

ENVISION SEATAC 2044

PROPOSED HOUSING POLICY IMPLEMENTATION STRATEGIES

Overview of Key Proposed Strategies

Planning Strategies:

- 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.
- 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.
- 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
- Utilize the findings from the SeaTac Displacement Risk Assessment report (created to support the development of the Housing Action Plan and provided as an appendix to the Housing and Human Services Background Report), to inform City planning, programs, and projects and update as appropriate.
- 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.
- Explore how to continue evolving and expanding home-ownership programs within the City, especially communities that have historically faced disparate impacts to attaining homeownership.
- Ensure city code complies with state and King County guidance on permanent supportive and emergency housing.

Programmatic & Funding Strategies

- 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.
- Continue existing City efforts to support the housing stability of renters through the following programs:
 - SeaTac Rental Assistance Program, which serves renter households at 60% AMI or below through the City's Affordable Housing Sales Tax Fund.
 - 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.
 - 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.
 - 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.

Key Regulatory Strategies

- Implement code amendments to allow middle housing options and up to two ADUS where single family housing is currently permitted by June 2025, as required by the state.
- 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.
- 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.