



Planning Commission Agenda

May 21, 2024
5:30 pm
Hybrid Meeting

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

Members: Alyne Hansen (Chair), Tony Zuniga Sanchez (Vice Chair), Bandhanjit Singh, Damiana Merryweather, Dee Abasute, Karin Ellis. One vacant position.

Staff Coordinator: Jenn Kester, Planning Manager

A quorum of the Council may be present.

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order / Roll Call		Chair	5:30 (2 min)
2	Approval of the minutes of May 7, 2024, regular meeting.	Review and Approve	Members	5:32 (3 min)
3	Public Comment on items <u>not</u> on the agenda. <i>Comments on agenda items will be addressed after the staff presentation and Commission discussion on each item below.</i> <i>See Public Comment Process below.</i>		Chair	5:35 (5 min)
4	Envision SeaTac 2044: Urban Center and Neighborhood Elements Review and Introduction to Housing Goals and Policies	Presentation and Discussion	Staff and Members	5:40 (80 min)
5	CED Staff Report	Briefing	Staff	7:00 (3 min)
6	Planning Commission Comments (including suggestions for next meeting agenda)	Discussion	Members	7:03 (2 min)
7	Adjourn			7:05

This meeting will be conducted in a hybrid format with in-person and remote options for public participation. The meeting will be broadcast on SeaTV Government Access Comcast Channel 21 and live-streamed on the City's website <https://www.seatacwa.gov/seatvlive>.

Public Comment Process: The commission will hear in-person public comments and is also providing remote oral and written public comment opportunities. All comments shall be respectful in tone and content. Providing written comments and registering for oral comments must be done by 3:30 pm, the day of the meeting. Registration is required for remote comments and encouraged for in-person comments. Any requests to speak or provide written public

comments which are not submitted following the instructions provided or by the deadline will not be included as part of the record.

- Instructions for providing remote oral public comments are located at the following link: [Council Committee and Citizen Advisory Committee Virtual Meetings](#).
- Submit email/text public comments to PCPublicComment@seatacwa.gov. The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website.

**CITY OF SEATAC
PLANNING COMMISSION MEETING
Minutes of May 07, 2024, Meeting**

Members present: *Chair Alyne Hansen, Bandhanjit Singh, Damiana Merryweather, Dee Abasute, Karin Ellis*

Members absent: *Vice Chair Tony Zuniga Sanchez*

Staff & Other

Present: *Deputy City Manager Gwen Voepel, Planning Manager Jenn Kester, Principal Planner Kate Kaehny, Admin Asst 3 Barbara Mailo, OTAK Senior Planner Sierra Carson*

1. Call to Order/Roll Call

- *Chair Hansen called the meeting to order and roll call at 5:33 pm.*

2. Approval of the minutes of 2024, May 30 Special Meeting.

- *Commissioner Merryweather motioned to approve the minutes. Seconded by Commissioner Ellis.*

Motion passed: 5-0

3. Public Comments on items not on the agenda.

None

4. Envision SeaTac 2044: Review of Urban Center and Neighborhood Elements

Presented by *Principal Planner Kaehny and OTAK Senior Planner Carson.*

- Discussion commenced with *Commissioner Ellis, Principal Planner Kaehny, Planning Manager Kester, Commissioner Merryweather, Chair Hansen, and OTAK Senior Planner Carson.*
- Discussion regarding the Corner Store place typology commenced with *Commissioner Merryweather and Chair Hansen*

In person Public Comment: James Boysen, General Manager of Boysen & Boysen, commented on Envision SeaTac agenda topic.

5. CED Staff Report

Presented by *Planning Manager Kester*

- Next PC meeting is scheduled for May 21st.
- Carl Cole resigned, Kyle Moore is the interim City Manager
- Fees study – reasonable and appropriate for building
- Code project – Comprehensive Plan, changes in legislation regarding amount of time cities have to review

6. Planning Commission Comments:

None

7. Adjournment

Commissioner Merryweather motioned to adjourn the meeting. Seconded by *Commissioner Ellis*.

Motion Passed: 5-0

The meeting adjourned at 6:55 pm.

DRAFT



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 5/16/2024
To: Planning Commission
From: Kate Kaehny, Principal Planner
Subject: **5/21 Envision SeaTac 2044 Work Session Overview: Comments on New Urban Center and Neighborhoods Chapters and Housing Policy Review Kick Off**

SUMMARY

The main goals of this Tuesday's work session are:

- 1) *Complete Discussion on Envision Phase 2 Proposals:*
 - Discuss Commissioners' comments on the draft 1 goals and policies proposed for the new Urban Center and Neighborhoods chapters of the Comprehensive Plan, and
- 2) *Start Discussion on Envision Phase 3 Housing Policies:*
 - Introduce existing SeaTac housing policies and provide overview of new City and regional guidance to incorporate into housing policy updates.

COMMISSIONERS' COMMENTS ON NEW URBAN CENTER AND NEIGHBORHOODS CHAPTERS

At the Commission's 5/7 meeting, Envision project staff presented proposed goals and policies for the new Urban Center and Neighborhoods chapters. The first part of this Tuesday's meeting will be an opportunity for Commissioners to share any comments or questions they have about those proposals.

- Please note that staff sent an email to Commissioners (using the Commissioners' official City email addresses) with Word versions of the policy review matrix documents for additional review and commenting purposes. If anyone would like to provide comments on the matrix documents, we request that you send those documents back to kkaehny@seatacwa.gov by Monday, May 20.
- Online versions of the policy review matrix documents can be accessed at the following links:
 - [Urban Center Policy Review Matrix](#)
 - [Neighborhoods Policy Review Matrix](#)

INTRODUCTION TO CURRENT HOUSING POLICIES AND KEY NEW CITY/REGIONAL GUIDANCE TO INCORPORATE INTO UPDATES

Most of the 5/21 meeting will focus on introducing SeaTac's current housing policies and strategies and confirming new City, state, and regional housing guidance, some of which the Commission has reviewed in past meetings.

Links to current City housing policies and strategies can be found here:

- [Ch. 3: Housing and Human Services Element, SeaTac Comprehensive Plan](#)
 - [Housing & Human Services Background Report](#)
- [SeaTac Housing Action Plan Webpage](#)

PROJECT RESOURCES AND INFORMATION FROM PAST MEETINGS

The following links to information are provided as resources for Commissioners who would like to refamiliarize themselves with presentations and other materials provided at past meetings.

- [Envision SeaTac 2044 Project Website](#): Scroll down to the section called “Planning Commission Documents” to see materials from all Envision project briefings.

PACKET MATERIALS

Packet materials include the following:

- This memo
- Presentation slides that will be reviewed at the meeting



Envision SeaTac 2044

Work Session

Envision Phase 2

Where & How Will SeaTac Grow

- **Complete draft 1 policy reviews**

Envision Phase 3:

Housing, Human Services, and Economic Development to Support SeaTac's Future

- **Kick off housing policy discussion**

Planning Commission Meeting
May 21, 2024



PURPOSE OF PRESENTATION

Envision Phase 2 Policy Reviews:

- Discuss Commissioners' comments on proposed new Urban Center and Neighborhoods chapters

Envision Phase 3 Kick-Off:

- Introduction to Current Housing Policies, Strategies and Codes
- Overview of Key City Goals and New State and Regional Guidance to be Addressed in SeaTac's Housing Policy Updates

WHY IS THIS ISSUE IMPORTANT?

1. The Planning Commission is the main community advisory group providing guidance to the Envision SeaTac 2044 project, and also has statutory responsibilities to review proposals to the Comprehensive Plan and its implementing regulations.



POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None. Meeting is an informational briefing and work session.

REVIEWS TO DATE:

- **Envision SeaTac 2044-Major Comprehensive Plan Update Project:**
 - **2022:** 9/20/2022
 - **2023:** 8/15/2023, 9/19/2023, 10/17/2023, 11/21/2023,
 - **2024:** 1/2/2024, 1/30/2024, 2/6/2024, 3/19/2024, 4/16/2024, 4/30/2024, 5/7/2024

ENVISION SEATAC 2044 PROJECT: PHASES & TIMELINE

Phase	Community Conversation & Elements Under Review	Timeline
Phase 1	Community Vision and Priorities for SeaTac’s Future (Under review: Introduction & Framework Chapter)	Fall 2023
Phase 2	Where and How Will SeaTac Grow Over Next 20 Years: Urban Villages and Complete Communities (Under review: Land Use, <i>new</i> Urban Center, <i>new</i> Neighborhoods)	Fall 2023/ Winter & Spring 2024
Phase 3	Housing, Human Services, and Economic Development to Support SeaTac’s Future (Under review: Housing & Human Services, Economic Vitality)	Winter/Spring/ Summer 2024
Phase 4	SeaTac’s Future Transportation and Parks & Recreation Systems (Under review: Transportation & Parks, Recreation & Open Space)	Spring/Summer 2024
Phase 5	Resilient Built and Natural Environments for SeaTac’s Future (Under review: Utilities & Capital Facilities)	Spring/Summer 2024
Phase 6	Draft and Final SeaTac 2044 Plan Reviews (Includes state and Puget Sound Regional Council review processes)	Summer/Fall 2024

Commissioner Comments:

Proposed Urban Center and Neighborhoods Chapters

COMMISSIONER COMMENTS

URBAN CENTER CHAPTER TABLE OF CONTENTS

General

Regional Growth Center Framework Policies

- Regional Collaboration
- Environment, Parks, and Climate Change
- Land Use and Development Patterns
- Housing
- Economy
- Transportation
- Public Service

Urban Village Framework Policies

- Complete Urban Villages
 - *Zoning*
 - *Mix of uses*
 - *Development Patterns*
 - *Access to Transportation Choices*
 - *Access to Diverse, Affordable Housing*
 - *Access to Healthy Foods*
 - *Access to Neighborhood Services*
 - *Access to Parks and Open Space*

Community Design Within the Urban Center



COMMISSIONER COMMENTS

General

Neighborhood Center Framework Policies

- **Neighborhood Village Guidance**
- **Complete Neighborhood Village Policies**
 - *Zoning*
 - *Mix of uses*
 - *Development Patterns*
 - *Access to Transportation Choices*
 - *Access to Diverse, Affordable Housing*
 - *Access to Healthy Foods*
 - *Access to Neighborhood Services*
 - *Access to Parks and Open Space*
- **Corner Store Guidance**
- **Complete Corner Store Policies**
 - *Zoning*
 - *Mix of uses*
 - *Development Patterns*
 - *Access to Transportation Choices*
 - *Access to Diverse, Affordable Housing*
 - *Access to Healthy Foods*
 - *Access to Neighborhood Services*
 - *Access to Parks and Open Space*

Neighborhood Residential Framework Policies

Community Design Outside of the Urban Center

Neighborhood Planning

Current Housing Policies & Strategies

SEATAC COMPREHENSIVE PLAN

CH. 3 HOUSING & HUMAN SERVICES ELEMENT

EXHIBIT 4b: Page 9 of 49
DATE: 5/21/2024

PURPOSE OF ELEMENT

(From current Comprehensive Plan, 2015)

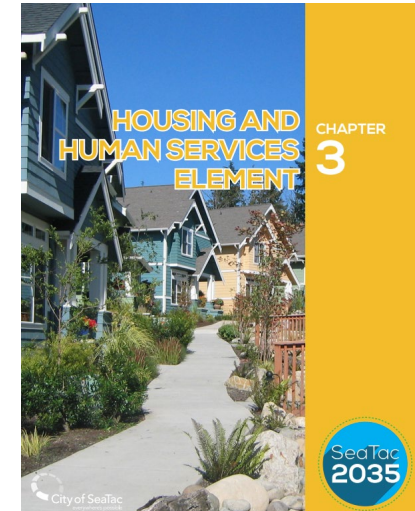
Housing Policies

Establish policy context for regulations and programs that:

- *“Provide for adequate housing supply for the projected population at all income levels,*
- *Maintain housing quality, and*
- *Protect existing single-family neighborhoods.”*

Human Services Policies

- **Establish policy context for Human Services programs and actions that serve community members with varying needs**
 - Human Services policies will be reviewed at a later date (further coordination needed with SeaTac Human Services Strategic Plan update process, recently underway)



WHAT'S IN HOUSING & HUMAN SERVICES ELEMENT

SUMMARY LIST OF HOUSING GOALS

- 3.4 Increase Housing Variety
- 3.5 Strengthen Existing Neighborhoods
- 3.6 Increase Housing Opportunities for All
- 3.7 Encourage a Variety of Housing Opportunities for Special Needs Populations
- 3.8 Maintain Mobile Home Parks
- 3.9 Minimize Impacts of Mobile Home Relocation

INTRODUCTION	
Access to resources	HHS-3
Guiding Principles	HHS-4
MAJOR CONDITIONS	HHS-5
GOALS AND POLICIES	HHS-6
Access to Human Services	HHS-6
GOAL 3.1 SUPPORT EFFECTIVE AND ACCESSIBLE HUMAN SERVICES	HHS-6
GOAL 3.2 ALLOCATE GENERAL FUNDS FOR SERVICES.....	HHS-7
GOAL 3.3 UTILIZE PARTNERSHIPS	HHS-7
Variety of Housing Types.....	HHS-8
GOAL 3.4 INCREASE HOUSING VARIETY.....	HHS-8
Neighborhood Preservation	HHS-8
GOAL 3.5 STRENGTHEN EXISTING NEIGHBORHOODS.....	HHS-8
Housing Affordability	HHS-9
GOAL 3.6 INCREASE HOUSING OPPORTUNITIES FOR ALL.....	HHS-9
Special Needs Housing.....	HHS-11
GOAL 3.7 ENCOURAGE A VARIETY OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS POPULATIONS.....	HHS-11
Mobile Home Park Maintenance.....	HHS-11
GOAL 3.8 MAINTAIN MOBILE HOME PARKS	HHS-11
Mobile Home Relocation.....	HHS-12
GOAL 3.9 MINIMIZE IMPACTS OF MOBILE HOME RELOCATION.....	HHS-12
RECOMMENDED IMPLEMENTATION STRATEGIES	HHS-13

VARIETY OF HOUSING TYPES

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

- **Policy 3.4A** Encourage development of residential areas and lots with adequate existing utilities and transportation systems.
- **Policy 3.4B** Promote a variety of housing types and options in all neighborhoods, particularly in proximity to transit, employment, and educational opportunities.

CURRENT HOUSING GOALS & POLICIES

NEIGHBORHOOD PRESERVATION

GOAL 3.5 Strengthen SeaTac's existing residential neighborhoods and foster a high degree of pride in residency or ownership.

Policy 3.5A Use City programs to support physical and social stability in established residential neighborhoods.

Policy 3.5B Support programs that repair and maintain existing single family, multifamily, owner-occupied, and rental housing to preserve and enhance the housing stock and retain the availability of safe, sanitary, and affordable units.

Policy 3.5C Advocate for programs that require the insulation of housing units affected by aircraft noise through the Port of Seattle and Federal Aviation Administration Noise Remedy Program.



HOUSING AFFORDABILITY

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

- **Policy 3.6A** Identify, maintain, and enhance the existing affordable housing stock in SeaTac.
- **Policy 3.6B** Use City land use and construction-related codes to encourage development and
- **Policy 3.6C** Offer incentive programs for developers to preserve, replace, or build additional affordable housing units.
- **Policy 3.6D** Cooperate with the private sector, non-profit agencies, and public entities in the planning and development of affordable housing in SeaTac.

“Affordable” housing means that households pay less than 30% of their gross income on housing (including utilities).

CURRENT HOUSING GOALS & POLICIES

HOUSING AFFORDABILITY (cont.)

Policy 3.6E In transit communities, ensure no net loss of affordable housing units.

Policy 3.6F Work with regional and local governments to establish a transit-oriented development (TOD) property acquisition fund to encourage development of affordable housing in transit communities.

Policy 3.6G Continually review City codes and development regulations to ensure they do not create barriers to affordable housing opportunities.

Policy 3.6H Encourage equitable dispersal of affordable housing throughout the City.

Policy 3.6J Support and encourage legislation at the County, State, and federal level, as well as the regional pooling of resources, to promote SeaTac's affordable housing goals.

Transit communities are generally considered the land within a half mile walking distance from “high-capacity transit” like RapidRide bus stops and light rail stations.

Increasing access to opportunity within transit communities implements the Council-endorsed Growing Transit Communities Compact



SPECIAL NEEDS HOUSING

GOAL 3.7 Encourage a variety of housing opportunities for persons with special needs.

Policy 3.7A Support and plan for assisted housing opportunities using available federal, State, and County resources.

Policy 3.7B Encourage the equitable distribution of special needs housing throughout the City.

“**Special needs**” refers to considerations or assistance required for people with mental, physical, or medical disabilities. (For example, housing for people with limited mobility should follow universal design principles for maximum usability)

The Fair Housing Act (FHA) provides specific protections regardless of disability.

Disability is defined as:

- ❖ *Physical or mental impairment which limits one or more major life activities, OR*
- ❖ *A record of such an impairment, OR*
- ❖ *Being regarded as having such an impairment*
- ❖ *Includes people who have temporary disabilities*

CURRENT HOUSING GOALS & POLICIES

MOBILE HOME PARK MAINTENANCE

GOAL 3.8 Support the maintenance of SeaTac's existing mobile home parks as a source of affordable housing.

- **Policy 3.8A** Encourage cooperation between the State, County, City, and other groups concerned with mobile home issues to increase opportunities for tenant ownership of mobile home parks.
- **Policy 3.8B** Encourage essential safety upgrades for older mobile homes.
- **Policy 3.8C** Where owners meet low income guidelines, utilize City resources to upgrade existing mobile homes to meet minimum building standards.

In 2015, SeaTac had three mobile home parks:

- Firs Mobile Home Park (now closed)
- Angle Lake Mobile Home Park (In state-guided closure process)
- Bow Lake Estates Manufactured Home Community (open, over 400 pads, 55 years + community)



CURRENT HOUSING GOALS & POLICIES

MOBILE HOME PARK RELOCATION

GOAL 3.9 Minimize the impacts of mobile home relocation on low and moderate income residents.

- **Policy 3.9A** Assist with identifying relocation options for mobile home park tenants forced to move due to mobile home park closure.
- **Policy 3.9B** Ensure that sufficient relocation plans are in place prior to the closure of any mobile home park.

In 2023, the state legislature passed the following mobile home park measures:

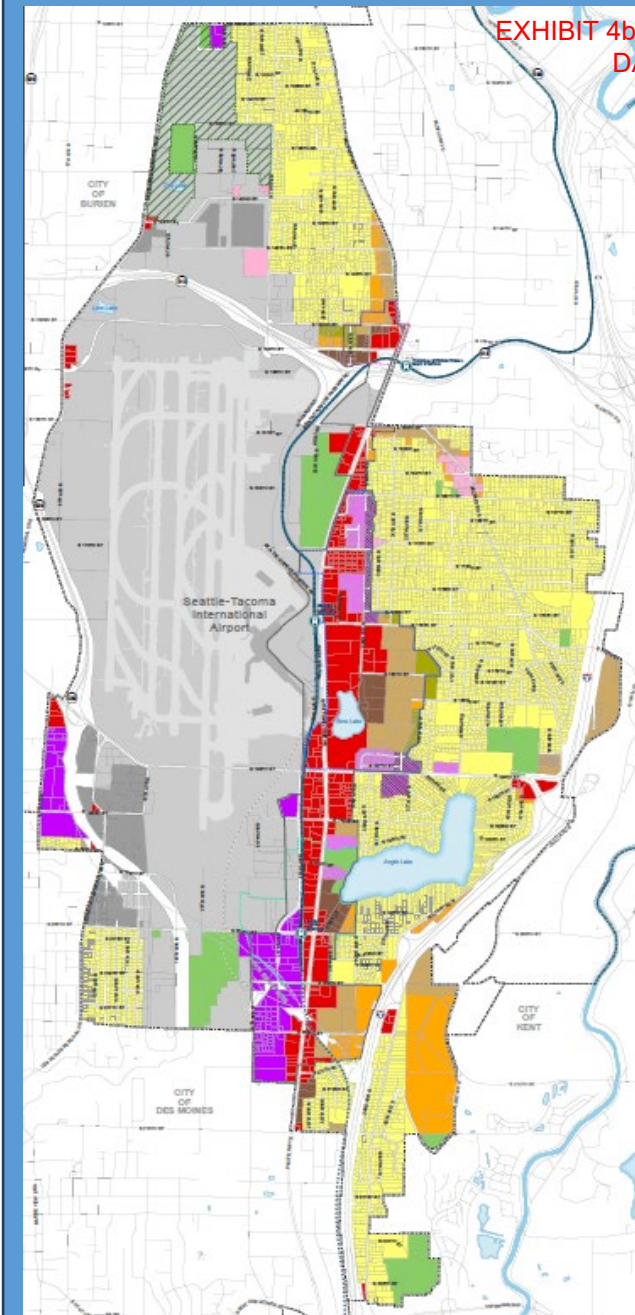
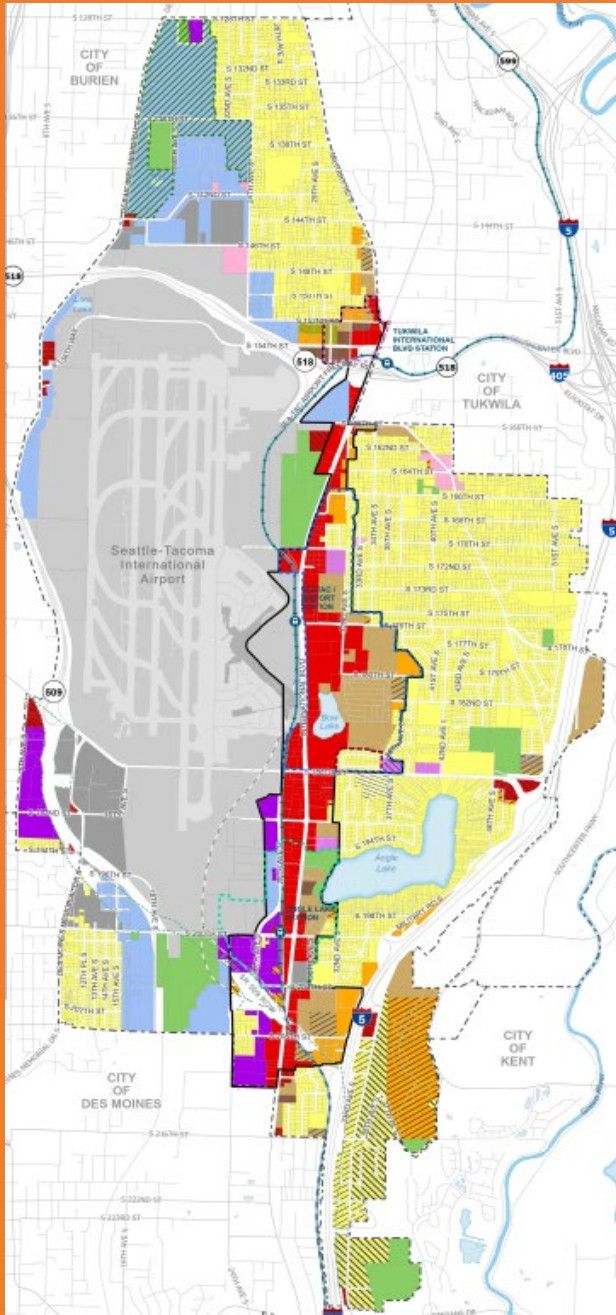
- **HB 1771** and **SB 5198** – Rules strengthened for giving mobile home park residents an opportunity to purchase the property when it is proposed for closure or conversion, and for displaced residents to receive relocation assistance.



Current Housing Codes

SEATAC ZONING MAP

Current
Housing
Codes:
Support
development
of housing
that promotes
City growth
vision in
Compre-
hensive Plan.



SEATAC COMPRE- HENSIVE PLAN MAP

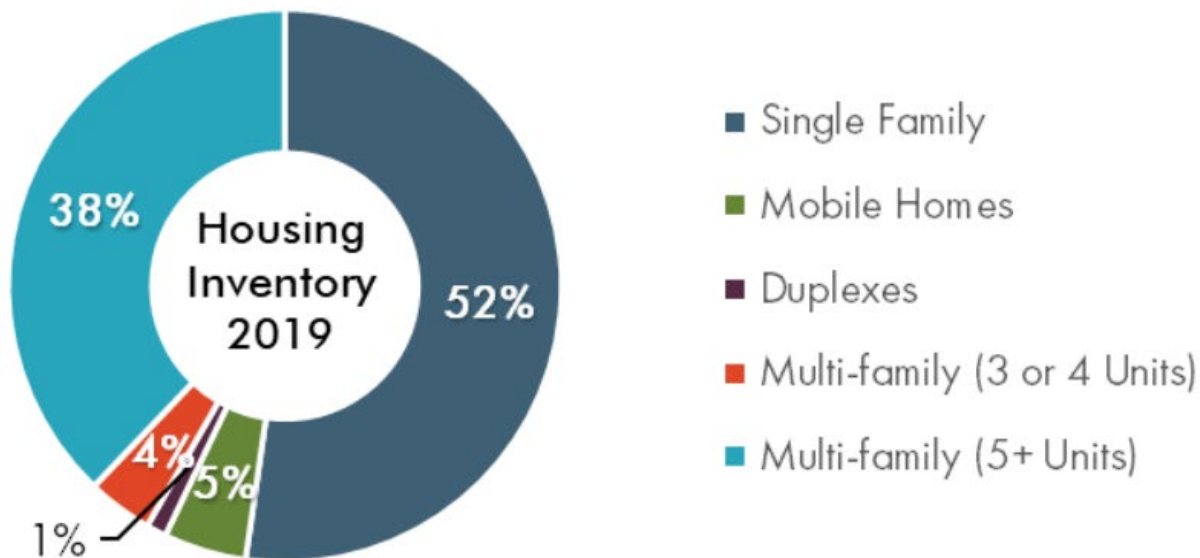


HOUSING REGULATIONS

CURRENT CODES

- Like much of the Puget Sound region and the state SeaTac's zoning and codes have helped to produce a lot of **single-family** and **multi-family development** (and not much "middle" density housing).

Exhibit 8. SeaTac Housing Types, 2019



Source: Washington Office of Financial Management, 2020.

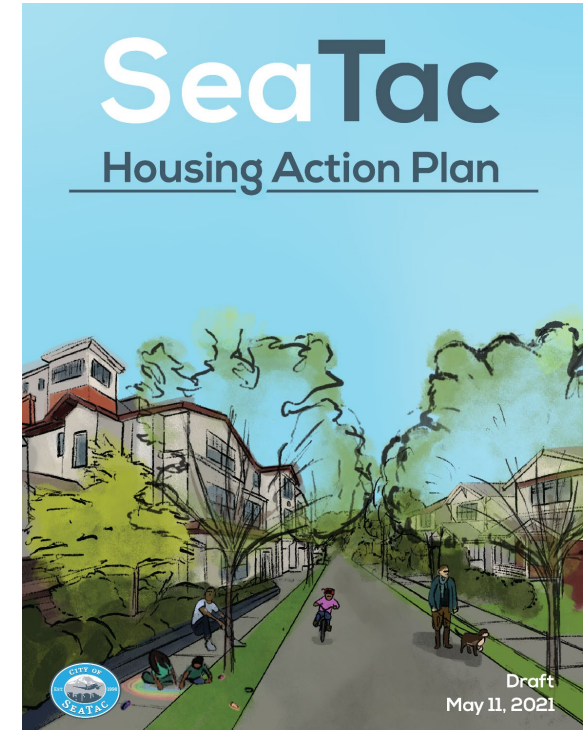
Current Housing Strategies

SeaTac Housing Action Plan

CURRENT HOUSING STRATEGIES

SEATAC HOUSING ACTION PLAN (2021)

- **HAP Goal:** To promote increases in the supply and variety of homes for SeaTac's diverse communities at all income levels.
- **HAP Components:**
 - [SeaTac Housing Action Plan](#) document
 - **HAP Appendices**
 - [Housing Inventory & Assessment Report](#)
 - [SeaTac Displacement Risk Assessment](#)
 - [SeaTac Population and Housing Quick Facts](#)



CURRENT HOUSING STRATEGIES: BACKGROUND

HOUSING INVENTORY & ASSESSMENT REPORT (2021)

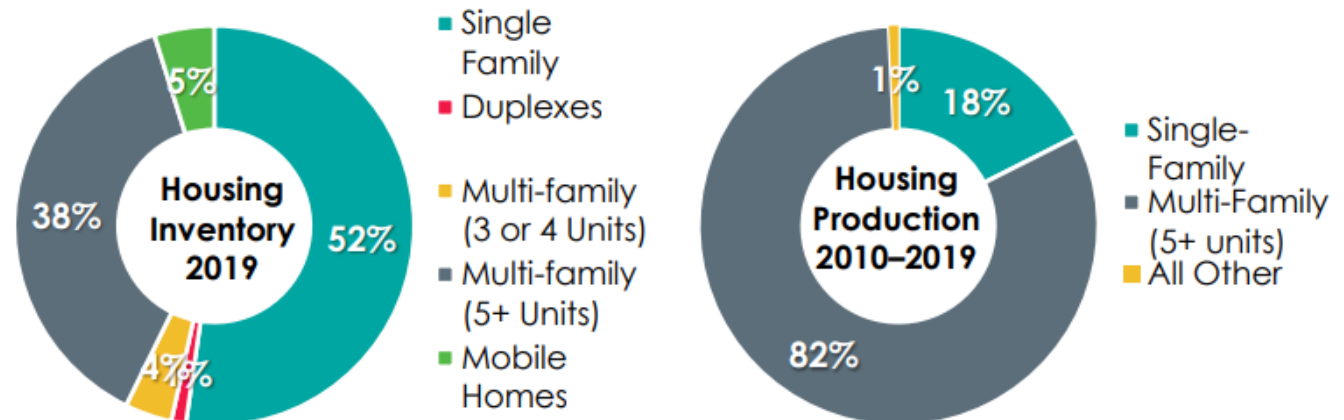
Main Objectives of Assessment:

- Provide housing conditions baseline data
- Identify shortcomings or gaps in how SeaTac's housing supply meets demand now and in the future

Key Findings: Housing Types

- In 2020, just over half of all housing units were single-family.
- Since 2011, more multi-family/apartment units were produced than other housing types in SeaTac, a trend that is also occurring in other South King County cities.

Exhibit 25. SeaTac Housing Inventory, 2019, and SeaTac Housing Production 2010-2019



Source: Washington Office of Financial Management, 2020.

CURRENT HOUSING STRATEGIES: BACKGROUND

HOUSING INVENTORY & ASSESSMENT REPORT (2021)

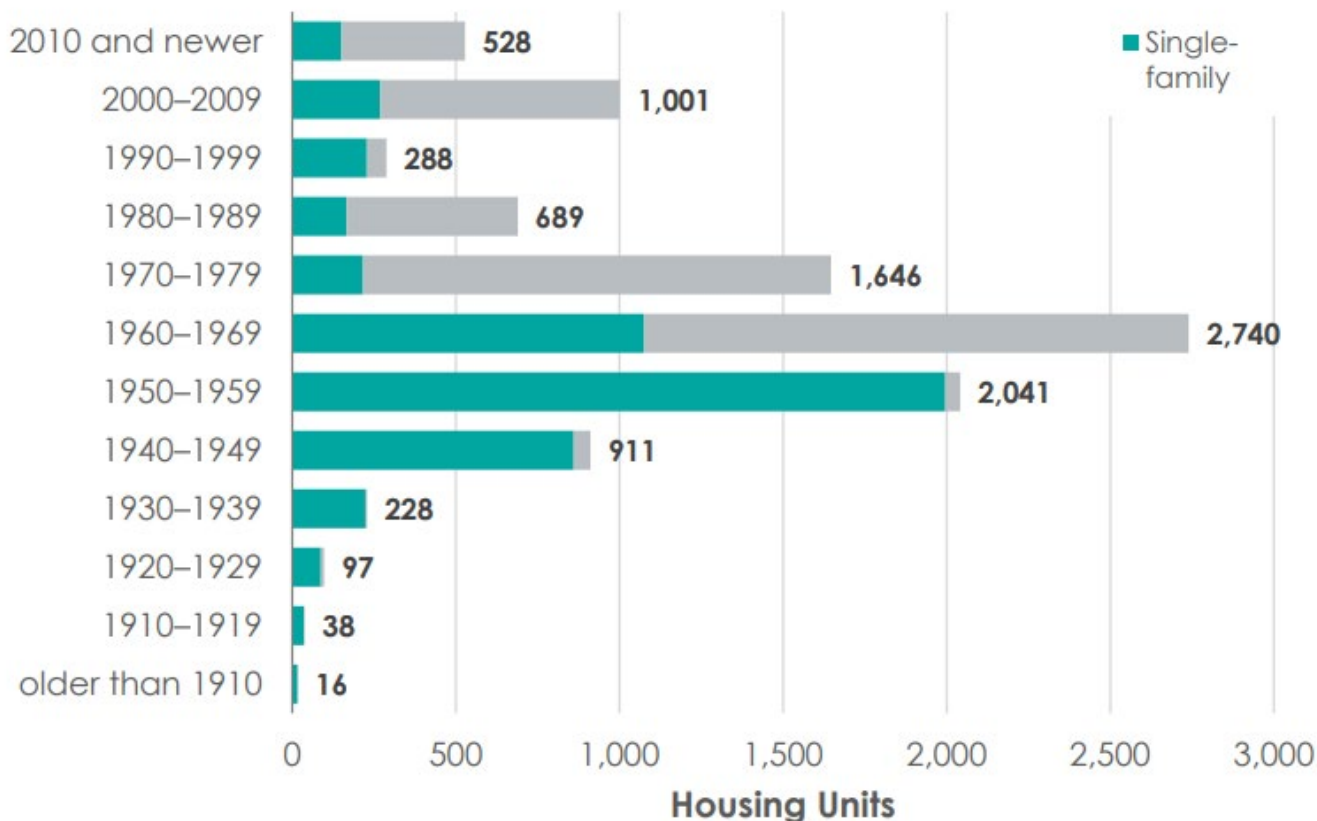
Key Findings:

Housing Age

Most housing units in SeaTac (63%) were developed between 1950 and 1980,

during the postwar suburban housing boom.

Exhibit 24. SeaTac Housing by Year Built, 2020.



Source: King County Assessor, 2020.

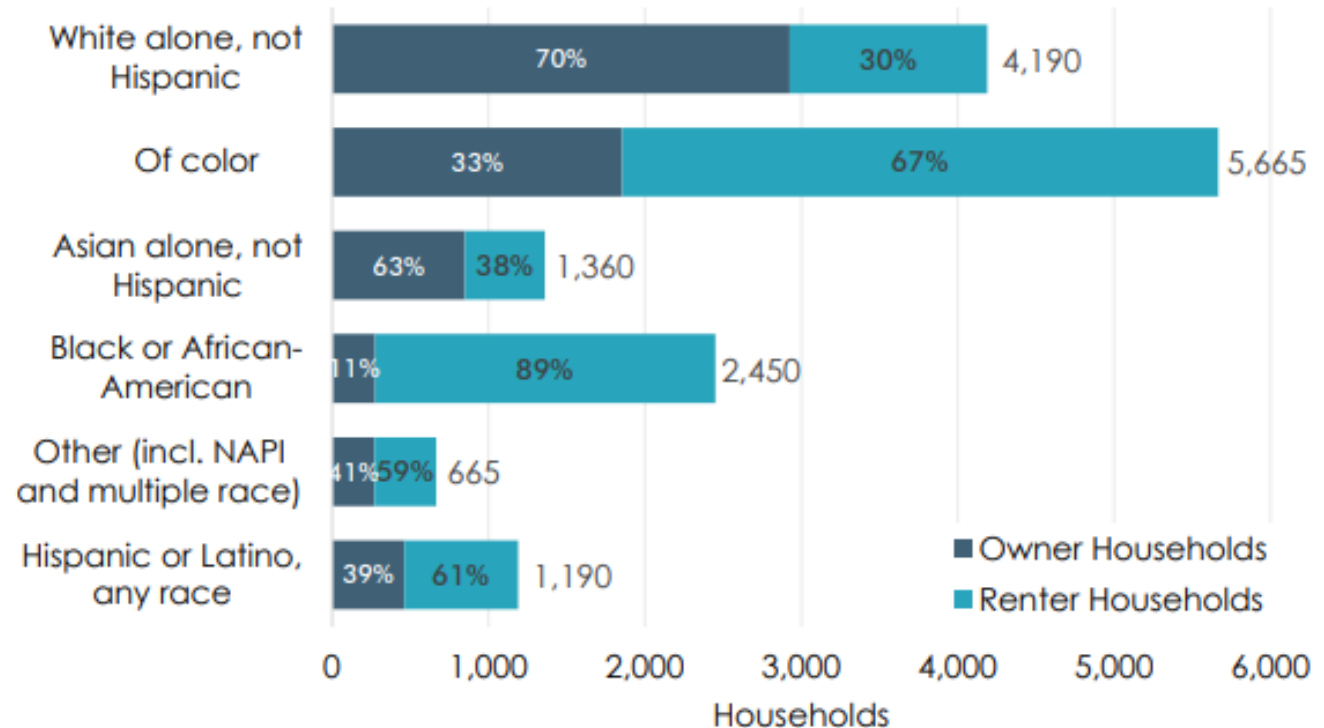
CURRENT HOUSING STRATEGIES: BACKGROUND

HOUSING INVENTORY & ASSESSMENT REPORT (2021)

Key Findings: Renter/Owners – 2017 Estimates

- White households make up 70% of the city’s home-owning households.
- Households of color account for 67% of SeaTac’s renter households.

Exhibit 45. SeaTac Households by Race and Tenure (Owner/Renter)



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

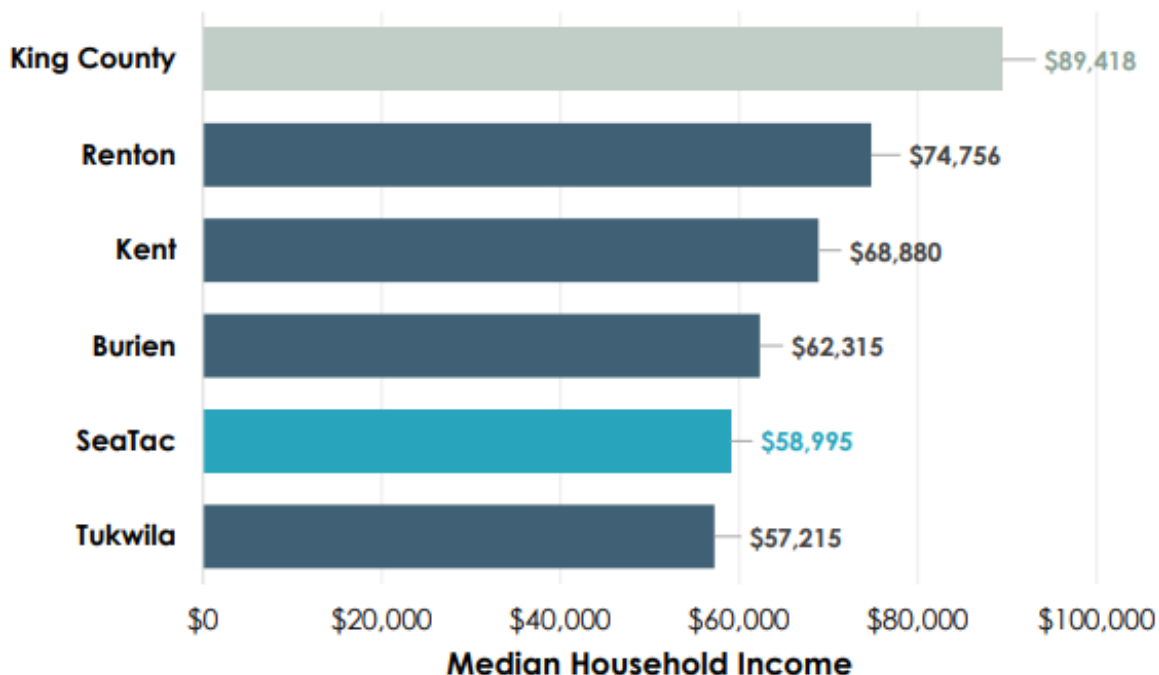
CURRENT HOUSING STRATEGIES: BACKGROUND

HOUSING INVENTORY & ASSESSMENT REPORT (2021)

Key Findings: Households and Income

- In 2018, the median income for all households in SeaTac was \$58,995.
- While SeaTac's median income level is similar to its peer cities in South King County, it is significantly lower compared to the median of the county as a whole.

Exhibit 46. Median Household Income in SeaTac, King County, and Peer Cities



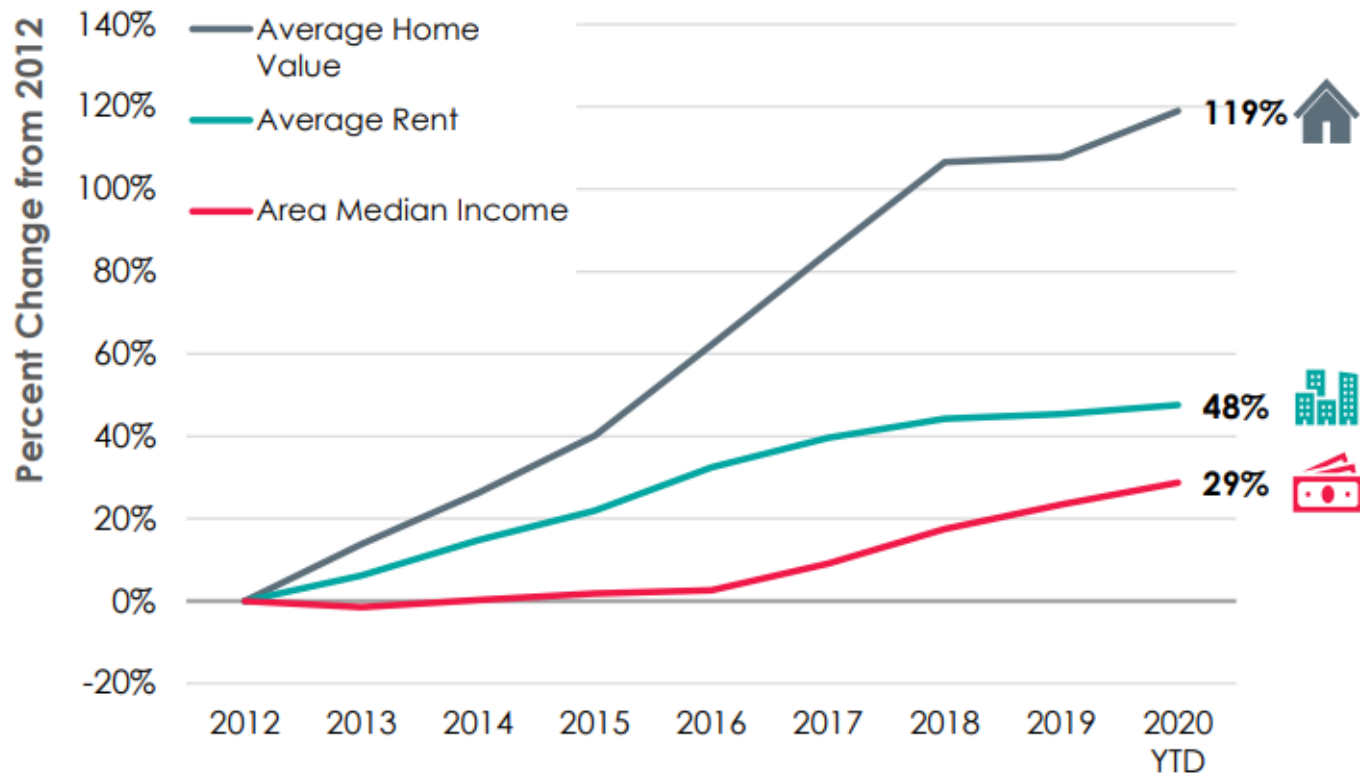
CURRENT HOUSING STRATEGIES: BACKGROUND

HOUSING INVENTORY & ASSESSMENT REPORT (2021)

Key Findings: Local Housing Market

- Since 2012, the cost of housing in SeaTac increased faster than household income.

Exhibit 5I. SeaTac Change in Home Values, Rents, and AMI, 2012-2020



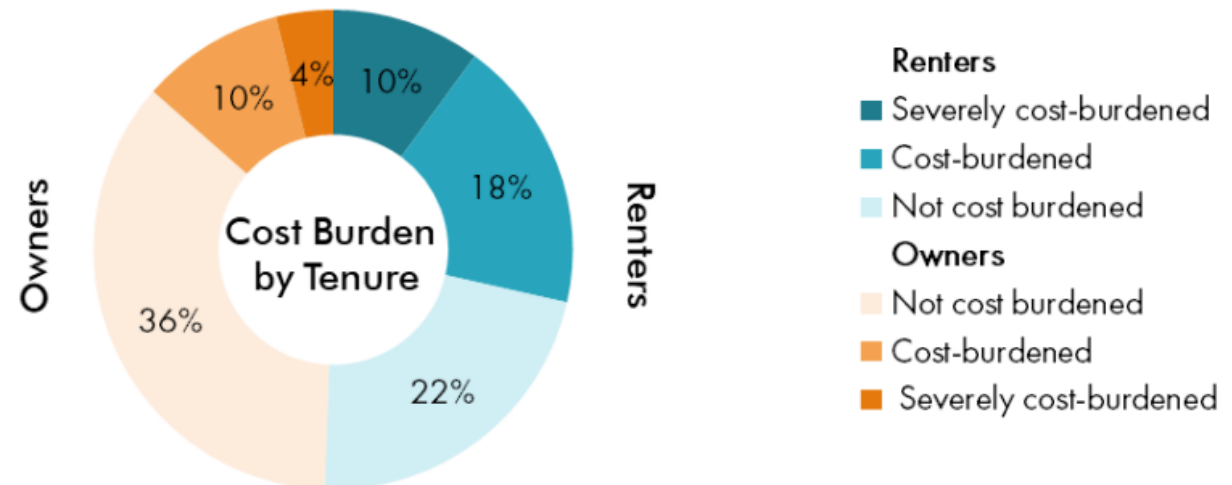
CURRENT HOUSING STRATEGIES: BACKGROUND

HOUSING INVENTORY & ASSESSMENT REPORT (2021)

Key Findings: Who is Cost Burdened in SeaTac

- Two out of five (41%) SeaTac households are cost burdened.
- Cost burden affects more than half of renter households compared to about a quarter of homeowner households.
- Lower-income households are much more likely to be cost burdened.
- Black households are much more likely to be cost burdened than white households.

Exhibit 58. Cost Burden and Severe Cost Burden by Tenure (Owner/Renter)



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

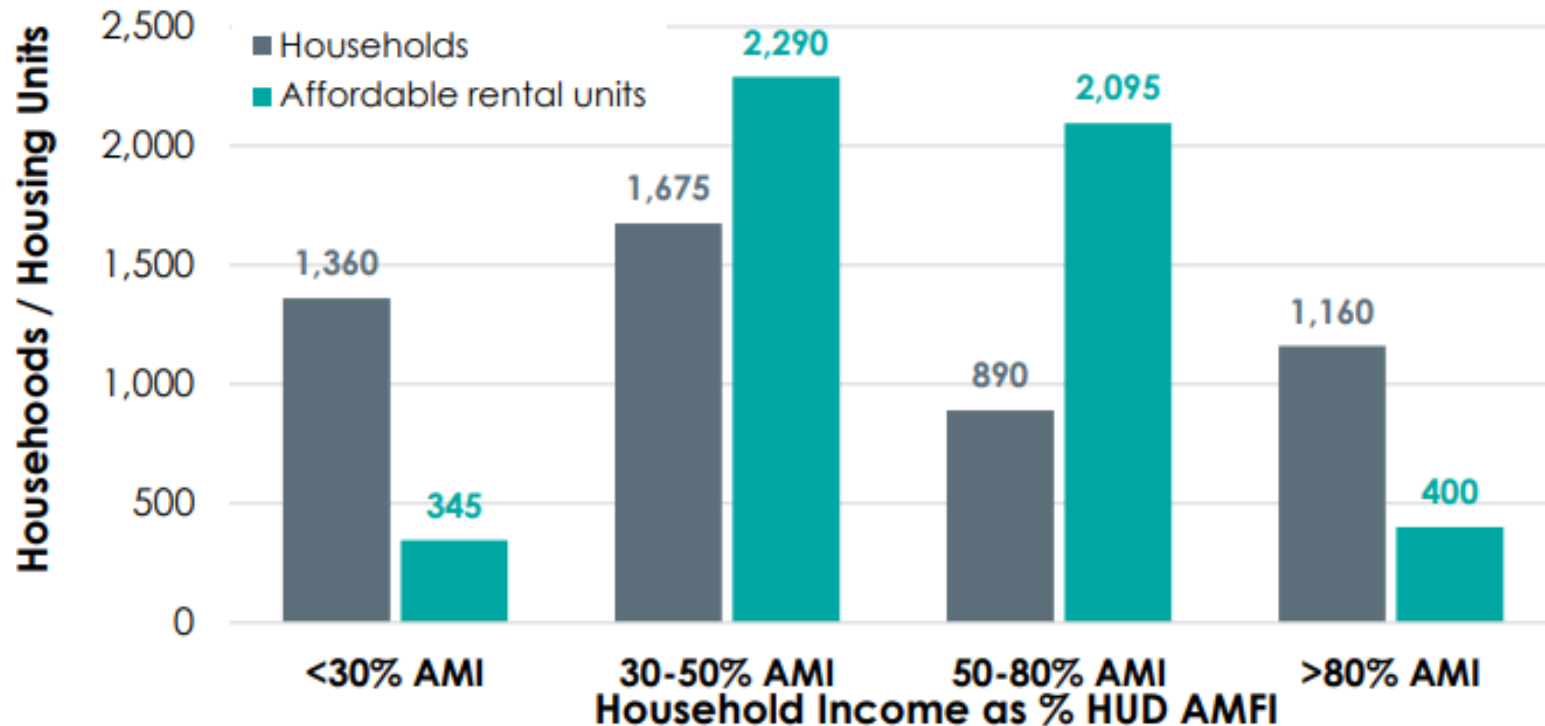
CURRENT HOUSING STRATEGIES: BACKGROUND

HOUSING INVENTORY & ASSESSMENT REPORT (2021)

Key Findings: Gaps in Affordability

- There are significant gaps in housing units affordable to extremely low income households (<30% AMI) and units available for households above the median income (<80% AMI).

Exhibit 69. Gap in Available Rental Units by Income Group



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

CURRENT HOUSING STRATEGIES: BACKGROUND

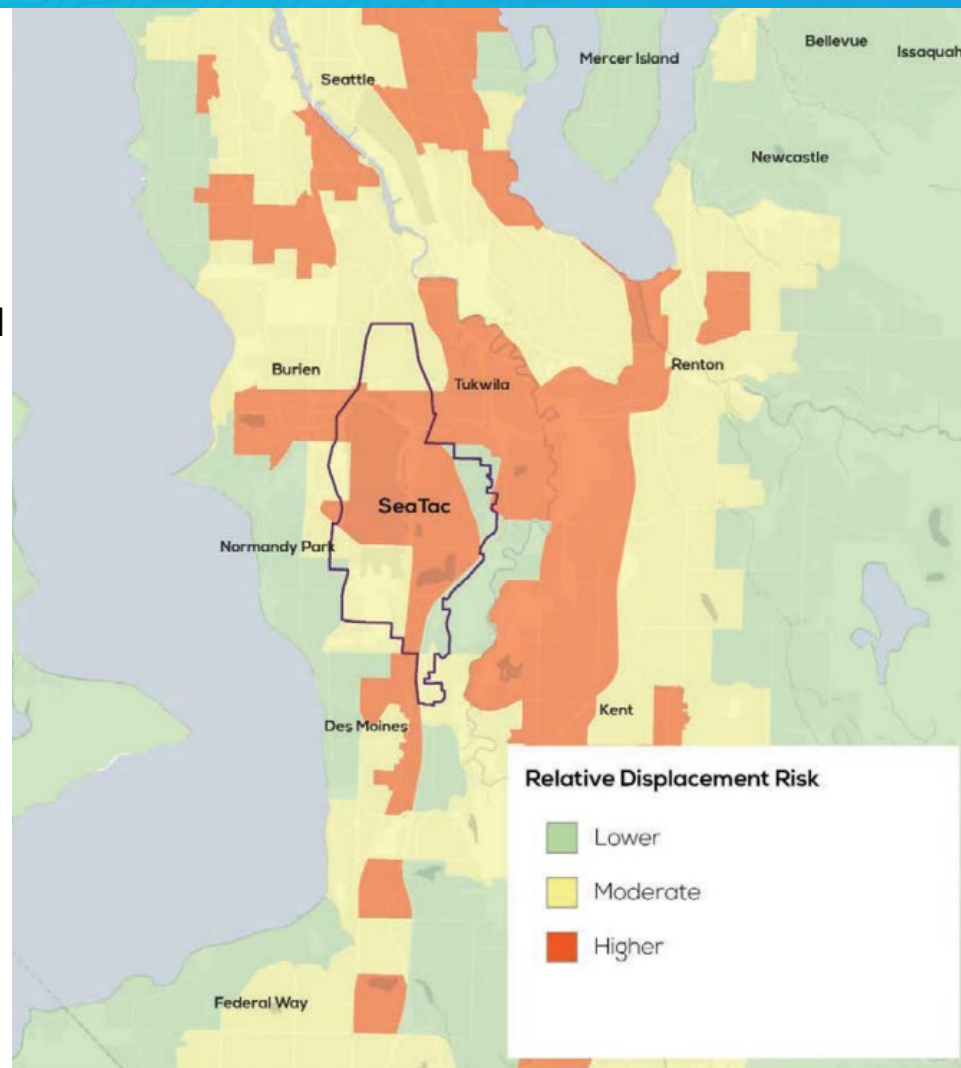
HOUSING INVENTORY & ASSESSMENT REPORT (2021)

Displacement Risk Assessment:

Goal: Understand the potential for residential displacement in the city so appropriate policies and other interventions can be identified that help residents stay in in their homes.

Key Findings:

- **SeaTac has a concentration of populations at risk because of housing cost burdens and economic displacement pressure.**
- There are significant risk factors associated with displacement in the community, but these are present across South King County.
- Housing displacement risks are higher with communities of color in the city.
- Station areas may be at particular risk of displacement.



SEATAC HOUSING ACTION PLAN: STRATEGY OVERVIEW

Objectives

- 1. Create complete communities.** Strengthen neighborhoods by tying housing production to improved infrastructure, resources, amenities, and people-oriented design.
- 2. Develop Urban Villages near light rail.** Make it easier to develop homes in the light rail station areas as part of the City's urban village strategy.
- 3. Increase missing middle opportunities** for options like duplexes, triplexes, and townhouses.
- 4. Strive for a balance of housing options** through strategies that:
 - a. Increase homeownership opportunities
 - b. Serve young people and families
 - c. Preserve existing owner-occupied and rental housing
 - d. Support safe, healthy, high quality housing
 - e. Promote market rate rental options
 - f. Address homes at lower income categories
- 5. Help residents and businesses stay in SeaTac,** and prevent disruption to communities.



Examples of housing options, including duplex, townhouses, small apartment/condo building, and larger apartment/condo building.

SEATAC HOUSING ACTION PLAN: STRATEGY OVERVIEW

Strategies

These strategies are organized by implementation method and not by priority.

POLICY AMENDMENT

1. Strengthen “complete community” policies.

CITY WORK PLAN

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

3. Conduct a multi-family parking study to analyze parking requirements in urban villages and station areas.

4. Explore cost-effectiveness of creating pre-approved plans for Accessory Dwelling Units.

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

6. Continue coordinating and providing rental assistance.

CODE AMENDMENTS

7. Add flexibility to Small Lot Single-family requirements.

8. Consider allowing cottage housing in Urban Low zones.

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

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

11. Clarify condominium provisions to make them easier to use.

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



Key City Housing Updates & New State Regional Guidance

CITY HOUSING GOALS

IMPLEMENT

- Envision SeaTac 2044 Themes, and
- New Growth Strategies

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

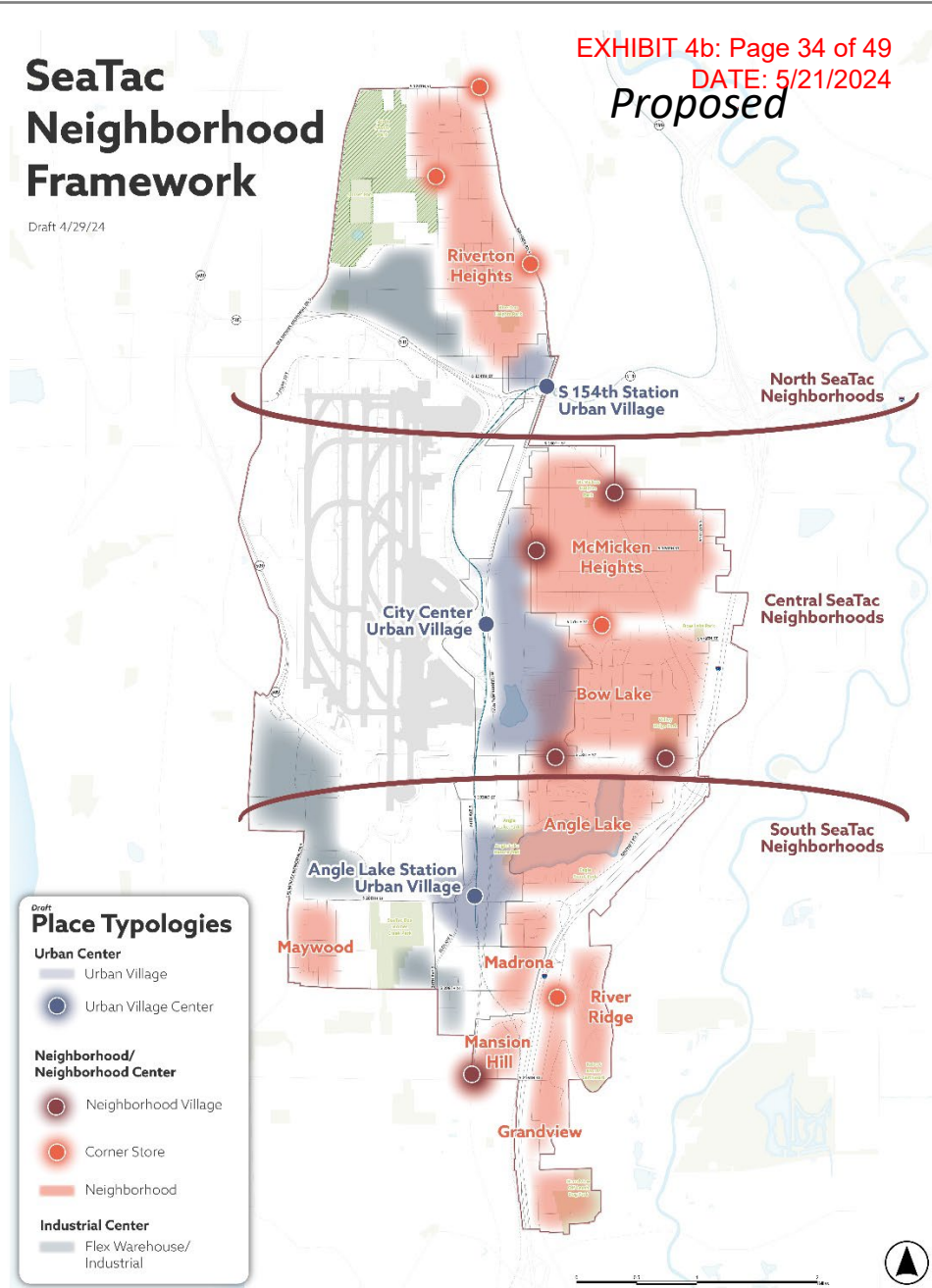
SeaTac Neighborhood Framework

Draft 4/29/24

EXHIBIT 4b: Page 34 of 49

DATE: 5/21/2024

Proposed



NEW STATE HOUSING GUIDANCE

STATE GUIDANCE FOR HOUSING ELEMENT UPDATES

Changes needed in local housing elements (since the last major update in 2015) include:

- **Planning for sufficient land capacity for housing needs**, including all economic segments of the population (moderate, low, very low and extremely low income, as well as emergency housing and permanent supportive housing).
- **Providing for moderate density housing options**, including but not limited to duplexes, triplexes and townhomes. *(This is related to providing policy support for new middle housing legislation.)*
- **Making adequate provisions for housing for existing and projected needs for all economic segments of the community**, including documenting programs and actions needed to achieve housing availability.
- **Identifying racially disparate impacts, displacement and exclusion in housing policies and regulations, and beginning to undo those impacts**; and identifying areas at higher risk of displacement and establishing anti-displacement policies.
 - See information on following slides that may be utilized to help document racially disparate impacts in SeaTac as part of the Envision housing update process.





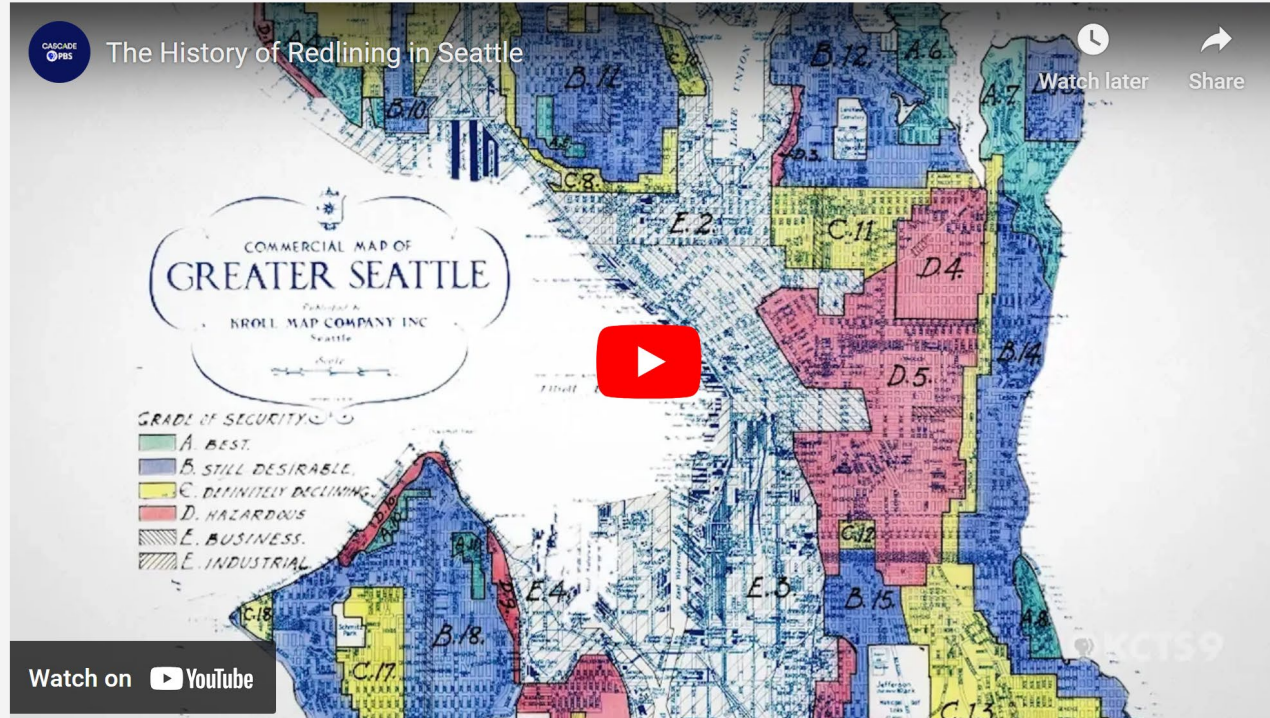
Zoning Laws

From its roots in the early part of the 20th century, zoning laws contributed to segregating households by race and ethnicity. Some American cities adopted explicitly race-based zoning laws. While this practice was ruled unconstitutional in 1917, economically exclusionary zoning laws have persisted and limited options to build, rent, and own the most affordable types of housing.

HOLC and FHA

After a wave of foreclosures following the Great Depression, the federal government created the Home Owners' Loan Corporation (HOLC) and Federal Housing Administration (FHA). These agencies developed homebuying terms that increased access to mortgages and made foreclosures less likely (providing, for example, lower interest rates and longer repayment terms). However, these mortgages were not available to everyone.





History of redlining in Seattle and how it impacts communities today

1.5 Minute Video: <https://www.youtube.com/watch?v=mBQE5rrWdfA>



Redlining

Redlining maps were designed to show where investments were considered 'riskier' and determine who could qualify for a home loan. The level of risk was informed by factors such as the age and condition of the homes in the neighborhood, the income of the residents, and the racial composition of the community.

Neighborhoods were ranked from "A" (least risky) to "D" (most risky). Communities of color were ranked "D" and marked in red on these maps because of the racist and flawed perception that the presence of people of color would reduce property values.



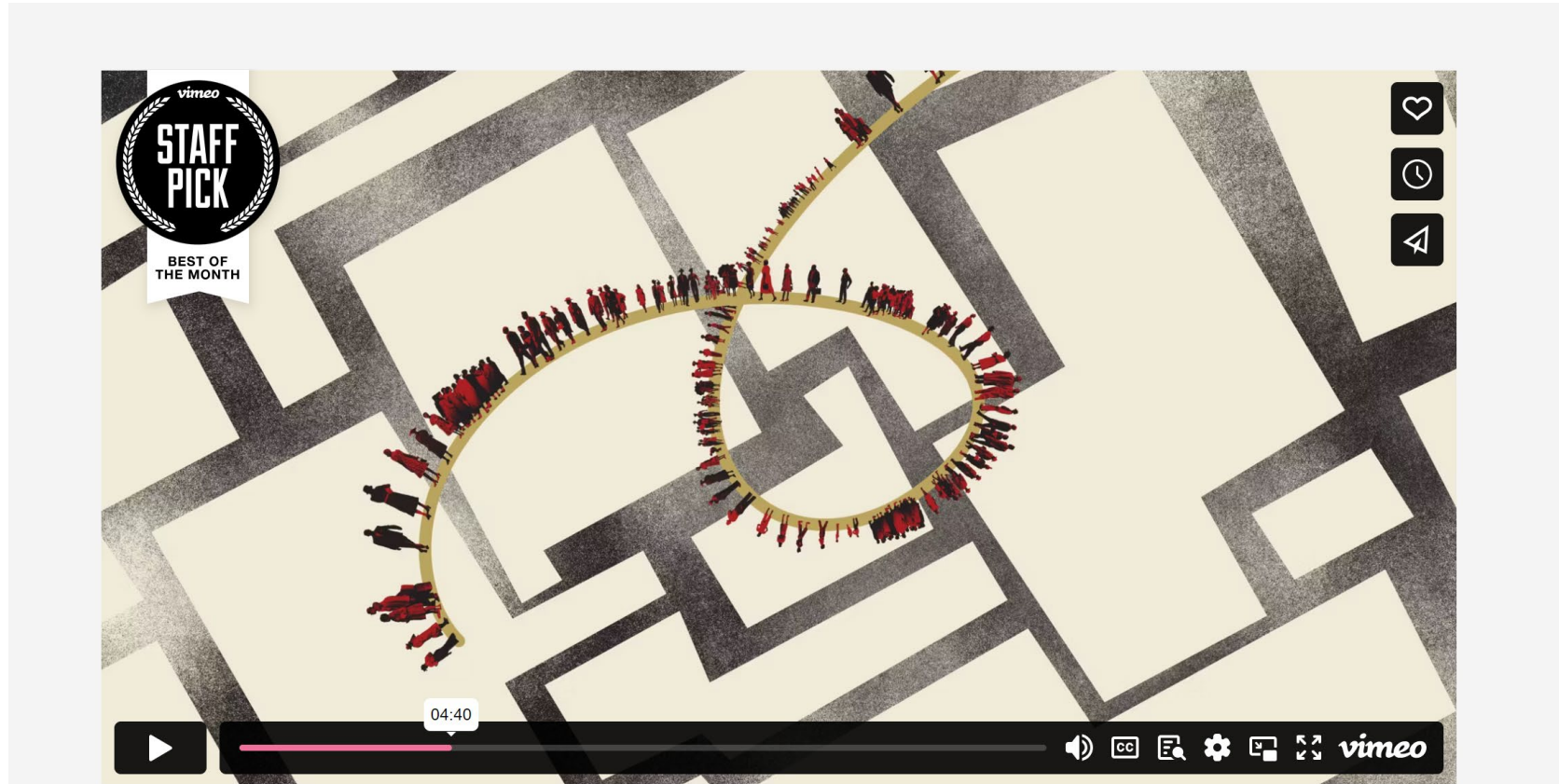
Racial Restrictive Covenants

Racial restrictive covenants added an additional layer of discrimination to further ensure neighborhoods remained segregated. These deed restrictions limited where people of color and Jewish residents could purchase homes and rent apartments. Homeowners and landlords who ignored these restrictions risked forfeiting their property.

Racial restrictive covenants became legal in 1926 after the Supreme Court case Corrigan v. Buckley determined they were legally binding documents between private parties. About 20 years later, Shelley v. Kraemer (1948) determined that these covenants were unenforceable because they violated the Fourteenth Amendment's Equal Protection Clause. However, it remained legal for realtors and property owners to discriminate against people of color until 1968 when Congress passed the Housing Rights Act.



(Provided as resource slide)

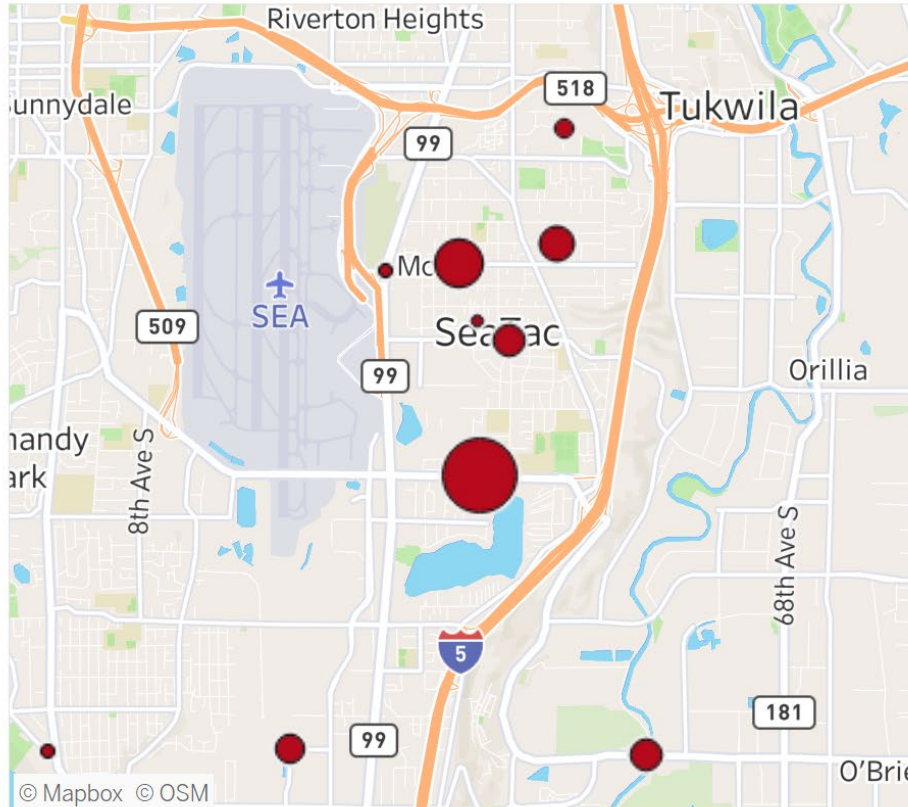


18-Minute Video on Historic Redlining Practices in the US

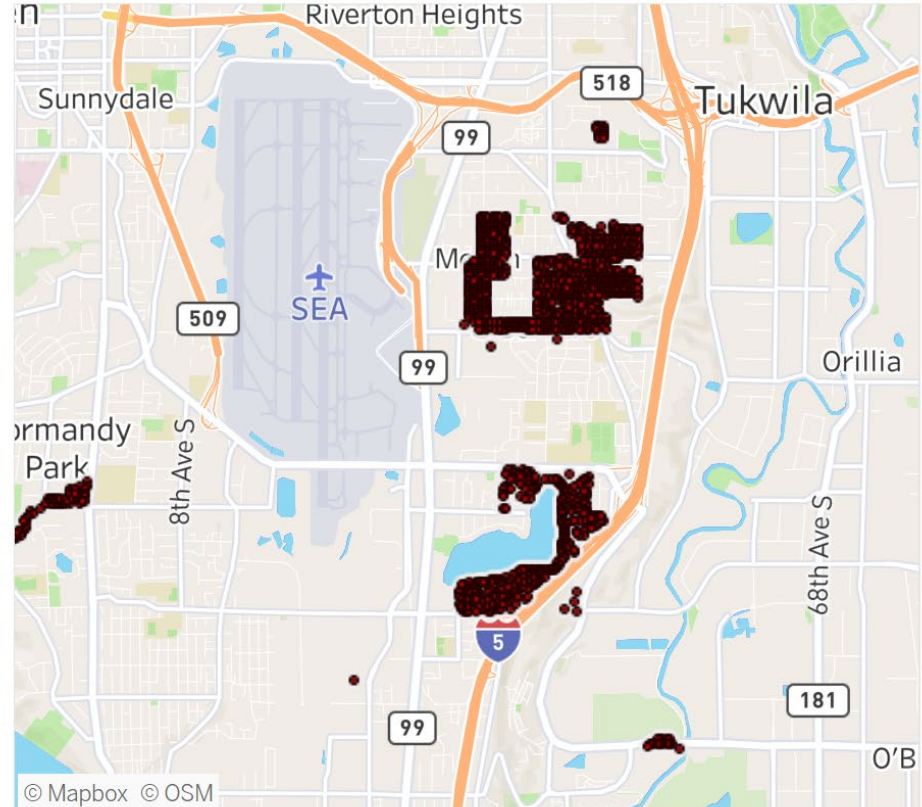
<https://vimeo.com/328684375>



SeaTac Historically Restrictive Subdivisions



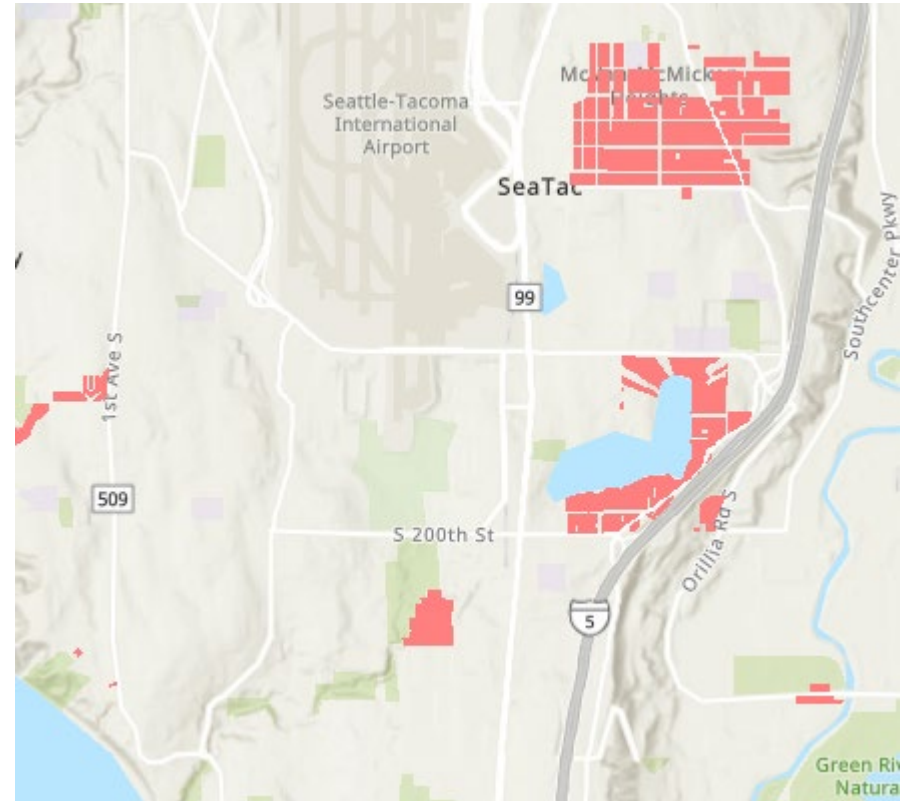
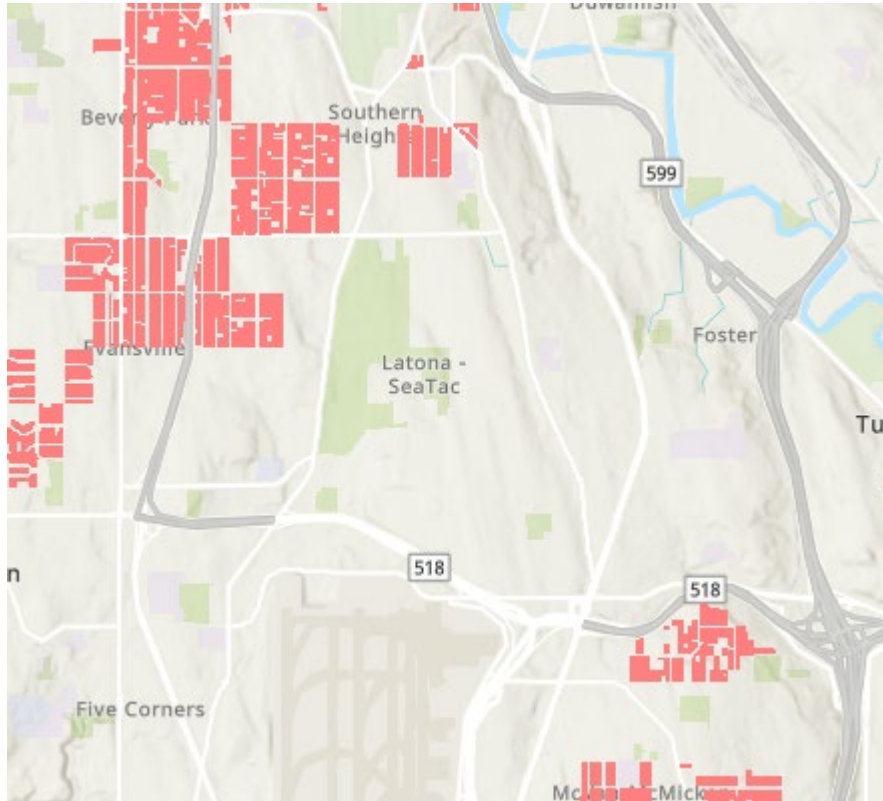
SeaTac Historically Restricted Parcels



[Link to more information: PSRC Racial restrictive covenants in King County](#)



SeaTac Historically Restrictive Covenants (North and South) per UW Research



University of Washington Research:

https://depts.washington.edu/covenants/map_cov_king.shtml



PSRC VISION 2050 MULTI-COUNTY PLANNING POLICIES (MPPs)

- Emphasis on focusing growth within designated regional growth centers (including SeaTac's Urban Center) in compact, walkable, transit-oriented communities with supportive infrastructure
- Ensure regional growth centers have housing and job targets
- **Promote equitable access to opportunity, increase housing options and supply for households of all income levels, mitigate residential displacement**

KING COUNTY COUNTYWIDE PLANNING POLICIES (CPPs)

- Cities must adopt housing targets
 - Reminder: SeaTac's 2044 Targets: 5,900 housing units, 14,810 jobs
- **Promote social equity and increase affordable housing options for all, mitigate residential displacement**
- **Implement state housing requirements adopted in 2020 (HB 1220)** – County and jurisdictions are required to plan for affordable housing and permanent supportive housing “needs” including:
 - Identifying number of housing units cities should plan to accommodate at specific income levels (i.e. low, moderate, high-income households)
 - Emergency housing, emergency shelters, and permanent supportive housing

KING COUNTY: COUNTYWIDE PLANNING POLICIES

- Based on Department of Commerce draft guidance

- Growth target for King County (total): 308,677 households between 2019 & 2044

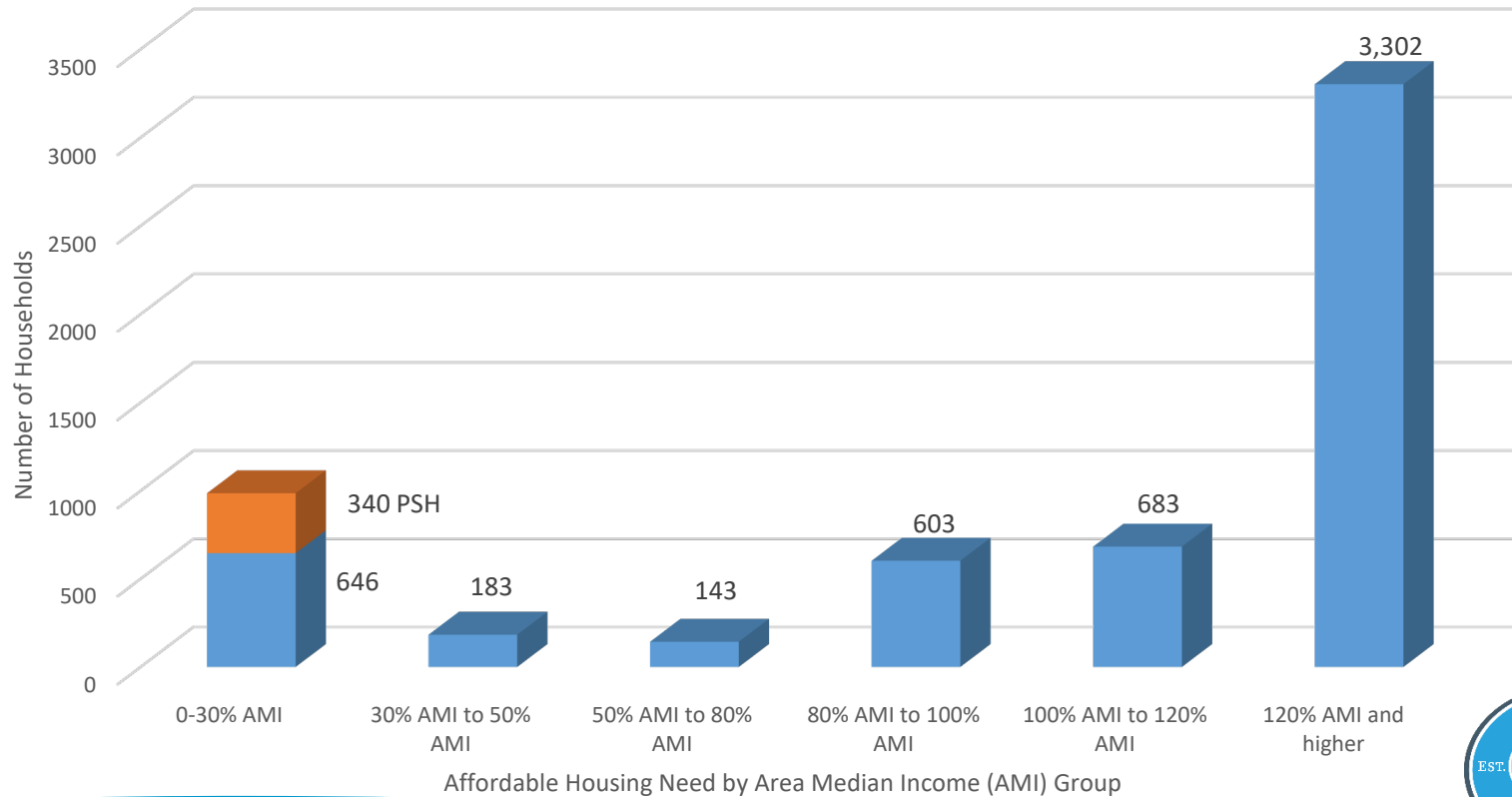
- Growth target for SeaTac (total): 5,900 households between 2019 & 2044

- 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



HOUSING NEEDS BY INCOME BAND PER KING COUNTY

Affordable Housing Need: SeaTac
2019 - 2044



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.



HOUSING NEEDS ASSESSMENT

OPPORTUNITIES FOR ADDRESSING HOUSING GAPS (INCOME LEVEL ANALYSIS) How Will SeaTac Grow?

Manufactured Homes and Multifamily

Low-Income



MANUFACTURED HOUSING
Mass Casitas Mass Timber
Modular Housing, Oregon



MULTIFAMILY
Atlas 236, Mountlake Terrace

Condos and Townhomes

Moderate Income



COTTAGE HOUSING DEVELOPMENT
Velorum, 10 units, Mountlake Terrace



CONDOMINIUMS
Mountlake Terrace near Lake Ballinger, 2001

ADUs and Middle Housing

Low to Moderate Income



ACCESSORY DWELLING UNITS
Shoreline, WA



SIDE-BY-SIDE SIX-PLEX
Portland: Neighbors Welcome

More Ownership Housing Options

High-Income



DUPLEX
1,386 SF, Vancouver BC



TOWNHOMES
Altair, Mountlake Terrace



POTENTIAL COMMISSION ACTION

ACTION REQUESTED: None. Meeting is an informational briefing and work session.

REVIEWS TO DATE:

- **Envision SeaTac 2044-Major Comprehensive Plan Update Project:**
 - **2022:** 9/20/2022
 - **2023:** 8/15/2023, 9/19/2023, 10/17/2023, 11/21/2023,
 - **2024:** 1/2/2024, 1/30/2024, 2/6/2024, 3/19/2024, 4/16/2024, 4/30/2024, 5/7/2024