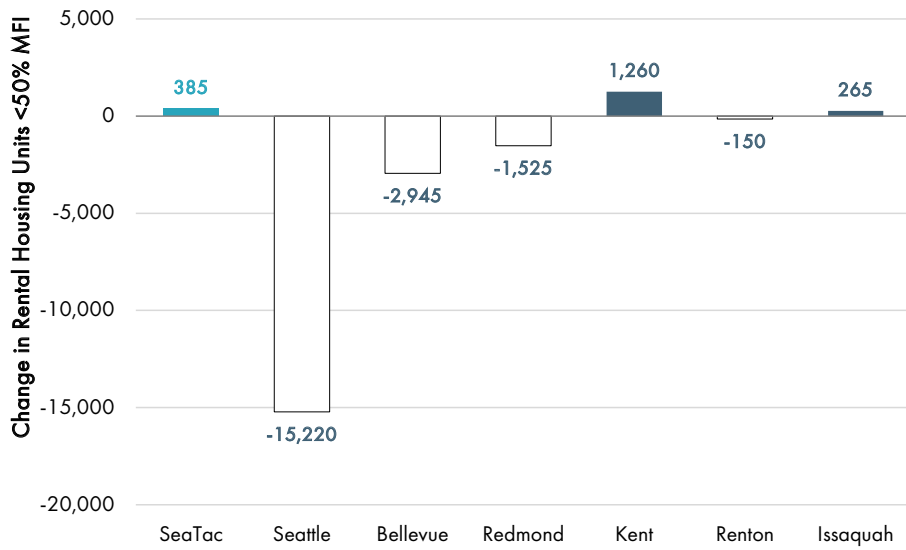**Exhibit 47. SeaTac Five-Year Change in Unit Affordability.**
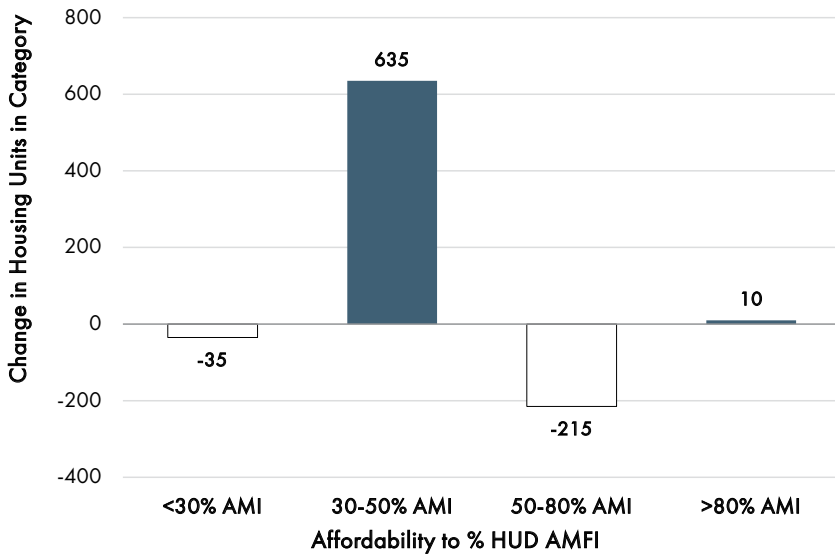
Source: HUD CHAS (based on ACS 2013-2017 5-year estimates); BERK, 2020.

Exhibit 48. Five-Year Change in Rental Units <50% MFI, SeaTac and Selected Cities.

Source: HUD CHAS (based on ACS 2013-2017 5-year estimates); BERK, 2020.

Exhibit 49. Five-Year Change in Rental Units <80% MFI, SeaTac and Selected Cities.

Source: HUD CHAS (based on ACS 2013-2017 and 2008-2012 5-year estimates); BERK, 2020.

Appendix D: SeaTac Displacement Risk Analysis

Introduction

Over time, many SeaTac residents will be facing greater challenges in the housing market. Higher prices, lower vacancies, and changes in the housing stock will mean that individuals and families will face greater pressures to access safe, affordable, and appropriate housing.

One effect of these pressures is **housing displacement**, where people are excluded from living in a community they could access before because they can no longer find appropriate and affordable housing. This can include the following:

- **Economic Displacement**: Current residents of a community may not be able to find appropriate housing that they can afford as rents increase and may be forced to find lower-cost options elsewhere.

- **Physical Displacement**: Residents may be physically displaced if their housing is redeveloped or rehabilitated and there are simply no other suitable options in the area that are available and can meet their needs, even if some housing would otherwise be affordable.

- **Cultural Displacement**: When economic and physical displacement results in neighbors moving elsewhere, and a corresponding loss of local social connections, culturally related businesses and institutions, and other community assets, many households may choose to relocate.

Displacement may also manifest as **direct displacement**, where current residents leave a community because of the displacement drivers described above, or **indirect (exclusionary) displacement**, where people that would normally be interested in moving into the community (e.g., young adults who grew up in SeaTac looking to move back) can no longer find appropriate housing to meet their needs.

Causes of Displacement

There are several factors that are involved with displacement of households:

- **Housing Costs**. The most important driver for displacement in communities involves high housing costs. Generally, households that spend more than 30% of their income on housing are considered "cost-burdened", with those spending more than half their income considered to be "severely cost-burdened". As housing costs increase for cost-burdened households, especially lower-income households, they will have fewer resources available to devote to other necessary household expenses, such as transportation, food, and childcare. Cost-burdened households are also often more vulnerable to housing instability as the result of unplanned expenses or other disruptions. Rising housing costs can both increase the number of households experiencing these pressures and the severity of effects, and many households may need to reduce their housing costs in some way as a response.

  Although most of the focus on displacement due to housing costs is related to renters, some homeowners can potentially be vulnerable to increased housing costs as well. Economic disruptions impacting the ability to make mortgage payments can be one factor. Additionally, residents that own their homes outright but are on a fixed or limited income may face challenges in covering maintenance costs, property taxes, and other expenditures. These households could be forced to sell as a result.

- **Housing Size**. Housing size is often a constraint to finding appropriate housing, especially with respect to newer housing built in a community that replaced existing units:

  - With housing intended as **owner-occupied housing**, especially single-family housing, new homes may be built to be as large as possible to maximize profits. This can price out many households looking for affordable options forw a smaller number of people, even if the market value for smaller housing would be affordable.

  - For **rental housing**, new homes may include a disproportionate number of smaller units (e.g., studios and one-bedroom apartments) that would not be appropriate for larger families with children. If older housing is being demolished and redeveloped, this can reduce options for families renting in the community, even if they could afford market-rate rents.

- **Household Characteristics**. Other characteristics can also be relevant to whether housing is appropriate to meet the needs of households looking to move or to stay in the community. Most notably, groups such as seniors, people with disabilities, and others may be excluded from considering certain neighborhoods as an option if the infrastructure and services required to meet their needs are not present, such as facilities for the mobility-impaired.

- **Loss of Support Networks.** As noted previously, a potential driver for displacement is with the loss of local cultural resources and support networks in a community. If neighbors move from the community, and local business and cultural institutions are shut down or otherwise displaced from the area, many residents of certain social, racial, and ethnic groups may not be inclined to remain. Additionally, new residents from those groups may not be as interested in moving into the community. As more people are displaced and fewer households move in to replace them, these existing support networks can decline.

Effects of Displacement

Displacement has clear impacts on households, the city, and the region:

- For **individual households**, a lack of housing options in the community can mean that alternatives in other communities would require longer commuting times and greater transportation costs; displacement of children from local school districts; relocation to areas with fewer services and community connections; or occupying housing that is unhealthy, unsafe, or otherwise inappropriate. In many cases, displacement from housing could also lead to homelessness. These can pose considerable financial, social, and health impacts on households, in addition to potential increases in financial strain due to higher rents.

- For **neighborhoods**, displacement can result in the loss of community cohesion and social bonds as long-term residents are forced to leave the area for other housing and their children or other members of their community cannot find local housing. While new development can support additional resources and amenities in an area, there may also be changes to local services and amenities that do not support the needs of the remaining residents.

- For **social and cultural groups** in the city, the displacement of existing residents and businesses/services and the exclusion of new residents can affect the long-term sustainability of these communities. Changes in the cultural character and makeup of a community can reduce important social connections, and local businesses supporting members of these communities may no longer have the customer base to continue. This can contribute to a decline in local support networks and in the diversity of the community and can encourage further cultural displacement.

- For **local businesses**, employees that are displaced from the community may need to commute longer distances to find appropriate housing. This can make it far more difficult to attract workers, especially lower-income employees that may be less likely to commute for longer distances to work.

- For the **city** and **region** overall, displacement can often result in higher rates of homelessness, both locally and across the region. Displacing lower-income households to other areas, especially locations with fewer resources, may put an additional strain on the social services provided in these communities. Conversely, retaining existing low-income residents as part of mixed-income neighborhoods can help improve economic mobility and opportunity, and support better outcomes through greater economic investment in the community.

It should be noted here that many households experiencing increasing displacement pressures may not leave a community, especially in areas where they strongly value the social connections, amenities, and services available. However, these households will experience more financial instability if they remain, and many may be forced to find affordable housing options in the community that may not be safe or appropriate for their needs. This can put them at risk for housing instability, and even homelessness.

Additionally, while all neighborhoods are expected to grow and change, and many households will move away from a community for various reasons, displacement is specifically related to the effects of households that are involuntarily forced to move due to certain conditions in the market, and the housing that they can access is less likely to meet their needs due to size, location, condition, or other characteristics.

Risk Assessment

Understanding the potential for displacement in the city is critical in evaluating the best approaches to take with addressing these effects. In this section, selected extracts from the Housing Inventory and Assessment Report (HIAR) are used to highlight some broader consideration with respect to displacement.

The distribution of risk across the city can also be important in targeting appropriate interventions for affordability and anti-displacement measures. Therefore, this analysis provides three assessments based on the spatial distribution of housing and risk factors:

- An assessment of **relative eviction risks** in SeaTac based on public eviction records and research from the University of Washington.

- Indexes from **Displacement Risk and Opportunity Mapping** reporting provided by the Puget Sound Regional Council (PSRC).

- The **Social Vulnerability Index** (SVI) used by the US Centers for Disease Control (CDC) and the Agency for Toxic Substances and Disease Registry (ATSDR).

These maps are aggregated at the Census tract level; because of this level of aggregation, there may be challenges in highlighting smaller areas such as neighborhoods to determine precise locations of

concern. However, these datasets can still be useful in indicating broad trends and comparisons across the region.

City-wide Statistics

From the HIAR, several graphs highlight potential concerns with respect to displacement. These graphs, included over the next few pages, are based on US Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) dataset, which also uses US Census Bureau's American Community Survey data from 2013–2017.

- **Overall housing cost burdens.** Figures 1 and 2 indicate overall housing cost burdens for renters and owners in the city, both by count and percentages. This highlights that there are a considerable number of households in the city that are cost-burdened, with nearly half of all renting households facing a cost burden. These high housing costs can leave many households vulnerable to increases in local rents, which can potentially lead to economic displacement.

- **Housing cost burdens on renters by income.** Figures 3 and 4 highlight that issues of cost burdens are strongly related to household income, as would be expected. While households of moderate income or higher (80% AMI or more) are not experiencing significant cost burdens with respect to housing, nearly 70% of very low-income (30–50% AMI) and 83% of extremely low-income (less than 30% AMI) households are facing these burdens. Additionally, about two-thirds of extremely low-income households are paying over half their income on rent.

- **Renter cost burdens versus affordable supply.** Figure 5 highlights a comparison between renter households across four income categories, and the housing in SeaTac that is affordable at the high end of these income ranges. This indicates noticeable gaps in affordable housing availability at the low and high end, which implies that lower income households are "uprenting", paying more to access housing affordable at higher income levels, and a significant number of higher income households are "downrenting", paying less than 30% of their income on housing. Figure 6 provides an indication of how this has changed over a five-year period, highlighting that this gap has increased slightly for both higher and lower income households.

- **Renter cost burdens by race and ethnicity.** Figures 7 and 8 highlight housing cost burdens for renters by race/ethnicity, both by count and percentage, respectively. This indicates that there are notable differences in cost burdens by race, with households of color experiencing twice the rate of severe cost burdens as white households. Additionally, a significant proportion of the severely cost burdened households in SeaTac are Black or African American.

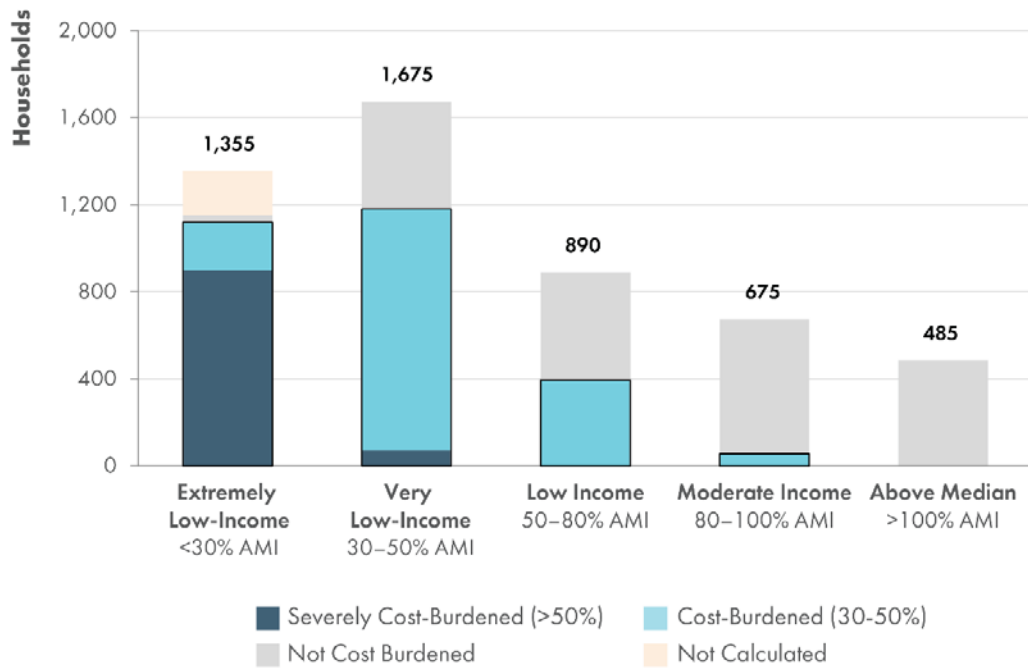**Figure 1.** Housing Cost Burden by Tenure, City of SeaTac.
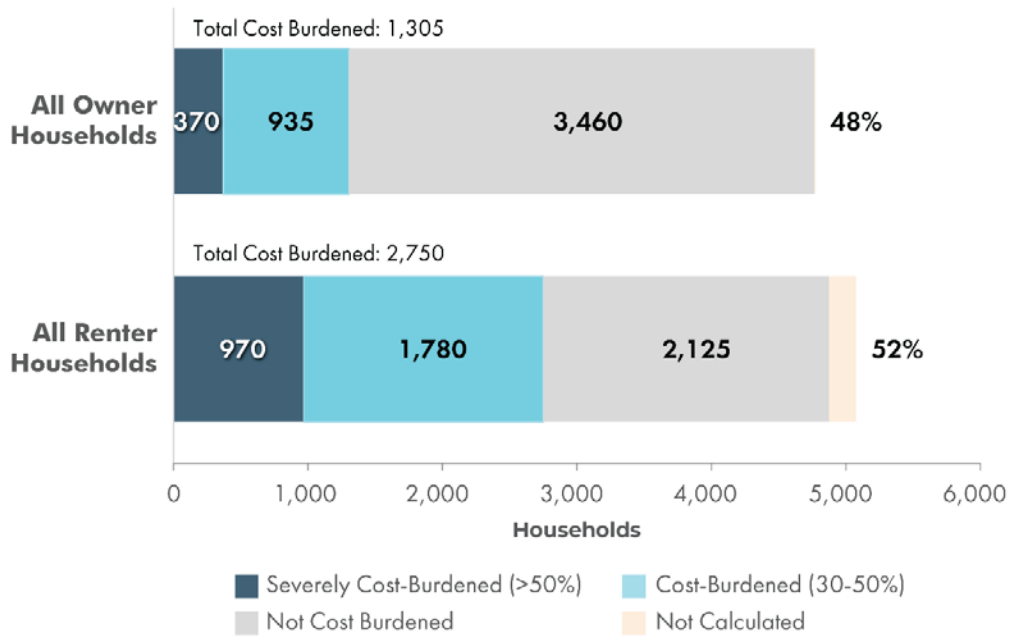
Sources: US Dept. of Housing and Urban Development CHAS, 2017 5-Year Estimates.

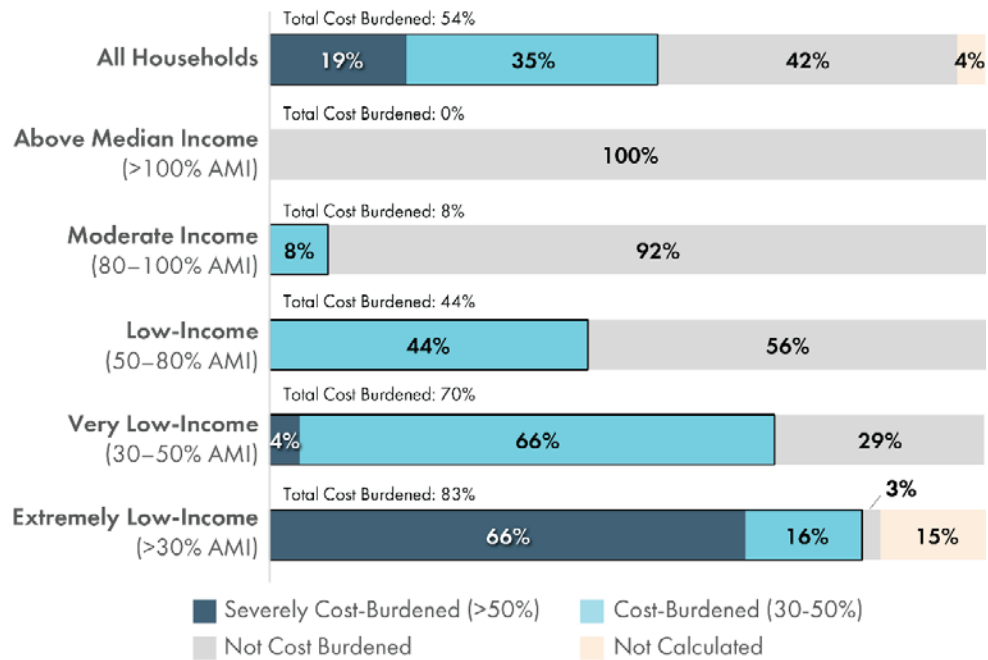**Figure 2.** Housing Cost Burden by Tenure, Percent, City of SeaTac.
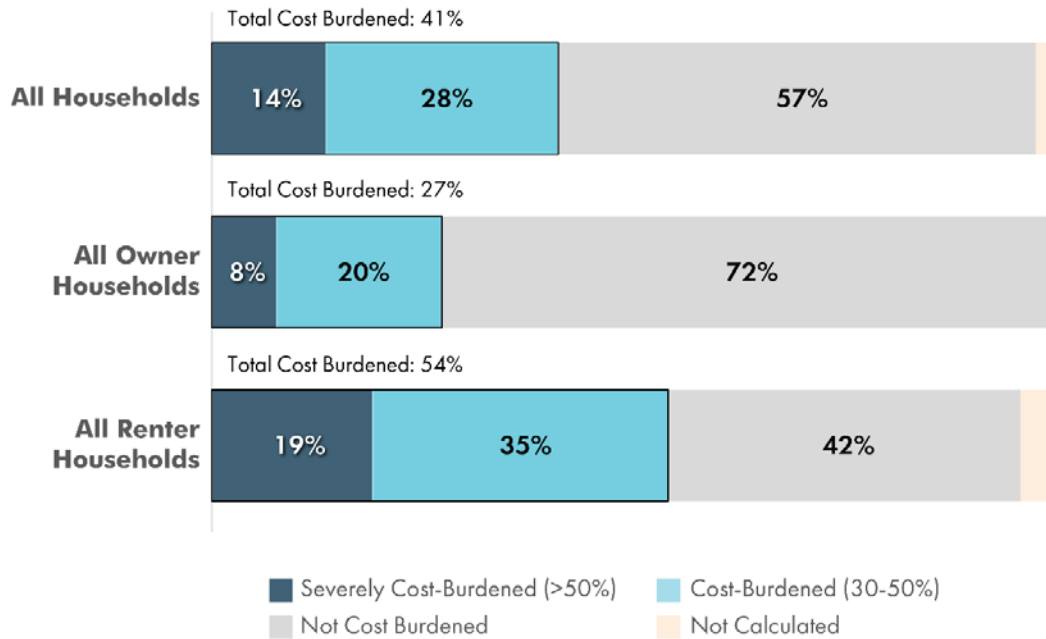
Sources: US Dept. of Housing and Urban Development CHAS, 2017 5-Year Estimates.

Figure 3. Rental Housing Cost Burden by Income Category, City of SeaTac.
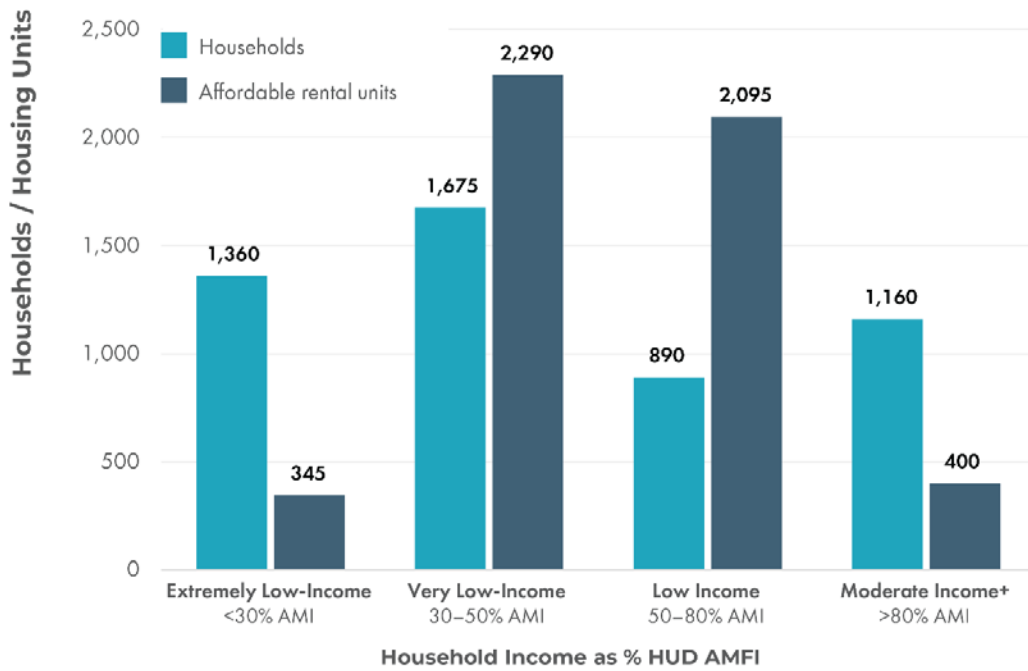

Sources: US Dept. of Housing and Urban Development CHAS, 2017 5-Year Estimates.

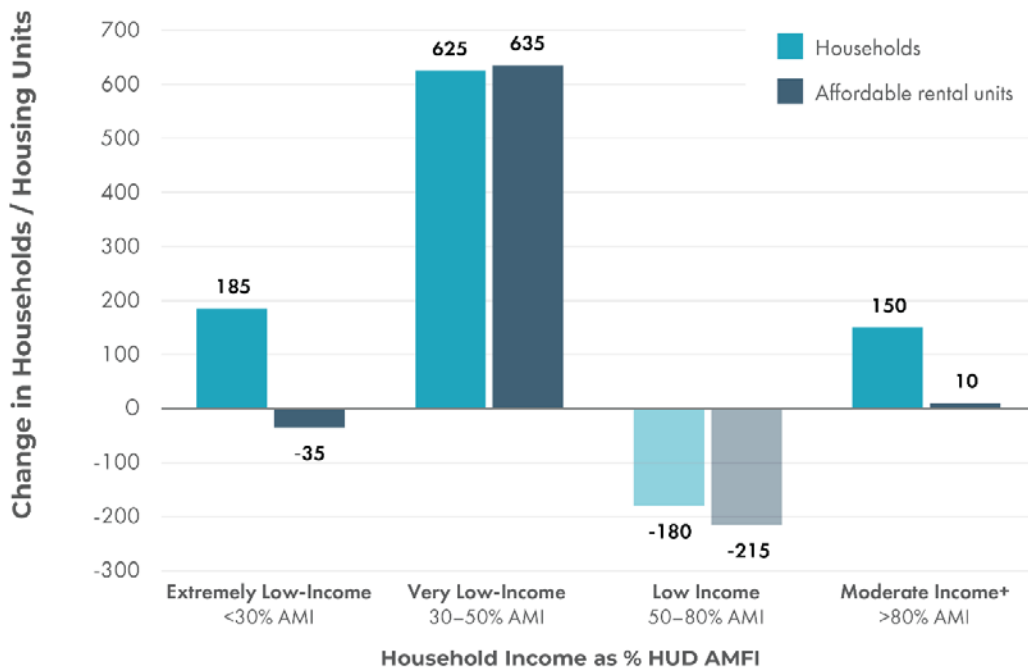**Figure 4.** Rental Housing Cost Burden by Income Category, Percent, City of SeaTac.

Sources: US Dept. of Housing and Urban Development CHAS, 2017 5-Year Estimates.

Figure 5. Renting Households and Available Affordable Rental Housing, City of SeaTac.
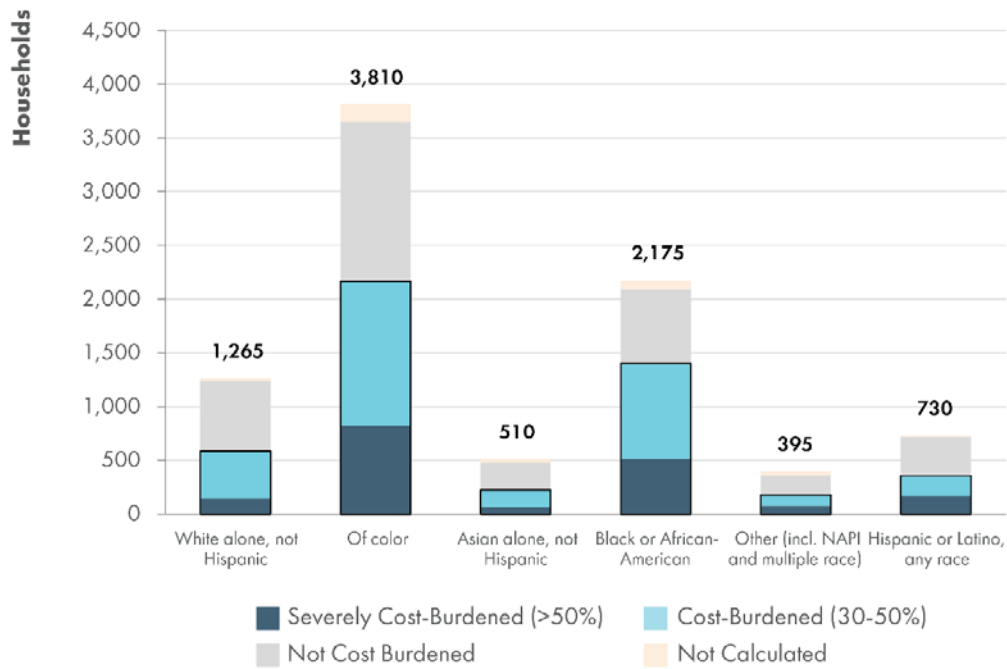

Sources: US Dept. of Housing and Urban Development CHAS, 2017 5-Year Estimates.

Figure 6. Five-Year Change in Households Renting and Available Affordable Housing, City of SeaTac.
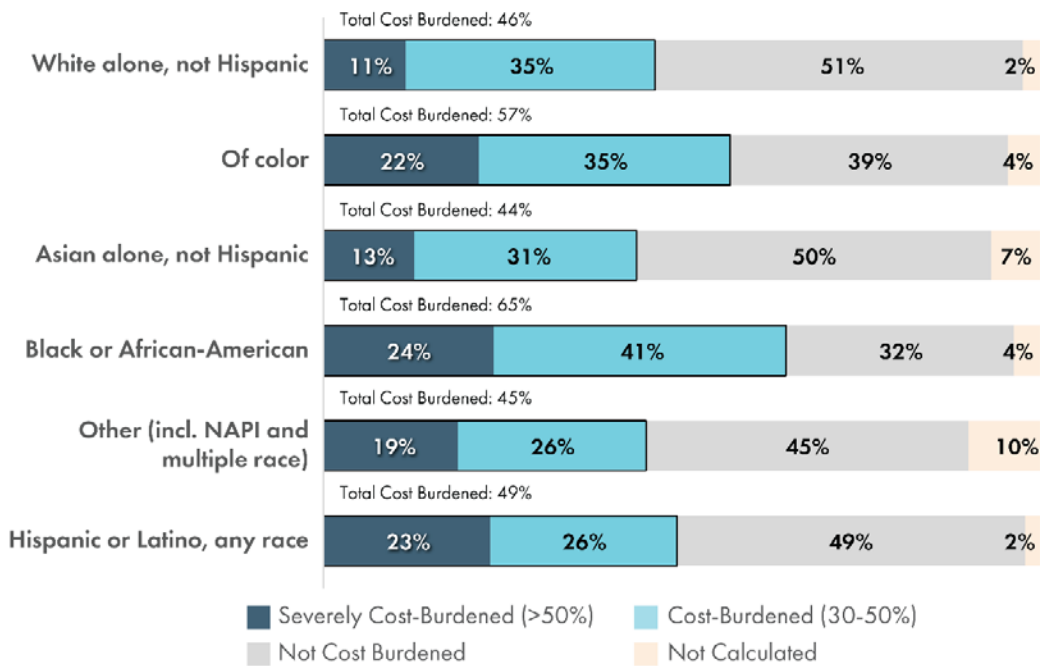

Sources: US Dept. of Housing and Urban Development CHAS, 2012 and 2017 5-Year Estimates.

Figure 7. Rental Housing Cost Burden by Race and Ethnicity, City of SeaTac.

Sources: US Dept. of Housing and Urban Development CHAS, 2017 5-Year Estimates.

Figure 8. Rental Housing Cost Burden by Race and Ethnicity, Percent, City of SeaTac.

Sources: US Dept. of Housing and Urban Development CHAS, 2017 5-Year Estimates.
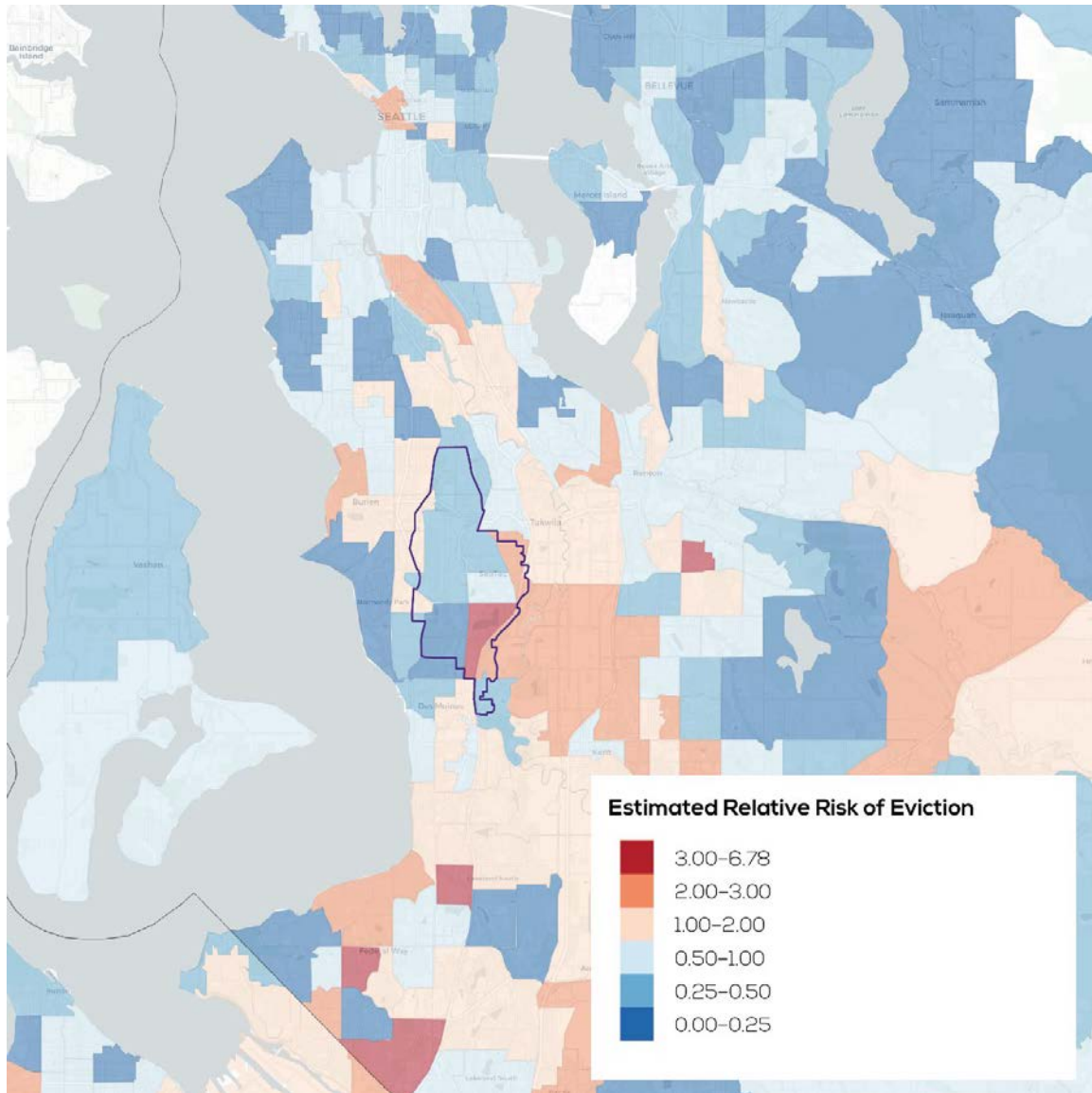
University of Washington Evictions Study

Understanding the rate at which households are evicted from housing can highlight situations where housing burdens may be severe, and households are vulnerable to financial hardship that can threaten their housing security. To identify areas where households face high eviction risks, data from the University of Washington Evictions Study is used, which captures both counts and rates of residential evictions across the Puget Sound region for the period between 2004 and 2017.

Regional Findings. From this study, Figure 9 shows relative eviction rates across south King County. Eviction rates are calculated by comparing the number of evictions against the total number of renters within a given Census tract, and then comparing this rate to all other Census tracts within King, Pierce, Snohomish, and Skagit Counties. This index can identify locations which stand out in the region for high rates of eviction.

SeaTac Findings. What is notable here is that for many portions of the city, the relative risks of eviction are in fact below average. However, the highest risks of eviction have been in the Census tract associated with the Angle Lake area, which is the tract with the most rental housing in SeaTac in this dataset. This area experienced 70 evictions over the study period for an eviction rate of 4.46%, which is about 217% higher than the regional average. This is one of the highest recorded values for the county and region in this study, although rates in south King County are generally higher than elsewhere in the county. This highlights that this area is likely to have been historically at risk for evictions and displacement related to economic hardship with households.

Figure 9. Relative Risk of Evictions, South King County, 2004–2017.

Source: The State of Evictions: Results from the University of Washington Evictions Project, 2019; ESRI, 2021.

PSRC Displacement Risk and Opportunity Index

The Puget Sound Regional Council (PSRC) developed a series of indicators in 2019 to highlight the locations across the region where businesses and households may have an increased relative risk for displacement. Over the entire region, the PSRC has relied on these indexes to provide an assessment of those neighborhoods that may require additional policy focus to prevent affordability challenges from having a disproportionate impact on low-income households.

PSRC's Regional Displacement Index identifies displacement risks by indicating Census tracts that have the highest combined score for 15 indicators in the region, as shown in Figure 10. These indicators include:

- **Socio-demographic characteristics**, such as populations of color, English language skills, proportion of renters, and household incomes

- **Transportation qualities** of the local neighborhood, including access to employment and proximity to current and future transit

- **Neighborhood characteristics**, including proximity to community businesses and public services, as well as locations close to high-income neighborhoods

- **Housing**, including development capacity and median rent

Census tracts are grouped into three categories based on their relative score:

- "Higher" risk (where scores in the top 10% of the score range)

- "Moderate" risk (scores in the top 50% but outside the top 10%)

- "Lower" risk (scores at the bottom 50% of the range)

PSRC's Opportunity Mapping Index (shown in Figure 11) highlights other elements related to the socio-economic resources and support available to residents, divided up according to the following categories:

- **Education**, including local test scores and graduation rates

- **Economic Health**, with metrics such as job growth and unemployment rates

- **Housing and Neighborhood Quality**, including local vacancy and foreclosure rates, condition of local housing, and crime rates

- **Mobility and Transportation**, including transportation costs, walkability, and access to transit

- **Health and Environment**, incorporating proximities to parks and sources of pollution

Figure 10. PSRC Regional Displacement Risk, 2016.
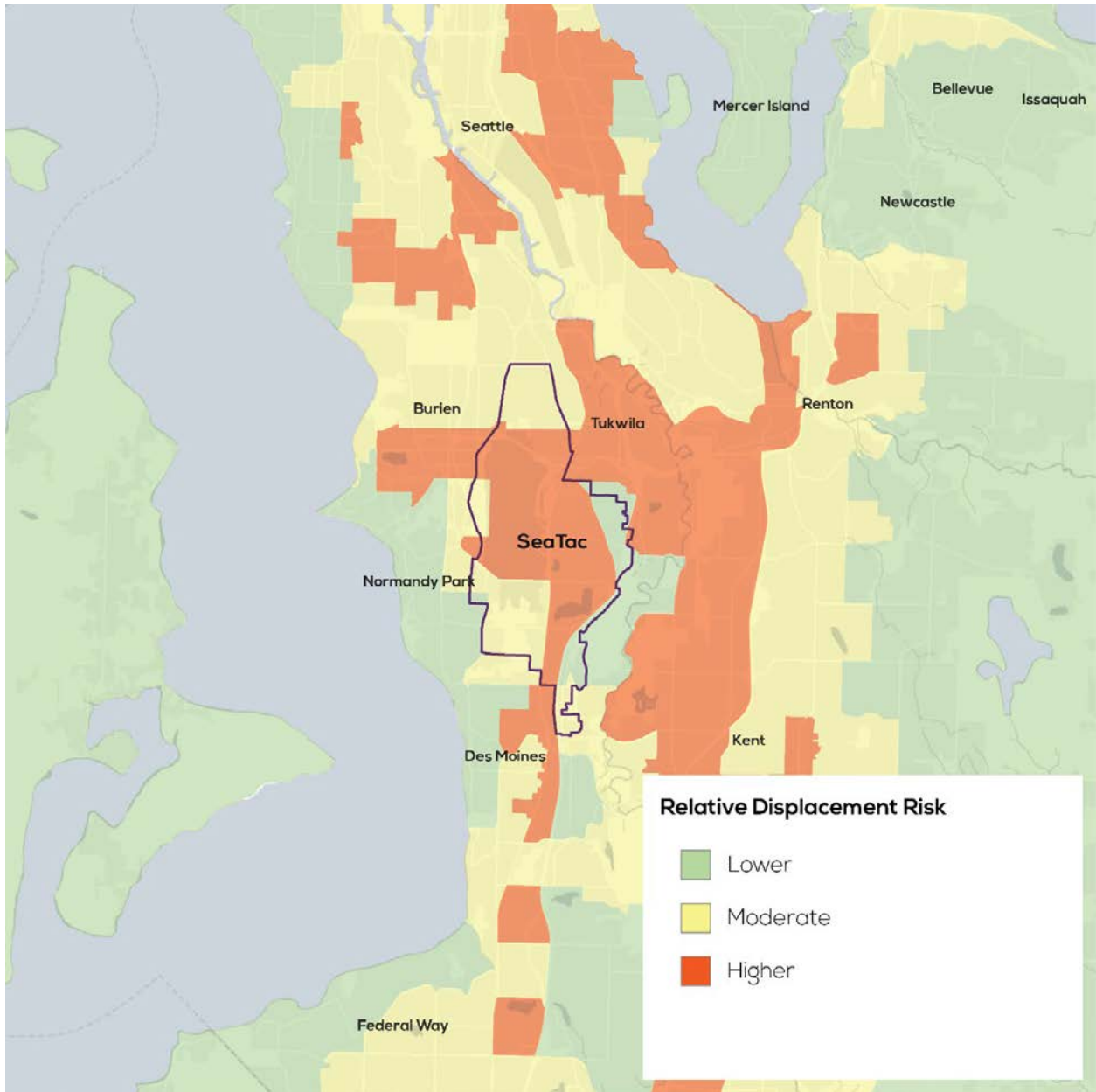
Source: PSRC Displacement Risk Mapping, 2019; ESRI, 2021.

Figure 11. PSRC Opportunity Index, 2016.
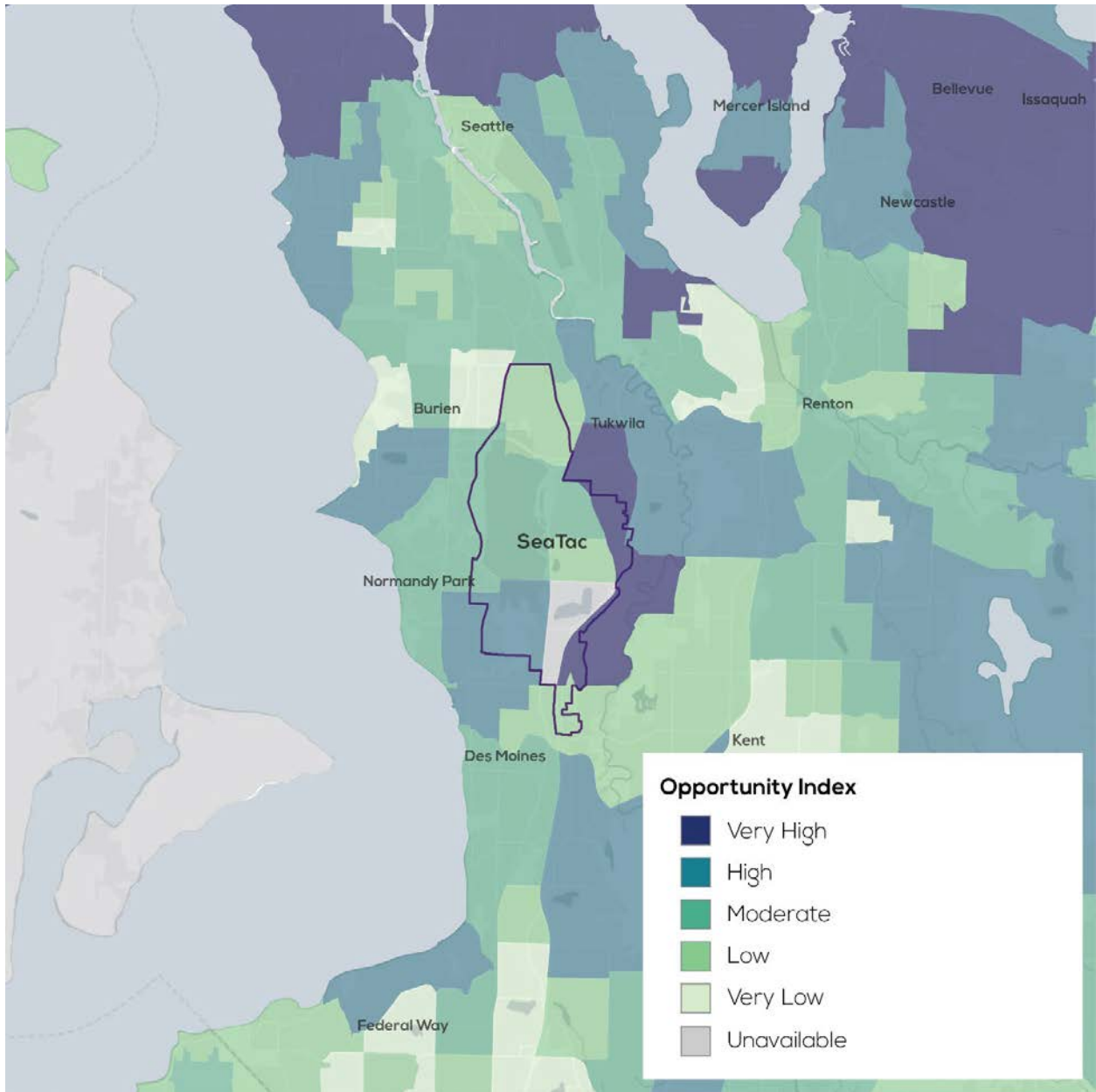
Source: PSRC Opportunity Index Mapping, 2019; ESRI, 2021.

The Opportunity Mapping Index is intended to indicate areas of social and racial inequity in the region, where there are fewer community resources available to address local issues. These categories are based on five even divisions across the distribution of scores, ranging from "Very High" (the top 20% scoring Census tracts) to "Very Low" (the bottom 20%). (Note that the Angle Lake area is not scored given a lack of information for economic variables.)

Unlike the Displacement Risk Index, while areas with lower opportunity according to the index may be more vulnerable to displacement, these also show areas where existing resources and amenities, or improvements to these resources, could benefit populations at risk. While areas with increasing opportunity may also experience displacement pressures, these resources should be enhanced to support these households.

Regional Findings. There are several key findings about the distribution of the areas with populations sensitive to displacement:

- **Broad areas of displacement risk and resource gaps.** Many of the areas that are the most at risk for displacement are found in the urbanized areas of the region, especially along the I-5 corridor, across South King County, and in Tacoma. Given that high displacement risks and low resources are highlighted across south Seattle and south King County, there are distinct challenges both with housing affordability and the risk of displacement across the sub-region.

- **Transit expansion and displacement.** One challenge with displacement in the region is its relationship with station areas. Improved high-frequency transit can provide better access to goods and services, but increased accessibility can also result in higher prices, more competition for housing, and redevelopment or rehabilitation of existing affordable housing options.

- **Relationship with housing production gaps.** Areawide, there have been significant shortfalls in housing production, resulting in an increase in development pressures on many areas. As sites for development in other parts of King County become harder to access, these areas of displacement risk will become more vulnerable to turnover and the exclusion of lower-income households.

Local Findings. For SeaTac, there are several important conclusions to be reached from these maps:

- **Much of the city is at a "high" or "moderate" risk of displacement, with lower resources.** From the assessment of the index, almost all the city is indicated as being at a high or moderate risk relative to indicators by Census tract across the region, and most are highlighted as having moderate to low resources. While tract-level data is highly aggregated, this suggests that there are several major risk factors for household displacement that are present across the city.

- **SeaTac's designated urban center and areas around the light rail stations are identified as "higher" risk with fewer resources.** Although there is some variation across the city, locations in the SeaTac Regional Growth Center and in station areas are clearly indicated as being at high risk, with lower resources available. This is of significant concern for addressing displacement, as these are expected to be key locations for redevelopment over time.

- **The scores reflect challenges and opportunities in the community.** Examining the components of the Opportunity Index score can highlight some of the challenges facing SeaTac with respect to developing local resources. Scores for transportation access are on the high end in relation to the rest of the region (with all tracts as "High" or "Very High" in this category), as well as scores for housing (with 12 out of 16 tracts "High" or "Very High"). However, most tracts were considered "Low" or "Very Low" for education (11 of 16 tracts), and environment and health (10 out of 16).

- **Much of the existing multifamily rental housing in the city is in high risk areas.** In addition to the locations of new development, the higher risk areas for displacement are also sited where a substantial amount of rental housing is located. Affordable multifamily units in the city may be at significant risk of redevelopment or conversion to higher-rent units as pressures in the region continue, especially given their location close to regional transit. This could have significant negative impacts on retaining the local stock of affordable housing on the market.

- **Increasing resources while mitigating displacement risk will be an ongoing challenge.** The Opportunity Mapping Index highlights different topic areas that would likely be an ongoing focus for efforts to improve access to opportunity for residents while managing the risks of displacement. This could include efforts such as increasing local educational opportunities, improving access to good opportunities for local employment, reducing crime, improving housing stability and quality, increasing walkability, developing local parks and open space, and improving local environmental quality.

CDC/ATSDR Social Vulnerability Index

The Centers for Disease Control (CDC) and Agency for Toxic Substances and Disease Registry (ATSDR) maintain a Social Vulnerability Index (SVI) as a tool developed to identify vulnerability to hazardous events nationwide. The index was developed to assist public health and emergency response experts to identify areas of extra concern in the event of a shock such as a natural disaster or chemical spill.

This metric identifies four groups of indicators that highlight particular risk factors for local populations:

- **Socioeconomic Status**, including poverty rates, unemployment, income, and adults without high school diplomas

- **Household Composition and Disability**, including the proportion of children and seniors, single-parent households, and populations with disabilities

- **Minority Status and Language**, including minority status and residents that speak English "less than well"

- **Housing Type and Transportation**, including the number of multi-unit structures and mobile homes, crowding of households, households with no vehicles, and percentage of housing as group quarters

An aggregate index for these indicators is provided in Figure 12 based on a continuous range. In this case, "higher" represents a higher level of vulnerability where different factors can "weaken a community's ability to prevent human suffering and financial loss in a disaster". These factors contributing to a lack of local capacity and resiliency are also strongly related to those factors that may impact a community's ability to manage displacement pressures.

Regional Findings. This distribution is comparable to the PSRC indices for displacement risk and opportunity mapping, and highlights that vulnerable populations are not just limited to SeaTac but are also found throughout south King County.

Local Findings. As with other metrics, some areas largely associated with single-family neighborhoods in the east and west appear to exhibit lower index values for social vulnerability. For significant portions of the community, however, there is a high risk of social vulnerability to negative shocks. From a breakdown of the scores, "Socioeconomic Status", "Minority Status and Language", "Housing Type and Transportation" appear to dominate, with "Household Composition and Disability" a less significant factor for most of the city. For measures of housing type and transportation, this appears to be strongly related to overcrowding in housing, and the proportions of housing as mobile homes and group quarters.

As discussed above, this measure provides a general measure of expected vulnerability of populations to disasters and other shocks. However, this can also be related to risks of housing instability as households experience short-term disruptions and long-term displacement pressures. However, since many of the factors of this index are related to the characteristics of households, this is intended more to highlight areas with more vulnerable populations to allow for targeted action.

Figure 12. CDC/ATSDR Social Vulnerability Index, 2018.
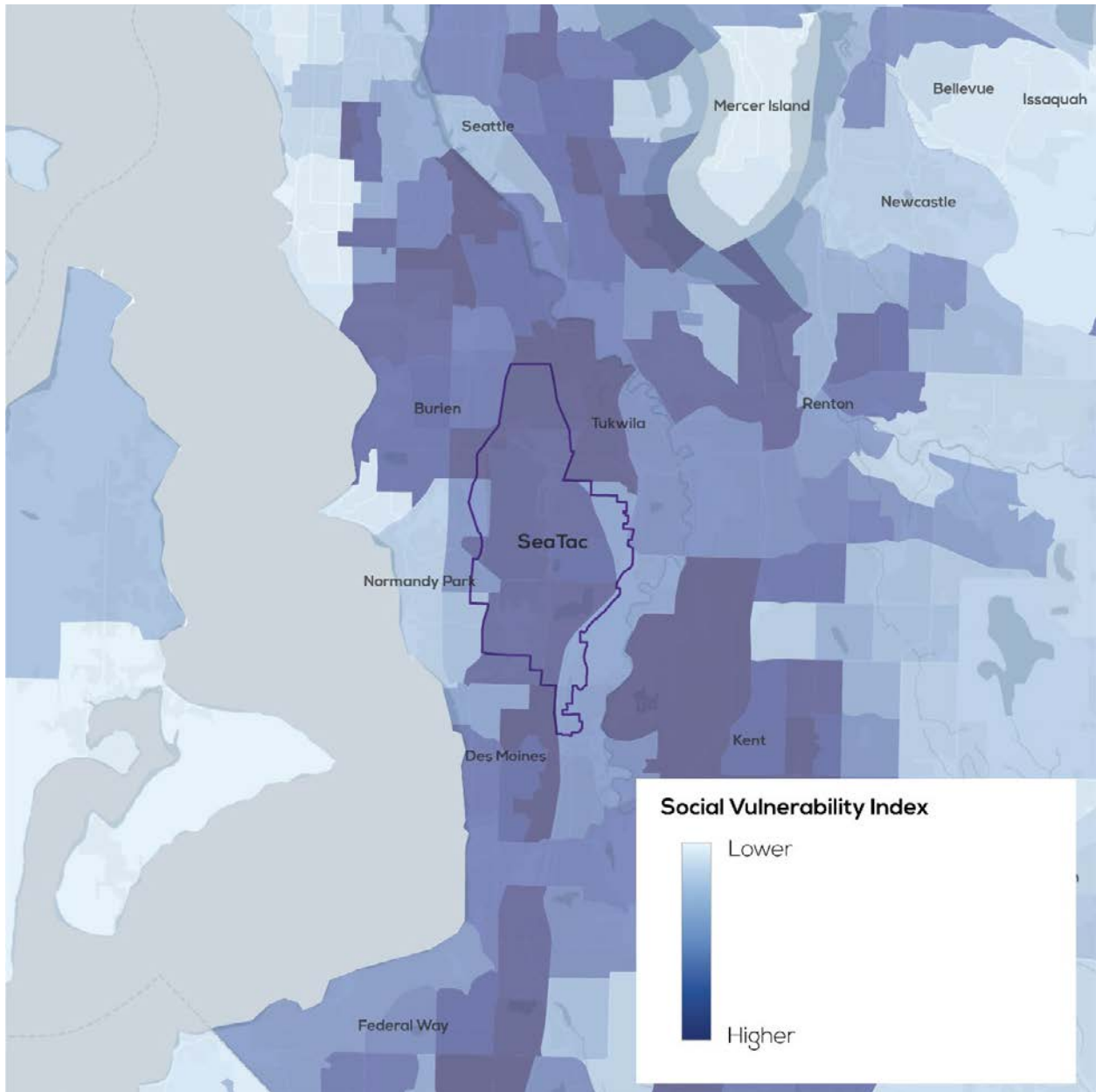
Source: CDC/ATSDR Social Vulnerability Index, 2018; ESRI, 2021.

Additional Findings

From this review of risk factors for displacement, as well as the findings of the HIAR, there are several conclusions that can help guide policies related to affordability and anti-displacement:

- **SeaTac has a concentration of populations at risk for significant housing burdens and economic displacement.** SeaTac presents a significantly greater proportion of low-income households at risk for housing insecurity and displacement than the County as a whole. About 77% of renters in the city earn less than 80% of the area median income (the threshold for "low-income"), and 54% are paying at least 30% of their income on rent. Extremely low-income households earning less than 30% AMI comprise about 27% of renters in the community, and about 66% are facing severe housing cost burdens, spending over half their income on rent. This parallel many of the displacement risk indicators highlighted previously.

- **There are significant risk factors associated with displacement in the community, but these are present across south King County.** In the assessment of displacement risk factors for housing based on metrics from the PSRC and CDC, much of SeaTac has been identified as having high levels of displacement risk, lower levels of opportunity, and greater social vulnerability. While this is a concern, what should be highlighted here is that many of these indicators highlight similar issues across south Seattle and south King County as well. While there are ongoing pressures in the housing market related to displacement, these are being experienced in other neighboring communities in much the same way.

- **Housing displacement risks are higher with communities of color in the city.** As noted in the HIAR, households of color make up a larger proportion of the total population, but nearly two-thirds of these households rent their homes. About 57% of these households are experiencing cost burdens (paying over 30% of their income on rent), with about 65% of Black or African-American renters considered cost-burdened. Additionally, rates of severe cost burden where renters are paying more than half of their income on rent is double for households of color over white households (22% versus 11%), and rates of severe cost burdens are highest for Black or African American (24%) and Hispanic or Latino (23%) households. This suggests that strategies to manage housing displacement and affordability should be sensitive to the needs of different groups in the city.

- **Station areas may be at particular risk of displacement.** An important challenge with the development of areas around the light rail stations is that while these are areas that will be attractive for future development, these pressures may also put a considerable amount of the local naturally occurring affordable housing stock at risk. This may include single-family detached housing zoned for higher densities that are close to the South 154th Street Station, as well as smaller multifamily buildings located close to the SeaTac Airport Station. As noted from the

mapping, these areas may be particularly challenged with respect to displacement risks, and the loss of this housing with no replacements could push a considerable number of households out of the city.

Addressing Displacement in the Community

Addressing displacement as a municipal government can be a challenging prospect. This is especially true as many displacement pressures are due to regional market forces and trends that are outside of the control of even the largest communities. However, the resources and actions of communities can still make a strong difference in local displacement trends.

Some approaches that different jurisdictions have coordinated to minimize and mitigate the effects of displacement include the following:

- **Increasing local housing options**. One main approach to combatting displacement is to support the development of a greater range of housing for local households, both for existing residents and people potentially moving into the community. This should include housing options for a range of different incomes, not only to boost the units available to lower-income households, but also to address the needs of higher-income households and reduce the potential for "downrenting" that would take up affordable housing options. Cities can support this approach through regulation, by expanding the potential housing types that can be developed in the community, as well as with focused programs to provide financial support and incentives to build affordable and attainable housing projects.

  Examples of implementation include a range of potential options, from the Multifamily Tax Exemption (MFTE) to direct financial support of affordable and attainable housing projects. Many of these recommendations are discussed in more depth in SeaTac's Housing Action Plan.

- **Preserving existing affordable and attainable housing**. Another element of supporting local housing options is to preserve existing housing in the community that is affordable and attainable. This "naturally occurring affordable housing" can be at risk from redevelopment or rehabilitation and maintaining this housing as affordable can be more effective than building new, subsidized units for lower-income households. City efforts to preserve this type of housing include options to support existing owners willing to keep units as affordable, as well as new owners willing to maintain properties as affordable options through financial supports, development incentives, and other programs.

  Examples of implementation include the following:

  - **Notification of intent to sell:** The City of Burien has implemented as part of their Code (BMC 5.63.060) a requirement for owners of multifamily housing with rents at 80% AMI

or below to provide notification of an intent to sell, which can help nonprofit buyers with purchasing these properties to preserve these units as affordable.

▫ **Extensions to MFTE:** Recent amendments to the MFTE under SB 5287 by the State legislature can allow communities to provide an additional 12-year tax exemption to properties, preserving affordable units currently allowed under an MFTE program.

▫ **Homeowner repair programs:** Examples of local home repair and maintenance programs can help to support existing residents maintain housing that is affordable to them. Aside from the City of SeaTac's Minor Home Repair Program, this can also include programs such as the King County Housing Authority Weatherization Program, which can provide funding to homeowners to reduce energy costs and provide for emergency repairs.

▪ **Encouraging local options for ownership.** Providing for housing stability for many households can also include options for long-term homeownership. Coordination with programs such as Community Land Trusts (CLTs) and shared-equity homeownership initiatives can support low- and moderate-income households with purchasing housing in the community.

Local examples of implementation include:

▫ **Community land trusts:** Homestead CLT has worked to develop Willowcrest Townhomes, a project with 12 three- and four-bedroom permanently affordable townhomes on land donated by the Renton Housing Authority. These units will be priced to be affordable at 60–80% AMI, and while the trust arrangement will ensure that while owners will be able to receive some increase in equity over time, future sales will be at affordable prices.

▫ **Additional MFTE options:** The new MFTE amendments under SB 5287 allow communities to provide a 20-year property tax exemption for new housing projects where at least 25% of units are sold to a nonprofit or local government agency to support permanent affordable homeownership.

▫ **Downpayment assistance:** The City of Bellingham has implemented a Downpayment Assistance Loan Program for homebuyers that have not owned a home for the past three years and are looking to purchase a primary residence. It is a second mortgage loan program for housing sold in the city at a set price or below ($427,500 for single-unit homes in March 2021). The loan can be used for a down payment or closing costs, and the balance is due at sale or conclusion of the mortgage.

▪ **Providing increased tenant protections to reduce the likelihood of evictions.** In addition to providing support for more affordable housing options, increased protections and counseling for

tenants can help to ensure that economic disruptions or unfair business practices will not result in a loss of housing, especially among lower-income households.

Examples include the following:

- **Rental housing registration/inspection:** The City of Kent passed an ordinance in 2018 to provide for a rental housing inspection program. (See Chapter 10.02 KCC.) This can ensure that available affordable housing is safe and healthy for residents, and that tenants are not challenged by the risk of eviction to report substandard conditions.

- **Just-cause eviction:** The City of Burien has implemented just-cause eviction protections under BMC 5.63.070 that require landlords to fulfill certain conditions to evict a current tenant, and can prevent evictions conducted at will that may be discriminatory.

- **Increase the support for communities at risk of displacement.** Although displacement can be a broader risk across the community, specific cultural and social groups may experience additional challenges in securing housing that is both affordable and appropriate (see City-wide Statistics starting on page 5). Providing targeted outreach about options for accessing resources, encouraging neighborhood-based policies to meet specific needs for affordable housing with certain groups, and supporting local businesses can all help to reduce social and cultural displacement beyond implementation of overall city-wide policies.

  One of the strongest resources for strategies to address communities at risk of displacement is The CAP Report: 30 Ideas for the Creation, Activation & Preservation of Cultural Space, a May 2017 report from the City of Seattle intended to support cultural space development. Many of these approaches specifically address communities that are at risk of displacement, and policies that can be tailored to address the unique challenges facing them.

- **Collaborate with partners on solutions.** As discussed previously, issues of displacement are problems at regional and subregional levels as well. From a regional level, gaps in affordable housing across the region and in major centers will mean that people will be pushed towards lower-cost housing options elsewhere. At the sub-regional level, numerous communities in south King County are experiencing similar pressures on affordable housing options. Coordination with partners at these levels can help to promote holistic solutions that address market-wide impacts of displacement and affordability, through coordinated legislative action, alignment of policies, resource pooling for affordable housing projects, and information sharing.

  There are several examples in the Puget Sound of organizations that are promoting collaboration between partners on action related to displacement. These include:

  - South King Housing and Homelessness Partners (SKHHP), which includes King County and nine South King County cities (Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, and Tukwila).

- A Regional Coalition for Housing (ARCH), a partnership that includes King County and 15 Eastside cities.

- King County Regional Homelessness Authority, a collaborative effort between Seattle and King County to address issues of homelessness across the region.

- The Housing Affordability Regional Taskforce (HART), a collaborative effort with city and county governments across Snohomish County to address housing affordability challenges.