



# Envision SeaTac 2044

## Work Session

### Envision Phase 3:

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

Planning Commission Meeting  
June 4, 2024



# PRESENTATION OVERVIEW

## PURPOSE OF PRESENTATION

- Review and discuss proposed changes to Housing goals and policies (draft 1)
- Review updated Envision SeaTac 2044 review schedule and Planning Commission work sessions

## 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, 5/21/2024

# ENVISION SEATAC 2044 PROJECT: PHASES & TIMELINE

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

# Proposed Changes to Housing Goals & Policies

SeaTac Comprehensive Plan

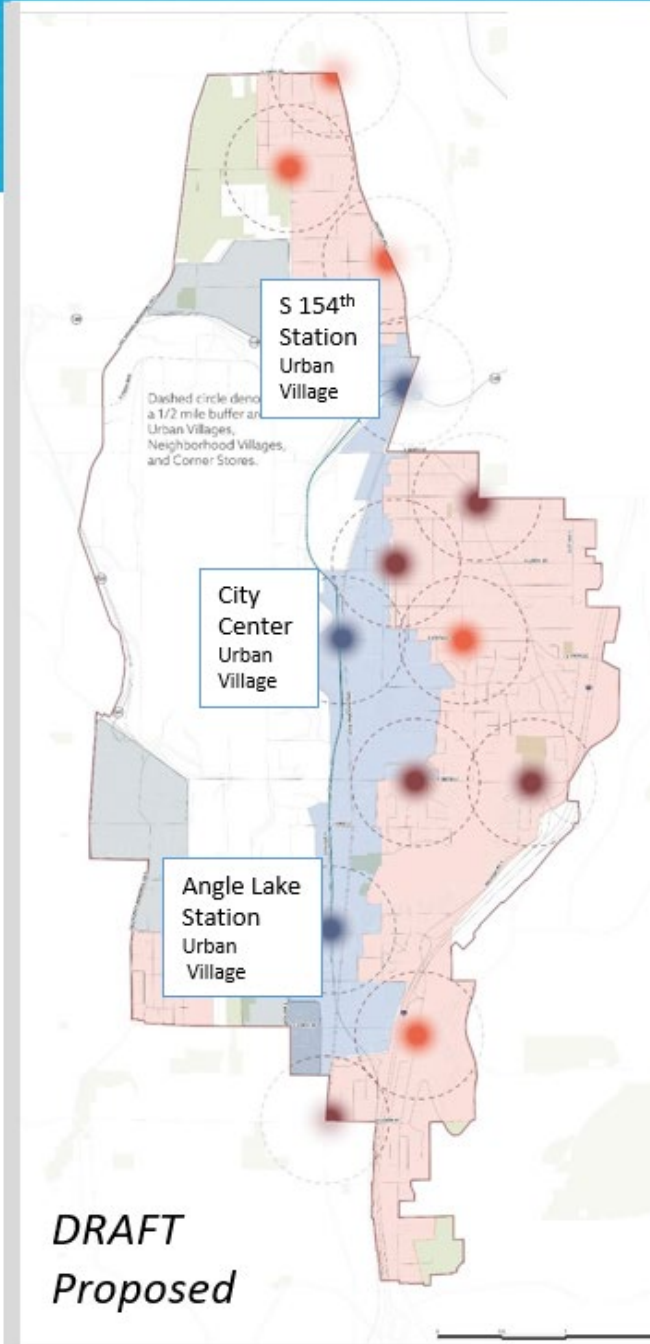
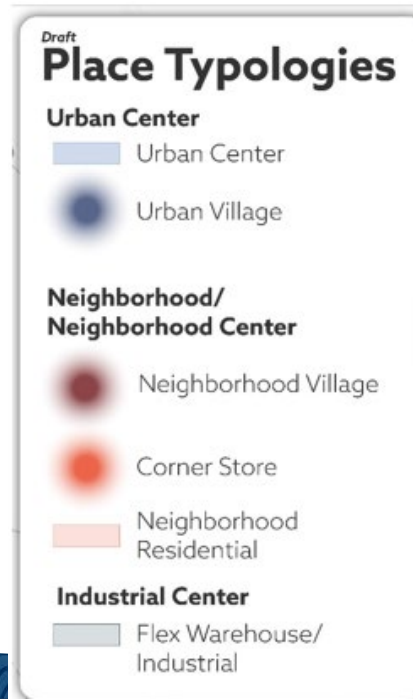
[Ch. 3 Housing & Human Services Element](#)

# HOUSING POLICY UPDATES

## BACKGROUND ON HOUSING PROPOSALS

### Proposed changes:

- Build on existing policies and strategies
- Incorporate City priorities since last major update in 2015, including Envision project themes, especially:
  - **Housing for All**
- Align with new state and regional requirements
- Support and are supported by proposed new growth strategy



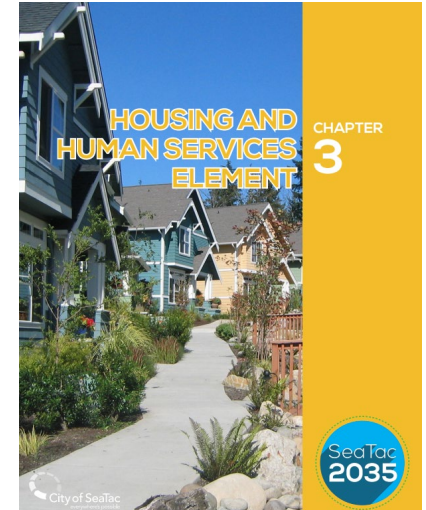
# HOUSING POLICY UPDATES

## HOUSING GOALS & POLICIES

### Six Sections Proposed:

- Housing Capacity and Growth Strategy
- Variety of Housing Types
- Housing Security and Stability ~~Neighborhood Preservation~~
- Diverse, Affordable ~~Housing Affordability~~
- Special Needs ~~and Supportive~~ Housing
- ~~Mobile~~ **Manufactured** Home Parks ~~Maintenance~~
- ~~Mobile~~ Home Park Relocation

\*\*\*Note: Orange underlined text identify proposed changes.

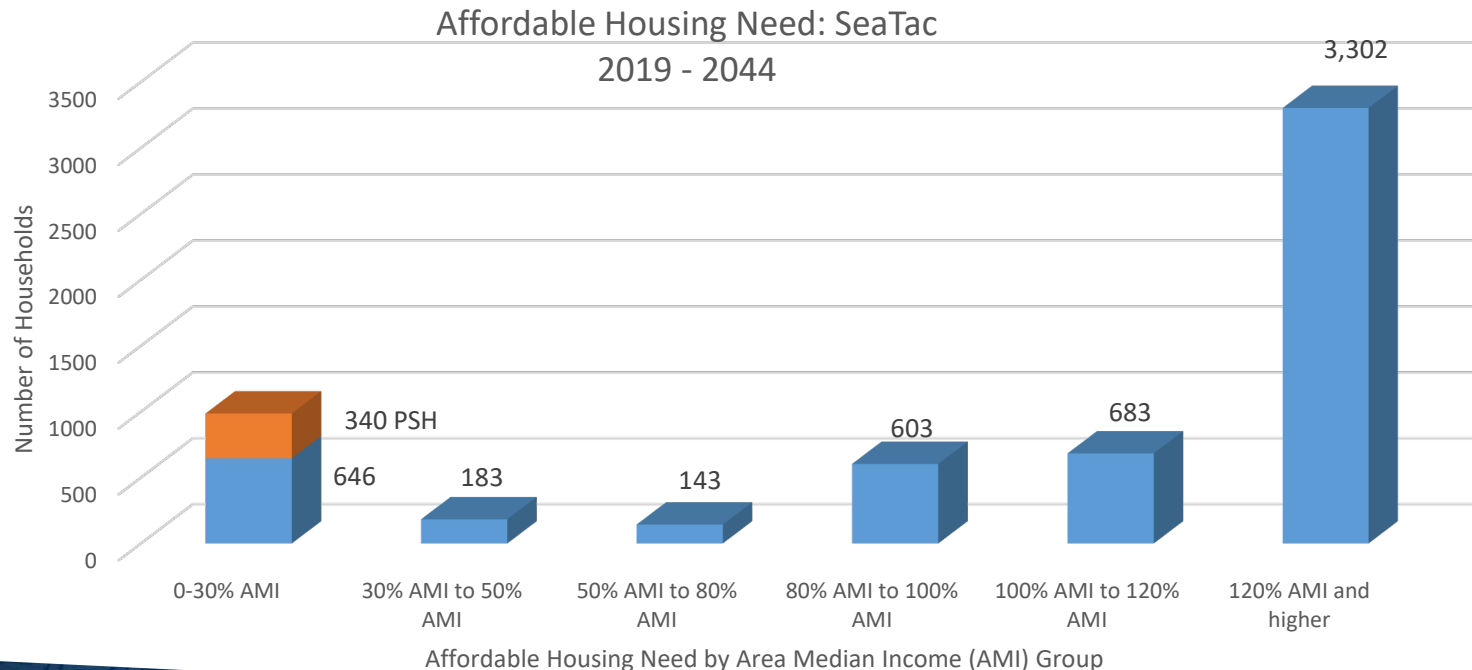


# HOUSING POLICY UPDATES

## HOUSING INFORMATION NOT AVAILABLE FOR TODAY'S REVIEW

Project team still working on analysis related to following state and regional requirements:

- **Housing Units by Income Level:** Data confirming zoning available to accommodate the number of housing units affordable by SeaTac households at different income levels.
- **Racially Disparate Impact Analysis:** Identification of policies and regulations that could result in racially disparate impacts, displacement of residents and exclusion in housing.





# PROPOSED CHANGES TO HOUSING GOALS & POLICIES

## TODAY'S REVIEW PROCESS

- Project staff will highlight key changes proposed in each section of goals and policies identified within policy review matrix.
- Opportunity for Commission questions and comments after each section presented.

## HOUSING & HUMAN SERVICES POLICY REVIEW MATRIX – DRAFT 1

Existing Goal / Policy #	Housing and Human Services Element Draft 1 Existing and Proposed Goal/Policy	Key City Themes (1)	Equity Assessment Status	Complies with State, Regional, County (2)	Notes	Proposed Goal / Policy #
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(1) AO = Access to Opportunity; UV = Urban Villages; CN = Complete Neighborhoods; MT = Multi-Modal Transportation; HA = Housing for All; EV = Economic Vitality; RE = Resilient Environment

(2) MPP = PSRC's Multi-County Planning Policies | CPP = King County's Countywide Planning Policies

### Housing Capacity and Growth Strategy

New Goal	<u>Provide sufficient capacity and housing densities to equitably meet the city's population and housing needs.</u>		Goal and policies approaching completion	MPP-RSG-7; MPP-H-1; CPP-H-1;	Added to provide guidance on meeting growth strategy and ensuring enough land capacity for housing needs.	Goal 3.1
New Policy	<u>Plan for housing supply, form, and densities to meet the City's current and projected needs consistent with the Puget Sound Regional Council and King County regional growth strategies and SeaTac's goals and vision.</u>	AO HA		MPP-RSG-7; MPP-H-1;	Added to align with MPPs.	
New Policy	<u>Provide sufficient land capacity allowing for a variety of housing types, and the equal distribution of those land uses to provide a variety of housing options throughout the city.</u>	AO HA		MPP-H-1; CPP-H-12; CPP-H-20	Added to align with MPPs/CPPs.	
New Policy	<u>Align housing-related policies, programs, and actions with the City's goal of providing complete neighborhoods, by promoting diverse, affordable housing and equitable access to opportunities across SeaTac.</u>	AO HA CN			Added to provide additional connection to the City's provide Complete Neighborhoods goals.	

# CURRENT HOUSING GOALS & POLICIES

## Housing Capacity And Growth Strategy (new section)

**NEW GOAL: Provide sufficient capacity and housing densities to equitably meet the city's population and housing needs.**

- **Why added?** Provides guidance on supporting growth strategy and ensuring enough land capacity to meet housing needs. Aligns with multiple PSRC and King County growth policies.

### **NEW POLICIES:**

#### **Confirm City support for:**

- **“Housing for all” and Complete Neighborhood** strategies focused on equitable access to diverse, affordable housing.
- **Recognizing and addressing local history of racially exclusive** and discriminatory land use and housing practices.
- **Identifying and mitigating racially disparate impacts** from housing related policies and strategies.
- **Implementing anti-displacement strategies** for low income and marginalized households, especially from large scale public investments and private development.



# CURRENT HOUSING GOALS & POLICIES

## Variety of Housing Types

**REVISED GOAL:** Increase housing options ~~in ways that complement and enhance nearby residential and commercial uses~~ **by providing a range of housing types and densities available in all neighborhoods of the city.**

- **Why changed?** Revised language to promote intent of new growth strategy to provide a variety of housing options citywide.

### **NEW/REVISED POLICIES:**

#### **Confirm City support for:**

- **Promoting a variety of housing types in all neighborhoods** with supportive infrastructure, especially Complete Neighborhood infrastructure and services.
- **Providing housing choices for workers at all income levels** throughout the city.
- **Expanding housing capacity for middle density housing** to bridge the gap between single-family and multifamily developments.
- **Expanding supply and type of housing in the Urban Center** to maximize access to opportunity, especially high-capacity transit (like light rail and RapidRide buses).



**COTTAGE HOUSING DEVELOPMENT**  
Velorum, 10 units, Mountlake Terrace



**CONDOMINIUMS**  
Mountlake Terrace near Lake Ballinger, 2001



**ACCESSORY DWELLING UNITS**  
Shoreline, WA



# CURRENT HOUSING GOALS & POLICIES

## **Housing Security and Stability** ~~Neighborhood Preservation~~

*REVISED* **GOAL:** Strengthen **the housing security and stability of SeaTac's residents and the continued longevity of the city's** existing residential neighborhoods ~~and foster a high degree of pride in residency or ownership.~~

- **Why changed?** Revised language to focus on security and stability of existing residents and neighborhoods, and to better align with state and regional growth requirements.

### *NEW/REVISED* **POLICIES:**

#### **Confirm City support for:**

- **Promoting homeownership opportunities for low and middle income households** and working to address historic inequities in access to ownership for communities of color.
- **Supporting existing and new programs that provide housing stability for renter households** with additional support for renters with disabilities and low incomes.
- **Continuing to participate in local and regional efforts to better identify and understand potentially adverse impacts that may result from living near the airport.**



# CURRENT HOUSING GOALS & POLICIES

## Diverse, Affordable Housing ~~Housing Affordability~~

**REVISED GOAL:** Increase **affordable** housing opportunities for all economic segments of the community, ~~especially in SeaTac's transit communities.~~

- **Why changed?** Revised language to broaden goals for affordable options for all households, citywide.

### **NEW/REVISED POLICIES:**

#### **Confirm City support for:**

- Identifying, maintaining and enhancing the existing affordable housing stock in SeaTac, **with a focus on units available for very low-, low-, moderate- and middle income households.**
- Encouraging equitable dispersal of affordable housing throughout the City, **by exploring methods such as inclusionary zoning and incentives for private development.**

What is [inclusionary zoning](#)?

Inclusionary zoning rules require that affordable housing units are included within new residential development projects (*can be % of total units or specific # of units*)



# CURRENT HOUSING GOALS & POLICIES

## **Diverse, Affordable Housing** ~~Housing Affordability~~ (continued)

### **NEW/REVISED POLICIES:**

#### **Confirm City support for:**

- **Aligning with countywide effort to prioritize development of housing affordable to households less than or equal to 30% area median income (extremely low income)** by identifying opportunities such as increasing available funding, adopting supportive policies and regulations and collaborating with adjacent jurisdictions and organizations
- **Development and preservation of long-term affordable housing**, including income-restricted options, particularly those within walking distance to transit.
- **Maintaining the Multifamily Tax Exemption (MFTE) program and exploring opportunities to further expand the program** beyond the Urban Center.
- **Encouraging collaboration and partnerships** with local community and public or private entities to support affordable housing development.
- **Gathering data and monitoring affordable housing supply.**



# CURRENT HOUSING GOALS & POLICIES

## Special Needs **and Supportive** Housing

**REVISED GOAL:** Encourage a variety of housing opportunities for individuals ~~persons~~ with special needs.

**Why changed?** Made minor grammatical adjustment.

### **NEW/REVISED POLICIES:**

#### **Confirm City support for:**

- **Developing housing for emergency, transitional, and permanent supportive housing that serve people with special needs**, such as people fleeing domestic violence or natural disasters, those experiencing homelessness, or households experiencing displacement.
- **Continuing involvement with South King County Housing and Homelessness Partners (SKHHP)** to work toward addressing housing affordability and stability within the region

#### **What is [SKHHP](#)?**

A joint board formed by interlocal agreement between the jurisdictions of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Maple Valley, Normandy Park, Renton, **SeaTac**, Tukwila, and King County to take a coordinated and comprehensive approach to increasing housing stability and producing and preserving quality affordable housing in South King County.

- Based on similar approaches in Snohomish County (AHA) and East King County (ARCH)

# CURRENT HOUSING GOALS & POLICIES

## **Manufactured Mobile Home Parks Maintenance (Mobile Home Park Relocation)**

**REVISED GOAL:** Support the **continued** maintenance of SeaTac's existing **mobile** manufactured home parks as a source of affordable housing **and promote the housing security of its residents.**

~~**Goal:** Minimize the impacts of mobile home relocation on low and moderate income residents.~~

**Why changed?** Merged both goals into one to streamline section.

### **NEW/REVISED POLICIES:**

- All existing policies maintained with only the replacement of the word “mobile” (as in “mobile home”) with the word “manufactured” (as in “manufactured home”).





**Updates to  
Envision Planning  
Commission  
Schedule**

# ENVISION PLANNING COMMISSION SCHEDULE

Here is the schedule ahead for Planning Commission. We anticipate that an extra meeting in July and an extra meeting in August may be needed.

Planned Topics for Discussion:	Introduced to Planning Commission	Planning Commission Comments/Discussion
Land Use Element	April 16, 2024	April 30, 2024
Urban Center and Neighborhoods Chapters (Typologies Framework)	April 30, 2024	May 7, 2024 May 21, 2024
Housing Element	May 21, 2024 June 4, 2024	June 18, 2024
Transportation Element  Code Amendments Package 1 • Land Use Designations-Zoning Designations • Use Charts	June 18, 2024	July 2, 2024



# ENVISION PLANNING COMMISSION SCHEDULE

<b>Planned Topics for Discussion:</b>	<b>Introduced to Planning Commission</b>	<b>Planning Commission Comments/Discussion</b>
<p><b>Draft Vision Statement</b></p> <p><b>Land Use, Urban Center, and Neighborhoods Element, Continued</b></p> <ul style="list-style-type: none"><li>• Growth targets (for Urban Center and citywide)</li><li>• Conformed/streamlined goals and policies</li><li>• Draft implementation strategies</li></ul> <p><b>Housing Element, Continued</b></p> <ul style="list-style-type: none"><li>• 1220 Income Band Analysis; RDI Analysis</li><li>• Draft implementation strategies</li></ul>	July 2, 2024	July 16, 2024



# ENVISION PLANNING COMMISSION SCHEDULE

<b>Planned Topics for Discussion:</b>	<b>Introduced to Planning Commission</b>	<b>Planning Commission Comments/Discussion</b>
<b>Draft Code Amendments Package 2 Housing, Other amendments TBD</b>	July 16, 2024	August 6, 2024
<b>Parks, Recreation, and Open Space and Human Services Elements</b>	July 16, 2024	August 6, 2024
<b>Extra Meeting if Needed</b>	July 30, 2024	
<b>Economic Vitality, Environment, Utilities, and Capital Facilities Elements</b>	August 6, 2024	August 20, 2024
<b>Draft Code Amendments Package 3 Parking; Other amendments TBD</b>	August 20, 2024	August 29, 2024



# ENVISION PLANNING COMMISSION SCHEDULE

Planned Topics for Discussion:	Planning Commission Plan Review Meetings	
<b>EARLY PREVIEW TO PLANNING COMMISSION OF FULL PRELIMINARY DRAFT PLAN</b>	SPECIAL MTG DATE: August 29, 2024	
<b>Planning Commission – Other Work TBD</b>	September 17, 2024	
<b>Planning Commission – Full Package for Formal Review and Public Hearing Date</b>	October 1, 2024	
<b>Planning Commission – Action/Recommendation to City Council</b>	October 15, 2024	
<b>City Council Study Session</b>	November 12, 2024	
<b>Regular City Council Meeting/Council Action (Adoption Date)</b>	November 26, 2024	



# NEXT STEPS: OPPORTUNITY FOR PC TO PROVIDE COMMENTS ON HOUSING DRAFT 1 PROPOSALS

- 1) Staff will send a Word version of Housing Policy Review Matrix to all Commissioners' City email addresses.
- 2) Commissioners can provide comments directly in the "Comment" section of the matrix document and email it back to staff before the next meeting (by June 17).
- 3) June 18 Planning Commission meeting will begin with opportunity for Commissioners to share comments or ask questions about the draft 1 proposed housing policies.



# 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:**
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