



Planning Commission Work Session —
First of a Two-Part Discussion on Growth
Scenarios:

Envision SeaTac 2044

Where & How Will SeaTac Grow

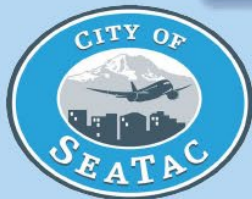
Special Planning Commission Meeting
January 30, 2024



WELCOME TO THE SPECIAL PLANNING COMMISSION MEETING

This special meeting is an Envision SeaTac 2044 project work session for the Planning Commission AND a public education opportunity.

- It will be recorded as a “webinar” and posted on the project webpage www.seatacwa.gov/SeaTac2044.
- To help make information more accessible to the public, the format of the Commission’s regular project work sessions will be altered to better introduce the topics under discussion and people involved in the project.



Planning our City
TOGETHER
ENVISION SEATAC 2044

SeaTac is updating its Comprehensive Plan and is seeking community input on how the city should grow over the next twenty years.



TODAY'S AGENDA

- **Welcome & Introductions**
- **About the Envision SeaTac 2044 Project**
- **Work Session Topics**
 - Goals of Today's Session
 - Why City is Developing Growth Scenarios
 - Understanding Growth Planning & Regional Growth Frameworks
 - Confirming SeaTac's Baseline Growth Scenario Assumptions
- **Next Steps**



INTRODUCTIONS

■ Project Staff

- City's long range planning staff and project consultants from Otak
- Contact us at:
SeaTac2044@seatacwa.gov

■ Planning Commission

Commission is Community Advisory Group for Envision project

- Project work sessions to date: Six, including August 2023 kick-off
- Meeting dates and materials available on Envision project website:
www.seatacwa.gov/SeaTac2044

SeaTac Planning Commission

Alyne Hansen, Chair

Tony Zuniga Sanchez, Vice Chair

Bandhanjit Singh, Member

Damiana Merryweather, Member

Jagtar Saroya, Member

Karin Ellis, Member

Vacant, Member

Public invited to attend Commission Meetings online or in-person at City Hall

- 1st and 3rd Tuesdays of the month
- Agendas and materials posted on City Calendar
www.seatacwa.gov/government/calendar
- Listen online or come to City Hall
- Public comment opportunities at most meetings

PROJECT ROLES AND RESPONSIBILITIES

- **Community Members** engaged and informed throughout planning process—participate, share vision and aspirations for the community, provide input on needs.
- **Planning Commission** advisory to the process; provide guidance, input, and recommendations with more of a technical focus on plan development; not the final decision-makers
- **City Council** the final decision makers; provide input at touch points; responsible for formal plan adoption.
- **City Staff** guide the planning process and consultant team’s efforts; support community engagement process.
- **Consultant Team** heavy lifters; carry out the process and prepare presentation and engagement materials; facilitate activities; develop draft plan content and finalize content based on above guidance.



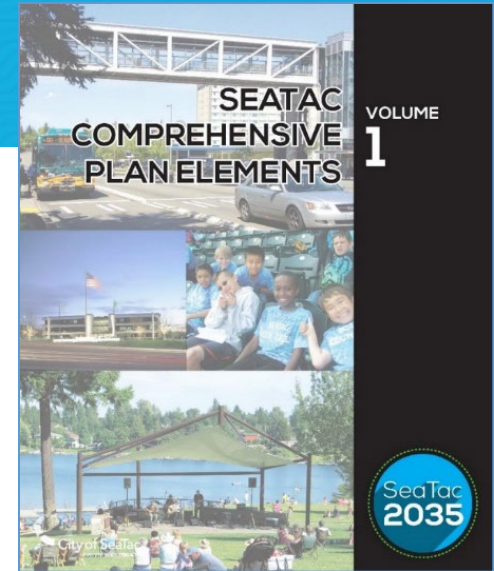
ABOUT THE ENVISION SEATAC 2044 PROJECT

Major Periodic Update of City's Comprehensive Plan

- Required by State every ten years.
- Updates needed to reflect current City priorities and new information since last major update in 2015.

Envision SeaTac 2044 Key Project Themes

- ❖ Wellbeing and Access to Opportunity
- ❖ Growing Urban Villages Near Light Rail
- ❖ Strong Neighborhoods and Healthy, Equitable, Connected, and Complete Communities
- ❖ Multimodal Transportation
- ❖ Housing for All
- ❖ Economic Vitality
- ❖ Resilient Built and Natural Environments



ABOUT THE ENVISION SEATAC 2044 PROJECT

Project Phases & Community Conversation Topics from [Public Participation Plan](#)

Phase	Community Conversation Topics	Timeframe
Phase 1	Community Vision and Priorities for SeaTac's Future	Fall 2023
Phase 2	Where and How Will SeaTac Grow Over the Next 20 Years: Urban Villages and Complete Communities	Fall 2023/ Winter 2024
Phase 3	Housing, Human Services, and Economic Development to Support SeaTac's Future	Winter/Spring 2024
Phase 4	SeaTac's Future Transportation and Parks & Recreation Systems	Spring 2024
Phase 5	Resilient Built and Natural Environments for SeaTac's Future	Spring/Summer 2024
Phase 6	Draft and Final SeaTac 2044 Plan Reviews	Summer/Fall 2024

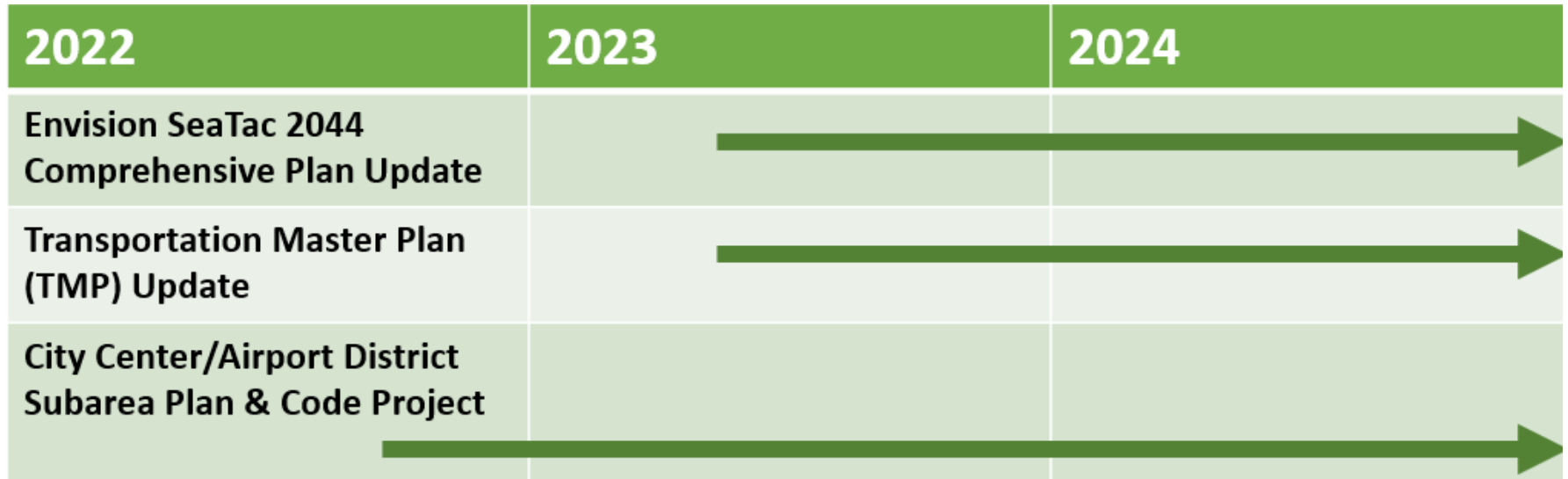
State requires major periodic update of Comprehensive Plans to be completed by December 2024

ABOUT THE ENVISION SEATAC 2044 PROJECT

Envision is part of “Planning Our City Together Projects”

- Projects are major updates to components of the Comprehensive Plan.
- **Projects will re-set City’s growth and development policies for next twenty years, 2024 – 2044.**

Project Timelines



GOALS OF TODAY'S SESSION

This is the first of a two-part meeting focused on confirming growth scenario options to explore that could achieve the goals of the Envision SeaTac 2044 project.

Tonight's Goals:

- ✓ **Understand key growth planning guidance** that will shape growth scenarios
- ✓ **Confirm SeaTac's baseline growth assumptions** based on current Comprehensive Plan, state and regional requirements
- ✓ **Prepare for second part of discussion on Feb 6**, where Commission will consider two growth scenario options that could implement new priorities from Envision SeaTac 2044 project
 - **On Feb 6, Commission will be asked to confirm growth scenario options for further technical analysis and community engagement**



Why Are We Developing Growth Scenario Options?

Envision SeaTac 2044 Project



WHY GROWTH SCENARIO OPTIONS?

The **Envision SeaTac 2044** major update to the Comprehensive Plan will re-set the city's growth and development strategies for the next twenty years (2024-2044)

Growth Scenarios Need to Be Developed to:

- **Explore how new growth can be used to achieve the goals of the Envision SeaTac 2044 project**
- Identify where and how the city can accommodate new housing and jobs to meet allocated growth targets.
- Proactively plan for the future of our community so that growth aligns with our vision and values.



WHY GROWTH SCENARIO OPTIONS?

Growth Scenarios Need to Be Developed to (continued):

- Analyze traffic implications of new growth through the Travel Demand Model (TDM) that is being created as part of the Transportation Master Plan update project currently underway.
- Evaluate potential impacts to other infrastructure (utilities, park system, public services, etc.) throughout the city.
- Provide options for community input so SeaTac residents and businesses can participate in discussions about how the city should grow.



SEATAC'S JOB & HOUSING TARGETS FOR GROWTH SCENARIOS

TARGETS FOR ENVISION 2044 PROJECT TO ADDRESS	2019 (approx.)	2044 (approx.)	GROWTH TARGET (jobs/housing needed to achieve target)
Jobs	36,523	51,333	+14,810
Housing Units	10,855	16,755	+5,900



Understanding Growth Planning Background and Frameworks

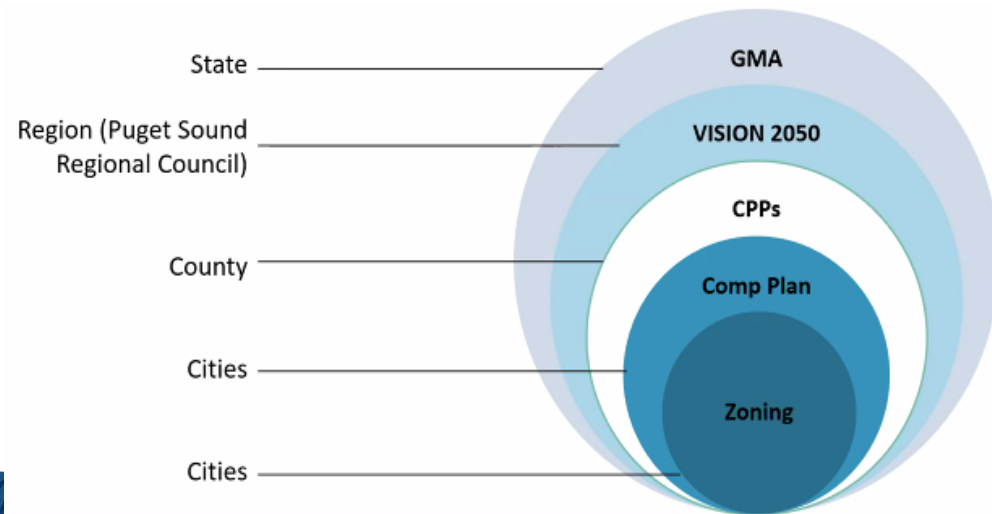
Envision SeaTac 2044 Project



GROWTH PLANNING BACKGROUND AND FRAMEWORKS

Summary of State & Regional Guidance

- The Washington **State Growth Management Act (GMA)** guides planning statewide and requires jurisdictions to develop comprehensive plans to manage future growth consistent with regional growth strategies.
- **Puget Sound Regional Council (PSRC)** plans for the four-county region and has adopted **VISION 2050** that includes **multi-county planning policies (MPPs)** that city plans need to align with as part of comprehensive plan updates.
- **King County** has adopted **countywide planning policies (CPPs)** that cities within the county need to align with as part of comprehensive plan updates.



GROWTH PLANNING BACKGROUND AND FRAMEWORKS

Washington State Growth Management Act (GMA) and Other State Legislation

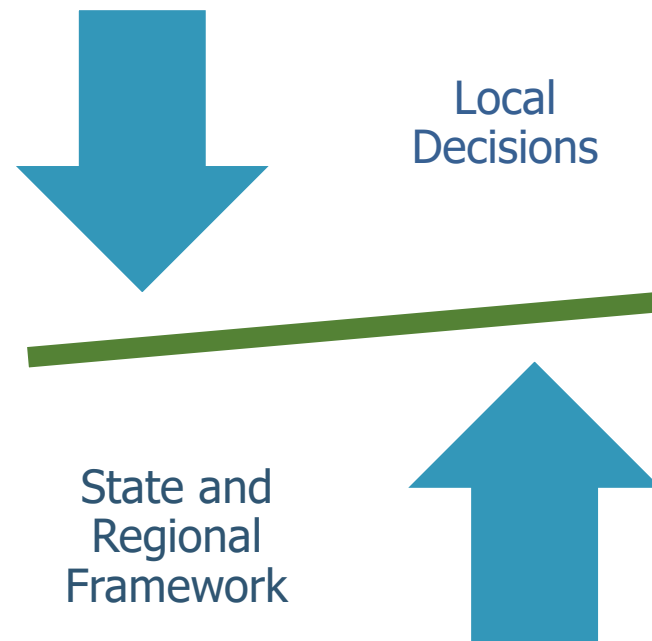
- **GMA** guides planning statewide and requires jurisdictions to create comprehensive plans that:
 - **Identify how to accommodate twenty years of growth**
 - **Ensure that future growth is supported by sufficient and concurrent infrastructure**
- **Recent Legislation:** Significant legislation passed in recent years, especially changes related to housing that will impact cities statewide



WASHINGTON STATE GMA

How Do We Plan Under GMA?

- Under GMA, Comprehensive Plan updates are required every 10 years (this SeaTac CP must be updated by December 2024).
- “Grass roots” or bottom-up focus—plans are developed based on community engagement and local decisions.
- Hear community’s vision and concerns; address those in the plan.
- Mitigate potential impacts.
- Coordinate and prioritize community investments.



WASHINGTON STATE GMA

GMA Goals

1. Encourage compact urban growth
2. Reduce sprawl
3. Encourage coordinated, multimodal transportation
4. Plan for and accommodate affordable housing
5. Encourage economic development
6. Protect property rights
7. Predictable permitting
8. Maintain natural resource industries
9. Retain open space, enhance recreation
10. Protect the environment
11. Encourage participation
12. Ensure availability of public facilities and services
13. Encourage historic preservation
14. Manage shoreline development



Discussion and Questions

**Any questions or comments about
the GMA and/or state provisions?**



REGIONAL GROWTH PLANNING FRAMEWORK: PSRC & KING COUNTY

Puget Sound Regional Council (PSRC)

- **Vision 2050 multi-county planning policies and regional growth strategy updated in 2020**
 - Promotes “centering equity” and providing opportunities for all community members in planning efforts, increasing housing choices and affordability, reducing greenhouse gas emissions, and other goals
- **Most future growth to be focused within “Regional Growth Centers,”** designated areas within cities with supportive infrastructure - especially transit
- SeaTac’s RGC is called the **Urban Center**

Regional Growth Centers and Manufacturing/Industrial Centers



REGIONAL GROWTH PLANNING FRAMEWORK

About PSRC

Regional planning and transportation organization-
Snohomish, King, Pierce, and Kitsap Counties.

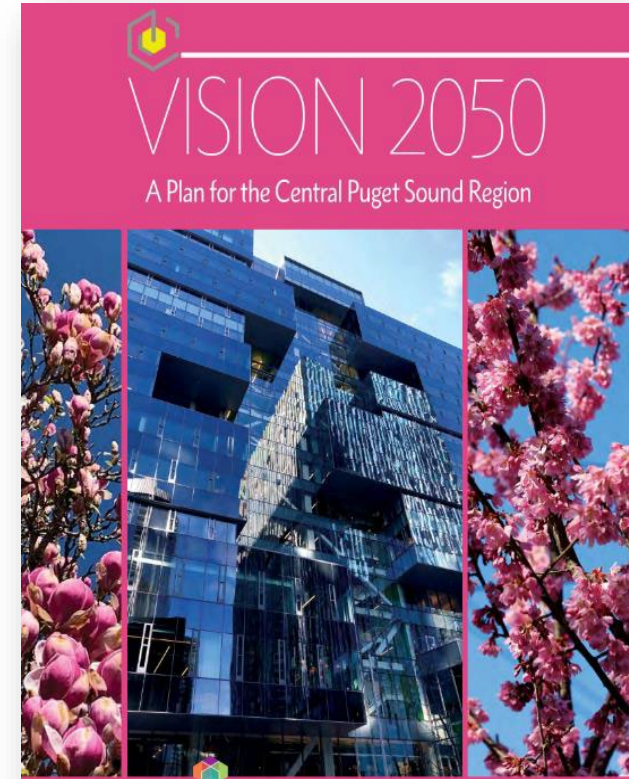
Focuses on:

Transportation funding. Over \$240 million in transportation funding each year.

Regional Transportation Plan. Focuses on improving mobility, transportation choices, freight movement freight.

Economic development strategy. Identifies the leading drivers of the region's economy and the near-term actions that will sustain job growth and global competitiveness.

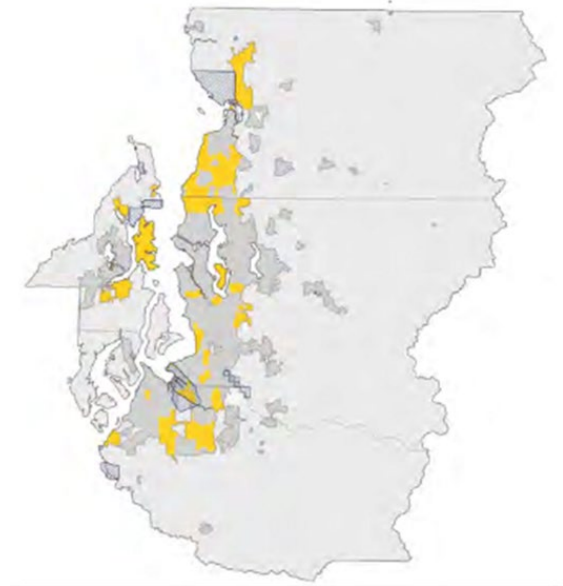
Planning - Develops policies and about regional growth—multi-county planning policies (MPPs) implemented at local levels through Countywide Planning Policies (CPPs) and local city policies.



REGIONAL GROWTH PLANNING FRAMEWORK

PSRC VISION 2050

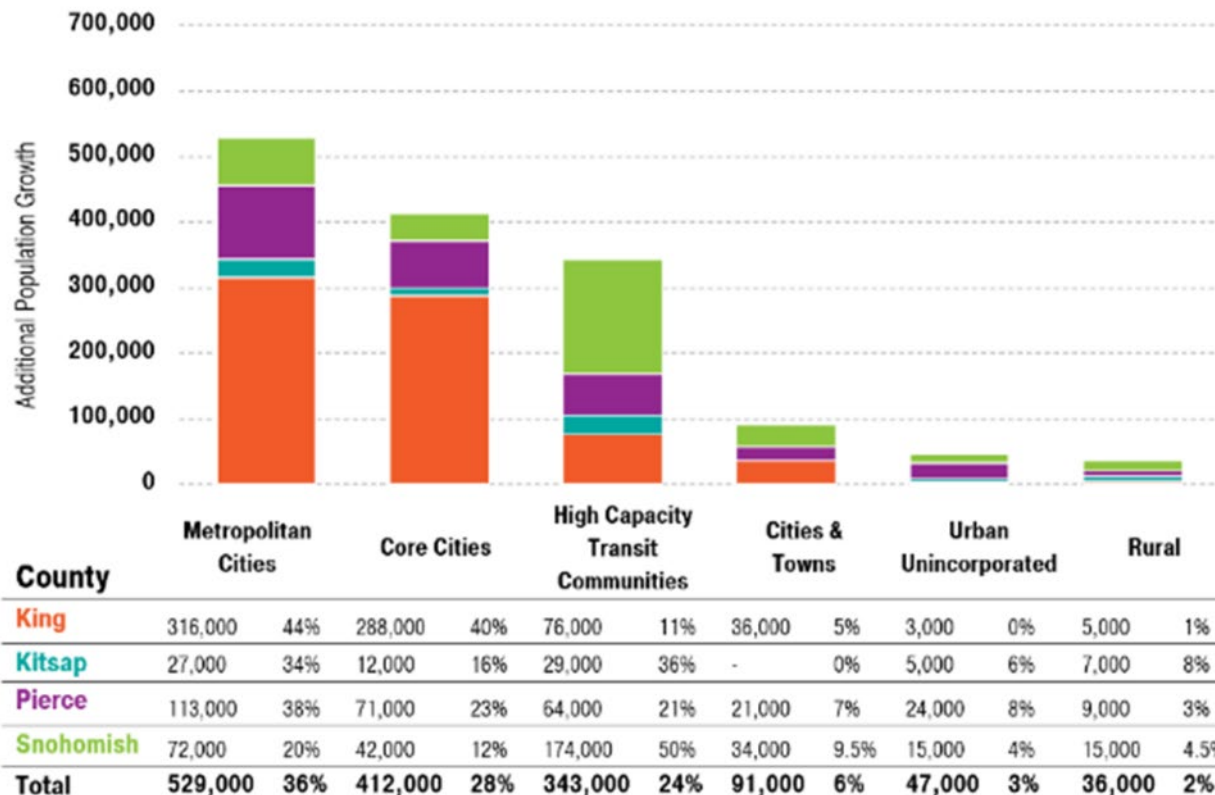
- Focused on growth which will occur in the four- county region by 2050:
 - 1.6 million people
 - 1.2 million jobs
- New and revised policies – focus areas in Vision include new and revised policies concerning:
 - Climate change
 - Equity
 - Displacement
 - Housing
- Vision 2050 implemented through Countywide Planning Policies



REGIONAL GROWTH PLANNING FRAMEWORK

How Population is Allocated

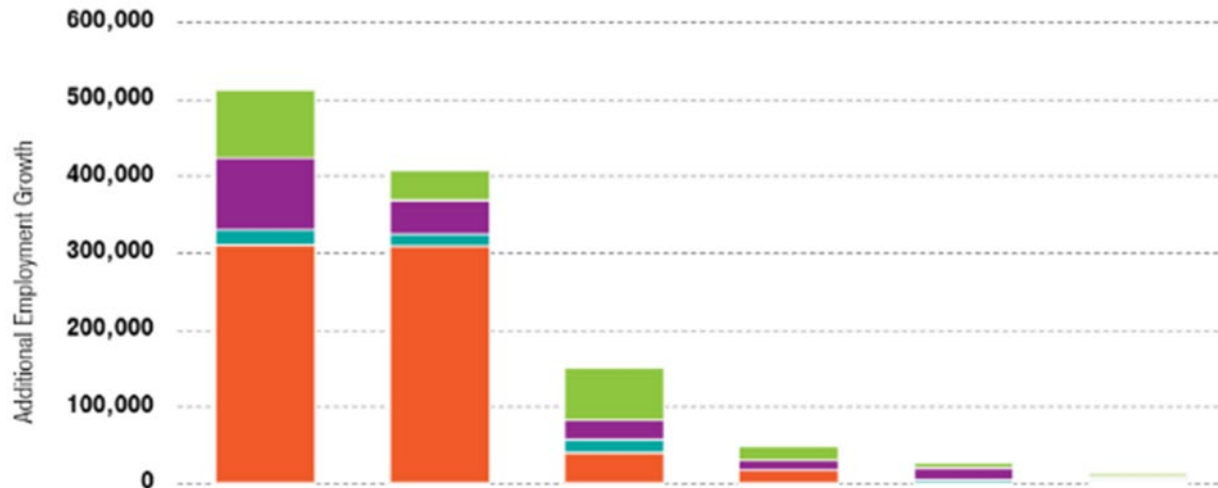
Figure 1 Regional Growth Strategy — Population Growth 2017–2044 (Illustrative)



REGIONAL GROWTH PLANNING FRAMEWORK

How Employment is Allocated

Figure 2 Regional Growth Strategy — Employment Growth 2017–2044 (Illustrative)



County	Metropolitan Cities		Core Cities		High Capacity Transit Communities		Cities & Towns		Urban Unincorporated		Rural	
King	250,000	46%	248,000	45%	32,000	6%	14,000	3%	1,000	0%	2,000	0%
Kitsap	16,000	35%	12,000	26%	14,000	32%	-	0%	1,000	2%	2,000	5%
Pierce	76,000	48%	35,000	23%	23,000	15%	10,000	7%	9,000	6%	3,000	2%
Snohomish	71,000	39%	31,000	17%	55,000	30%	14,000	8%	6,000	2%	3,000	2%
Total	412,000	44%	327,000	35%	124,000	13%	39,000	4%	17,000	2%	10,000	1%



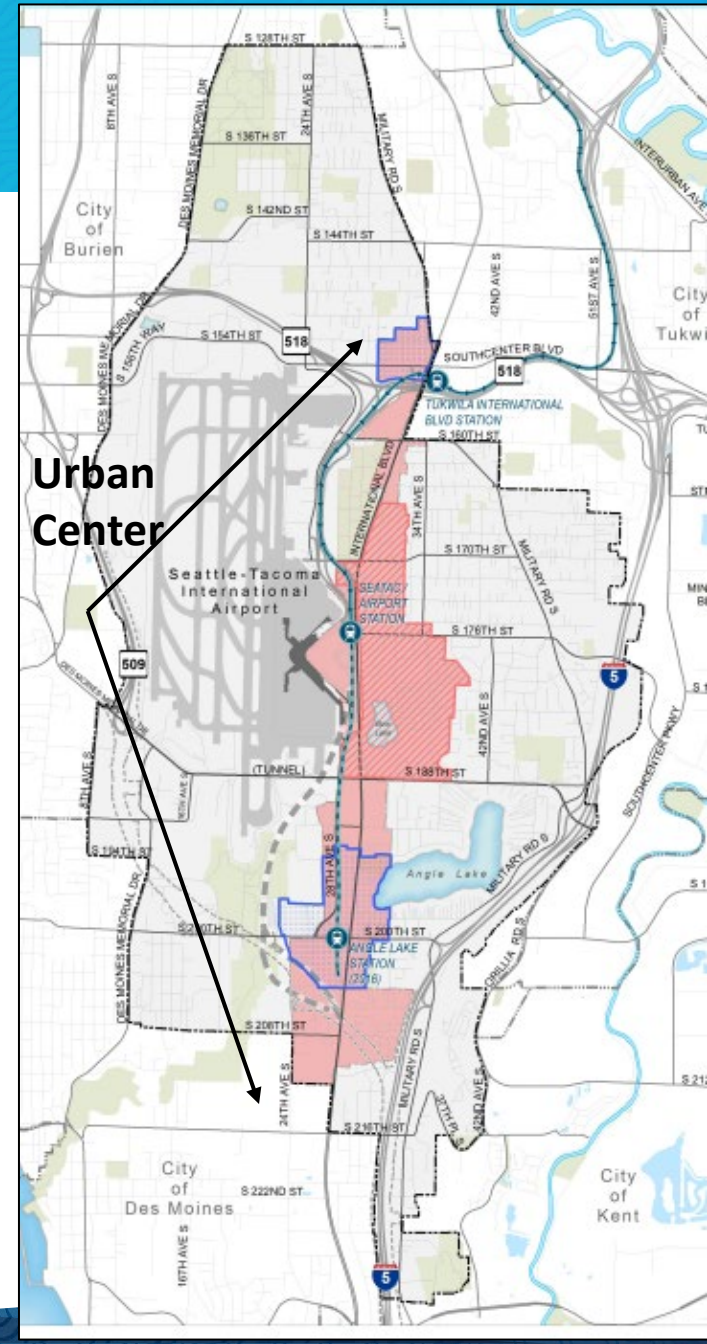
REGIONAL GROWTH CENTER REQUIREMENTS

PSRC Regional Growth Center (RGC) Framework

- Designated RGCs, including SeaTac's Urban Center, must meet a full checklist of criteria, to attain Comprehensive Plan certification and maintain eligibility for federal transportation funding transmitted through PSRC
- Envision SeaTac 2044 project is creating a new Urban Center chapter to comply with RGC Framework

Key RGC/Urban Center Requirements

- Establish **population, job, housing unit targets** for designated center.
- Align with PSRC goals for **65% of region's population growth and 75% of region's job growth to locate near high-capacity transit** (i.e, light rail and bus rapid transit like RapidRide).
- Promote equitable access to opportunity through **compact, walkable growth pattern, higher densities of jobs and housing units, and supportive infrastructure and amenities**



SEATAC REGIONAL GROWTH CENTER GROWTH TO DATE

PSRC Regional Growth Center (RGC) STATUS UPDATE 2013 – 2023

SeaTac Urban Center (RGC)	2013	2023	Amount of change, 2013-2023
Population	10,038	12,650	+2,612
Housing units	4,130	5,150	+1,020
Jobs	12,886	17,450	+4,564
Activity Units per Acre	25.9	34	+8



Discussion and Questions

**Any questions or comments about PSRC VISION 2050
and provisions related to regional growth centers?**

**What do you think about the changes that have occurred so far in
SeaTac's Urban Center?
Are they obvious? Anything surprising?**



KING COUNTY PLANNING FRAMEWORK

King County Countywide Planning Policies (CPPs)

- **CPPs updated in 2021, and amendments related to affordable housing policies adopted in 2023**
- **CPPs formally adopt growth targets for cities** and focus on promoting social equity, increasing affordable housing options, focusing growth in designated regional growth centers, addressing climate change, and other goals.
- **2023 CPP housing amendments:**
 - Require cities to plan for affordable housing and permanent supportive housing needs, and
 - Identify number of housing units cities should plan to accommodate by specific income levels (i.e., low, moderate, high- income households)

**SeaTac housing need by income level allocations to be discussed in upcoming sections.*



KING COUNTY PLANNING FRAMEWORK

King County Job & Housing Targets STATUS UPDATE 2013 – 2019

2035 TARGETS FROM LAST MAJOR UPDATE (2013-2035)	2013 (approx.)	2035 TARGET (approx.)	GROWTH TARGET (jobs/housing needed to achieve target)	2019 STATUS REPORT (jobs/housing achieved 2013-2019)
Jobs	27,010	56,358	+29,348	+10,659
Housing Units	9,680	15,833	+6,153	+1,175
2044 TARGETS FOR ENVISION 2044 PROJECT TO ADDRESS (2019-2044)	2019 (approx.)	2044 TARGET (approx.)	GROWTH TARGET (jobs/housing needed to achieve target)	
Jobs	36,523	51,333	+14,810	
Housing Units	10,855	16,755	+5,900	

Discussion and Questions

Any questions or comments about King County policy framework or growth targets?



SEATAC'S CURRENT GROWTH STRATEGIES

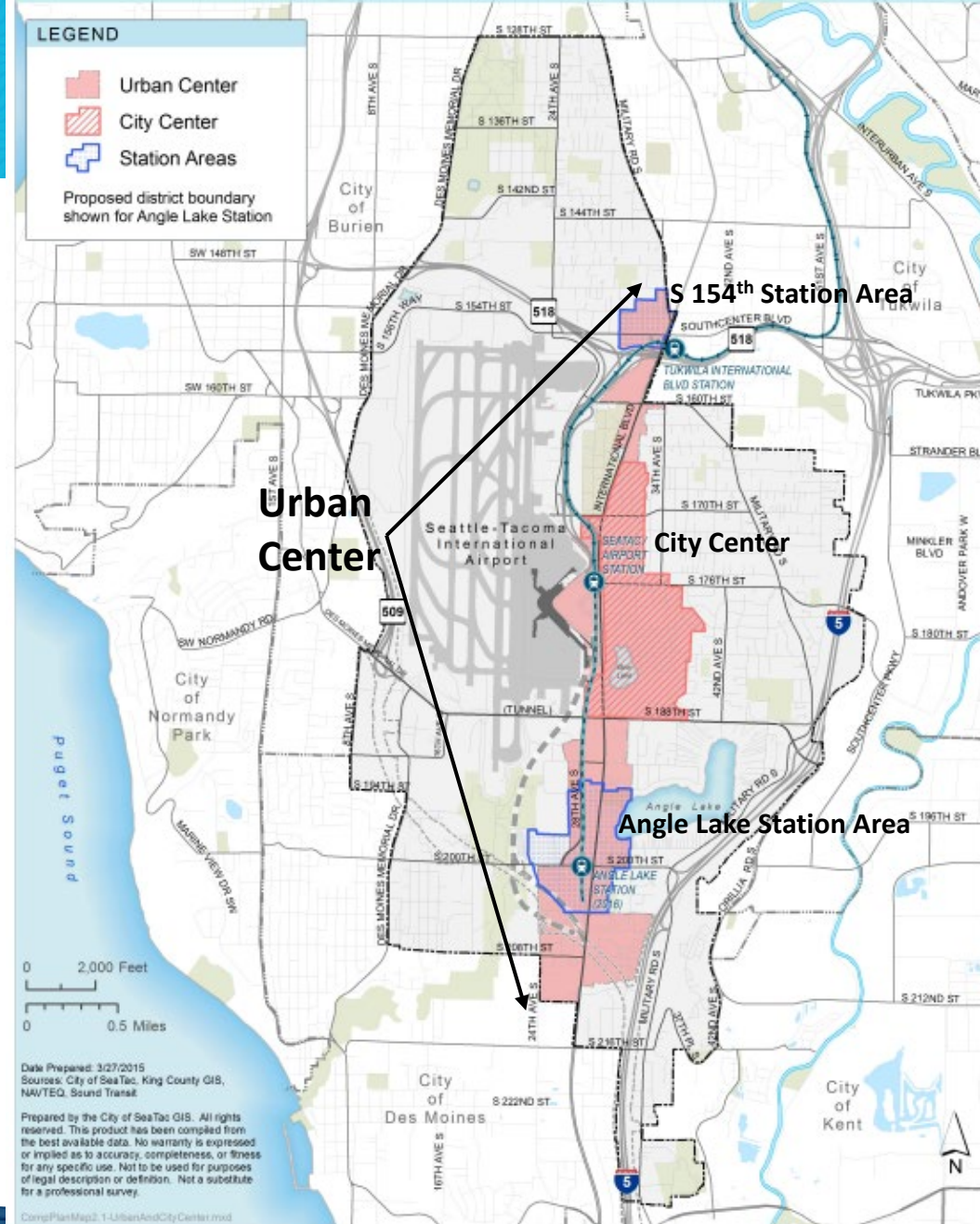
SeaTac's Urban Village Strategy

Urban village policies are located within current Comprehensive Plan and adopted subarea plans (*though "urban village" term not mentioned*).

- Confirmed in Housing Action Plan

"Implement the City Center, South 154th Street Station Area, and Angle Lake Station Area plans to focus the majority of SeaTac's commercial and residential growth into three distinct complete communities within SeaTac's designated Urban Center."

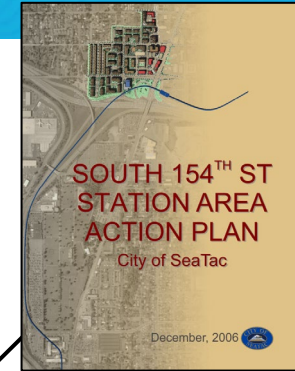
(Land Use Policy 2.1A)



SEATAC'S CURRENT GROWTH STRATEGIES

SeaTac's Urban Villages: Summaries of Growth & Development Vision Statements

- [S 154th Station Area](#) (Plan adopted 2006):
 - Vibrant, mixed use residential neighborhood that connects people of various backgrounds mixed-use center
- [City Center](#) (Vision adopted 2020, plan update project underway)
 - Global gateway to Pacific Northwest; active hub for residents, workers, visitors; enticing, walkable urban district
- [Angle Lake Station Area](#) (Plan adopted 2015)
 - Transit community, generator of economic opportunity, connected and multi-modal, center for the community

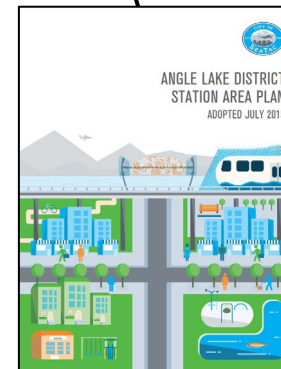


S 154th Station Area

Urban Center



City Center



Angle Lake Station Area












SEATAC'S CURRENT GROWTH STRATEGIES

Urban Village Strategy STATUS UPDATE

- Most new construction clustering near light rail stations, in and near urban village/subareas
- New development primarily higher density residential multi-family and mixed-use projects (with ground floor commercial space) and hotels
- S 154th and Angle Lake station areas seeing more new projects than City Center
- City infrastructure investments planned, under construction, or completed in or near all subareas: new road, sidewalk, and park improvements

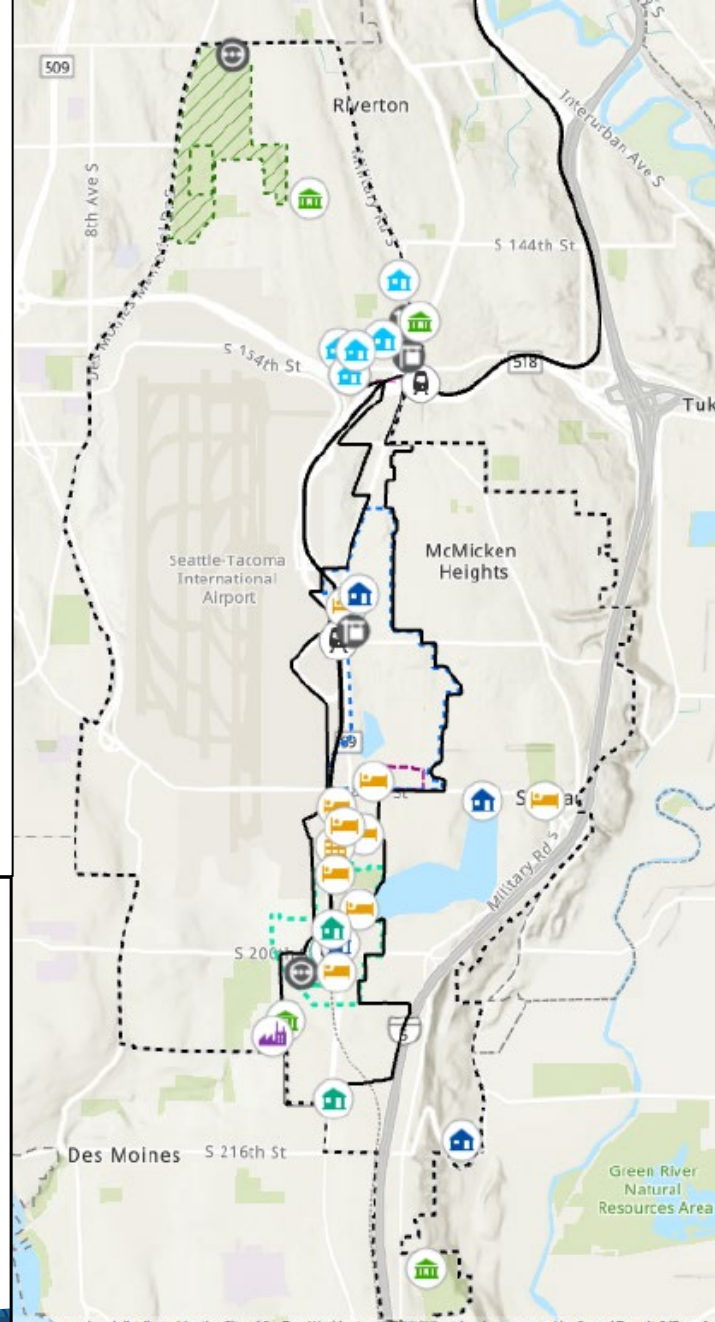
Legend

Development Sites

-  Hospitality
-  Industrial
-  Multi-Family
-  Office Building
-  Public Facility
-  Residential
-  Senior Housing
-  Mixed Use
-  Other

Development Pipeline (2022)

Includes projects in planning & construction stages



SEATAC'S CURRENT GROWTH STRATEGIES

Complete Community Infrastructure & Amenities Policies

Summary of Current Guidance:

- Create walkable, compact, transit-oriented communities with a range of transportation, employment, housing, recreation, goods, and service choices for residents of all incomes. (*SeaTac Comprehensive Plan, Land Use Goal 2.2*)
- **Envision SeaTac 2044 Key Objective:**
 - Clarify and strengthen “complete community” policies to provide clearer guidance on infrastructure investments and other actions to support neighborhoods and residents’ quality of life.
 - Complete community policies also part of equity strategies focused on increasing equitable access to opportunity



SEATAC'S CURRENT GROWTH STRATEGIES

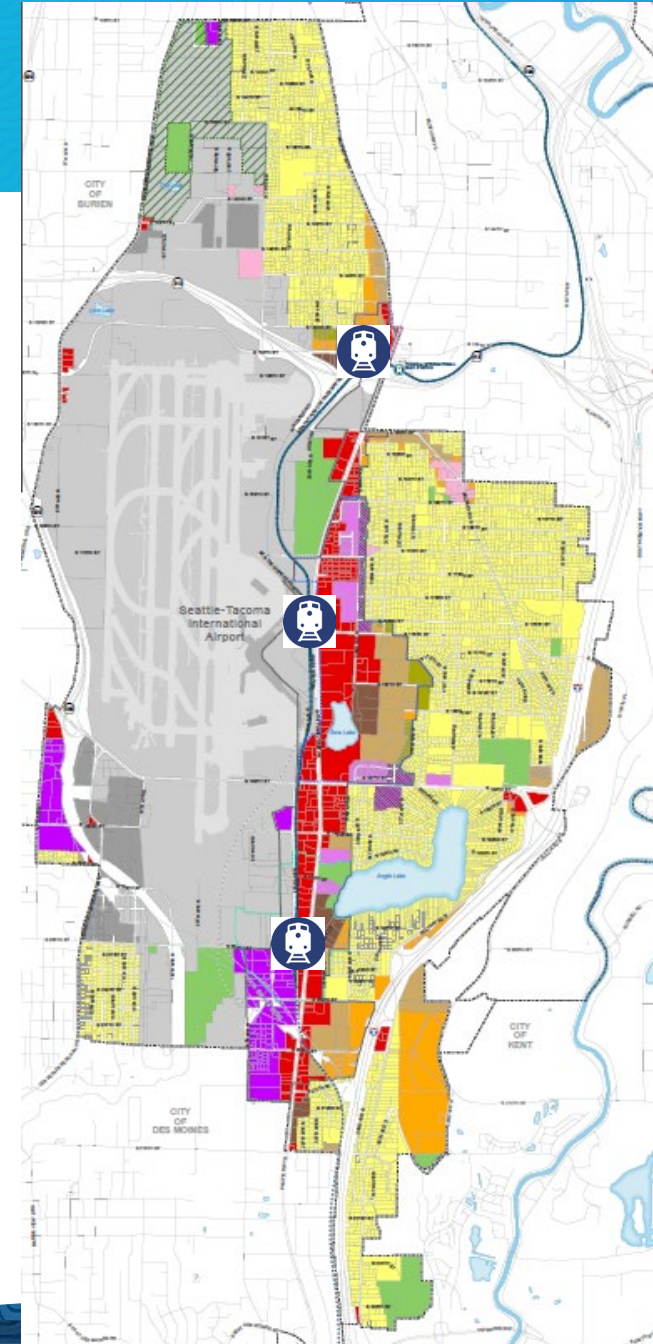
Complete Community Infrastructure & Amenities STATUS REPORT

Criteria: 1/2 mile walkable access to:

- Transit
- Parks and open space
- Healthy food (such as grocery stores, healthy food retail, community gardens, farmers markets)
- Diverse, affordable housing options
- Neighborhood services (daily needs-oriented services)

Current Gaps in Access

- Gaps in full access to complete community infrastructure exist – including some significant gaps
- Envision project engaging with community to refine criteria



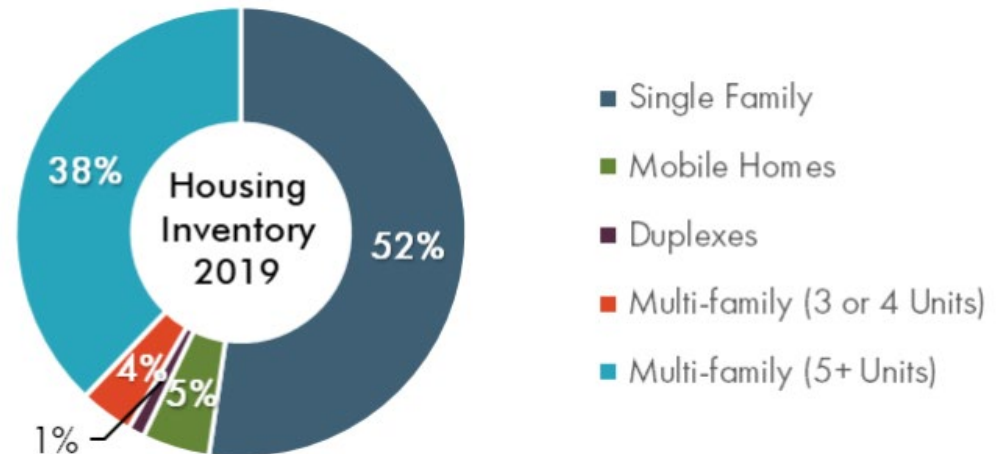
SEATAC'S CURRENT GROWTH STRATEGIES

Complete Community Infrastructure & Amenities STATUS REPORT

Criteria: 1/2 mile walkable access to: Diverse affordable housing options

- SeaTac Housing Action Plan findings:
 - City housing supply mainly consists of single-family housing, and large multi-family/ apartment housing (around 9 out of 10 homes)
 - **Lack of middle housing types** like duplexes, townhouses, small multi-family that could provide options for households not well served by other housing types

Exhibit 8. SeaTac Housing Types, 2019



Source: Washington Office of Financial Management, 2020.

SEATAC'S CURRENT GROWTH STRATEGIES

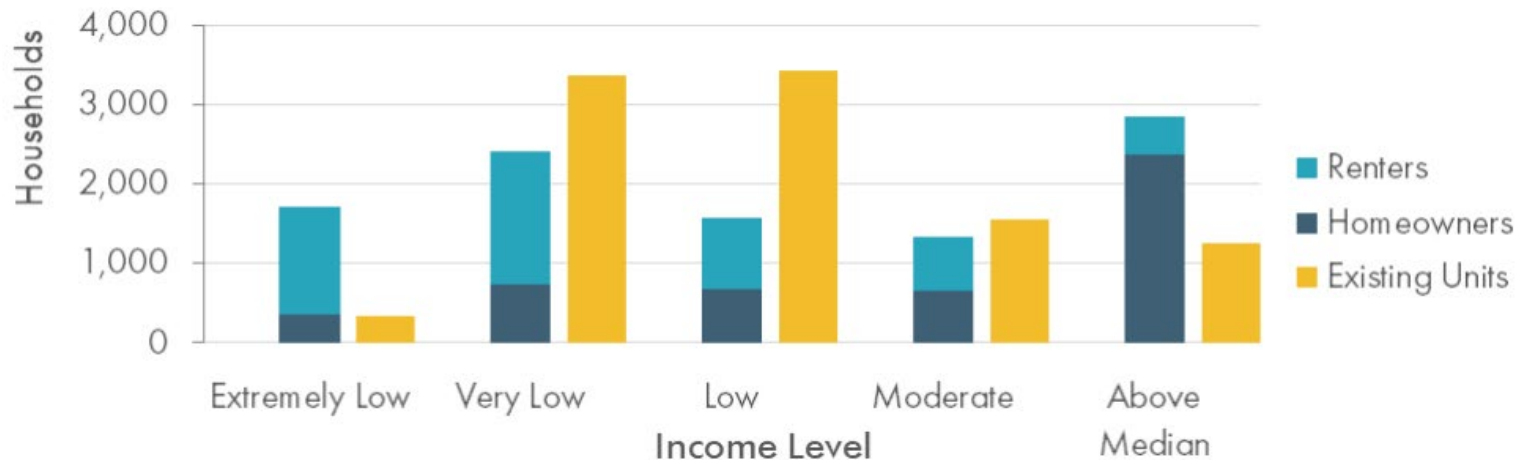
Complete Community Infrastructure & Amenities

STATUS REPORT

Criteria: 1/2 mile walkable access to: **Diverse affordable housing options**

- SeaTac Housing Action Plan Findings:
 - Significant lack of affordable units for SeaTac renter & home-owner households at extremely low, moderate, above median income levels

Exhibit 4. Existing Supply and Gaps/Surplus by Income Level



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

SEATAC'S CURRENT GROWTH STRATEGIES

Complete Community Infrastructure & Amenities

STATUS REPORT

Criteria: 1/2 mile walkable access to:

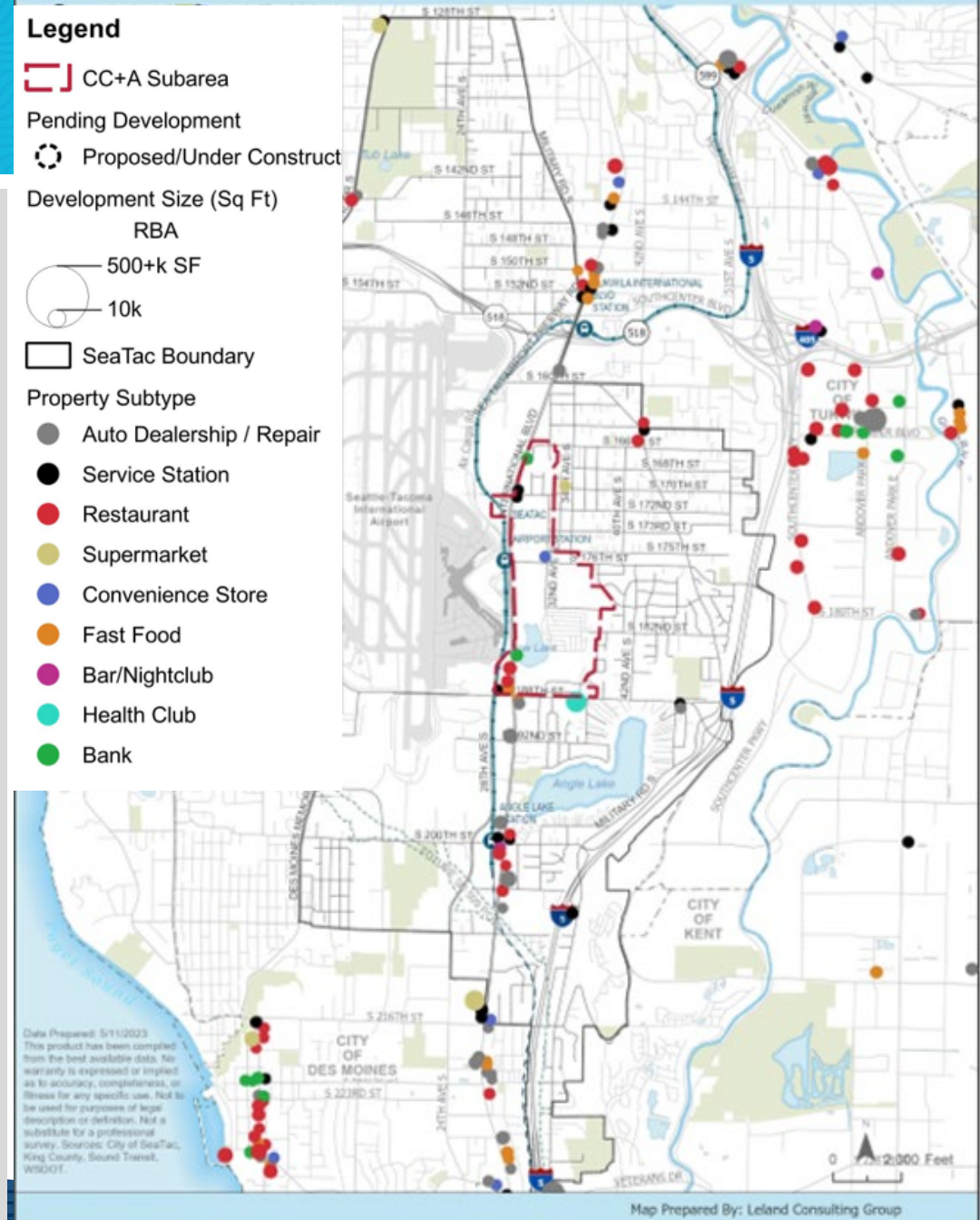
Neighborhood services (Daily needs-oriented services like convenience shopping/corner stores, specialty shops, restaurants)

- Significant gaps in availability throughout City – especially in locations farther from International Boulevard

Map:
Retail Development

Legend

- CC+A Subarea
- Pending Development
- Proposed/Under Construct
- Development Size (Sq Ft)
RBA
 - 500+k SF
 - 10k
- SeaTac Boundary
- Property Subtype
 - Auto Dealership / Repair
 - Service Station
 - Restaurant
 - Supermarket
 - Convenience Store
 - Fast Food
 - Bar/Nightclub
 - Health Club
 - Bank



Discussion and Questions

Any questions or comments on the growth targets that are part of King County's Countywide Planning Policies?

Any questions or comments on SeaTac's growth strategies?

Do you think your neighborhood is achieving City's complete community infrastructure & amenity goals?



RECENT STATE LEGISLATION

HOUSING RELATED

HB 1110 Middle Housing: Increases middle housing in areas traditionally dedicated to single family detached housing. Cities can allow development of at least two units per lot on all lots zoned predominantly for residential use. *Adoption required by June 30, 2025.*

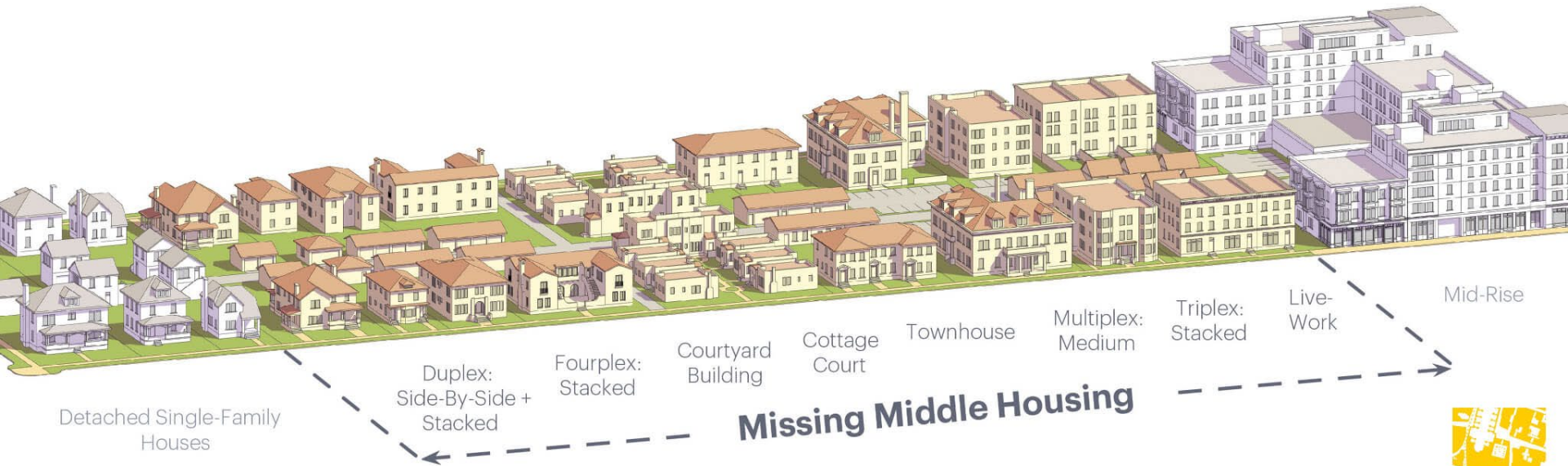
HB 1337 ADUs: Expands housing options by easing barriers to the construction and use of accessory dwelling units. *Adoption required by June 30, 2025.*

HB 1220 Affordable Housing: Focuses on expanding affordable housing options in each community and calls for analysis of specific housing needs by income level; as well as sheltering needs.



MIDDLE HOUSING LEGISLATION (HB 1110) RECAP

What is Middle Housing?



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MIDDLE HOUSING LEGISLATION (HB 1110) RECAP

What is Middle Housing?

- Multi-unit residential buildings, closer in scale and character to a single-family home than a large apartment building, middle housing examples include duplexes, triplexes, and other multiplexes, courtyard apartments, townhouses, and cottage housing.
- Sometimes called “Missing Middle Housing” because in many communities there are very few options available between detached single-family homes and large apartment blocks.
- In the Pacific Northwest, population growth continues at a steady pace, but available land for new housing is becoming harder to find, and rising home costs have delayed or prevented first home purchases.
- ***THERE IS A HOUSING SHORTAGE IN OUR REGION.***

Who Needs Middle Housing and Where is it Needed?

- ✓ **Starter homeowners/renters** for people looking to make their first home purchase and enter the housing market
- ✓ **Seniors and retirees** looking to downsize (empty nesters) and wanting to stay in their communities
- ✓ **Neighborhood-scale housing**, where more housing density is needed in scale with residential neighborhoods
- ✓ **Walkable neighborhoods**, where there is a need to connect transit, employment, shopping, and services
- ✓ **Rental and purchase options**—expanding these to fit a full range of incomes and types of households



MIDDLE HOUSING LEGISLATION (HB 1110) RECAP

House Bill (HB) 1110 – Middle Housing

Applies to **77 cities in Washington, categorized into “tiers”**

- **Tier 1:** Cities with a population of at least 75,000
- **Tier 2:** Cities with a population of at least 25,000 but less than 75,000
- **Tier 3:** Cities with a population less than 25,000, located in a county with a population of at least 275,000, and in a contiguous urban growth area with the largest city in the county



Side-by-side duplex in Bothell



Stacked duplex in Bothell



Townhomes in Mountlake Terrace



Cottage Housing in Mountlake Terrace

There are many communities that already have middle housing options that look similar to detached single-family homes. MRSC has a good run-down of what middle housing looks like: <https://mrsc.org/explore-topics/planning/housing/missing-middle-housing>

MIDDLE HOUSING LEGISLATION (HB 1110) RECAP

Tier 2: Cities with populations of 25,000 to 75,000 must allow:

- 2 dwelling units per lot
- 4 dwelling units per lot within 1/4 mile walking distance of a major transit stop*
- 4 dwelling units per lot if at least one unit is affordable housing**

See examples of other middle housing types at the [Washington State Department of Commerce](#).

*The bill defines a “major transit stop” as a stop for high-capacity transit such as light rail or bus rapid transit. (For SeaTac, those stops are on IB and along SR 518.)

**Affordable housing must be maintained as affordable for at least 50 years. It can be rented or sold as long as it continues to meet the affordability definition.



Townhomes in Ballard



Multiplex in Seattle

MIDDLE HOUSING LEGISLATION (HB 1110) RECAP

What Else Does HB 1110 Do?

Cities Other Than SeaTac: Limits how much parking cities can require for middle housing:

- No off-street parking minimums for middle housing within 1/2 mile walking distance of light rail and bus rapid transit stops***

SeaTac: No limits on how much parking can require for middle housing

- This exemption is for cities within 1 mile of Sea-Tac International Airport

Other Requirements:

- Minimum **height** requirements; maximum **setback** and **lot coverage** requirements (as well as other standards and exemptions)
- Exemptions for areas with insufficient infrastructure, critical areas, very small lot sizes. We are analyzing these conditions in SeaTac presently.

For latest draft guidance on requirements, see:

[User Guide for Middle Housing Ordinances](#)



ACCESSORY DWELLING UNITS—ADUs (HB 1337) RECAP

The City of SeaTac already allows one ADU per single family lot.

New requirements for **cities and urban growth areas:**

- Allow **two ADUs per lot**
- Do **not require owner occupancy**
- Allow **separate sale of ADUs**
- Set **maximum size limits** at no less than 1,000 SF
- **Reduce barriers from setbacks** and other ADU regulations
- Limit use of **design standards**
- **Remove, reduce or waive** permit application fees, impact fees, system development charges, and other **ADU-related fees**

ADU types

There are two basic types of ADUs:

Attached ADU (AADU)

A self-contained unit located within an existing primary residential structure (for example, conversion of an existing basement, attic, or attached garage); or a new structural addition to an existing residence.¹

Detached ADU (DADU)

An existing detached structure that has been converted to a residential unit (such as the conversion of a detached garage); or a newly constructed detached housing unit on the same lot that is smaller than the primary residence.

An ADU has all the basic facilities needed for day-to-day living independent of the primary residence, such as a kitchen, bathroom, and sleeping area.²

Examples of Accessory Dwelling Units (ADUs)

ADUs in blue; main residence in white

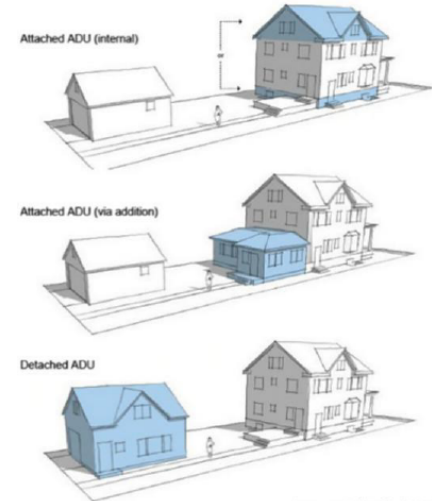


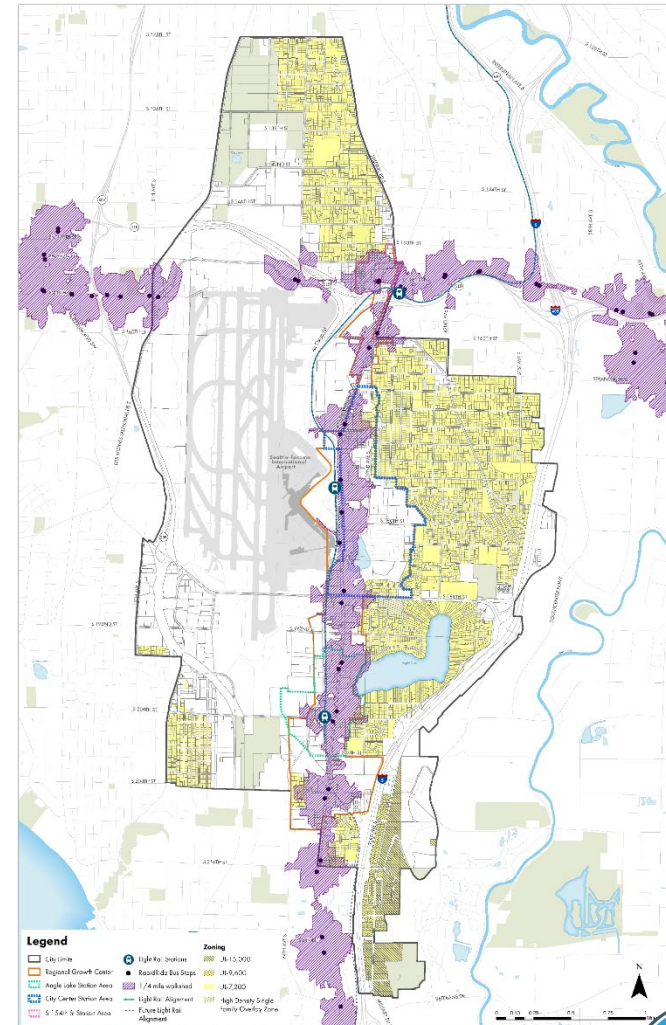
Image credit: City of Saint Paul, MN

For latest draft guidance on requirements, see: [Guidance for Accessory Dwelling Units in Washington State](#)

KEY TAKEAWAYS FOR SEATAC RE: HB 1110 and HB 1337

KEY TAKEAWAYS:

- **Most of SeaTac's single family zoned properties:**
 - Can have two instead of one ADU, as is currently allowed
 - Can have 2-4 middle housing units (depending on location or affordability)
- **Most of SeaTac's single family zoned areas are outside of 1/4 mile from high-capacity transit, where not required to allow up to 4 middle housing units**
- **Anticipated rate of change for single family zoned areas across the City: Approximately 3% to 15% of existing single family housing might be redeveloped with middle housing types; another 9% for ADU redevelopment estimated—these are *preliminary working numbers*).**
- Still evaluating exemptions related to infrastructure, critical areas, small lots, etc.



HB 1220 HOUSING AFFORDABILITY REQUIREMENTS

HB 1220 requires cities to plan for affordable housing and permanent supportive housing “needs.”

2021 AMENDMENT TO THE GROWTH MANAGEMENT ACT

- Basis for adopting the SeaTac permanent supportive housing regulations in 2021
- Requires that counties and cities document sufficient capacity and plan for housing affordability for moderate, low, very low, and extremely low-income households, as well as emergency housing, emergency shelters, and permanent supportive housing
- Washington State Department of Commerce directed to develop guidance for counties and cities



HB 1220 HOUSING AFFORDABILITY REQUIREMENTS

KING COUNTY: COUNTYWIDE PLANNING POLICIES

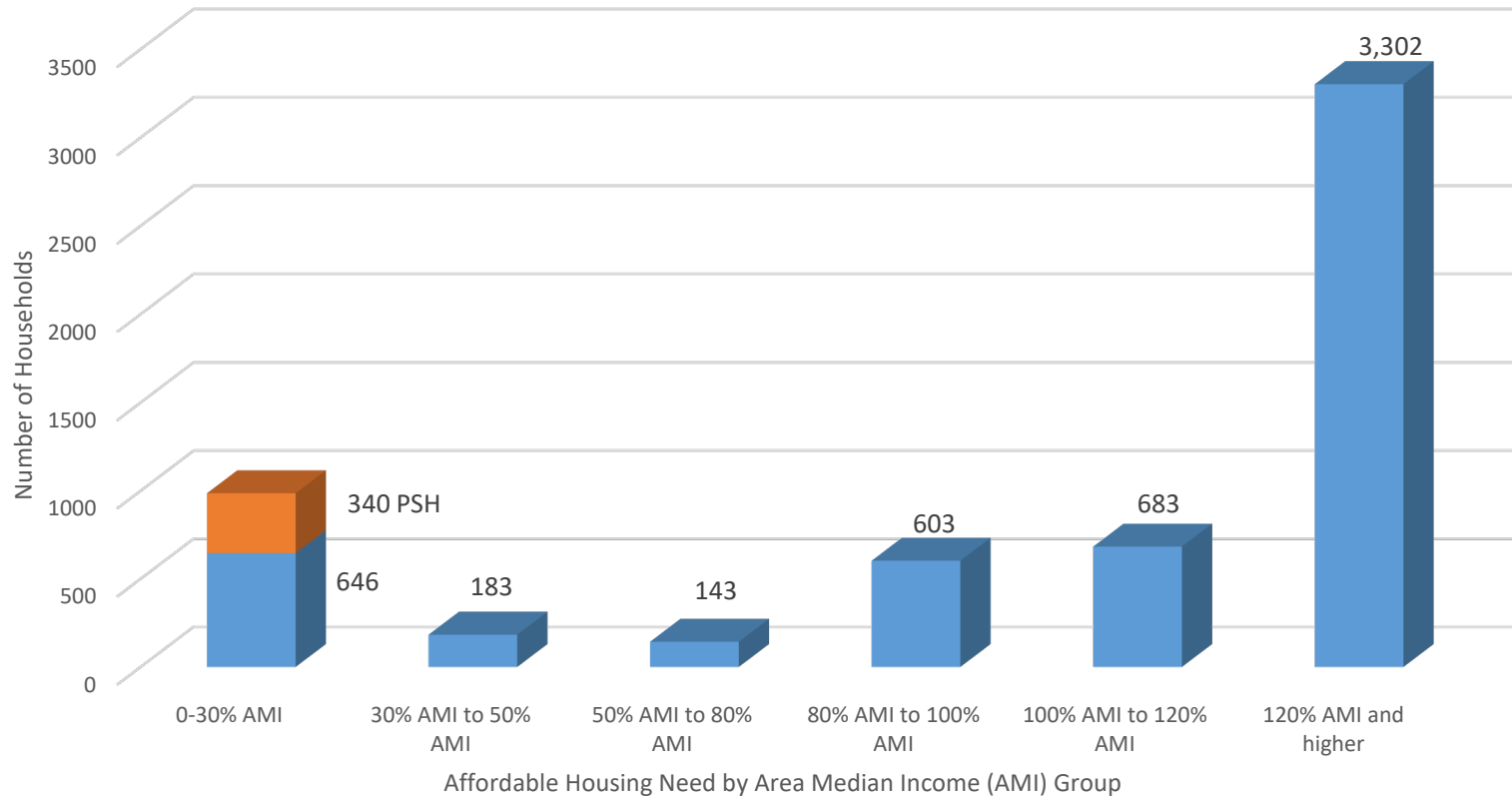
- Based on Department of Commerce guidance
- Growth target for King County (total): 308,677 households between 2019 and 2044
- Growth target for SeaTac (total): 5,900 households between 2019 and 2044
- Affordable housing need in King County:
 - 0-30% AMI: 124,473 households
 - >30-50% AMI: 48,213 households
 - >50-80% AMI: 22,376 households
 - >80-100% AMI: 14,925 households
 - >100-120% AMI: 16,928 households
 - >120% AMI: 81,762 households



HB 1220 HOUSING AFFORDABILITY REQUIREMENTS

KING COUNTY COUNTYWIDE PLANNING POLICIES: FOR SEATAC TO ADOPT

Affordable Housing Need: SeaTac
2019 - 2044



HB 1220 HOUSING AFFORDABILITY REQUIREMENTS

HB 1220 Requirements (via King County Countywide Planning Policies)

- HB 1220 also requires county and cities plan for and provide capacity for permanent supportive housing.
- SeaTac adopted permanent supportive housing (PSH) regulations in 2021 but did not have information regarding required capacity at that time.
- Permanent supportive housing is “accounted for” in the 0-30% AMI band.
- SeaTac will need to plan for 340 permanent supportive households
 - SeaTac may need to adjust its regulations for PSH to accommodate 340 households.

HB 1220 also provided guidance around mitigating racially disparate impacts of current and future housing policy.



KEY TAKE AWAYS FOR SEATAC RE: HB 1220

KEY TAKE AWAYS:

- Envision SeaTac 2044 Housing Element updates must incorporate state required Affordable Housing Need allocations as codified within the King County Countywide Planning Policies.
- To implement Permanent Supportive Housing requirements, the Envision SeaTac 2044 project will also need to make Code adjustments based on new state guidance (i.e. distance buffer criteria and other provisions).



Discussion and Questions

**Any questions or comments on the state legislation
and related provisions?**





THANK YOU!!!

Envision SeaTac 2044

