



Planning and Economic Development Committee Agenda SPECIAL MEETING

June 26, 2024
4:00 pm–6:00 pm
Hybrid Meeting

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://seatacwa.gov/seatvlive> and click the "live" channel 1 grey box.

A quorum of the Council may be present.

Committee Members: Councilmember James Lovell, Chair
Councilmember Jake Simpson
Mayor Mohamed Egal

Staff Coordinator: Evan Maxim, CED Director

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order		Chair	4:00
2	<p>PUBLIC COMMENTS: The committee will hear in-person public comments and will also provide 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 2:00 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.</p> <ul style="list-style-type: none">• Instructions for registering to providing oral public comments are located at the following link: Registration for Oral Public Comments - Council Committees and Citizen Advisory Committees• Submit email/text public comments to pedpubliccomment@seatacwa.gov. The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website.		Chair	4:00 (5 min)
3	Minutes of 5/16/2024 regular meeting	Review and approve	Committee	4:05 (5 min)
4	Adara at SeaTac Multi-Family Tax Exemption (MFTE): Amendment	Review and recommendation	Jenn Kester	4:10 (20 min)

5	ARPA Funded Small Business Capital Access Program (SBCAP) and options	Review and recommendation	Aleksandr Yermeyev	4:30 (25 min)
6	Envision 2044: Housing Policies	Informational Briefing	Kate Kaehny	4:55 (55 min)
7	Director's Report	Informational Briefing	Evan Maxim	5:50 (10 min)
8	Adjourn		Chair	6:00



Planning & Economic Development Committee Minutes

Thursday, May 16, 2024
 4:00 PM – 5:30 PM
 * Hybrid Meeting *

Commenced: 4:00 pm
 Adjourned: 5:30 pm

Committee Members:	Present	Absent	Excused	Unexcused
James Lovell, Chair	X			
Mohamed Egal, Mayor	X			
Jake Simpson, Councilmember	X			

Other Councilmembers: CM Kwon

Staff & Presenters: *CED Director Evan Maxim, Planning Manager Jenn Kester, Principal Planner Kate Kaehny, Admin Asst 3 Barb Mailo*

1. Call to Order	Chair Lovell called the meeting to order at 4:00pm and roll call.
2. Public Comments	Written comments: None Remote comments: None In-person comments: None
3. Minutes of 3/21/2024 regular meeting	Review and Approve <ul style="list-style-type: none"> • Councilmember Simpson moved to approve the 3/21/2024 meeting minutes. Seconded by Mayor Egal. Minutes Passed: 3-0
4. Envision 2044: Growth Typologies	Informational Briefing Introduced by Planning Manager Kester. Presented by Principal Planner Kaehny. Discussion commenced with Mayor Egal, Councilmember Simpson, Principal Planner Kaehny, Chair Lovell, Planning Manager Kester, CED Director Maxim, and Councilmember Kwon.

<p>5. South King Housing & Homelessness Partners: 2025 Budget and Workplan</p>	<p>Review and Recommendation</p> <p>Presented by CED Director Maxim.</p> <p>Staff Recommendation: Recommend approval of the 2025 SKHHP Work Plan and Budget</p> <p>Discussion commenced with Councilmember Simpson, Mayor Egal, and Chair Lovell.</p> <ul style="list-style-type: none">• All members approved to move this to consent agenda.
<p>6. Director's Report</p>	<p>Informational Briefing</p> <ul style="list-style-type: none">a. SKHHP report is provided in the current PED Committee meeting packetb. Hoping to bring Code Compliance Ordinance by 2024 Summerc. 4 Fireworks Stand applications receivedd. CR-203 may get bumpede. Interview for Commercial Plans Examiner position
<p>7. Adjourn</p>	<ul style="list-style-type: none">• Chair Lovell adjourned the meeting at 5:30 pm.



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 6/20/2024
To: Planning & Economic Development (PED) Committee
From: Jenn Kester, Planning Manager
Subject: Amendment to Adara at SeaTac Multi-Family Tax Exemption (MFTE) Agreement

Summary

The city approved a MFTE agreement for Adara at SeaTac in 2021. The agreement requires 20% of the units to be reserved for moderate-income households. The owner proposes to add one unit for a low-income household. The result is:

- 43 units for moderate-income households,
- 1 unit for a low-income household, and
- 176 market-rate units.

Analysis

The city approved the Adara and the Polaris buildings as one project in January 2020. The city also approved a development agreement (DA) for the project in January 2020. The DA requires 100% of the units at Polaris to be affordable to households at 60% AMI. It requires at least 10% of the units at Adara to be affordable to households at moderate-income AMI.

The city processed the 12-year MFTE agreements for each building separately due to financing needs. The city approved the Polaris MFTE agreement in May 2020. The affordability of Polaris MFTE agreement matches the DA agreement.

To be eligible for a 12-year MFTE agreement, a project must rent at least 20% of the housing units to low- and moderate-income households (SMC 3.85.040(A)(2)). Low-income is defined as at or below 80% AMI. Moderate-income is defined as between 80%-115% AMI.

Adara's MFTE agreement provides for moderate-income households. Polaris' MFTE agreement provided the low-income household component. Together, these agreements meet the MFTE eligibility requirements for one project.

However, Polaris received a nonprofit rental housing tax exemption from the Department of Revenue (RCW 84.36.560). This exemption provides a larger tax exemption than an MFTE agreement. This makes the MFTE agreement unnecessary. Therefore, the Polaris certificate was cancelled.

This cancellation has no impact on the long-term affordability of Polaris. A recorded covenant requires 60% AMI rent and income limits for a period of 40 years. An MFTE agreement is good only for 12 years.

Without Polaris in the MFTE program, the Adara project must rent units to both low- and moderate-income households to meet the MFTE eligibility requirements.

Staff prepared the enclosed Resolution and amended agreement for Committee review.

Budget Significance

The amendment does not impact the amount of the tax exemption.

PED Committee Direction

Staff requests the PED committee recommend passage of the resolution by the City Council on the consent agenda at the City Council's next meeting.

Alternative(s)

Do not recommend amending the Adara at SeaTac MFTE agreement. If the agreement is not amended, Adara will not meet the MFTE requirements for low- and moderate-income households.

Packet Materials

Resolution

Amended Agreement

Presentation

RESOLUTION NO. _____

A RESOLUTION of the City Council of the City of SeaTac, Washington authorizing the City Manager to execute the First Amendment to the Multi-Family Tax Exemption Agreement with Adara at SeaTac, LLC related to the proposed building at the Adara at SeaTac site.

WHEREAS, RCW 84.14 and SMC 3.85 provide for a property tax exemption for the construction of multifamily housing; and

WHEREAS, to be eligible for a 12-year multi-family tax exemption a project must rent at least 20% of the housing units to low- *and* moderate-income households (SMC 3.85.040(A)(2)); and

WHEREAS, on July 13, 2021, the City Council approved a 12-year multi-family tax exemption agreement for the Adara at SeaTac building (Resolution No. 21-008). The agreement required 20% of the units to be rented to moderate-income households; and

WHEREAS, the Adara at SeaTac building is part of a three-building development known as SeaTac Center Redevelopment in the City's files (SPR19-0002, SEP19-0007, DEV19-0001). The other two buildings in the development are known as Polaris at SeaTac; and

WHEREAS, Polaris at SeaTac was approved for a 12-year multi-family tax exemption agreement on April 14, 2020 (Resolution No. 20-003) which requires 100% of the units to be rented to low-income households. Together with the Adara at SeaTac multi-family tax exemption, the SeaTac Center Redevelopment project met the eligibility requirements of the multi-family tax exemption program; and

WHEREAS, Polaris at SeaTac received a nonprofit rental housing tax exemption from the Department of Revenue (RCW 84.36.560). This exemption provides a larger tax exemption than an MFTE agreement. Therefore, the Polaris certificate was cancelled on June 12, 2024; and

WHEREAS, the long-term affordability of the Polaris at SeaTac project is retained, as there is a recorded affordability covenant dictating 60% of AMI rent and income limits for a period of 40 years

WHEREAS, on June 6, 2024, Adara at SeaTac LLC applied for an amendment to the Adara at SeaTac multi-family tax exemption to add a low-income component to the agreement. Forty-three (43) moderate-income households and one (1) low-income household will be set aside, such that the minimum twenty percent (20%) of housing units remain affordable to low- and moderate-income households; and

WHEREAS, with the amendment to the rent and income limits at the Adara at SeaTac building, the project qualifies for a 12-year exemption pursuant to RCW 84.14.020(1)(a)(ii)(B);

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON HEREBY RESOLVES as follows:

Section 1. The City Manager is authorized to execute the First Amendment to the Multi-Family Tax Exemption Agreement with Adara at SeaTac, LLC, in substantially similar form as attached hereto as Exhibit A.

PASSED this _____ day of _____, 2024 and signed in authentication thereof on this _____ day of _____, 2024.

CITY OF SEATAC

Mohamed Egal, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to Form:

Mary E. Mirante Bartolo, City Attorney

[MFTE Agreement—Adara at SeaTac Amendment No. 1]

This Space Provided for Recorder's Use

After Recording Return to:

City of SeaTac
Attn.: City Clerk's Office
4800 S. 188th Street
SeaTac, WA 98188-8605

**First Amendment to
Multi-Family Housing Limited Property Tax Exemption Agreement
Between the City of SeaTac and Adara at SeaTac, LLC for Adara at SeaTac**

Grantor: City of SeaTac, a municipal corporation of the State of Washington

Grantee: Adara at SeaTac, LLC, a Washington limited liability company

Abbreviated Legal Description: PCL B, City of SeaTac Boundary Line Adjustment No. SUB20-0002, Rec. No. 20200501900001
(Full Legal Description on Exhibit A)

Assessor's Tax Parcel ID No.: 004300-0013-04

Reference Nos. of Documents Assigned or Released: N/A

This First Amendment to Multi-Family Housing Limited Property Tax Exemption Agreement (the "Amendment") is made as of _____, 2024, by and between the City of SeaTac, a Washington municipal corporation (the "City") and Adara at SeaTac, LLC, a Washington limited liability company (the "Owner").

RECITALS

WHEREAS, the parties to this Amendment are parties to that certain Multi-Family Housing Limited Property Tax Exemption Agreement dated as of July 13, 2021, and recorded in the official records of King County, Washington, under Recorder's No. 20220706001390 (the "Agreement"); and

WHEREAS, the parties deem it necessary to clarify that at least one of the housing units at the Property (as defined in the Agreement) will be set aside for rental to “low-income households”.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual terms and covenants set forth herein, and other consideration, the sufficiency of which is acknowledged, the parties agree as follows.

1. Amendment. Subsection 1.2.1. of the Agreement is hereby amended and restated in its entirety to read:

1.2.1. A minimum of twenty percent (20%) of the housing units will be income set-aside for low- and moderate-income households, which requirement may be satisfied if one (1) housing unit is income set-aside for a low-income household and forty-three (43) housing units are income set-aside for moderate-income households;

2. No Further Amendment. Except as expressly provided above, the Agreement shall not be amended hereby and shall remain in full force and effect.

3. Recitals Incorporated. The recitals set forth above are incorporated into this Amendment by this reference.

4. Counterparts. This Amendment may be executed in counterparts, all of which shall be treated as a single document.

[Signatures on Following Pages.]

Exhibit A
to
First Amendment to
Multi-Family Housing Limited Property Tax Exemption Agreement

PARCEL 1:

PARCEL B, CITY OF SEATAC BOUNDARY LINE ADJUSTMENT NO. SUB20-0002, RECORDED UNDER RECORDING NUMBER 20200501900001, IN KING COUNTY, WASHINGTON;

PARCEL 2:

THOSE CERTAIN EASEMENT RIGHTS GRANTED FOR THE BENEFIT OF ABOVE DESCRIBED PARCEL B, UNDER RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 21, 2020, UNDER RECORDING NO. 20200521000762, RECORDS OF KING COUNTY, WASHINGTON.

ADARA AT SEATAC MFTE CONTRACT AGREEMENT AMENDMENT

PED Meeting: June 20, 2024.



PURPOSE OF PRESENTATION

- Overview of the proposed amendment to the Adara at SeaTac Multi-Family Tax Exemption Agreement
- Seek PED recommendation on amended agreement.

WHY IS THIS ISSUE IMPORTANT?

1. Adara at SeaTac MFTE agreement was originally approved by Council on July 13, 2021.
2. Adara at SeaTac and Polaris at SeaTac are considered one project in our MFTE program.
3. The Polaris at SeaTac MFTE agreement was cancelled.
4. Without the amendment, Adara at SeaTac will not be eligible for the MFTE.



POTENTIAL COMMITTEE ACTION

COMMITTEE ACTION REQUESTED:

- Recommend passage of a Resolution authorizing the City Manager to execute an amendment to the Adara at SeaTac MFTE agreement on the City Council consent agenda.

STAFF RECOMMENDATION:

- Recommend approval of the amendment to the Adara at SeaTac MFTE agreement

REVIEWS TO DATE:

- None

OVERVIEW OF AMENDMENT REQUEST

EXISTING ADARA MFTE:

- Requires 20% of the units for moderate-income households (80%-115% AMI).

PROPOSED ADARA MFTE:

- Require 20% of the units for low- and moderate-income households. Low-income households make less than 80% AMI: 43 moderate-income households and 1 low-income household.

ADARA AND POLARIS PROJECT:

- Adara and Polaris buildings approved as one project in 2020. Together they provide:

	Current Agreement		Proposed Agreement	
	Adara	Polaris	Adara	Polaris
Affordability				
Low-Income	0 units	365 units	1 units	365 units
Moderate-Income	44 units	0 units	43 unit	0 units
Market Rate	176 units	0 units	176 units	0 units



REASON FOR AMENDMENT REQUEST

- Development agreement requires all units in Polaris to be rented at 60% AMI; Adara: at least 10% of units for moderate-income households.
- 12-year MFTE agreement program requires both low-income **and** moderate-income units.
- The MFTE agreements for Adara and Polaris were approved separately. Polaris provided the low-income units. Together, they met the MFTE eligibility requirements.
- The Dept. of Revenue gave Polaris a nonprofit rental housing tax exemption, which is more than an MFTE agreement. The Polaris certificate was cancelled on June 12, 2024
- Cancellation has no impact on the long-term affordability of Polaris. Recorded covenant requires 60% AMI rent and income limits for a period of 40 years.
- Without Polaris in the MFTE program, the Adara project must rent units to both low- and moderate-income households to meet eligibility requirements.



POTENTIAL COMMITTEE ACTION

COMMITTEE ACTION REQUESTED:

- Recommend passage of a Resolution authorizing the City Manager to execute an amendment to the Adara at SeaTac MFTE agreement on the City Council consent agenda.

STAFF RECOMMENDATION:

- Recommend approval of the amendment to the Adara at SeaTac MFTE agreement

REVIEWS TO DATE:

- None



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 6/26/2024
To: Planning & Economic Development (PED) Committee
From: Aleksandr Yeremeyev, Economic Development Manager
Subject: ARPA Funded Small Business Capital Access Program – (SBCAP) Update-Discussion w/ PED

Summary

Small businesses in SeaTac face challenges qualifying for and accessing business capital (working capital, loans, grants, equity investment, etc.). The ARPA funded SBCAP will expand access to technical assistance and funding availability for SeaTac's businesses.

Staff have identified three options for PED Committee and Council consideration.

1. Proceed with the current program proposal: Five contracts for outreach and technical assistance (TA) to train and prepare businesses to access capital (\$1.5M total).
2. In addition to option 1, this option incorporates a stipend/grant component to incentivize and compensate the SeaTac small businesses to complete training and receive technical assistance to improve financial knowledge / access capital. To provide the stipend, the total contract amount would increase to \$1.75M by re-allocating \$250K from earlier proposed digital literacy program. In this option, the fund distribution is approximately 50% grants / 50% technical assistance.
3. Direct staff to abandon work related to the SBCAP program and provide staff with direction on preferred uses of ARPA funds. (Funds need to be under contract by the end of 2024 and fully spent by end of 2026.)

If option 1 or 2 proceed, the City of SeaTac will contract with multiple organizations to provide the needed outreach and technical assistance services, free of charge to SeaTac based businesses. The attached presentation provides an overview of the program framework and future contract approval. If option 2 is desired, the scope(s) of work for the contracts will be modified to include the completion stipend/grant compensation component.

Analysis and Background Information

The need for small business capital access has been acknowledged in the three recent annual Business Synergy Outreach projects. This need was expressed also during the 2023 outreach. [Statewide research by the Department of Commerce in 2022](#) suggests that outreach and technical assistance over extended period of time, combined with access to capital, has the greatest positive impact on small businesses.

Regional and national small business data indicate access to capital has been declining due to various factors: higher interest rates and more stringent requirements, limited and shrinking number of lending institutions serving the smaller businesses' needs resulting in lack of broad availability/access to lenders in the community who make smaller business loans with more flexible underwriting and terms than traditional banks. Among small businesses, there is low awareness of funding options and limited capabilities/capacity of small business owners to prepare for credit application and apply.

The SeaTac Small Business Capital Access Program will engage business community partners to expand no-cost technical assistance to SeaTac's small business community. One vendor would act as the project manager and the lead technical assistance provider and trainer overseeing the four additional vendors.

Ideally, the project manager is a certified community development financial institution capable of also providing loans/stipends. A stipend/completion compensation grant can be incorporated into the program.

Up to two outreach vendors who can also provide pre-technical assistance community-based organizations (CBO) or other qualifying organizations. Up to two additional qualified technical assistance providers are the Small Business Development Center (SBDC) and the Chamber. (See illustration below).

The outreach aims to reach every business in SeaTac to offer technical assistance, starting with the smallest businesses. The city would be divided geographically, and the contracted vendors would be assigned to specific areas and expected to contact all of the businesses in that area. The reporting will include the number of businesses reached, number of technical assistance meetings performed, number of business capital/loan/grant referrals made, etc.

The scope(s) of work will define the objectives, establish goals, define measurements and reporting requirements, and establish compensation. The structure of the program will be incorporated into the contracts.

Budget Significance

SeaTac City Council has already allocated \$1.5 million of ARPA funding for the program within the 2023-2024 adopted budget. If a stipend/grant component is desired, the approximately \$250,000 allocated for the Digital Literacy program would be redirected towards the SBCAP for a total of \$1.75M. The various contracts are expected to be multi-year and will be brought to the full Council for approval at CSS and/or RCM.

Committee Review(s) and Recommendations

The PED Committee reviewed the proposed program at their meetings on March 29, June 23, and November 29, 2022. A&F reviewed this at the August 11, 2022, meeting. The full Council reviewed and approved the funding for the program in September 2022 during the 2023-2024 budget adoption process. Additionally, the full Council reviewed the program and the related contracts at the Regular Council Meeting on May 14, 2024, and referred it back to PED for further discussion.

PED Committee Direction

Staff seeks PED Committee direction to bring either option 1 or option 2 to a future Regular Council Meeting for action.

Alternatives

- Direct staff to bring either option 1 or option 2 to a future PED Committee meeting or to full Council.
- Direct staff to halt further work on this item.

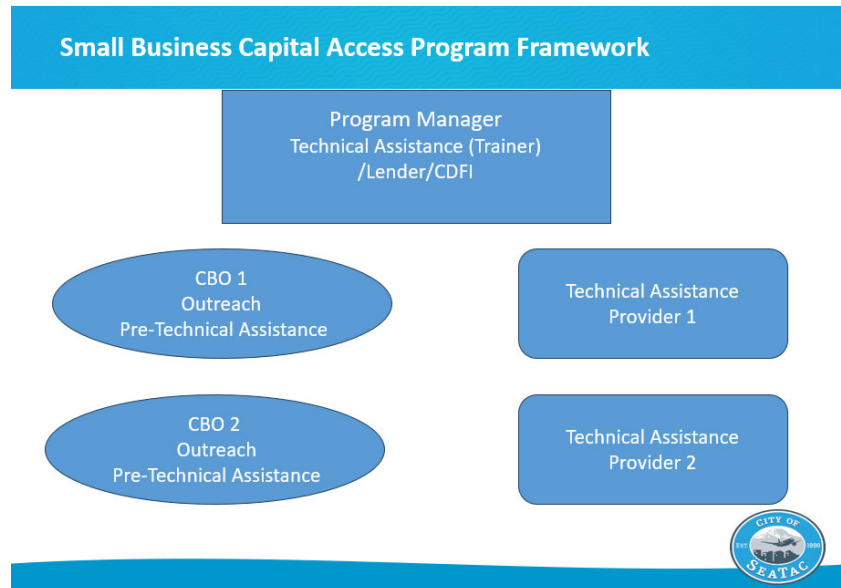
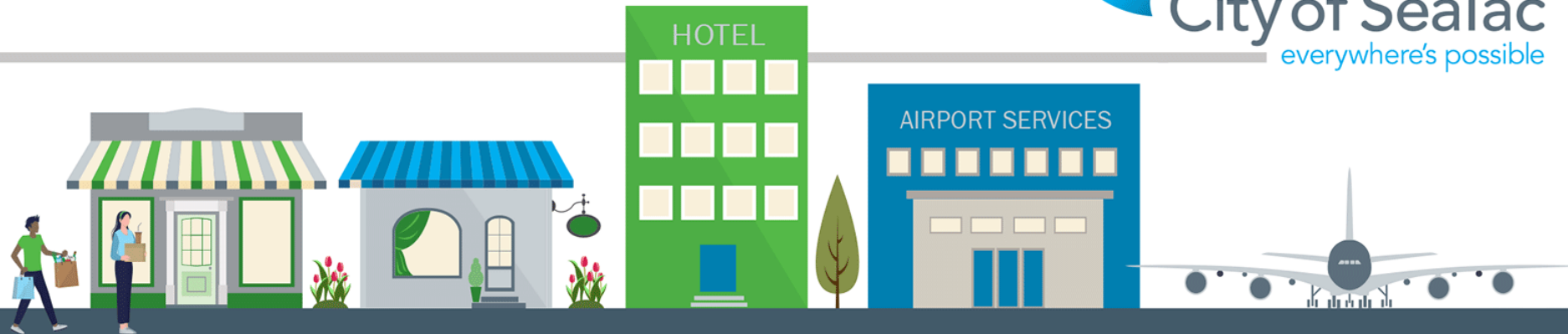


Figure 1. SeaTac Small Business Capital Access Program Framework

Packet Materials:

- This memo
- Statewide research by the Department of Commerce in 2022
- Power Point Presentation

ARPA Funded Economic Development : SeaTac Small Business Capital Access Program 06.26.2024 – PED (AB 6121)



PURPOSE OF PRESENTATION

Provide an update on the ARPA funded SeaTac Small Business Capital Access Program

Discuss Options

Receive Direction

Previously described in AB 6121

WHY IS THIS ISSUE IMPORTANT?

1. Access to business capital is important for a thriving business community in SeaTac. The 2023 Business Synergy Outreach confirmed there are needs within the business community
2. The Council approved ARPA funding allocation to develop a program to improve small business capital access
3. The implementation of this program will improve access to small business capital, increase knowledge of funding availability and requirements, and prepare businesses
4. Program will help increase finance-related technical assistance within organizations serving SeaTac businesses at no cost to businesses



POTENTIAL COUNCIL ACTIONS

PAST COUNCIL ACTIONS

COMMITTEE REVIEWS: PED & A&F 2022-2023

APPROVED ARPA FUNDING ALLOCATION IN THE 2022 / 2023-2024 BUDGETS

RCM 5/14/24 REVIEW

COMMITTEE ACTION REQUESTED

PROVIDE DIRECTION ON PREFERRED APPROACH

FUTURE REVIEW

PED OR FULL COUNCIL CONSIDERATION

STAFF RECOMMENDATION

STAFF SUPPORTS THE PROGRAM AND POSSIBLE VARIATIONS

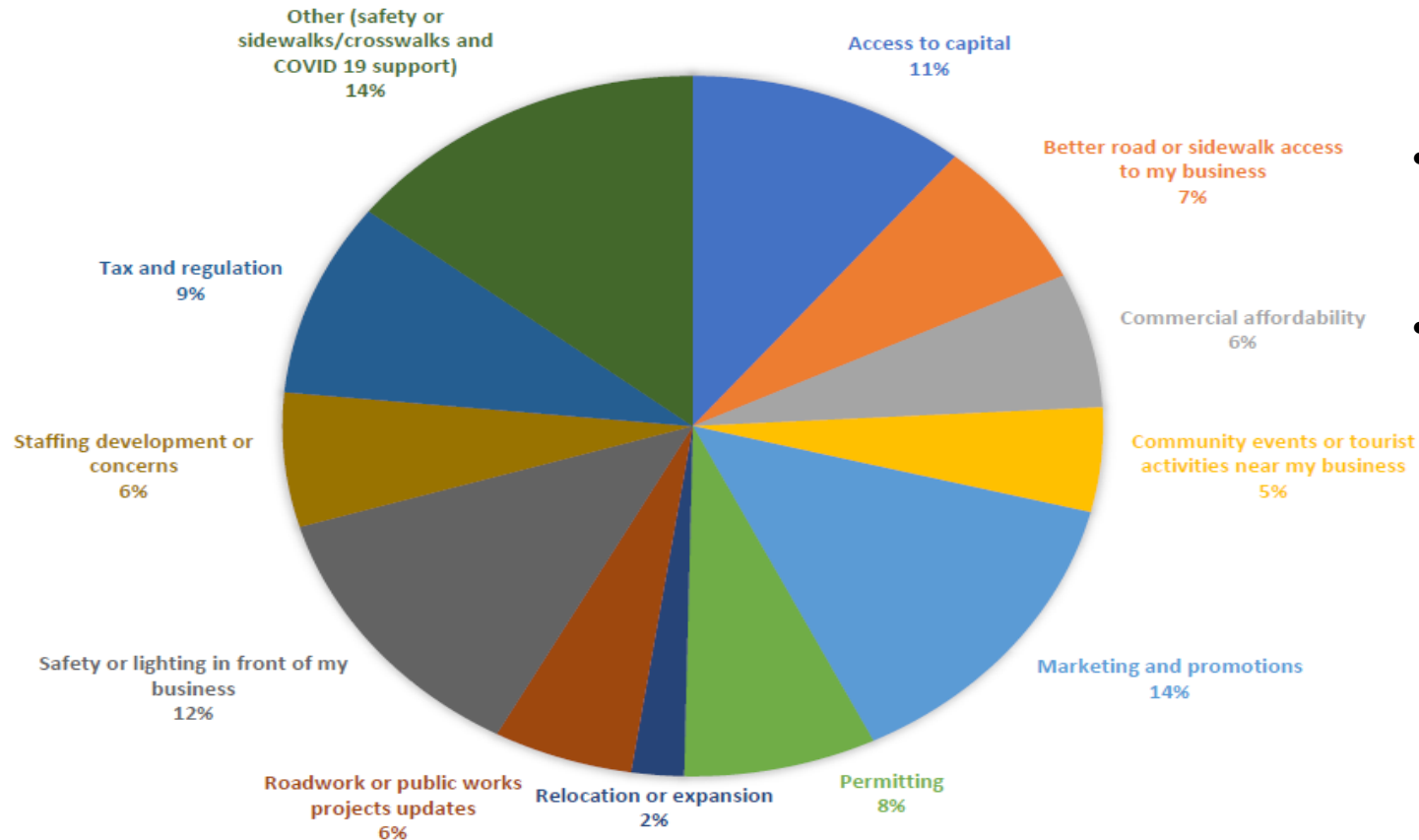


PROGRAM OVERVIEW AND BACKGROUND

2023 Business Synergy Program Report

Chart 2

Question 2 (2023) - Which of the following areas can the City of SeaTac or Seattle Southside Chamber better help your business?



- 220 BUSINESSES CONTACTED
- 63 SURVEY RESPONSES



FINDINGS:

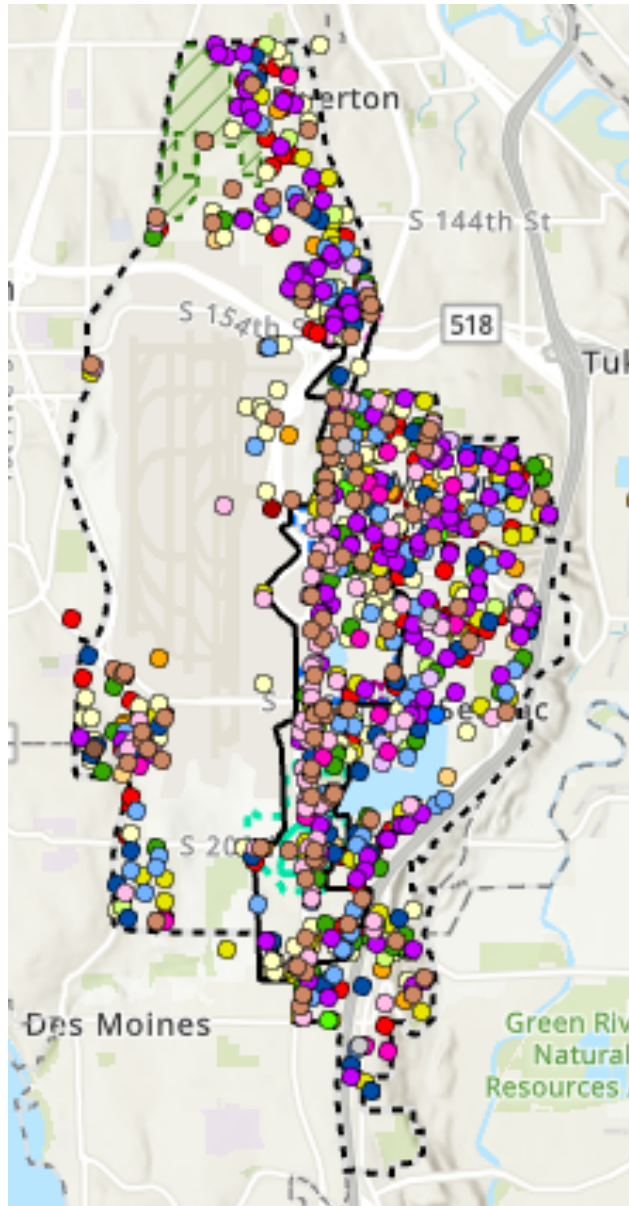
Community first

STRONG BUSINESSES, STRONG ECONOMY

Micro-businesses that receive the **right mix of capital and support grow 30 percent faster** than their peers.

Women-owned businesses grow at three times the rate of all businesses. And **women of color-owned businesses demonstrate explosive growth, growing 43% faster** than businesses overall. One 2022 report noted nationally certified minority-owned businesses saw a 64% increase in jobs.





OBJECTIVE

1. Every SeaTac business to be contacted by Outreach partners
 - a) Starting with small businesses
 - b) Includes home-based
2. Every business offered Technical Assistance
3. Every business can access necessary business funding
4. Incorporate stipend/incentive grant

Small Business Capital Access Program Framework

Program Manager
Technical Assistance (Trainer)
/Lender/CDFI
Stipend / Incentive Grant Administrator

CBO 1
Outreach
Pre-Technical Assistance

CBO 2
Outreach
Pre-Technical Assistance

Technical Assistance
Provider 1

Technical Assistance
Provider 2



SERVICES PROVIDED TO BUSINESSES / SOWs / CONTRACTS

- **OUTREACH TO ALL BUSINESSES**
 - UNDERSTANDING BUSINESS OPERATIONS / OBJECTIVES
- **CONFIDENTIAL FINANCIAL ANALYSIS**
 - BALANCE SHEET, PROFIT & LOSS STATEMENT, CASHFLOW STATEMENT
- **INFORMATION ON AVAILABLE FUNDING SOURCES/TYPES**
 - CITY FUNDING (LIMITED)
 - CDFIs
 - SBA
 - BANKS (LOCAL / REGIONAL)
 - CREDIT UNIONS
 - SSBCI
 - OTHER
- **STIPEND / INCENTIVE GRANT FOR COMPLETION**
 - VARIOUS LEVELS OF STIPENDS/TRAINING COMPLETION GRANTS



OPTIONS FOR CONSIDERATION/DIRECTION

1. PROCEED WITH THE PROGRAM AS PREVIOUSLY OUTLINED

FIVE CONTRACTS FOR OUTREACH & TECHNICAL ASSISTANCE

\$1.5 M TOTAL

2. IN ADDITION TO OPTION 1, INCORPORATE STIPENDS/GRANT INCENTIVES TO COMPLETE TRAINING

\$1.75M TOTAL (REALLOCATES FUNDING FROM DIGITAL LITERACY PROGRAM)

50/50 SPLIT BETWEEN TECHNICAL ASSISTANCE & STIPENDS/GRANTS

3. DIRECT STAFF TO ABANDON WORK ON THIS INITIATIVE

CONSTRAINING FACTORS TO CONSIDER

Small Business Capital Access Program Framework Funding

OPTION 1

PRELIMINARY - subject to change					
Program/Year	2023	2024	2025	2026	Total
Small Business Capital Access Program	\$ -				
Program Managing Technical Assistance Provider	\$ -	\$ 225,000	\$ 175,000	\$ 150,000	\$ 550,000
Outreach Contract 1 (CBO/Other)		\$ 100,000	\$ 75,000		\$ 175,000
Outreach Contract 2 (CBO/Other)		\$ 100,000	\$ 75,000		\$ 175,000
Technical Assistance (TA) Contract 1		\$ 125,000	\$ 125,000	\$ 50,000	\$ 300,000
Technical Assistance (TA) Contract 2		\$ 125,000	\$ 125,000	\$ 50,000	\$ 300,000
PROGRAM TOTAL					\$ 1,500,000

OPTION 2

Small Business Capital Access Program - (SBCAP)	2024	2025	2026	Total
Program Managing Technical Assistant Provider - CDFI - Lender - BINW	\$ 100,000	\$ 175,000	\$ 100,000	\$ 375,000
BINW - Stipends/Grants (10-15% admin fee)	\$ 150,000	\$ 500,000	\$ 225,000	\$ 875,000
Technical Assistance (TA) Contract 1 (SBDC)	\$ 25,000	\$ 125,000	\$ -	\$ 150,000
Technical Assistance (TA) Contract 2 (Chamber)	\$ 25,000	\$ 125,000	\$ -	\$ 150,000
Outreach Contract 1 (CBO)	\$ 25,000	\$ 75,000		\$ 100,000
Outreach Contract 2 (CBO)	\$ 25,000	\$ 75,000		\$ 100,000
PROGRAM SBCAP TOTAL				\$ 1,750,000

POTENTIAL COUNCIL ACTIONS

PAST COUNCIL ACTIONS

COMMITTEE REVIEWS: PED & A&F 2022-2023

APPROVED ARPA FUNDING ALLOCATION IN THE 2022 / 2023-2024 BUDGETS

RCM 5/14/24 REVIEW

COMMITTEE ACTION REQUESTED

PROVIDE DIRECTION ON PREFERRED APPROACH

FUTURE REVIEW

PED OR FULL COUNCIL CONSIDERATION

STAFF RECOMMENDATION

STAFF SUPPORTS THE PROGRAM AND POSSIBLE VARIATIONS



TIME, TRUST, TECHNOLOGY

Community first for small business opportunity



Washington State
Department of
Commerce



**Washington
Opportunity
Networks**

Technical Assistance Report Executive Summary

Letter from Director Brown

When Param Carr had to close her salon due to the COVID-19 shutdown, she and her family faced financial uncertainty. The small business is her family's sole income source, and mortgage and living costs continued to mount. Fortunately, Indian American Community Services was there to help. This technical assistance provider connected Param with a Punjabi-speaking volunteer, who helped her find financial assistance. This kind of **tailored, consistent and in-language support** was critical to helping Param and many other Washington business owners emerge from the pandemic vital and strong.

Small businesses that receive the right mix of capital and support grow 30% faster than their peers. This assistance can include everything from **filling out a loan application to creating an online marketing strategy, helping hire employees to teaching how to use QuickBooks.**

How do we ensure that all small businesses -- especially those farthest from opportunity or owned by minorities or women or those in rural communities -- have access to the technical assistance they need?

Commerce worked with technical assistance providers around the state to learn about the small businesses they serve and how owners get technical assistance, from whom, and the factors that improve impact. The results, which are outlined in this report, will help **us prioritize state, philanthropic and investor resources to fill in gaps and scale up services.**

This report uncovers how to best support small businesses and sets up Commerce to strengthen resources and initiatives and dismantle barriers, so small businesses farthest from opportunity can thrive and continue to build economic prosperity.

At Commerce, we know that an equitable economic recovery is critical for our communities and necessary for a thriving economy that is as diverse as our state. Washingtonians need an economy that works for everyone, especially as we rebuild from the COVID-19 pandemic.

I look forward to continuing to invest in these technical assistance providers so they can best serve small businesses farthest from opportunity with **in-language, culturally relevant resources, the time necessary to reach entrepreneurs, and the tools and technology that are vital for economic success.**

Lisa Brown - Director
Washington State Department of Commerce





Community first

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Micro-businesses that receive the **right mix of capital and support grow 30 percent faster** than their peers.

Women-owned businesses grow at three times the rate of all businesses. And **women of color-owned businesses demonstrate explosive growth, growing 43% faster** than businesses overall. One 2022 report noted nationally certified minority-owned businesses saw a 64% increase in jobs.

However, up until now, **there has been no comprehensive study** of what the right mix of capital and support actually is – and whether businesses have access to it. In response, the Washington State Department of Commerce commissioned this report, which focused on **minority and rural businesses farthest from opportunity with fewer than five employees and less than \$100,000 in annual revenue**. In this report, Commerce sought to not only understand the economic impact of the COVID19 pandemic, but to also position the state for future success.

Minority and rural businesses already account for a significant share of Washington's small businesses. Given that the state is diversifying faster than predicted, the projected market share of these businesses by 2060 will be a key factor in the state's future and likely the very **foundation of Washington State's future economy**.

Supporting these businesses today will help ensure prosperity for the entire state tomorrow.

"The way...we have always approached our work is 'community first'...we see this...work as a critical step of that empowerment, which is building financial security, financial success, leading to generational wealth, which leads to power and ultimately representation and empowerment."

Angie Hinojos,
Centro Cultural Mexicano

"FARTHEST FROM OPPORTUNITY" DEFINED

For purposes of this report, "farthest from opportunity" is defined as groups or individuals who experience barriers that include, but are not limited to, cultural, linguistic, or geographic obstacles not generally experienced by those who own the systems they must operate within. These groups are generally considered underserved by our institutions. In this report, "minority" refers to people and organizations that are not the culturally dominant identity most closely associated with power. Examples could include those in underserved ethnic or racial groups, women, those who identify within the LGBTQ community, people with disabilities, and/or those who live in rural communities. These groups are generally considered underserved by our institutions. (Please see "Definitions" section.)

WHY FOCUS ON MINORITY AND RURAL OWNED BUSINESSES?

We are focusing on these businesses because:

Commerce's mission is to support equitable and inclusive opportunity in Washington State.

Despite dramatic and systemic obstacles, **these businesses are economic powerhouses** that are capable of explosive growth when properly funded and supported, scaling faster than all businesses.

Many do not have **equitable access to capital needed** to maintain or grow their businesses due to lack of collateral, credit or financial training.

There was little data on what technical assistance is available statewide to support these businesses.

WHAT IS THE TECHNICAL ASSISTANCE NETWORK?

This research has shown that the TA collaborative network is an interconnected system of service providers who share information and work together to provide support services for the small businesses we have focused on in this study.

HOW MANY HOURS PER BUSINESS?

By & For providers consistently stated that their work to serve small business owners involved a significant amount of time per small business. **Wrap-around services can entail 40 or more hours** with a business owner, with five or more relationship building interactions prior to the onset of actual business consultation.

WHAT SERVICES ARE BEING PROVIDED?

Small business technical assistance encompasses a diverse set of services that traditionally have included access to capital, business planning, marketing, and financial services including accounting, bookkeeping, billing and related services. Based on survey data, traditional TA services are covered by the network, though **access to these services is limited by geography and language.**



Time, Trust, Technology

INVESTMENTS WITH IMPACT

The study found that investing in time, trust and technology will have the most impact in improving access to and effectiveness of services to these businesses:

TIME:

For these businesses farthest from opportunity, technical assistance requires wrap-around support estimates range from 40 to 80 hours per business to provide the full range of services required and build important skillsets. Because the owner is usually working long hours running their business, technical service **providers must be available when needed, after business hours, at nights or on weekends.**

TRUST:

Trust in the technical assistance provider influences access to and effectiveness of business services for these minority small business owners. Trust is highly conditional, with multiple levels and types of trust operating simultaneously. Long-term involvement in and commitment to the community being served is one component, as are personal relationships. **Linguistically and culturally relevant** services are also key factors and have multiple definitions, including lived experience, generational, regional and owning/operating a small business.

"So when we talk about trust, the difference with Native people is that we are placed based. When we talk about trust, it also really comes through your family networks. What tribe are you? What family are you in? So that is really important in Indian country. And then have you done your time in Indian Country? Have you been around for a long time? Have you been there, through thick and thin with people? There is no separation between your personal and your business life."

Andrea Alexander
Tribal Technology Training T3

TECHNOLOGY:

This includes access to broadband, which enables the business owner to access opportunities that e-business requires and to **build digital literacy for basic computer skills as well as online retailing.** Many businesses lack hardware or software – sometimes even a smart phone. Machines used in the business can be costly, and lack of access to capital can be an insurmountable barrier.

"... a majority of them are still micro and small businesses because we've not had the generational wealth to build the business beyond one or two generations. Think about our businesses, no assets, (and) no capital for them to start a business and pass it on to the next generation..."

Marvo Reguindin, AHANA



DO SMALL BUSINESSES GET SERVICES THEY NEED?

ACCESS TO CAPITAL:

Providers told us that small businesses don't have access to the capital they need. However, providers are strong on referrals but have less capacity overall to help businesses prepare for loans or to provide capital directly. The majority of providers say they **do not have capacity to provide capital or help small businesses get ready for loans or grants**. Instead, 85 percent of these service providers refer small businesses to a capital provider.

GEOGRAPHY LIMITS ACCESS:

The survey data show that there are some areas of the state underserved by the full range of TA services. Services are highly concentrated in metro areas, leaving vast regions of the state underserved. **Access to the crucial culturally and linguistically relevant services provided by By & For organizations** is extremely limited by geography.

LANGUAGE, CULTURALLY APPROPRIATE SERVICES KEY:

All 20 languages included in the survey are reported being offered by one or more of the TA providers. Some TA organizations offer only English; others offer services in several languages. We do not know if these services are provided by native speakers, by those with language training, by digital translation or telephone translation services. We know that multilingual service capacity differs by organization and by location.

This creates **major challenges for speakers of languages other than English** to easily access the specific assistance they need, especially in the state's 31 rural counties. Providing multi-lingual and multi-cultural business services that support all businesses, regardless of preferred language or cultural business norms, allows customers to get the most out of TA services.



What businesses need

ACCESS TO SERVICES:

These data clearly show that the need for these services exists if they are delivered in the appropriate context and by a trusted provider. **The small scale of these technical assistance organizations limits their ability to meet the needs of small businesses.**

Although most reported they wanted to expand their reach in the next 12 months, they were limited by staff and resources. There is a clear opportunity to increase networking and collaboration among the service providers: most want to increase their networking with other providers.

This study revealed that scaling access to services will likely require intentional collaboration among technical assistance providers to develop a rigorous plan with aligned incentives that can **attract sustainable funding**. Further, scaling equitable access to services for diverse businesses **is best designed and led by By & For organizations**.

GUIDANCE FROM 'BY & FOR' LEADERS

By & For leaders were asked to share their **guidance to philanthropic foundations, donors and funders overall**, which is supported by recommendations from academic and business research cited in the full report. This guidance includes:

- *Invest in language services offered by native language speakers*
- *Invest in strategies and organizations that are led by members of the specific communities being served*
- *Digital equity issues and broadband coverage gaps must be addressed immediately*
- *Addressing rural-urban disparities is an urgent need*
- *Support expenditures that allow for maximum one to one, in-person services*
- *Support development and funding of financial services and access to capital designed for and by businesses farthest from opportunity*

FINANCIAL SERVICES NEEDED

Businesses farthest from opportunity experience disproportionate constraints to access comprehensive financial services, adding weight to the many economic pressures they experience.

By & For leaders we interviewed highlighted the need for financial services and access to capital that are specifically designed by and for businesses farthest from opportunity, including:

- *Character based lending*
- *Lending circle programs*
- *Sharia-compliant financial products*
- *Loans with a zero percent interest rate*
- *Services for small business owners using Individual Taxpayer Identification Numbers, such as Tribal members or non-documented immigrants*
- *Local Investment Networks*
- *Credit repair and credit building programs*
- *Community-led investment funds*



"You will always be able to connect with somebody within your own first language, but also somebody who has the cultural background to best understand and communicate with you."

Carmen G. Castro
Hispanic Metropolitan Chamber

Glossary of terms

The use of identity language is always evolving, and we will continuously improve as we learn and develop in this work.

In this report, there may be concepts the reader has not encountered. There may also be generally used terms that may have technical definitions, depending on which industry is using the terminology. The following descriptions are specific to this report:

BY & FOR ORGANIZATION

These organizations are part of the unique community where leadership and/or staff belong to the same community they serve and promote and preserve community member's identities, traditions, and values. By & For organizations build trust, advocate, respond, and solve problems specific to community members. They have roots in their respective communities as change agents, mitigating systems of community service, investing, and working with community members to improve their quality of life. (Hampton, 2021)

"By & For organizations" is a general term which refers to any type of organization with leadership/staff which reflect the communities they serve. This report focuses exclusively on small business technical assistance and therefore, every one of the organizations included herein provides some form of small business TA. Therefore, to enhance readability and comprehension, we use the following terms interchangeably depending on grammar and sentence structure: "By & For providers," "By & For community based TA providers," "By & For community organizations," and "By & For service providers."

TA NETWORK

When considering what makes up a collaborative network, this report relies on an expansive definition that is characterized by organizations that work jointly with other assistance providers. Please see the definition of Technical Assistance (TA) Organizations for examples of entities that may be part of a collaborative network.

COMMUNITY

A group whose members have something in common. For example, those who share culture, knowledge, physical location, or people who share common goals, values, interests or live in the same place.

CULTURALLY APPROPRIATE / CULTURALLY RESPONSIVE / CULTURALLY RELEVANT

Services provided that are culturally appropriate/responsive/relevant are effective, equitable, understandable, and respectful to diverse cultural beliefs and practices, preferred languages, literacy, and other communication needs.

EQUITABLE

We know a service or practice to be equitable when race, gender, and other identifiers are no longer able to predict outcomes.

FARTHEST FROM OPPORTUNITY

Groups or individuals who experience barriers that include, but are not limited to, cultural, linguistic, or geographic obstacles not generally experienced by those who own the systems they must operate within. These groups are generally considered underserved by our institutions.

MINORITY

In this report, minority refers to people and organizations that are not the culturally dominant identity most closely associated with power. Examples could include those in underserved ethnic or racial groups, women, those who identify within the LGBTQ community, people with disabilities, and/or those who live in rural communities. These groups are generally considered underserved by our institutions.

SMALL BUSINESS

While there are numerous considerations for what makes up a small business, for the purposes of this report we generally consider a small business to have less than five employees and less than \$100,000 in annual revenue.





This report purposefully explores the perspective of racially and culturally diverse organizations. The Department of Commerce acknowledges and respects the intersectionality of identities, and the difficulty inherent in categorizing such personally held and meaningful characteristics. It would be impossible to capture every possibility; however, the definitions on this page are provided to generally describe words and phrases that speak to identity within this report.

Additionally, while special emphasis was taken to ensure diverse perspectives were included in this report, it's important to highlight that recommendations resulting from the findings work to benefit the entire technical assistance environment. Plainly speaking, the recommendations benefit all and can serve to benefit the communities these organizations engage with, not just the underserved groups highlighted.

TECHNICAL ASSISTANCE (TA)

This phrase covers a wide variety of service offering to help small businesses develop sustainable and financially healthy business enterprises.

TECHNICAL ASSISTANCE (TA) ORGANIZATIONS

TA organizations focus on different aspects of small business development. These organizations, which may have an array of differing missions, governance structures, and funding sources that focus on different aspects of small business development, are part of the TA collaborative network. The network includes Associate Development Organizations (local economic development

organizations), chambers of commerce, community organizations, community banks and credit unions, CDFIs, U.S. Small Business Administration, non-profit and charitable organizations, private sector organizations (as well as foundations), and city, county, and state governments.

TRUSTED PARTNER / TRUSTED MESSENGER

Trusted partners or messengers are individuals or organizations that have an established relationship with the communities they serve. They typically share community characteristics.

Types of providers explained

SBA:

The U.S. Small Business Administration network includes 30 Small Business Development Centers across the state who are affiliated with Washington State University agencies to advise on all phases of business development through advising, education and research.

ADO:

One of 33 Washington State Department of Commerce Associate Development Organizations serving the 39 counties across the state furthering the state's economic goals.

CDFI:

Community Development Finance Institutions include community development banks and credit unions and non-regulated institutions such as loan funds or venture capital. There are 26 across the state. (CDFI.org)

GOVERNMENT AGENCIES:

In addition to local government, these include federal state agencies, as well as SBA and port authorities.

CHAMBERS OF COMMERCE:

There are 163 chambers across the state, which are local association to promote and protect the interests of the business community, as well as provide information, workshops and strong government and business networks.

COMMUNITY BASED ORGANIZATIONS AND NON-PROFITS:

These are largely grassroots, By & For organizations that provide services to entrepreneurs and small businesses.

CHARITABLE ORGANIZATIONS:

These organizations are focused on providing technical assistance to the smallest of Washington States businesses.

FOR PROFIT:

TA providers including Limited Liability Corporations, S and C-corporate structures that provide TA services to small businesses.

UNIVERSITIES:

These are institutions across the state that provide research, education and training support services to small businesses.

TYPES OF TECHNICAL ASSISTANCE PROVIDERS

U.S. Small Business Administration network

Associate Development Organizations

CDFI (Community Development Finance Institutions)

Local, state and federal government agencies

Chambers of Commerce

Community Based Organizations, non-profits (grass-roots, By & For organizations)

Charitable organizations

For profit TA providers

Universities



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African Community Housing Development (ACHD)
Asia Pacific Cultural Center (APCC)
Cambodian American Community Council of WA
Carl Maxey Center
Center for Inclusive Entrepreneurship – Community Enterprise
Centro Cultural Mexicano
Communities of Color Coalition
Community for the Advancement of Family Education (CAFE)
El Centro de La Raza
Ethiopian Community in Seattle
Federal Way Black Collective
Filipino Community of Seattle
Friends of Little Sài Gòn (FLS)
GSBA
Hispanic Metropolitan Chamber
Indian-American Community Services
Japan-America Society of the State of Washington
Latino Community Fund of Washington
Latinos en Spokane
Multi-Ethnic Business Association (AHANA-MEBA)
Muslim Association of Puget Sound (MAPS)
Seattle Chinatown International District Preservation and Development Authority
Seattle-Washington State Korean Association
Sister Sky, Inc.
Spokane Independent Metro Business Alliance (SIMBA)
Tabor 100
Tacoma Urban League
Tri-Cities Hispanic Chamber of Commerce
Urban League of Metropolitan Seattle
Ventures
William Factory Small Business Incubator

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- Washington Economic Development Association
- Washington State Microenterprise Association
- Washington Small Business Development Center
- Seattle Metro Chamber

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MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 6/21/2024
To: Planning & Economic Development Committee
From: Kate Kaehny, Principal Planner
Subject: **Envision SeaTac 2044: Informational Briefing on Proposed Housing Policies**

SUMMARY

The goals for this Wednesday's project briefing are to:

- 1) Present the proposed new housing policies the Planning Commission is studying, and
- 2) Listen to questions or comments from the Committee.

Proposed changes aim to increase the housing supply for current and future SeaTac residents. This includes changes that:

- Promote more options for different home sizes and affordability needs,
- Allow different housing types throughout the city,
- Support existing residents and neighborhoods, and
- others.

At the June 26 meeting, Staff will also present information on housing conditions in the city.

PED COMMITTEE DIRECTION

This is an informational briefing. No action requested.

PACKET MATERIALS

Packet materials include the following:

- This memo
- Presentation slides for housing policy briefing
- Housing & Human Services Policy Review Matrix document
- This link to: [Envision SeaTac 2044 Project webpage](#)



Envision SeaTac 2044

Project Briefing

Envision Phase 3:

Proposed Updates to Housing Goals & Policies

Special
Planning & Economic Development (PED)
Committee Meeting
June 26, 2024



PURPOSE

- **To brief Committee on proposed changes to City housing goals and policies recently reviewed by Planning Commission, including:**
 - Background on proposals
 - Overview of proposed changes

WHY ARE THESE ISSUES IMPORTANT?

1. The Envision SeaTac 2044 project is proposing updates to the City's growth strategies that:
 - Integrate City growth and development priorities identified since the last major update in 2015,
 - Address state-mandated changes that allow middle housing uses in single family areas and other regional planning guidance, and
 - Increase access to economic and social opportunities throughout the city.
2. Project briefings are essential to keep the PED Committee apprised of project activities.



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: Environment, 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

POTENTIAL COMMITTEE ACTION

ACTION REQUESTED: None. This is an informational briefing.

REVIEWS TO DATE:

- **Envision SeaTac 2044-Major Comprehensive Plan Update Project:**
 - **2023:** 2/23/2023, 8/17/2023, 10/19/2023, 11/30/2023
 - **2024:** 2/15/2024, 3/21/2024, 5/16/2024

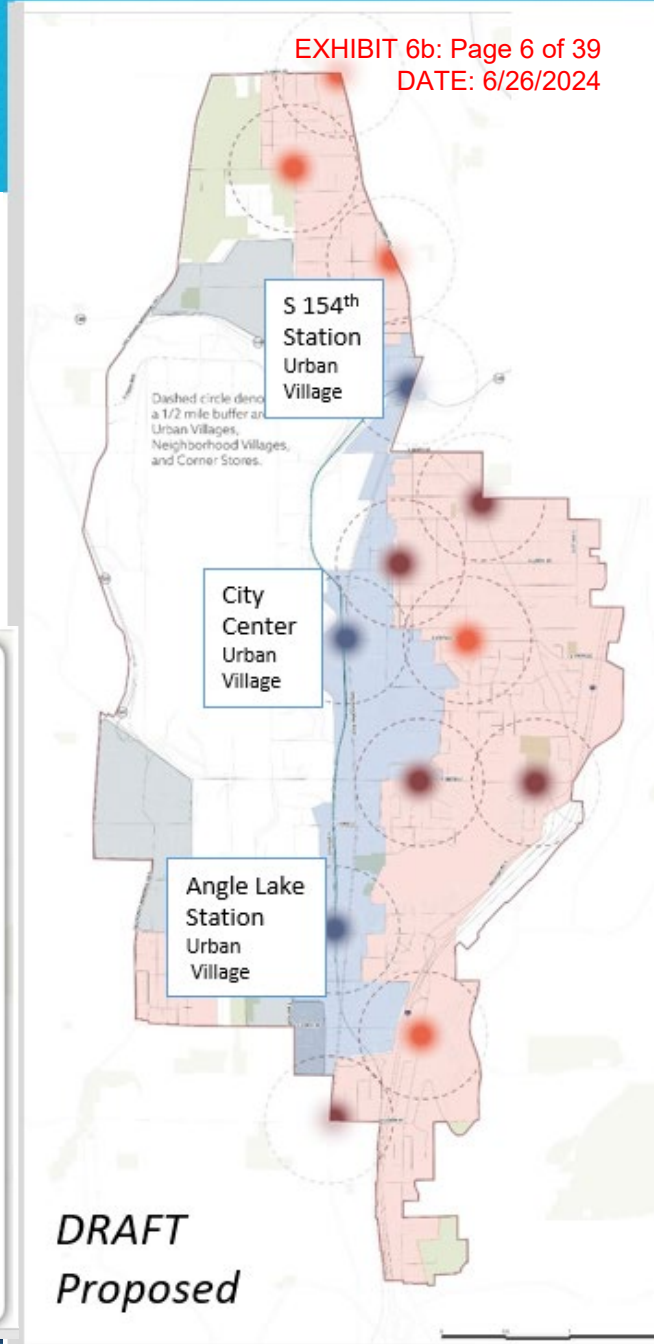
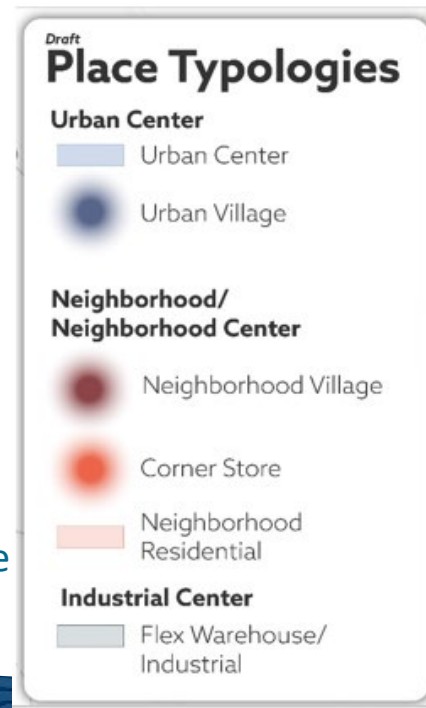
Housing Proposals

Background

BACKGROUND

PROPOSED UPDATES:

- **Build on existing housing policies and strategies**
 - Address gaps in current housing supply
- **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 proposed new growth strategy:**
 - Increase equitable access to opportunity
 - Focus growth in Centers
 - Provide Complete Neighborhood infrastructure and services citywide

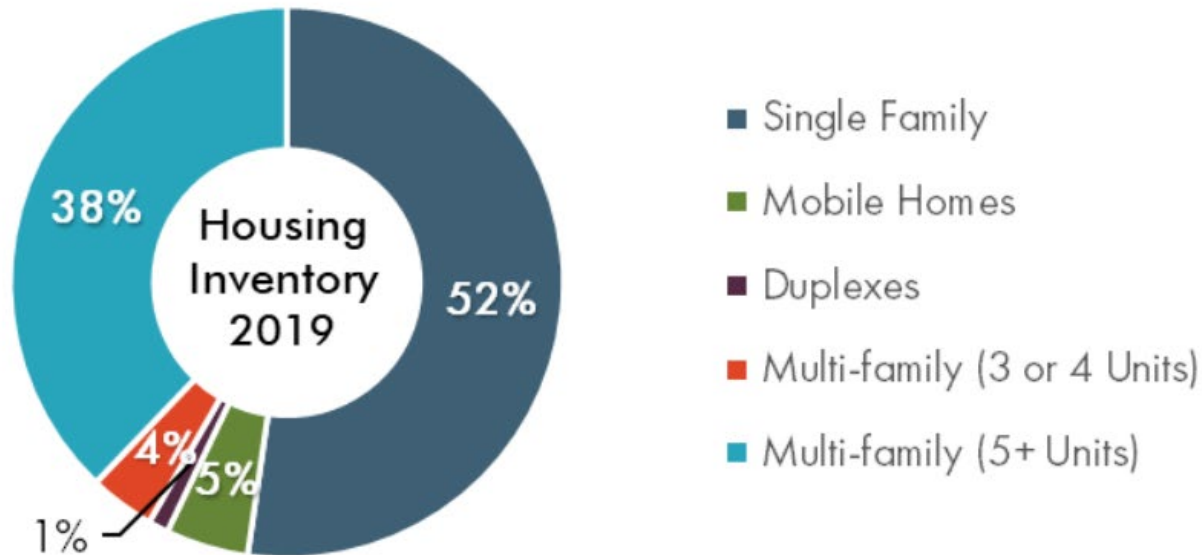


BACKGROUND: GAPS IN SEATAC'S HOUSING SUPPLY

SEATAC HOUSING TYPES

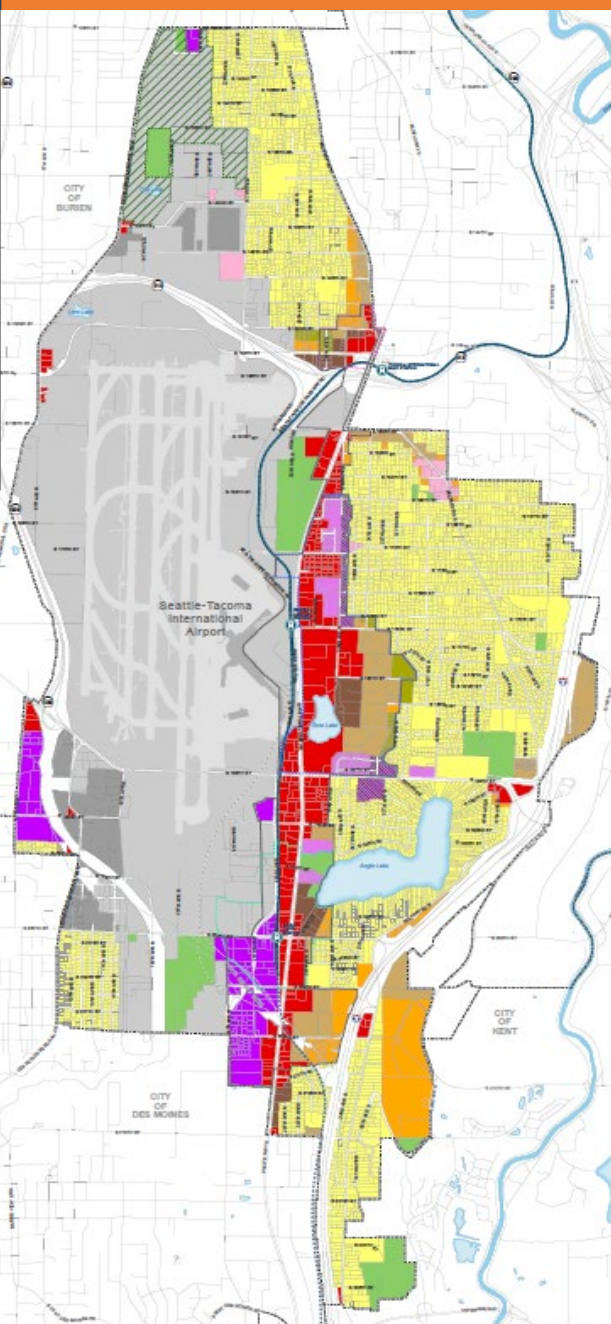
- Like much of the Puget Sound region and the state, SeaTac's policies and development codes have helped to produce a lot of **single-family** and **multi-family development**
 - **Gaps:** Not much "middle" density housing like townhouses, duplexes, and small apartments.

Exhibit 8. SeaTac Housing Types, 2019



Source: Washington Office of Financial Management, 2020.





SEATAC COMPREHENSIVE PLAN MAP

Land Use Policies

Establish “land use designations” where only certain zones are allowed.

- Gaps in land use policy support for middle density housing & higher density housing outside of Urban Center.

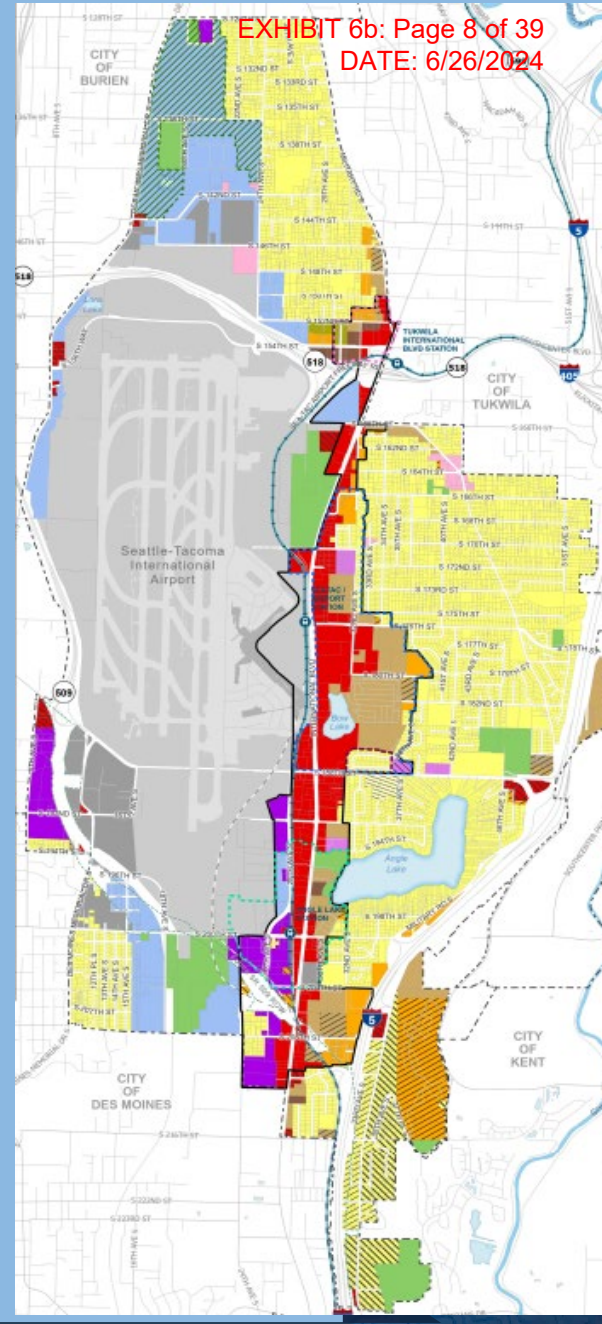
SEATAC ZONING MAP

Zoning/ Development

Codes:

Support development of housing that promotes City growth vision in Comprehensive Plan.

- Gaps in implementing Comp Plan vision.
- Gaps in zoning support for middle density housing & higher density outside UC.



BACKGROUND: GAPS IN SEATAC'S HOUSING SUPPLY

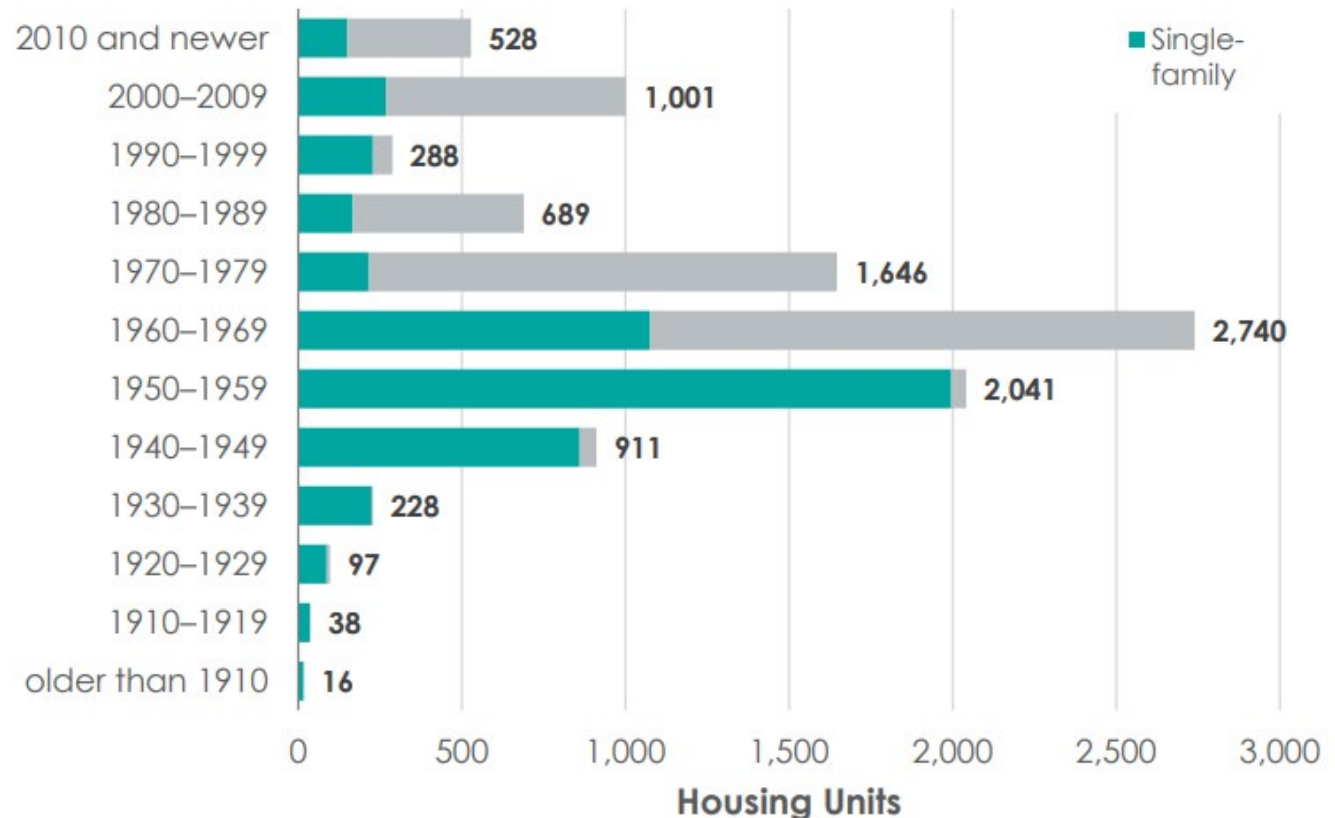
HOUSING AGE

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

during the postwar suburban housing boom.

➤ **Gaps:** Lack of newer housing options.

Exhibit 24. SeaTac Housing by Year Built, 2020.



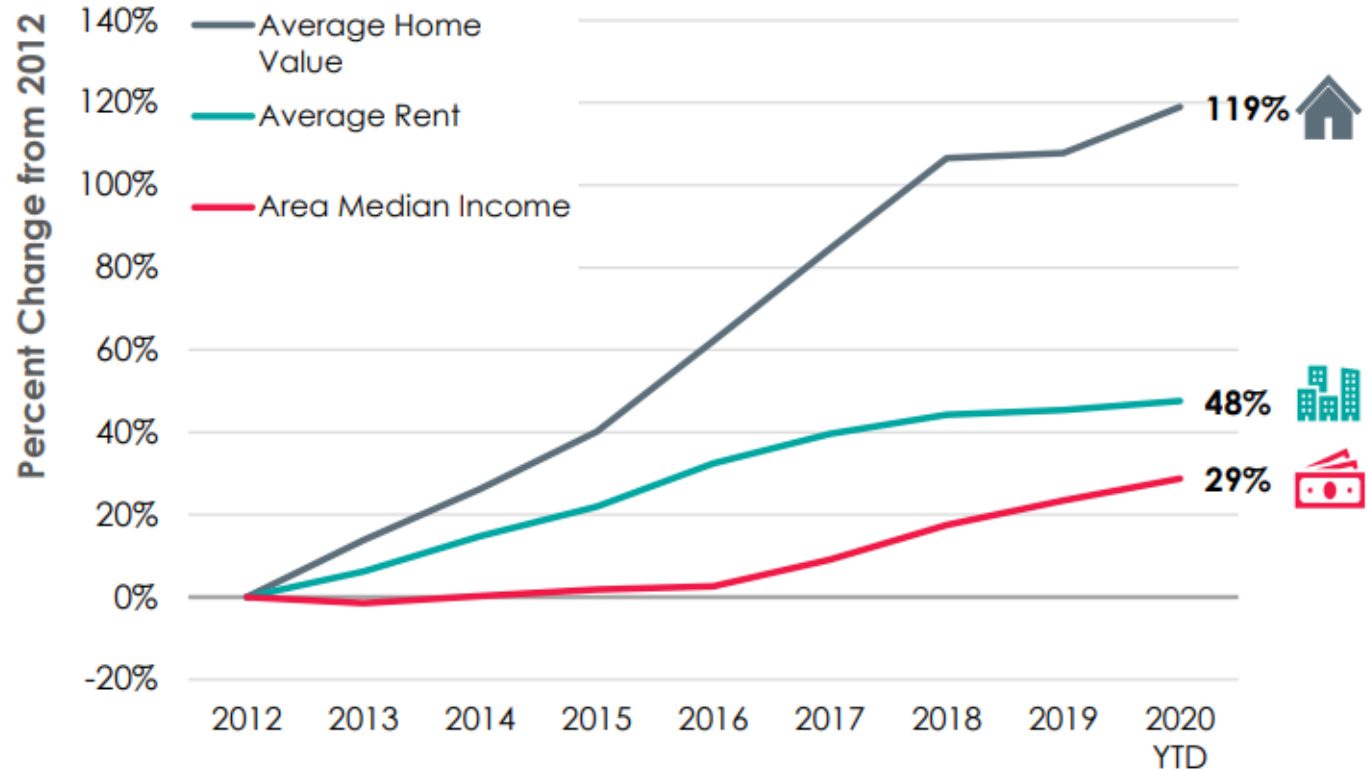
Source: King County Assessor, 2020.

BACKGROUND: GAPS IN SEATAC'S HOUSING SUPPLY & AFFORDABILITY

LOCAL HOUSING MARKET

- Since 2012, the cost of housing in SeaTac increased faster than household income.
 - **Gaps: Housing options affordable to SeaTac residents.**

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

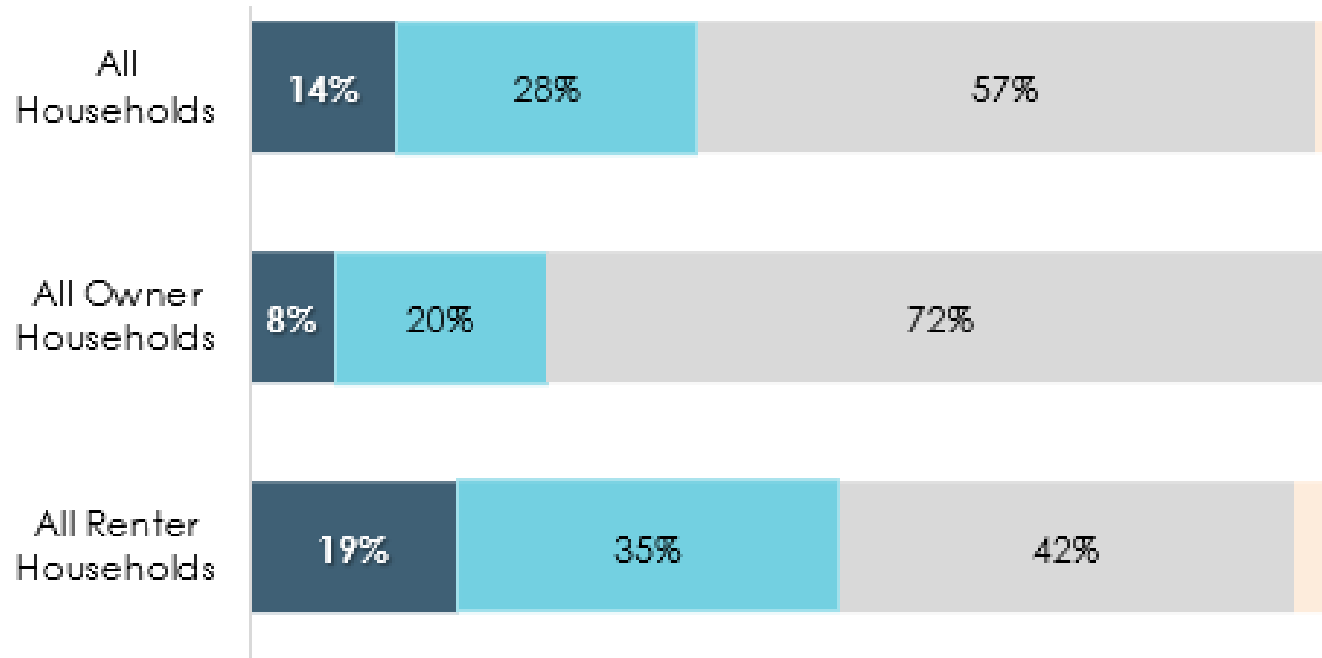


BACKGROUND: GAPS HOUSING AFFORDABILITY

WHO IS “COST BURDENED” IN SEATAC

(Households that are “cost burdened” pay more than 30% income on housing)

- **Gaps: Two out of five (42%) SeaTac households are cost burdened.**
 - Cost burden affects 54% of renter households compared to 28% 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.

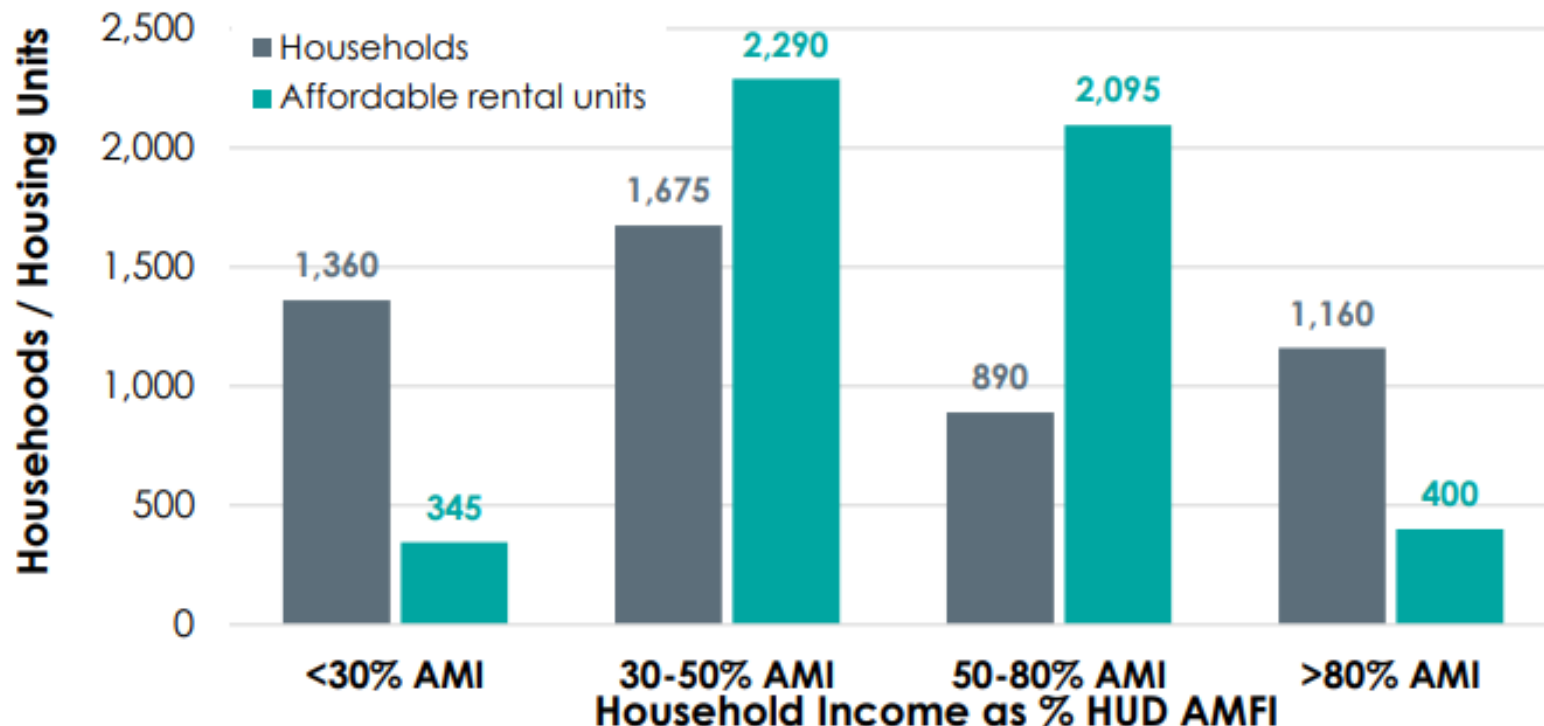


BACKGROUND: GAPS HOUSING AFFORDABILITY

AFFORDABILITY BY INCOME LEVEL

- **Gaps:** There are significant gaps in housing units affordable to **extremely low income households** (<30% AMI) and units available for **households above moderate income levels** (<80% AMI).

Exhibit 69. Gap in Available Rental Units by Income Group



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

BACKGROUND: RESIDENTIAL DISPLACEMENT RISK

SEATAC HOUSING ACTION PLAN HOUSING INVENTORY & ASSESSMENT REPORT (2021)

SeaTac Displacement Risk Assessment:

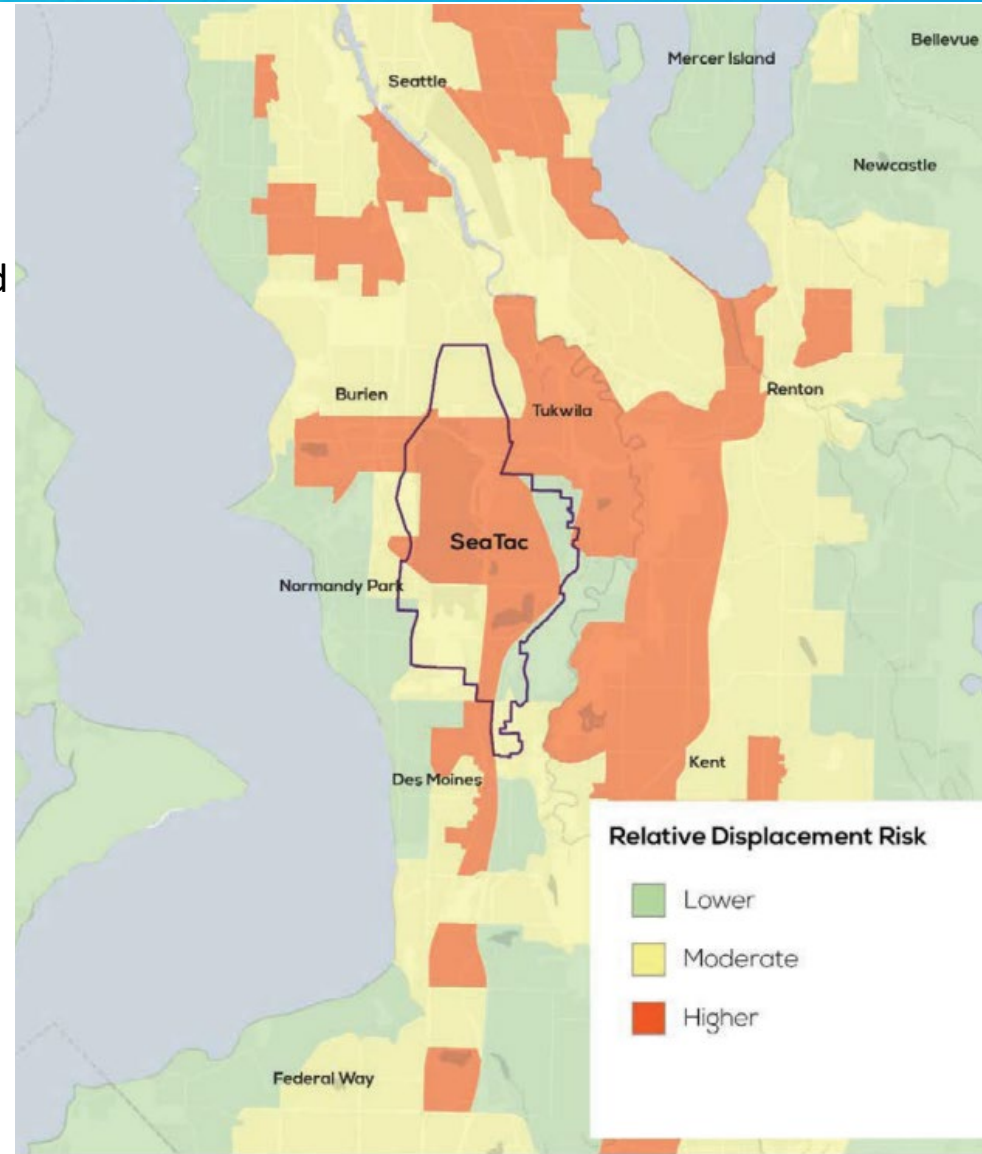
Goal: Understand the potential for residential displacement in the city so appropriate policies and other interventions can be identified that help residents stay in in their homes.

Background: Housing displacement pressures are-

- *Economic* (when can't afford rent/housing costs)
- *Physical* (your housing is redeveloped)
- *Cultural* (your neighbors, shops, institutions relocate)

Key Findings:

- **SeaTac has a concentration of populations at risk because of housing cost burdens and economic displacement pressure.**
- Housing displacement risks are higher with communities of color in the city.
- Station areas/urban villages may be at particular risk of displacement.



BACKGROUND: CURRENT HOUSING STRATEGIES

SEATAC HOUSING ACTION PLAN (2021)

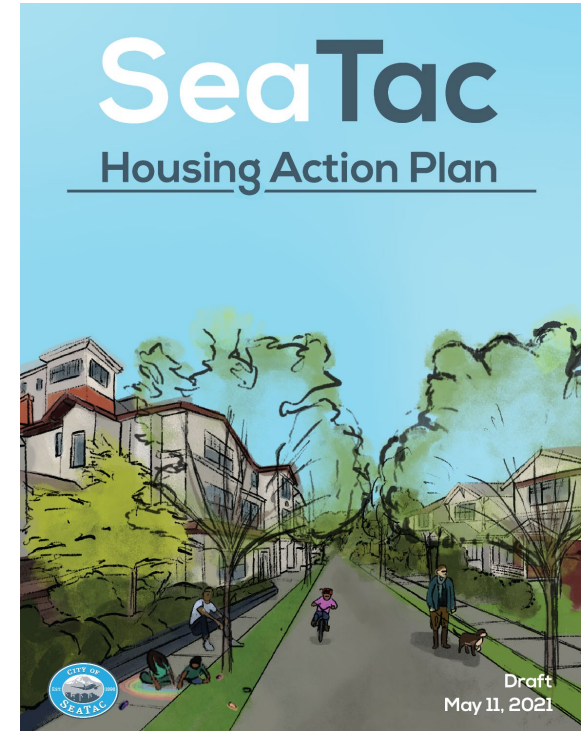
www.seatacwa.gov/hap

- **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](#)



BACKGROUND: SEATAC HOUSING ACTION PLAN 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.

BACKGROUND: SEATAC HOUSING ACTION PLAN 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.

HAP strategies are integrated within Envision SeaTac 2044 project work.



BACKGROUND: STATE HOUSING GUIDANCE

KEY 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.

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.



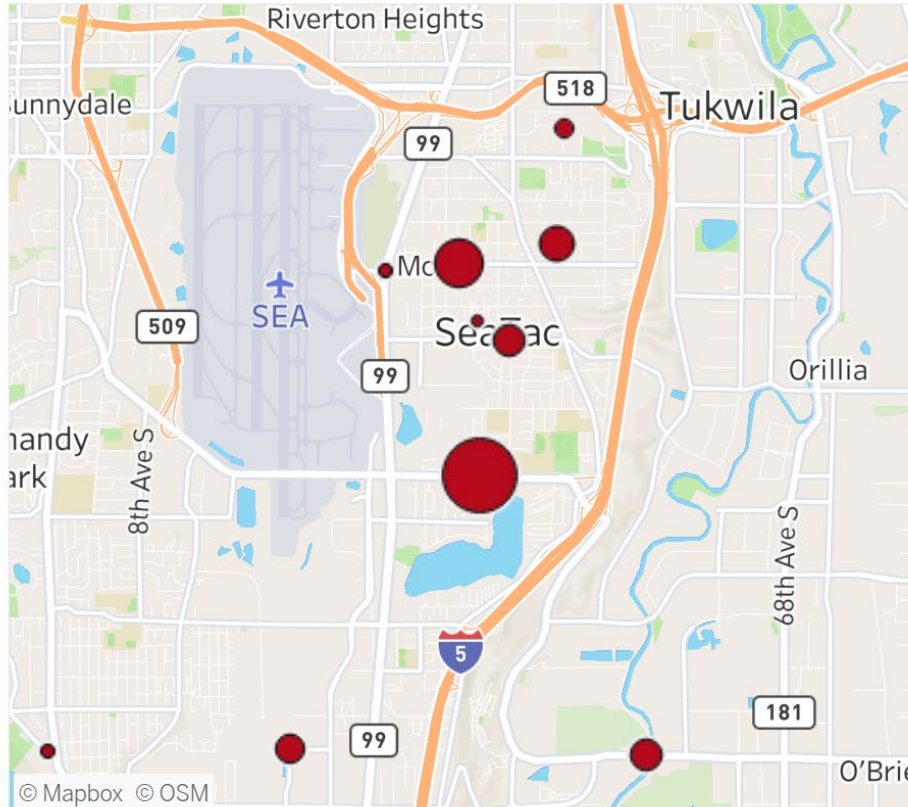
Racial Restrictive Covenants

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.

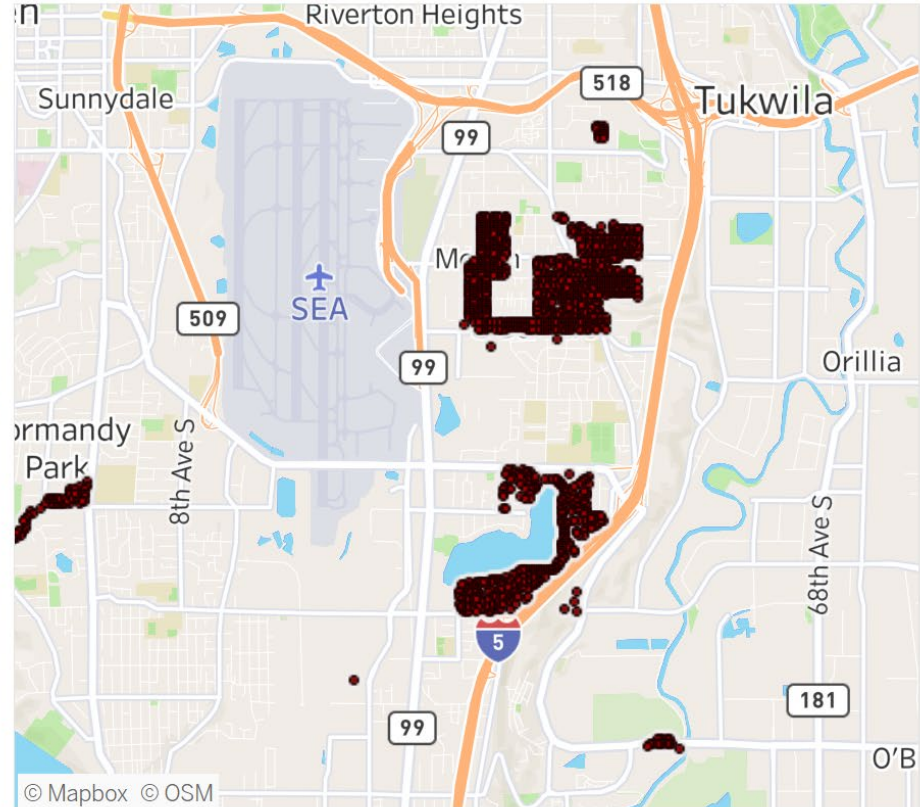
Racial restrictive covenants became legal in 1926 after the Supreme Court case Corrigan v. Buckley determined they were legally binding documents between private parties. About 20 years later, Shelley v. Kraemer (1948) determined that these covenants were unenforceable because they violated the Fourteenth 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.



SeaTac Historically Restrictive Subdivisions



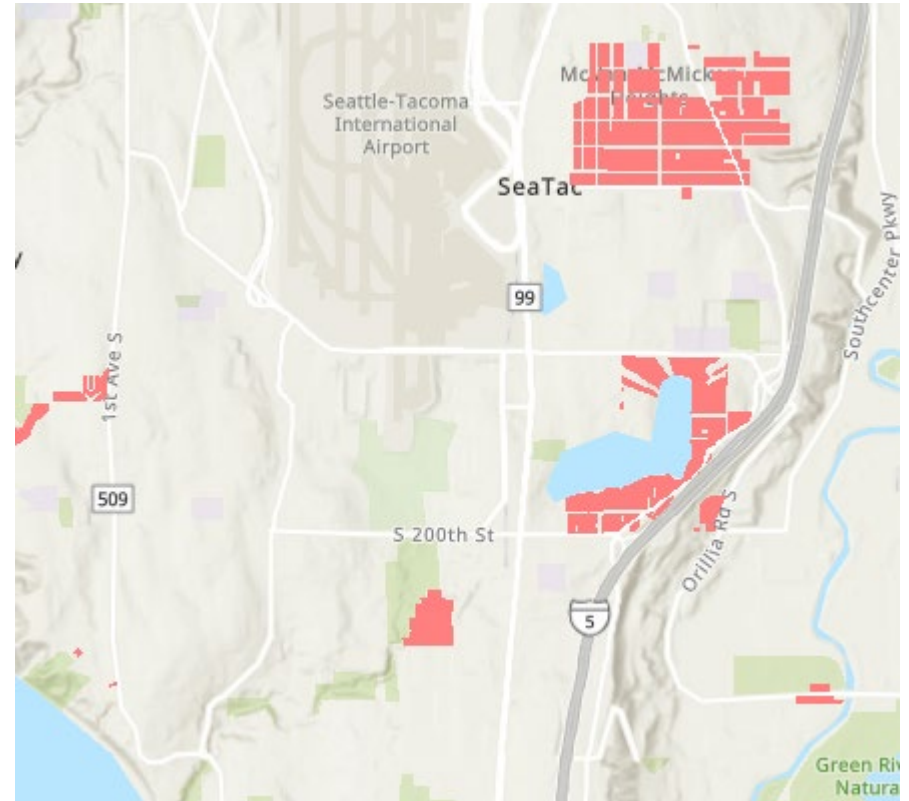
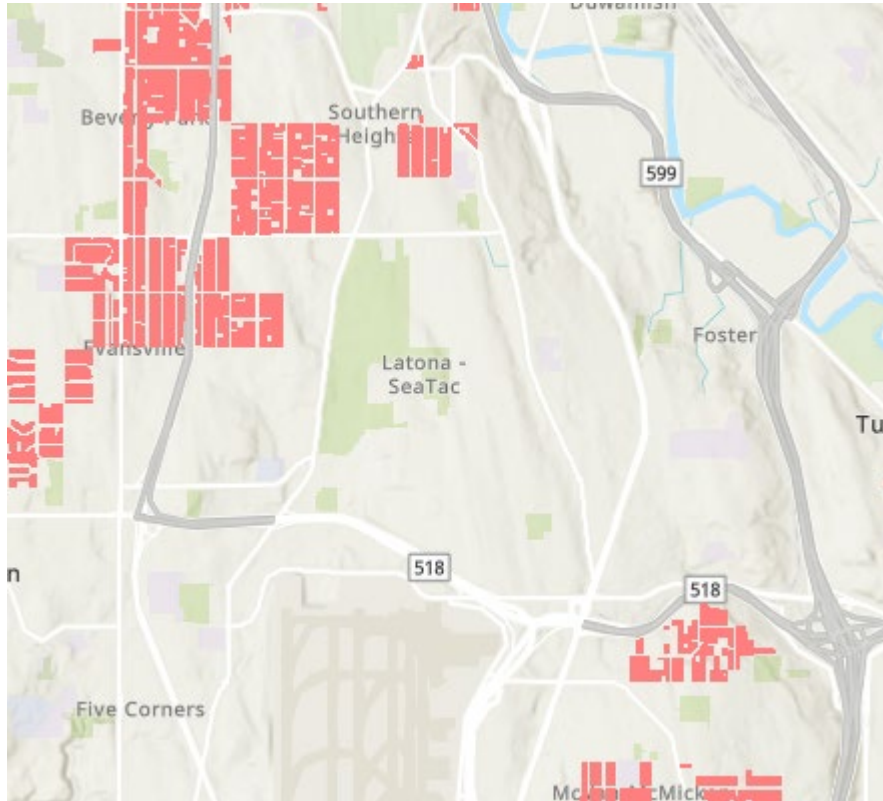
SeaTac Historically Restricted Parcels



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



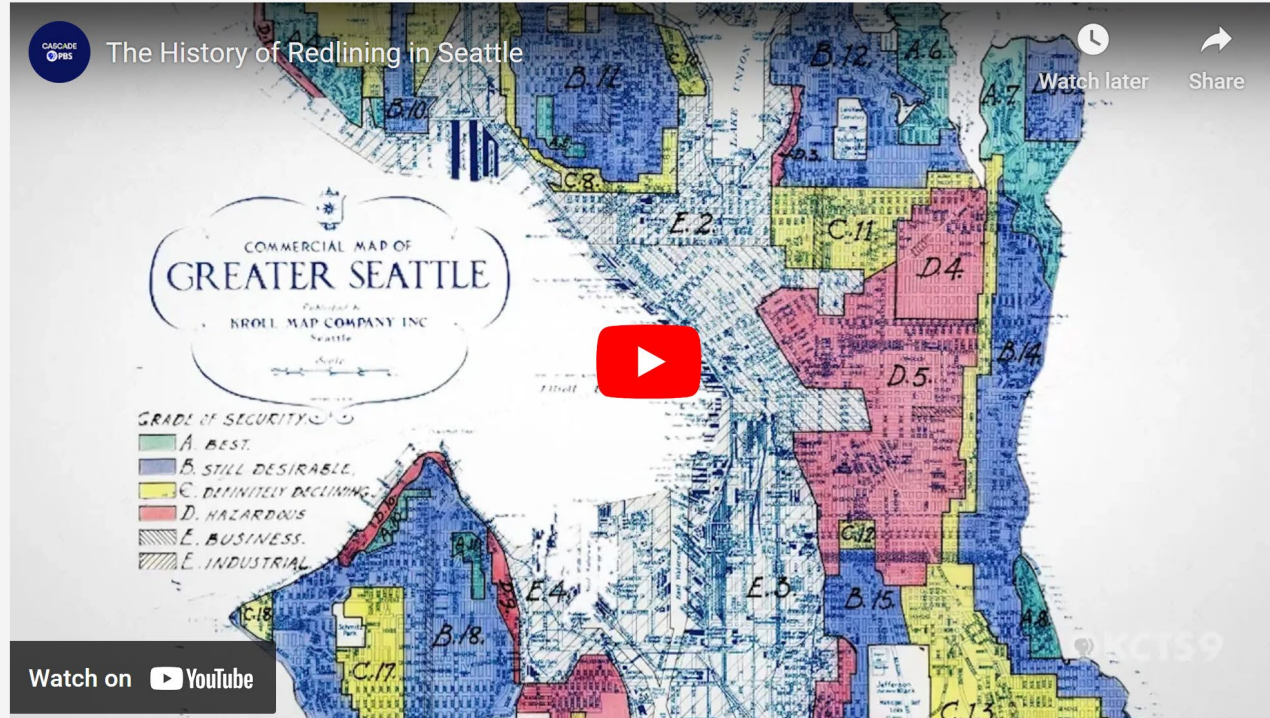
SeaTac Historically Restrictive Covenants (North and South) per UW Research



University of Washington Research:

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





History of redlining in Seattle and how it impacts communities today

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



PSRC VISION 2050 MULTI-COUNTY PLANNING POLICIES (MPPs)

- Emphasis on focusing growth within designated regional growth centers (including SeaTac's Urban Center) in higher density, walkable, transit-oriented communities with supportive infrastructure
- **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

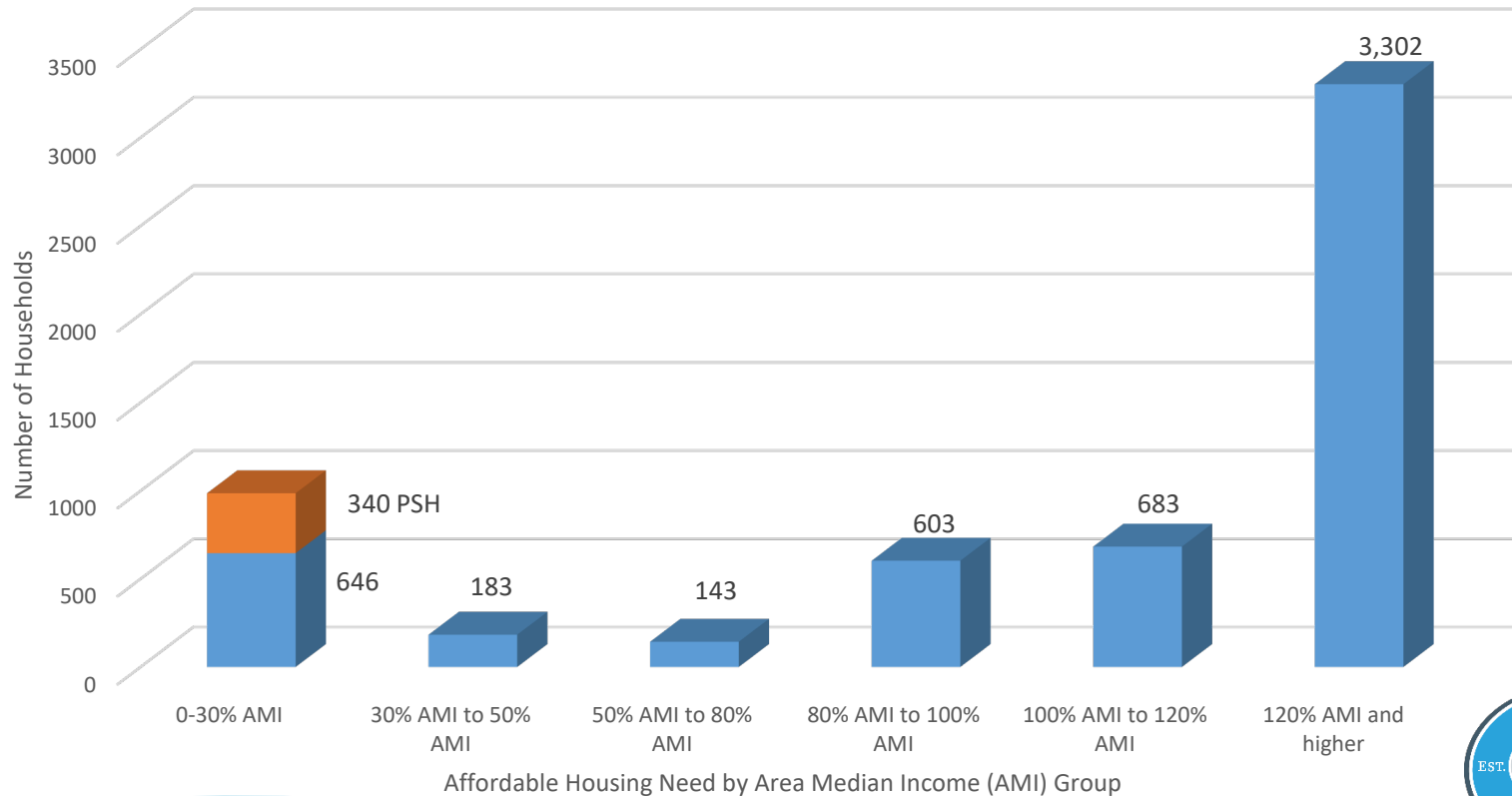
- Growth target for SeaTac (total): 5,900 households between 2019 & 2044

- 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



Proposed Changes to Housing Goals & Policies

SeaTac Comprehensive Plan

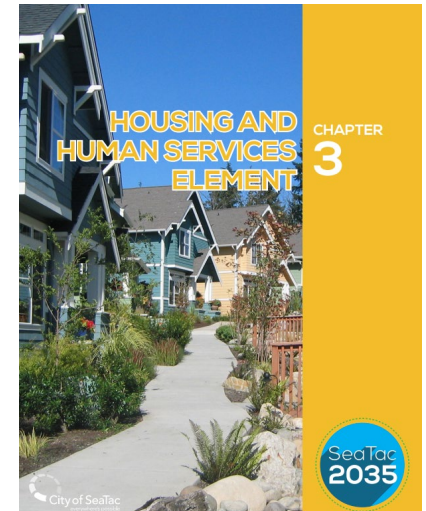
[Ch. 3 Housing & Human Services Element](#)

HOUSING POLICY UPDATES - PROPOSED

OVERVIEW OF PROPOSED 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 - PROPOSED

HOUSING INFORMATION NOT AVAILABLE FOR TODAY'S BRIEFING

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.



MIXED USE APARTMENTS

Plaza Roberto Maestas
Affordable Housing
Beacon Hill, Seattle



COTTAGE HOUSING DEVELOPMENT

Velorum, 10 units, Mountlake
Terrace



CONDOMINIUMS

Mountlake Terrace near Lake
Ballinger, 2001



ACCESSORY DWELLING UNIT

Shoreline, WA

Examples of housing types available at different income levels

HOUSING POLICY UPDATES - PROPOSED

HOUSING INFORMATION NOT AVAILABLE FOR TODAY'S BRIEFING

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.
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Range of home types and scales to accommodate diverse households space, design, and affordability needs (Opticos)

HOUSING POLICY UPDATES - PROPOSED

HOUSING POLICY REVIEW MATRIX OVERVIEW

- Planning Commission using matrix format for goal/policy reviews.
- Each proposed change includes information on its compliance with Key City Themes, State/Regional (PSRC)/King County requirements, and Envision project equity goals.

EXAMPLE: 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.	

Specific language changes in orange text with underlines/strikeouts.

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 City growth strategy and ensuring enough land capacity to meet housing needs. Aligns with multiple PSRC and King County growth policies.

POLICY CHANGES RELATED TO THIS GOAL

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.

HOUSING POLICY UPDATES - PROPOSED

EXHIBIT 6b: Page 33 of 39
DATE: 6/26/2024

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?** Language revised to promote intent of new growth strategy to provide a variety of housing options citywide.

POLICY CHANGES RELATED TO THIS GOAL

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



MIXED USE APARTMENTS
Plaza Roberto Maestas Affordable Housing
Beacon Hill, Seattle

HOUSING POLICY UPDATES - PROPOSED

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.

POLICY CHANGES RELATED TO THIS GOAL

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 POLICY UPDATES - PROPOSED

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.

POLICY CHANGES RELATED TO THIS GOAL

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)

POLICY CHANGES RELATED TO THIS GOAL

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.

POLICY CHANGES RELATED TO THIS GOAL

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.

POLICY CHANGES RELATED TO THIS GOAL

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



POTENTIAL COMMITTEE ACTION

ACTION REQUESTED: None. This is an informational briefing.

REVIEWS TO DATE:

- **Envision SeaTac 2044-Major Comprehensive Plan Update Project:**
 - **2023:** 2/23/2023, 8/17/2023, 10/19/2023, 11/30/2023
 - **2024:** 2/15/2024, 3/21/2024, 5/16/2024

Existing Goal / Policy #	<h1 style="text-align: center;">Housing and Human Services Element</h1> <p style="text-align: center;">Draft 1</p> <p style="text-align: center;">Existing and Proposed Goal/Policy</p>	Key City Themes (1)	Equity Assessment Status	Complies with State, Regional, County (2)	Notes	Proposed Goal / Policy #	Planning Commission Comments
<p>(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</p>							
<p>(2) MPP = PSRC's Multi-County Planning Policies CPP = King County's Countywide Planning Policies</p>							
<p>Housing Capacity and Growth Strategy</p>							
New Goal	Provide sufficient capacity and housing densities to equitably meet the city's population and housing needs.		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	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.	AO HA		MPP-RSG-7; MPP-H-1;	Added to align with MPPs.		
New Policy	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.	AO HA		MPP-H-1; CPP-H-12; CPP-H-20	Added to align with MPPs/CPPs.		
New Policy	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.	AO HA CN			Added to provide additional connection to the City's Complete Neighborhoods goals.		
<p>Mitigate Disparate Impacts and Displacement</p>							
New Policy	Implement and promote fair housing policies and practices that guarantee equitable access and opportunity for everyone to live and thrive within the City.	AO HA		CPP-H-21	Added to align with CPPs.		
New Policy	Identify and use a range of strategies to mitigate potential physical, economic, and cultural displacement of low-income and marginalized households that may result from planning efforts, large-scale public or private investments, private development, and market pressure.	AO HA		MPP-H-12; CPP-H-20	Added to align with MPPs/CPPs.		
New Policy	Identify and use strategies to address the impacts of current local policies and regulations that may result in disparate impacts and displacement.	AO HA		CPP-H-6; CPP-H-10	Added to align with CPPs.		
New Policy	Recognize the local history of racially exclusive and discriminatory land use and housing practices that exist within the city and implement strategies and actions that work to repair past harms to Black, Indigenous, and other People of Color households resulting from these past practices, including the establishment of partnerships with communities most affected to promote equitable outcomes in future land use and housing actions.	AO HA		CPP-H-6; CPP-H-10	Added to align with CPPs.		

Existing Goal / Policy #	<h2 style="text-align: center;">Housing and Human Services Element</h2> <p style="text-align: center;">Draft 1</p> <p style="text-align: center;">Existing and Proposed Goal/Policy</p>	Key City Themes (1)	Equity Assessment Status	Complies with State, Regional, County (2)	Notes	Proposed Goal / Policy #	Planning Commission Comments
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(2) MPP = PSRC's Multi-County Planning Policies CPP = King County's Countywide Planning Policies							
New Policy	Identify opportunities to expand and improve partnerships, policies, and resources dedicated to meeting the city's housing needs and eliminating racial and other disparities in access to housing.	AO HA		CPP-H-5	Added to align with CPPs.		
New Policy	Work with King County and other organizations to monitor progress toward meeting the City's housing growth targets and addressing resident's housing needs, and use the resulting reports to guide ongoing and future efforts to continue meeting those goals.	AO HA		CPP-H-25; CPP-H-26; CPP-H-27	Added to align with CPPs.		
New Policy	Periodically evaluate the effectiveness of housing policies and strategies to meet housing needs of current and future residents and identify opportunities to address potential shortcomings through the use of policy or regulatory changes, public investment, incentives, public investment, or other methods.	AO HA		PP-H-3; CPP-H-4	Added to align with MPPs/CPPs.		
Variety of Housing Types							
Goal 3.4	Increase housing options by providing a range of housing types and densities available in all neighborhoods of the city.	AO CN HA	Goal and policies approaching completion	MPP-H-2; CPP-H-15; CPP-H-16; CPP-H-18;	Updated language to gear towards providing variety of housing options citywide.	Goal 3.2	
Policy 3.4A	Encourage development of residential areas and lots with adequate existing utilities and transportation systems and prioritize the funding and development of infrastructure improvements to support the growing housing need in the city.	AO CN MT HA		MPP-RC-9; MPP-H-7; MPP-H-8;	Updated language to better align with MPPs/CPPs. (May relocate to Access to RGS/Capacity section)		
Policy 3.4B	Promote a variety of housing types and options in all neighborhoods, particularly in proximity to parks, pedestrian and bicycle routes, resident-oriented services, transit, employment, and educational opportunities.	AO CN MT HA		MPP-RC-9; MPP-H-2; MPP-H-7; MPP-H-8; CPP-H-16; CPP-H-24	Expand list to include additional aspects of a complete neighborhood.		
New Policy	Plan for and provide a range of housing choices for workers at all income levels throughout the city, with nearby access to transportation choices that facilitate multi-modal commute options to employment centers.	AO HA		MPP-H-6; CPP-H-15	Added to align with MPPs/CPPs.		
New Policy	Expand housing capacity for middle density housing to bridge the gap between single-family and more intensive multifamily developments and provide more affordable ownership and rental opportunities for a broader range of households to live within the city.	AO HA		MPP-RGS-7; MPP-H-9	Added to align with MPPs.		

Existing Goal / Policy #	<h2 style="text-align: center;">Housing and Human Services Element</h2> <p style="text-align: center;">Draft 1</p> <p style="text-align: center;">Existing and Proposed Goal/Policy</p>	Key City Themes (1)	Equity Assessment Status	Complies with State, Regional, County (2)	Notes	Proposed Goal / Policy #	Planning Commission Comments
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New Policy	Expand the supply and range of housing types and densities to maximize the benefits of and investment in the Urban Center and high-capacity transit station areas in the city.	AO HA		MPP-H-7; CPP-H-16	Added to align with MPPs/CPPs.		
<h3>Housing Security and Stability</h3>							
Goal 3.5	Strengthen the housing security and stability of SeaTac's residents, and the continued longevity of the city's existing residential neighborhoods..	HA	Goal and policies approaching completion		Updated language to be geared more towards security and stability.	Goal 3.3	
Policy 3.5A	Use City programs and partnerships with community groups and local organizations to support physical, cultural, and social stability in established residential neighborhoods.	HA		MPP-H-12; CPP-H-22	Updated language to better align with MPPs/CPPs.		
Policy 3.5B	Support and implement 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.	HA RE		MPP-H-3; CPP-H-23	Updated language to be more actionable.		
New Policy	Promote homeownership opportunities in the city for low-, moderate-, and middle-income households, while recognizing and working to address historic inequities in access to ownership for communities of color.	AO HA		MPP-H-5; MPP-H-9; CPP-H-19	Added to align with MPPs/CPPs.		
New Policy	Adopt and implement regulations and programs, such as the City's Rental Housing Protection Ordinance, that work to provide housing stability for renter households, with additional support for renters with disabilities and low incomes.	AO HA		CPP-H-22	Added to align with CPPs.		
Policy 3.5C	Continue to 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.	AO HA			Updated language to reflect current status of program.		
New Policy	Continue to participate in local and regional efforts to better identify and understand potentially adverse impacts that may result from living near the airport.	AO HA			Added to address the City's desire to further understand the effects of living near the airport.		

Existing Goal / Policy #	<h2 style="text-align: center;">Housing and Human Services Element</h2> <p style="text-align: center;">Draft 1</p> <p style="text-align: center;">Existing and Proposed Goal/Policy</p>	Key City Themes	Equity Assessment Status	Complies with State, Regional, County	Notes	Proposed Goal / Policy #	Planning Commission Comments
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Diverse Affordable Housing							
Goal 3.6	Increase affordable housing opportunities for all economic segments of the community.	OA HA CN MT	Goal and policies approaching completion	MPP-H-2; MPP-H-7; MPP-H-8; CPP-H-1; CPP-H-11; CPP-H-15; CPP-H-16; CPP-H-17; CPP-H-18;	Updated language to be broader.	Goal 3.4	
Policy 3.6A	Identify, maintain, and enhance the existing affordable housing stock in SeaTac, with a focus on units available for very low-, low-, moderate-, and middle-income households.	AO HA		MPP-H-2; MPP-H-3; MPP-H-4; MPP-H-8; CPP-H-11; CPP-H-17	Updated language to better align with MPPs/CPPs.		
Policy 3.6B	Use City land use and construction-related codes to encourage development and adequate supply of affordable housing for all economic segments of the forecast population.	AO HA		MPP-H-2; CPP-H-23			
Policy 3.6C	Offer incentive programs for developers to preserve, replace, or build additional affordable housing units.	HA		MPP-H-3; CPP-H-23			
Policy 3.6H	Encourage equitable dispersal of affordable housing throughout the City, by exploring methods such as inclusionary zoning and incentives for private development.	AO HA CN		MPP-H-2; CPP-H-18; CPP-H-21; CPP-H-27	Updated language to better align with MPPs/CPPs.		
New Policy	Align with the countywide effort to prioritize the development of housing that is affordable to households less than or equal to 30 percent area median income (extremely low-income) by identifying opportunities such as increasing available funding, adopting supportive policies and land use regulations, and collaborating with adjacent jurisdictions and local organizations.	AO HA		CPP-H-2	Added to align with CPPs.		
New Policy	Support the development and preservation of long-term affordable housing, including income-restricted housing options, particularly those within walking distance to transit.	AO HA CN		MPP-H-8; CPP-H-17	Added to align with MPPs/CPPs.		
New Policy	Support the prioritization of local and regional resources for the preservation and development of income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs including in areas within walking distance to high-capacity and frequent transit.	AO HA CN		CPP-H-14; CPP-H-17	Added to align with CPPs.		

Existing Goal / Policy #	<h2 style="text-align: center;">Housing and Human Services Element</h2> <p style="text-align: center;">Draft 1</p> <p style="text-align: center;">Existing and Proposed Goal/Policy</p>	Key City Themes (1)	Equity Assessment Status	Complies with State, Regional, County (2)	Notes	Proposed Goal / Policy #	Planning Commission Comments
(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							
Policy 3.6E	In areas near high-capacity transit use a range of strategies to reduce displacement risk and strive for no net loss of affordable housing units.	HA CN		MPP-RSG-7; MPP-H-12; CPP-H-20	Updated language to better align with MPPs/CPPs.		
		HA CN		MPP-H-4; CPP-H-7;	<i>Remove – this can be a specific implementation action for Policy 3.6D.</i>		
Policy 3.6G	Continually review and look for opportunities to provide flexibility in the application of City codes and development regulations to ensure they do not create barriers to affordable housing opportunities.	HA		MPP-H-10; CPP-H-13;	Updated language to better align with MPPs/CPPs.		
Policy 3.6I	Maintain the Multifamily Tax Credit program and explore opportunities to further expand the program beyond the Urban Center.	AO HA CN		CPP-H-13;	Updated to reflect current status of program, and to set up future expansion.		
Collaboration and Partnerships							
Policy 3.6D	Cooperate with the private sector, non-profit agencies, and public entities in the planning, development, and funding of affordable housing in SeaTac.	HA		MPP-H-4; MPP-H-11; CPP-H-7;	Updated language to better align with MPPs/CPPs.		
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.	HA		MPP-H-11;			
New Policy	Collaborate with other jurisdictions and develop public-private partnerships to develop a coordinated effort in addressing the affordable housing needs in the region.	HA		MPP-H-11	Added to align with MPPs.		
Data Gathering and Monitoring Housing Goals							
New Policy	Work with populations and communities most disproportionately impacted by housing cost burden, to develop, implement, and monitor strategies to achieve the city's housing goals, and prioritize addressing the needs and implementing the solutions identified by this group.	AO HA		CPP-H-8	Added to align with CPPs.		
New Policy	Explore options and methods to identify and track naturally occurring affordable housing for the purpose of long-term preservation, particularly in the Urban Center and near high-capacity transit stations where redevelopment pressure is anticipated.	AO HA CN			Aligns with SKHHP guidance on potential housing preservation strategies.		

Special Needs and Supportive Housing

Existing Goal / Policy #	<h2 style="text-align: center;">Housing and Human Services Element</h2> <p style="text-align: center;">Draft 1</p> <p style="text-align: center;">Existing and Proposed Goal/Policy</p>	Key City Themes (1)	Equity Assessment Status	Complies with State, Regional, County (2)	Notes	Proposed Goal / Policy #	Planning Commission Comments
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Goal 3.7	Encourage a variety of housing opportunities for individuals with special needs.	HA	Goal and policies approaching completion	MPP-H-3; MPP-H-11; CPP-H-1; CPP-H-11;		Goal 3.5	
Policy 3.7A	Support and plan for assisted housing opportunities using available federal, State, and County resources.	AO HA		MPP-H-3; MPP-H-11; CPP-H-7; CPP-H-11;			
Policy 3.7B	Encourage the equitable distribution of special needs housing throughout the City, through inclusionary zoning and incentives for private development.	AO HA		MPP-H-2; MPP-H-3; MPP-H-3; CPP-H-11; CPP-H-18; CPP-H-27	Updated language to better align with MPPs/CPPs.		
New Policy	Support the development of emergency, transitional, and permanent supportive housing that include services for people with special needs, such people fleeing domestic violence or natural disasters, those experiencing homelessness, or households experiencing displacement.	AO HA		MPP-H-11; CPP-H-6; CPP-H-12; CPP-H-3	Added to address supportive and emergency housing.		
New Policy	Continue to work with and contribute to the South King County Housing and Homelessness Partners (SKHHP) to work towards addressing housing affordability and stability within the region.	HA		MPP-H-3; MPP-H-11; CPP-H-7; CPP-H-11;	Added to align with MPPs and CPPs and note the City's involvement in SKHHP.		
Manufactured Home Parks							
Goal 3.8	Support the continued maintenance of SeaTac's existing manufactured home park as a source of affordable housing and promote the housing security of its residents.	HA	Goal and policies approaching completion	MPP-H-2; CPP-H-12; CPP-H-20;	Merged with Goal 3.9. Updated language to refer to 'manufactured' homes.	Goal 3.6	
					Merged with Goal 3.8.		
Policy 3.8A	Encourage cooperation between the State, County, City, and other groups concerned with manufactured home issues to increase opportunities for tenant ownership of manufactured home parks.	HA		MPP-H-5; CPP-H-12; CPP-H-20;	Updated language to refer to 'manufactured' homes.		
Policy 3.8B	Encourage essential safety upgrades for older manufactured homes.	HA		MPP-H-3; CPP-H-12; CPP-H-20; CPP-H-23	Updated language to refer to 'manufactured' homes.		
Policy 3.8C	Where owners meet low income guidelines, utilize City resources to upgrade existing manufactured homes to meet minimum building standards.	HA		CPP-H-12; CPP-H-20; CPP-H-23	Updated language to refer to 'manufactured' homes.		

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Policy 3.9A	Assist with identifying relocation options for manufactured home park tenants forced to move due to manufactured home park closure.	HA		CPP-H-12; CPP-H-20;	Updated language to refer to 'manufactured' homes.		
Policy 3.9B	Ensure that sufficient relocation plans are in place prior to the closure of any manufactured home park.	HA		CPP-H-12; CPP-H-20;	Updated language to refer to 'manufactured' homes.		
Access to Human Services							
<i>Note: Human Services goals and policies are still under development and will be included in this table at a later date.</i>							