

HOUSING IMPLEMENTATION STRATEGIES – DRAFT 1:

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
GOAL 3.1 Housing Capacity and Growth Strategy			
<p>3.1A 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.</p>	<p>Continue dedicating resources to long-range planning to develop and update community-informed plans that promote equitable access to diverse, affordable housing within centers, urban villages, neighborhood villages, and residential neighborhoods across SeaTac in alignment with City-specific goals and state and regional housing guidance.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2024-2029 (continual)</p>
	<p>Continually utilize Utilize the King County Regional Affordable Housing Database, the SKHHP Regional Affordable Housing Database, the City’s Equity Index (created as part of Envision SeaTac 2044 project), and other tools City’s Equity Index Tool to assess gaps in equitable access to housing and other opportunities in neighborhoods citywide.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2024-2029 (continual)</p>
	<p>Monitor housing development and production in line with state and King County Countywide Planning Policy reporting timelines, including in areas where land use designation and zone reclassifications are implemented as part of the Envision SeaTac 2044 major periodic update, to assess progress toward growth targets, housing unit by income goals, and City-specific goals policies that promote the creation of diverse, affordable housing citywide.</p>	<p>Staff, Planning Commission, City Council</p>	<p>2024-2029 (continual).</p>
<p>3.1B Provide sufficient land capacity allowing for a variety of housing types, and the equitable distribution of those land uses to provide a variety of diverse housing options throughout the city.</p>	<p>Ensure updates to the Comprehensive Plan, sub area plans, and other planning efforts address current and future housing needs in alignment with City-specific goals and state and regional housing guidance.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2024-2029 (continual)</p>
	<p>Track and assess the impacts of citywide rezones undertaken as part of the Envision SeaTac 2044 periodic update, and as recommended in SeaTac’s Housing Action Plan, to support the City’s growth vision, and maximize land use designations of “underzoned” properties (over 400 “underzoned” parcels identified). Monitor the effects of these rezones in increasing the housing supply and addressing housing needs in neighborhoods throughout the city.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2024-2029 (continual)</p>
	<p>Implement code amendments to allow middle housing options where single family housing is currently permitted by June 2025, as required by the state.</p>	<p>Staff, Planning Commission, City Council</p>	<p>2025</p>
<p>3.1C Align housing-related policies, programs, and actions with the City’s goal of providing</p>	<p>Proactively plan and coordinate City work plans and budgets to facilitate the creation of Complete Neighborhood infrastructure and services including walkable (1/2 mile) access to diverse, affordable housing, neighborhood services, healthy food, transit, and parks citywide.</p>		

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<p>complete neighborhoods, by promoting diverse, affordable housing and equitable access to opportunities across SeaTac.</p>	<p>Track and assess progress of any citywide rezones undertaken as part of the Envision SeaTac 2044 project in promoting the creation of urban villages, neighborhood villages, and complete neighborhoods, and monitor increases in housing supply and building types citywide.</p>		
	<p>Implement code amendments to allow middle housing options where single family housing is currently permitted by June 2025, as required by the state. and promote increased opportunities for homeownership and diverse housing types throughout the city.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2024-2025.</p>
	<p>Work with Habitat for Humanity or other housing developers to promote increased opportunities for homeownership for lower income households including single family and middle housing options.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2025-2026.</p>
	<p>Explore ways to create inclusionary zoning and other tools to promote the creation of housing units affordable to lower income households throughout the city including within new development in centers, urban villages, and neighborhood villages, and in close proximity to complete neighborhood infrastructure and services. in all portions of the City, such as potential incentive options.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2025-2026.</p>
	<p>Update the Strategic Real Estate Plan to better support the creation of urban villages, neighborhood villages, and complete neighborhoods. including Updates should consider prioritizing the utilization of surplus City properties to address housing needs, including those of lower income households, along with consideration of property utilization to promote the promotion of diverse, affordable housing and supportive infrastructure and services in neighborhoods citywide.</p>	<p>Staff, Planning Commission, City Council</p>	<p>2026</p>
	<p>Develop and utilize a monitoring and project prioritization framework to assess and address gaps in Complete Neighborhood housing, infrastructure, and services through City budgets and programs.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2024-2029 (continual).</p>
<p>Mitigate Disparate Impacts and Displacement</p>			
<p>3.1D Implement and promote fair housing policies and practices that guarantee equitable access and opportunity for everyone to live and thrive within the City.</p>	<p>Refine and continue to use the Racial Equity Policy Review Tool (based on PSRC’s tool of the same name), utilized during the Envision SeaTac 2044 policy development process, when crafting or updating housing-related strategies.</p>		
	<p>Continue exploring possible changes to the City’s approach to project and program budgeting to better support community wellbeing.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2024-2029 (continual).</p>

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	<p><u>Explore opportunities to conduct learning sessions for City staff and the greater community around special needs populations and their housing needs.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>2025-2029 (continual)</u></p>
<p>3.1E <u>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.</u></p>	<p><u>Utilize the findings from the SeaTac Displacement Risk Assessment report (created to support the development of the Housing Action Plan and provided as a appendix to the Housing and Human Services Background Report), to inform City planning, programs, and projects and update as appropriate.</u></p>		
	<p><u>Continue existing City efforts to support the housing stability of residents through the following programs:</u></p> <ul style="list-style-type: none"> • <u>SeaTac Rental Assistance Program, which serves renter households at 60% AMI or below through the City's Affordable Housing Sales Tax Fund.</u> • <u>Rental Housing Protection Ordinance, adopted in 2023, which established requirements for increased noticing for certain rent increases, limits on move-in fees, limits on late fees, protections from eviction or lease termination without just cause, and others.</u> • <u>Minor Home Repairs Program, which provides assistance to income eligible SeaTac homeowners, including those who own mobile/manufactured homes.</u> • <u>Completion of Rental Inspection Program Study (started in 2024) to assess the feasibility of creating a program in SeaTac focused on multi-family housing, where the City would undertake a more proactive role in enforcing the City's building codes and health and safety standards.</u> • <u>Complete update of Human Services Strategic Plan update (started in 2024), and utilize its findings related to community needs around housing to inform the development and updating of the City's anti-displacement strategies.</u> • <u>Partnering with the South King Housing & Human Services (SKKHP) sub-regional consortium to better understand and address displacement risk in South King County and appropriate and effective mitigation strategies.</u> 		
	<p><u>Undertake City regulatory and other actions that can increase the amount, type, and affordability of the local housing supply and help residents stay in SeaTac, including:</u></p> <ul style="list-style-type: none"> • <u>Implementing code amendments to allow middle housing options and up to two accessory dwelling units, where single family housing is currently permitted by June 2025, as required by the state (and in response to HB 1110 and HB 1337).</u> • <u>Updating the current Multi-Family Tax Exemption (MFTE) program by the end of 2024, including consideration of changes that better align program outputs with housing needs and income levels of SeaTac residents.</u> 		

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	<ul style="list-style-type: none"> <u>In addition to City contributions to SKHHP’s sub-regional housing capital fund, explore options for establishing a SeaTac-specific housing fund that could be utilized to increase new rental and homeownership opportunities and/or mitigate displacement of existing residents.</u> <p><u>Explore the feasibility and potential benefits of additional anti-displacement interventions including:</u></p> <ul style="list-style-type: none"> <u>Expanding the City’s various rental assistance and support programs and services.</u> <u>Expanding the Minor Home Repair Program to include rental housing or establishing a separate program for Minor Rental Repair Program.</u> <u>Creating additional programs to support homeownership.</u> <u>Consideration of how the City’s ARPA-funded Home Day Care and Small Business Capital Access programs could support in-home business opportunities in ways that could also promote housing stability of participants.</u> <u>Further consideration of anti-displacement strategies identified in SeaTac’s Displacement Risk Assessment and Housing Action Plan such as the following: programs that access local, regional, or federal programs to provide financial assistance for rental and home rehabilitation, home-purchase and rental assistance; coordination with community land trusts or other partners to develop or preserve affordable owner-occupied housing; rental registration programs, requirements for owners of multi-family rental properties to provide advance notification of sales to cities in order to provide an opportunity to preserve existing affordable units, and others.</u> <p><u>Create a SeaTac-specific “Anti-Displacement Strategy Toolkit,” that identifies tools the City uses in efforts to mitigate residential displacement, including those from the Comprehensive Plan, development codes, and City programs. Refine and update strategies as appropriate with new information and input from the public, especially from communities most at risk.</u></p>		
<p>3.1F <u>Identify and use strategies to address the impacts of current local policies and regulations that may result in disparate impacts and displacement.</u></p>	<p><u>Undertake anti-displacement strategies identified to support Policy 3.1E.</u></p> <p><u>Utilize the City’s Equity Index Tool, the SKHHP Affordable Housing Dashboard, and other tools to assess gaps in equitable access to opportunities in neighborhoods citywide. —potential disparate impacts of changes to the housing supply related to the implementation of new and updated policies and regulations. This includes:</u></p> <ul style="list-style-type: none"> <u>Assessing gaps in new housing development based on its geographic availability, affordability levels, and gaps in accessibility for populations traditionally affected by racial and other disparate impacts, specifically BIPOC communities and renters, and</u> <u>Taking City actions to help eliminate disparate impacts.</u> 	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>Ongoing, 2024-2029 (continual).</u></p>

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<p>3.1G 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.</p>	<p><u>Explore strategies that raise public awareness and increase opportunities for better understanding of the local history of racially exclusive and discriminatory land use and housing practices within SeaTac and throughout the region such as providing and maintaining online resources that document findings from the Envision SeaTac 2044 project’s Racially Disparate Impact, sponsoring community learning opportunities, or other City-initiated efforts.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>2025 (continual)</u></p>
	<p><u>Build on recent efforts to more proactively solicit engagement with BIPOC communities during policy, regulation, and program development processes through the utilization of community liaisons, engaging with students at local schools, partnering with local CBOs, or other practices.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>Ongoing, 2024-2029 (continual)</u></p>
	<p><u>Further engage with and support the expanded capacity of Community Based Organizations (CBOs) in order to facilitate their ability to provide technical guidance regarding appropriate public outreach and community needs and provide monetary compensation for their time.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>2025-2029 (continual)</u></p>
	<p><u>Utilize the City’s Equity Index Tool and other tools to assess gaps in equitable access to housing and opportunities in neighborhoods citywide. Focus areas should include gaps in access for BIPOC households and in geographic locations where past racially discriminatory land use practices are documented.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>Ongoing, 2024-2029 (continual)</u></p>
	<p><u>Continue partnering with SKHHP, which the City joined in early 2024, and other groups and jurisdictions to 1) increase learning on, and 2) develop strategies related to eliminating racial and other disparities in housing outcomes for SeaTac’s populations and the region. This includes participation in King County Planning Director meetings, South King County focused groups such as in the South King Housing Planners (SoKiHo), South King Planners and Developers, and others.</u></p>		
	<p><u>Build on recent efforts to more proactively engage SeaTac communities, especially BIPOC and renter households, and partner with Community Based Organizations (CBOs) and continue this type of targeted outreach during plan, program and project development and update processes to ensure feedback from the public and particularly from communities that historically have been at risk for racial and other disparities in access to housing.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>Ongoing, 2024-2029 (continual)</u></p>
	<p><u>Continue to allocate resources to help eliminate racial and other disparities to access housing through City programs and actions that support renters and homeowners, including lower income households, and increase the housing supply, including:</u></p> <ul style="list-style-type: none"> <u>• Providing assistance and supporting renters through the City’s Rental Assistance Program, and enforcement of the Renter Protection Ordinance passed in 2023,</u> <u>• Providing assistance and supporting homeowners through the Minor Home Repair Program,</u> <u>• Implementing citywide rezones proposed as part of the Envision SeaTac 2044 project to create more opportunities for medium and high density housing types that are not currently allowed,</u> 		

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	<p><u>especially outside of SeaTac’s designated Urban Center.</u></p> <ul style="list-style-type: none"> <u>Enacting regulatory changes to allow middle housing in areas where currently single family housing is allowed by June 2024 (as required by the state), and updating the City’s Multi-Family Tax Exemption Program by the end of 2024, to better align the number and affordability of units produced with housing needs and income levels of SeaTac residents.</u> 		
<p><u>3.1I</u> <u>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.</u></p>	<p><u>Establish a program to monitor Monitor housing development and production in line with state and King County Countywide Planning Policy reporting timelines, including in areas where land use designation and zone reclassifications are implemented as part of the Envision SeaTac 2044 major periodic update, to and track assess progress toward growth targets, housing needs, and City-specific goals that promote the creation of diverse, affordable housing within centers and complete neighborhoods citywide.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>2024-2029 (continual)</u></p>
<p><u>3.1I</u> <u>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.</u></p>	<p><u>Establish a program to regularly monitor Monitor housing development and production in line with state and King County Countywide Planning Policy reporting timelines, including in areas where land use designation and zone reclassifications are implemented as part of the Envision SeaTac 2044 major periodic update, to and assess progress toward growth targets, housing needs, and City-specific goals that promote the creation of diverse, affordable housing citywide, and compliance with state and King County reporting requirements.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>2024-2029 (continual)</u></p>
	<p><u>Utilize findings from the regular monitoring of the city’s housing supply, and other data and resources (such as SeaTac Equity Index, SKHHP Affordable Housing Dashboard, others) to identify new and updated housing policies and strategies to address potential housing gaps. Engage with affected communities before finalizing any interventions. Utilize the City’s Equity Index Tool to assess gaps in equitable access to opportunities in neighborhoods citywide.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>Ongoing, 2024-2029 (continual)</u></p>
<p>GOAL 3.24 Variety of Housing Types</p>			
	<p><u>Proactively plan for and follow through with City implementation of Complete Neighborhood infrastructure and services, and other utility/transportation/other infrastructure needed to support new and anticipated housing development.</u></p>		
	<p><u>Prioritize the implementation of Complete Neighborhood infrastructure and services in City programs and budgets, and specifically improvements to increase one-half mile walkable access and connectivity to the following: neighborhood services (commercial/retail/public services), healthy food, transit and multi-modal transportation facilities, and community and neighborhood parks, for households citywide.</u></p>		

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	<p><u>Develop and utilize a monitoring and project prioritization framework to assess gaps in Complete Neighborhood housing, infrastructure, and services that can be addressed through City budgets and programs.</u></p>		
	<p><u>Continue collecting fees and dedicating resources to implement infrastructure plans that support the creation of Complete Neighborhoods throughout the city.</u></p>		
	<p><u>Consider reducing the minimum single family lot size with appropriate adjustments in the Fire Code and building safety requirements.</u></p>	<p><u>Staff, Planning, Commission, City Council</u></p>	<p><u>Short-Term 2025-2026</u></p>
	<p>Facilitate investment in existing neighborhoods with vacant or under-utilized land through infill development incentives. Techniques to be considered include:</p> <ul style="list-style-type: none"> • Streamlining administrative procedures for small or irregular sites. • Pre-approving sites meeting certain conditions. • Revising existing site design standards. • Providing technical assistance with short platting. • Reducing subdivision/site development standards such as road width and parking requirements [see also strategy 3.6B]. 	<p>Staff, Planning Commission, City Council</p>	<p><u>Short-Term Ongoing, 2024-2026.</u></p>
	<p>Review City's Building Code to remove unnecessary obstacles, if any, to building infill single and multifamily housing.</p>	<p>Staff, Planning Commission, City Council</p>	<p><u>Short-Term Ongoing, 2024-2025.</u></p>
<p>3.24B Promote a variety of housing types and options in all neighborhoods, particularly in proximity to <u>parks, pedestrian and bicycle routes, resident-oriented services,</u> transit,</p>	<p><u>Implement code amendments to allow middle housing options where single family housing is currently permitted by June 2025 as required by the state and promote increased opportunities for homeownership and diverse housing types throughout the city.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>Ongoing, 2024-2025.</u></p>
	<p><u>Track and assess the impacts of citywide rezones undertaken as part of the Envision SeaTac 2044 periodic update, and as recommended in SeaTac's Housing Action Plan, that were intended to:</u></p> <ul style="list-style-type: none"> • <u>Support the City's centers and Complete Neighborhoods growth vision through the creation of new opportunities for higher and middle density housing within Urban Villages and Neighborhood Villages, and diverse, affordable housing options citywide, and</u> • <u>Maximize land use designations of "underzoned" properties (over 400 "underzoned" parcels</u> 	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>Ongoing, 2025-2029.</u></p>

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employment, and educational opportunities.	<p><u>identified) to promote increases to the housing supply.</u> <u>Work with the community to identify new and updated strategies to help reach these goals as appropriate.</u></p>		
	<p>Develop incentives to include larger (3-4 bedroom) units in new apartment developments <u>to support family-sized rental housing units for multi-generational and extended family households.-</u></p>	Staff, Planning Commission, City Council	<p><u>2026</u> Short-Term</p>
	<p>Develop incentives to promote the use of the High Density Single Family Special District Overlay in single family zones within 1/2 mile of a high capacity transit station.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Short-Term</p>
	<p>Develop criteria for microhousing within close proximity to a high capacity transit station.</p>	<p>Staff Planning Commission</p>	<p>Short-Term</p>
	<p><u>Update the Strategic Real Estate Plan to better support the creation of urban villages, neighborhood villages, and complete neighborhoods including the promotion of diverse, affordable housing and supportive infrastructure and services citywide.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>2026</u></p>
<p>3.2C <u>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.</u></p>	<p><u>Track progress toward achieving key City growth strategies including:</u></p> <ul style="list-style-type: none"> <u>• Focusing most housing and job growth in the urban center and within urban villages adjacent to light rail stations and high-capacity transit.</u> <u>• Allowing new types of middle and higher density housing in neighborhood villages near arterials and transit in areas outside of urban villages, and</u> <u>• Ensuring new growth citywide is supported by Complete Neighborhood infrastructure including walkable access to transit and multi-modal transportation choices.</u> 		
	<p><u>Implement code amendments to allow middle housing options where single family housing is currently permitted by June 2025, as required by the state. and promote increased opportunities for homeownership and diverse housing types throughout the city.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>Ongoing, 2024-2025.</u></p>
	<p><u>Explore minimum density requirements within transit communities, one-half mile of high-capacity transit.</u></p>	<p><u>Staff, Planning Commission, City</u></p>	<p><u>Ongoing, 2024-2026.</u></p>

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		Council	
<p>3.2E 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.</p>	<p>Utilize the City Center Urban Village subarea plan update project (currently underway), which applies to a district that comprises 40% of SeaTac’s Urban Center, to identify programmatic, regulatory and Complete Neighborhood and other infrastructure investment strategies that may better support the development of new and diverse housing options and other equitable, transit-oriented development within the City Center. Consider using new or updated strategies throughout the Urban Center.</p>	<p>Staff, Planning Commission, City Council</p>	<p>2025</p>
	<p>Continue partnering with non-profit and for-profit housing providers, particularly in regard to to better understand incentive code updates and other actions that the City can take to attract affordable and market rate rental housing.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2025-2029 (continual).</p>
	<p>Update the Strategic Real Estate Plan to better support the creation of urban villages, neighborhood villages, and complete neighborhoods including the promotion of diverse, affordable housing and supportive infrastructure and services throughout the Urban Center.</p>	<p>Staff, Planning Commission, City Council</p>	<p>2026</p>
	<p>Explore minimum density requirements within transit communities, one-half mile off from high-capacity transit.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2024-2026.</p>
<p>GOAL 3.3 Housing Security and Stability Neighborhood Preservation</p>			
<p>3.35A Use City programs and partnerships with community groups and local organizations to support physical, cultural, and social stability in established residential neighborhoods.</p>	<p>Invest in elder residential neighborhoods. Use local CIP funds, grants, and other funding sources to provide needed capital improvements, such as sidewalks, street trees, and pocket parks, and other Complete Neighborhood infrastructure and services to enhance the quality of life of current and future residents.</p>	<p>City Council</p>	<p>Ongoing, 2024-2029 (continual).</p>
	<p>Monitor eligibility of neighborhoods for CDBG and other neighborhood reinforcement money.</p>	<p>Human Services Advisory Committee Staff</p>	<p>Ongoing, 2024-2029 (continual).</p>
	<p>Continue providing and supporting the City’s various rental assistance and support programs and services, the City’s minor home repair program for homeowners and explore opportunities to expand those and provide additional services.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2024-2029 (continual).</p>
	<p>Support the formation and maintenance of community groups and neighborhood, apartment, and condo associations. Include outreach and engagement with BIPOC communities, renters, and partnerships with Community Based Organizations (CBOs), are included as part of these efforts.</p>	<p>Staff</p>	<p>Ongoing, 2024-2029 (continual).</p>

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	Support development and maintenance of Block Watch activities.	City Council, Staff	Ongoing, 2024-2029 (continual) .
	Regularly review SeaTac Planning Commission’s mission and membership requirements, including recent changes intended to more equitably represent both homeowners and renters as a means of encouraging fuller representation of SeaTac’s diverse households and housing interests on the Commission.	Staff, Planning Commission, City Council	Ongoing, 2025-2029 (continual) .
	Continue membership with and funding to support the South King County Housing and Homelessness Partners (SKHHP), and SKHHP’s Housing Capital Fund.	Staff, Planning Commission, City Council	Ongoing, 2024-2029 (continual)
	Continue regular participation in sub-regional and regional groups focused on promoting housing opportunities, such as South King Housing Planners (SoKiHo) and South King Planner and Developer meeting. Continue working with SKHHP-member cities to identify SeaTac-specific and sub-regional housing preservation strategies.	Staff, Planning Commission, City Council	Ongoing, 2024-2029 (continual)
<p>3.35B 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.</p>	Continue to advocate for funding King County’s Housing Rehabilitation Program; promote local use of weatherization program administered by King County Housing Authority.	Staff, City Council	Ongoing, 2024-2029 (continual)
	Periodically survey housing conditions, through updates to the Housing Action Plan’s Housing Inventory and Assessment Report or otherwise , and promote housing rehabilitation in targeted areas or across the City as needed.	Staff	Ongoing, 2024-2029 (continual)
	Sponsor an annual neighborhood beautification event in conjunction with neighborhood groups.	Staff, City Council	Ongoing, 2024-2029 (continual)
	Continue to provide funding to support affordable housing, rental assistance programs, and other housing services for households at 60% AMI or below through the City’s Affordable Housing Sales Tax Fund, or other means.	Staff, Planning Commission, City Council	Ongoing, 2024-2029 (continual)
	Conduct a study to determine the feasibility of establishing a rental inspection program within the City (funding obtained in 2022).	Staff	2026
	Continue to provide SeaTac’s Minor Home Repair Program.	Staff, Planning Commission, City Council	Ongoing, 2024-2029 (continual) .

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	<p><u>Explore possibility of expanding the City’s Minor Home Repair Program to include rental housing, or establishing a separate program for Minor Rental Repair Program.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>2027-2028.</u></p>
<p>3.3C <u>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.</u></p>	<p><u>Implement code amendments to allow middle housing options where single family housing is currently permitted by June 2025 as required by the state as a means of promoting promote increased opportunities for homeownership and diverse housing types throughout the city.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>Ongoing, 2024-2025.</u></p>
	<p><u>Periodically report increases and gaps in the homeownership building types to the public and ensure engagement opportunities with communities of color to get their input on current housing conditions and potential new strategies that may be needed to increase homeownership options for their households.</u></p>		
	<p><u>In addition to City contributions to SKHHP’s sub-regional housing capital fund, a SKHHP membership requirement, explore options for establishing a SeaTac-specific housing fund that could be utilized to increase new rental and homeownership opportunities and/or mitigate displacement of existing residents.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>Ongoing, 2025-2026.</u></p>
	<p><u>Explore how to continue evolving and expanding home-ownership programs within the City, especially communities that have historically faced disparate impacts to attaining homeownership.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>2026-2028</u></p>
<p>3.3D <u>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.</u></p>	<p><u>Utilize the SKHHP Affordable Housing Dashboard, which the City contributed funding to maintain, to better understand and track SeaTac’s supply of regulated and naturally occurring affordable housing units. Consider providing additional funding to ensure the continued maintenance and availability of the dashboard.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>Ongoing, 2024-2029 (continual)</u></p>
	<p><u>Continue existing City efforts to support the housing stability of renters through the following programs:</u></p> <ul style="list-style-type: none"> <u>• SeaTac Rental Assistance Program, which serves renter households at 60% AMI or below through the City’s Affordable Housing Sales Tax Fund.</u> <u>• Rental Housing Protection Ordinance, adopted in 2023, which established requirements for increased noticing for certain rent increases, limits on move-in fees, limits on late fees, protections from eviction or lease termination without just cause, and others.</u> <u>• Completion of Rental Inspection Program Study (started in 2024) which will assess the feasibility of creating a program in SeaTac focused on multi-family housing, where the City would undertake a more proactive role in enforcing the City’s building codes and health and safety standards.</u> <u>• Completion of Human Services Strategic Plan update (started in 2024), including assessments and recommendations around housing for including lower income renters and those with disabilities.</u> 		

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
	Expand renter education tools such as the City's Rental Housing Resources and Information guide.	Staff	2026
	Continue providing and supporting the Explore opportunities to expand or provide additional City's various rental assistance and support programs and services, and explore opportunities to expand those and provide additional services.	Staff, Planning Commission, City Council	Ongoing, 2024-2029 (continual)
<p>3.3E5C Continue to aAdvocate 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..</p>	Coordinate with Port of Seattle to assure that the most recent information on Port insulation programs is available for residents of houses in noise-impacted areas.	Staff	Ongoing
	Work with the Port to ensure the interest of SeaTac citizens are adequately represented in the avigation navigation easement language the Port requires in exchange for receiving a sound insulation "Port Package." (Avigation easement agreements allow planes to fly over properties.)	Staff	Ongoing, 2024-2029 (continual) Short-Term
	Track and to the extent possible, participate in, Port of Seattle-led and other efforts related to the update of the FAA's Part 150 Noise and Land Use Compatibility Study (a voluntary FAA program that sets guidelines for airport operators to document aircraft noise exposure, and to establish noise abatement and compatible land use program).	Staff, Planning Commission, City Council	Ongoing, 2024-2029 (continual)
	Seek further education and advocacy opportunities to increase community understanding of potential adverse impacts of living adjacent to airports, especially for SeaTac residents.	Staff, Planning Commission, City Council	2025-2026.
	Seek further opportunities to participate in projects, such as the University of Washington's Healthy Air, Healthy Schools Study established in January 2020 to better understand the impact of ultrafine particles (UFP) on indoor air quality in communities surrounding the airport		
<p>GOAL 3.4 Housing Affordability Diverse Affordable Housing</p>			
<p>3.46A Identify, maintain, and enhance the existing</p>	Regularly monitor city's affordable housing supply and conditions, especially for moderate and lower income households. Utilize the SKHHP Affordable Housing Dashboard to better understand and track SeaTac's supply of regulated and naturally occurring affordable housing units, and other tools as available.		

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
<p>affordable housing stock in SeaTac, <u>with a focus on units available for very low-, low-, moderate-, and middle-income households.</u></p>	<p><u>Work with SeaTac communities, non-profit and agency partners, and local property owners to identify programs and other strategies the City could undertake to maintain and enhance the current affordable housing stock, including units for moderate and lower income households.</u></p>		
	<p>Review and amend, a minimum of every five years, the countywide and local housing policies and strategies, especially where monitoring indicates that adopted strategies are not resulting in adequate affordable housing to meet the jurisdiction’s share of the countywide need. (See Countywide Planning Policy H-18.)</p>	<p>Staff, City Council, Human Services Advisory Committee</p>	<p>Ongoing</p>
	<p><u>Continue the City’s Minor Home Repair Program and explore the possibility of expanding it to include rental housing, or establishing a separate program for Minor Rental Repair Program.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>2027-2028.</u></p>
	<p><u>Consider innovative efforts such as:</u></p> <ul style="list-style-type: none"> Consider sponsoring <u>Sponsoring</u> a non-profit entity to acquire a residential structure in SeaTac and maintain it as affordable housing using Federal HOME funds, <u>or other resources.</u> Consider funding <u>Funding</u> a program that matches home owners who have extra space and/or maintenance or supplemental income needs with appropriate renters. <u>Others as applicable.</u> 	<p>Staff, Human Services Advisory Committee, City Council</p>	<p>Short-Term</p>
	<p>Consider funding a program that matches home owners who have extra space and/or maintenance or supplemental income needs with appropriate renters.</p>	<p>Staff, Human Services Advisory Committee, City Council</p>	<p>Short-Term</p>
	<p><u>Work to create educational resources for homeowners such as:</u></p> <ul style="list-style-type: none"> <u>Working</u> with other agencies to prepare a brochure highlighting creative ways that home owners can reduce monthly housing costs and maintain their homes with low cost measures. Publicize King County housing rehabilitation program available to low and moderate income residents. (See strategy 3.35B-) <u>and other programs and resources available to support the maintenance and enhancement of affordable housing in the city.</u> 	<p>Staff</p>	<p>Short-Term</p>

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
	Publicize King County housing rehabilitation program available to low and moderate income residents. (See strategy 3.35B.)	Staff, Human Services Advisory Committee	Ongoing, 2024-2029 (continual).
	In coordination with King County staff, monitor housing supply, affordability, and diversity, including progress toward meeting a significant share of the City's need for affordable housing for very low income households, and maintaining the City's share of housing for low and moderate income households. (See Countywide Planning Policy H-17.)	Staff	Ongoing, 2024-2029 (continual).
	Identify subsidized and low cost nonsubsidized housing that may be lost to redevelopment, deterioration, or public actions. <ul style="list-style-type: none"> Research sources of existing housing assistance or relocation funds available to low income residents and assist in obtaining these funds when subsidized and low cost nonsubsidized housing is lost due to redevelopment. 	Staff	Short-Term
	Continue to use existing Human Services funds to assist low income residents with maintenance and repair projects to maintain the City's existing stock of affordable housing.	Staff	Short-Term
	Maintain density incentives for developers who make a proportion of their development affordable to lower income households.	Planning Commission, City Council	Ongoing
	Revise the Zoning Code to provide incentives for developing residential properties to the maximum densities allowed by the zone. Incentives may include: <ul style="list-style-type: none"> Reduced infrastructure requirements Building placement specifications to ensure further land division in the future 	Planning Commission, City Council	Short-Term

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
	Work with the Fire Department to streamline site and subdivision standards, allowing, for example, narrower roads and turn-arounds, and reduced parking requirements, to facilitate more efficient land usage and reduce land and building development costs, keeping in mind the need to maintain minimum life safety standards.	Planning Commission, City Council	Short-Term
	Update and streamline the PUD code.	Planning Commission, City Council	Short-Term
	Consider exemptions from part or all impact fees for housing projects that provide a minimum percentage of affordable units.	Planning Commission, City Council	Short-Term
	Streamline the SEPA process for projects that include affordable housing, based upon consistency with adopted City policy and the City's programmatic EIS.	Staff	Short-Term
	<u>Monitor housing development and production in line with state and King County Countywide Planning Policy reporting timelines, including in areas where land use designation and zone reclassifications are implemented as part of the Envision SeaTac 2044 major periodic update, to assess progress toward growth targets and City-specific goals that promote the creation of diverse, affordable housing citywide.</u>	<u>Staff, Planning Commission, City Council</u>	<u>2024-2029 (continual)</u>
	<u>Explore ways to create inclusionary zoning tools in all portions of the City, such as potential incentive options.</u>	<u>Staff, Planning Commission, City Council</u>	<u>Ongoing, 2025-2026.</u>
	<u>Complete parking code study including analysis of "right-size" parking for multifamily development to identify regulations that better support City housing goals including the attainment of housing targets and the provision of diverse, affordable units dispersed citywide.</u>	<u>Staff</u>	<u>Ongoing, 2025.</u>
	<u>Complete update of the City's Multi-Family Tax Exemption program, and establish a regular maintenance and update timeline such as a two-year update period.</u>	<u>Staff, Planning Commission, City Council</u>	<u>Ongoing, 2024.</u>

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
	Develop incentives to include larger (3-4 bedroom) units in new apartment developments to support family-sized rental housing units for multi-generational and extended family households.	Staff, Planning Commission, City Council	2026
	Update incentive code (Chapter 15.425 SMC) to better support the City's housing goals and community needs.	Staff, Planning Commission, City Council	2026-2027
	Consider expanding the City's Multi-Family Tax Exemption program to extend beyond the Urban Center to better align with and supported centers and complete neighborhoods growth strategies.	Staff, Planning Commission, City Council	Ongoing, 2024-2025.
	Explore cost effectiveness of creating preapproved plans for Accessory Dwelling Units.	Staff	2026-2027
	Update condominium code (Chapters 15.510 and 14.22 SMC) to provide clarity of regulations for easier application.	Staff, Planning Commission, City Council	2025-2026.
	Clarify code requirements for live-work units to encourage innovate housing option, opportunities for small business owners, and to understand the potential utility of live-work arrangements as anti-displacement tools.	Staff, Planning Commission, City Council	2025-2026.
<p>3.46C Offer incentive programs for developers to preserve, replace, or build additional affordable housing units.</p>	Update incentive code (Chapter 15.425 SMC) to better support the City's housing goals and community needs.	Staff, Planning Commission, City Council	2026-2027
	(See Policy 3.4J6)	Planning Commission, City Council	Short-Term
	Implement other incentives such as: <ul style="list-style-type: none"> • Reduced parking and/or landscaping requirements • Expedited permitting 	Staff	
	Explore ways to create inclusionary zoning tools in all portions of the City, such as potential incentive options.	Staff, Planning Commission, City Council	Ongoing, 2025-2026.

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
	<u>Complete update of the City's Multi-Family Tax Exemption program, and establish a regular maintenance and update timeline such as a two-year update period.</u>	<u>Staff, Planning Commission, City Council</u>	<u>Ongoing, 2024.</u>
	<u>Continue partnering with housing providers, particularly in regard to incentive code updates and actions that City can take to attract affordable and market rate rental housing.</u>	<u>Staff, Planning Commission, City Council</u>	<u>Ongoing, 2025-2029 (continual).</u>
	<u>Consider expanding the City's Multi-Family Tax Exemption program to extend beyond the Urban Center to better align with and supported centers and complete neighborhoods growth strategies.</u>	<u>Staff, Planning Commission, City Council</u>	<u>Ongoing, 2024-2025.</u>
<p>3.4D6H Encourage equitable dispersal of affordable housing throughout the City, <u>by exploring methods such as inclusionary zoning and incentives for private development</u></p>	Note to Reviewer: This section under development.		
	Inventory affordable housing locations.	Staff, Planning Commission, City Council	Short-Term
	Set affordable housing goals for each geographic area.	Staff, Planning Commission, City Council	Short-Term
	<u>Utilize the City's Equity Index Tool to assess gaps in equitable access to opportunities in neighborhoods citywide.</u>	<u>Staff, Planning Commission, City Council</u>	<u>Ongoing, 2024-2029 (continual).</u>
	<u>Monitor housing development and production in line with state and King County Countywide Planning Policy reporting timelines, including in areas where land use designation and zone reclassifications are implemented as part of the Envision SeaTac 2044 major periodic update, to assess progress toward growth targets and City-specific goals that promote the creation of diverse, affordable housing citywide.</u>	<u>Staff, Planning Commission, City Council</u>	<u>2024-2029 (continual).</u>
	Implement strategy appropriate to each area, such as: <ul style="list-style-type: none"> • Requiring affordable units in market rate development. • Allowing accessory housing units. • Supporting first time home buyer programs. 	Planning Commission, City Council	Short-Term

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
<p>3.4D6H Continued</p>	<p>Develop policies and employ best practices, where appropriate, related to the acquisition and disposition of properties that support affordable housing on surplus sites.</p>	<p>Planning Commission, City Council</p>	<p>Short-Term</p>
<p><u>3.4E</u> <u>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.</u></p>	<p>NOTE TO REVIEWERS: THIS POLICY IS VERY SIMILAR/REDUNDANT WITH POLICY 3.4G SO THE TWO WILL BE COMBINED.</p>		
<p><u>3.4F</u> <u>Support the development and preservation of long-term affordable, including income-restricted housing options, particularly those within walking distance to transit.</u></p>	<p>Note to Reader: This section under development.</p>		
<p><u>3.4G</u> <u>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.</u></p>	<p><u>Identify and get community feedback on strategies to encourage deeply affordable housing that meets the City's growth vision and community housing needs. In addition to ensuring sufficient land capacity, explore the following strategies and others as appropriate for areas within and outside of the Urban Center including:</u></p> <ul style="list-style-type: none"> <u>• Identifying and removing potential regulatory barriers such as unclear or overly - onerous development standards</u> <u>• Identifying and removing potential process obstacles such as conditional use requirements, lack of clear and accessible information on process, permit fees, impact fees, utility connection fees, processing times, and SEPA environmental review issues</u> <u>• Incentivizing deeply affordable housing through City programmatic, regulatory, infrastructure development or funding tools, and/or partnering with non-profit or religious organizations, and other methods.</u> 		

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
	<u>Update the City's emergency and permanent supportive housing ordinance to better support special needs populations and ensure alignment with new statutory requirements adopted since the state codified HB 1220.</u>		
	<u>In addition to City contributions to SKHHP's sub-regional housing capital fund, explore options for establishing a SeaTac-specific housing fund that could be utilized to increase new rental and homeownership opportunities and/or mitigate displacement of existing residents.</u>		
	<u>Continue exploring possible changes to the City's approach to project and program budgeting to better support community wellbeing.</u>	Staff, Planning Commission, City Council	<u>Ongoing, 2024-2029 (continual)</u>
	<u>Work to more regularly engage with King County Housing Authority (KCHA), which owns and operates four housing complexes within the Urban Center, in the city, around housing and quality of life issues needs of in households with extremely low incomes and populations with special needs in SeaTac.</u>	Staff, Planning Commission, City Council	2025-2026
	<u>Work with state and regional partners to learn more about and promote funding opportunities for deeply affordable housing.</u>		
<p>3.4H6E In <u>areas near high-capacity transit transit communities, use a range of strategies to reduce displacement risk and ensure-strive for</u> no net loss of affordable housing units.</p>	Explore Options to require at least one for one replacement of affordable housing units and encourage relocation assistance programs.	Planning Commission, Staff	Short-Term
	<p><u>NOTE TO REVIEWER: ADDITIONAL STRATEGIES ARE STILL UNDER DEVELOPMENT.</u></p>		
<p>3.6F Work with regional and local governments to establish a transit-oriented development (TOD) property acquisition fund to encourage development of affordable housing in transit communities.</p>	<p>Explore options for contributing local funds as a portion of regional public sector investment in a TOD property acquisition fund.</p>	<p>City Council, Staff</p>	<p>Short-Term</p>

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
<p>3.4I 3-6G Continually review and look for opportunities to provide flexibility in the application of Ensure that City codes and development regulations to ensure they do not create barriers to affordable housing.</p>	<p>Conduct Regularly conduct a thorough reviews of all relevant City codes and regulations and revise where they are found to create unnecessary barriers.</p>		
<p>3.4J 3-6I Expand Maintain the Multifamily Tax Credit program to SeaTac's Transit Communities and explore opportunities to further expand the program beyond the Urban Center.</p>	<p>Update the current Multi-Family Tax Exemption (MFTE) program by the end of 2024, to ensure it is maintained past its sunset date, and consider changes that better align program outputs with housing needs and income levels of SeaTac residents.</p>		
	<p>Prioritize areas for program expansion.</p>	<p>Planning Commission, City Council</p>	<p>Short-Term</p>
<p>Collaboration and Partnerships</p>			
<p>3.4K 6D Cooperate with the private sector, non-profit agencies, and public entities in the planning and development, and funding of affordable housing in SeaTac..</p>	<p>Meet with existing non-profit housing developers to discuss the feasibility of non-profit housing development in SeaTac. Encourage its development by explaining SeaTac's procedures and working with them to find appropriate sites.</p>	<p>Staff</p>	<p>Ongoing, 2024-2029 (continual), Short-Term</p>
	<p>Work with regional and other partners the Committee to End Homelessness and King County to assess better understand the extent of homelessness in SeaTac; and advise on strategies to address the needs of homeless populations.</p>	<p>Staff</p>	<p>Ongoing, 2024-2029 (continual).</p>
	<p>Continue membership with and funding to support South King County Housing and Homelessness Partners (SKHHP) and SKHHP's Housing Capital Fund.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2024-2029 (continual).</p>

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
	Work to more regularly engage with King County Housing Authority (KCHA), which owns and operates four housing complexes in the city, around housing and quality of life issues in SeaTac.	Staff, Planning Commission, City Council	2025-2026
	Continue partnering with housing providers, particularly in regard to incentive code updates and actions that City can take to attract affordable and market rate rental housing.	Staff, Planning Commission, City Council	Ongoing, 2025-2029 (continual).
<p>3.4L6J</p> <p>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.</p>	Work with other local and regional governments, agencies, and non-profit housing developers to consolidate support for appropriate legislative or resource allocation actions.	City Council, Staff	Ongoing, 2024-2029 (continual).
<p>3.4M</p> <p>Collaborate with other jurisdictions and develop public-private partnerships to develop a coordinated effort in addressing the affordable housing needs in the region.</p>	See implementation strategies in 3.4K and 3.4L.	Staff, Planning Commission, City Council	2025-2029 (continual).
Data Gathering and Monitoring Housing Goals			
<p>3.4N</p> <p>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.</p>	Continually monitor housing costs and work with city residents, including lower income households, BIPOC and renter populations, community service organizations and others to better understand attainable strategies and effective supports to alleviate housing costs.	Staff, Planning Commission, City Council	Ongoing, 2024-2029 (continual)
<p>3.4O</p> <p>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</p>	Continue to support the maintenance and availability of SKHHP’s Affordable Housing Dashboard which tracks naturally occurring affordable housing (NOAH) in South King County, including SeaTac. Use data to inform the creation of preservation strategies appropriate for within and outside of the Urban Center.		

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
redevelopment pressure is anticipated.			
GOAL 3.5 Special Needs and Supportive Housing			
3.57A Support and plan for assisted housing opportunities using available federal, State, regional and County and local resources	Note to Reviewers: Strategies to implement this policy still under development.		
	Explore opportunities to conduct learning sessions for City staff and the greater community around special needs populations and their housing needs.		
	Determine numbers and needs of Special Needs Populations (such as people with physical and developmental disabilities, frail elderly, and people living with AIDS).	Staff, Human Services Advisory Committee	Short-Term
	Assess regional, State, and federal resources for meeting existing and future needs.	Staff, Human Services Advisory Committee, City Council	Short-Term
3.57B Encourage the equitable distribution of special needs housing throughout the City, through inclusionary zoning and incentives for private development.	Identify areas where there are insufficient services directed to the needs of Special Populations.	Staff, Human Services Advisory Committee, City Council	Short-Term
	Assess ways the City can support programs that address these needs (marketing/referral or possibly direct funding).	Staff, Human Services Advisory Committee, City Council	Short-Term

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
	<p>Ensure that residential zoning codes conform to state and federal requirements that residential structures occupied by persons with disabilities or handicaps be treated no differently than similar residential structures occupied by families or other unrelated individuals. (See RCW 36.70A.410)</p>	<p>Planning Commission, Human Services Advisory Committee, City Council</p>	<p>Ongoing, 2024-2029 (continual).</p>
	<p>Monitor housing development and production in line with state and King County Countywide Planning Policy reporting timelines, including in areas where land use designation and zone reclassifications are implemented as part of the Envision SeaTac 2044 major periodic update, to assess progress toward growth targets and City-specific goals that promote the creation of diverse, affordable housing citywide.</p>	<p>Staff, Planning Commission, City Council</p>	<p>2024-2029 (continual).</p>
	<p>Explore ways to create inclusionary zoning tools in all portions of the City, such as potential incentive options.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2025-2026.</p>
	<p>Update incentive code (Chapter 15.425 SMC) to better support the City's housing goals and community needs.</p>	<p>Staff, Planning Commission, City Council</p>	<p>2026-2027</p>
<p>3.5C 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.</p>	<p>Update the City's emergency and permanent supportive housing ordinance to better support special needs populations and ensure alignment with new statutory requirements adopted since the state codified HB 1220.</p>		
	<p>Continue providing and supporting the City's various rental assistance and support programs and services, and explore opportunities to refine those programs to better support special needs populations.;</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2024-2029 (continual).</p>
	<p>Work with regional and local partners, including SKHHP and Community Based Organizations (CBOs), to increase community understanding of special needs populations and services and identify strategies that can better support those individuals over time.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2024-2029 (continual)</p>
<p>3.5D 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.</p>	<p>Continue membership with and funding to support South King County Housing and Homelessness Partners (SKHHP) and SKHHP's Housing Capital Fund.</p>	<p>Staff, Planning Commission, City Council</p>	<p>Ongoing, 2024-2029 (continual)</p>

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
<p>3.6 Mobile/Manufactured Home Parks Maintenance / Mobile Home Relocation <u>Note to Reviewers: The following new implementation strategy is proposed. Exact policy it will implement not yet selected.</u> <u>Undertake City-initiated rezones that support the maintenance of existing manufactured home parks, by reclassifying parcels containing manufactured home park developments that are not part of a state-run closure process, to a land use designation and zone that supports the creation and preservation of manufactured home parks.</u></p>			
<p>3.68A Encourage cooperation between the State, County, City, and other groups concerned with <u>mobile-manufactured</u> home issues to increase opportunities for tenant ownership of <u>mobile-manufactured</u> home parks.</p>	<p>Coordinate with other groups concerned with mobile home issues (e.g., mobile home park associations and the South King County Housing Forum) to increase opportunities for tenant ownership.</p>	<p>Staff</p>	<p>Ongoing</p>
	<p><u>Continue membership with and funding to support South King County Housing and Homelessness Partners (SKHHP) and SKHHP’s Housing Capital Fund.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>Ongoing, 2024-2029 (continual).</u></p>
	<p><u>Continue regular participation in sub-regional and regional groups focused on promoting housing opportunities, such as South King Housing Planners (SoKiHo) and South King Planner and Developer meeting.</u></p>	<p><u>Staff, Planning Commission, City Council</u></p>	<p><u>Ongoing, 2024-2029 (continual).</u></p>
<p>3.68B Encourage essential safety upgrades for older <u>mobile-manufactured</u> homes.</p>	<p>Work to obtain CDBG funds to assist with essential safety upgrades to older mobile homes that are not up to code.</p>	<p>Human Services Advisory Committee, City Staff</p>	<p><u>Ongoing, 2024-2029 (continual).</u> Short-Term</p>
	<p>Continue to Include mobile homes in the City’s Minor Home Repair program.</p>	<p>Staff</p>	<p>Ongoing</p>
<p>3.68C Where owners meet low income guidelines, utilize City resources to upgrade existing <u>mobile-manufactured</u> homes to meet minimum building standards</p>	<p>Adopt <u>Ensure</u> minimum standards for existing mobile home parks in the Zoning Code (e.g., internal streets, street lights, etc.).</p>	<p>City Council, Planning Commission</p>	<p>Short-Term</p>
	<p>Include mobile home parks in neighborhood planning efforts.</p>	<p>Planning Commission</p>	<p>Ongoing</p>

HOUSING & HUMAN SERVICES ELEMENT PROPOSED POLICIES	HOUSING IMPLEMENTATION STRATEGIES	PRIMARY RESPONSIBILITY	TIMELINE
3.9 MINIMIZE IMPACTS OF MOBILE HOME RELOCATION			
<p>3.69DA</p> <p>Assist with identifying relocation options for mobile-manufactured home park tenants forced to move due to mobile-manufactured home park closure</p>	<p>To the extent possible, support tenants in understanding the state-run closure process for manufactured home process, and resources that are available to them through that process, and through other programs (as available).</p>		
	<p>Work with King County to find alternative sites for tenants forced to move.</p>	Staff	Short-Term
<p>3.69EB</p> <p>Ensure that sufficient relocation plans are in place prior to the closure of any mobile manufactured home park.</p>	<p>See implementation strategy fo Policy 3.6D.</p>		
	<p>To the extent permitted by law, maintain the Zoning Code provision that clearly notes the requirement that a tenant relocation plan be in place for any mobile home park proposing to close.</p>	Planning Commission, City Council	Ongoing
	<p>To the extent permitted by law, maintain specific requirements for tenant relocation plans. Inventory tenants and include specific mobile home relocation or other housing options for each tenant in relocation plans.</p>	Planning Commission, City Council	Ongoing